

**NOTICE OF WORK MEETING OF THE
CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

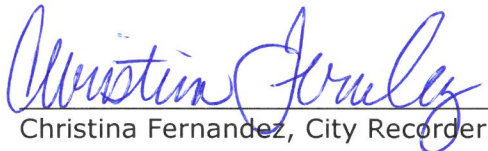
Public Notice

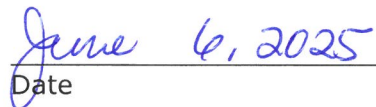
Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a work meeting in the Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, June 12, 2025, commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Discussion regarding Accessory Dwelling Units.**
2. **Discussion regarding micro schools.**
3. **Reports from Mayor, Councilmembers, and City Manager.**
4. **Request a closed meeting to discuss litigation, security, property acquisition or sale, or the character and professional competence or physical or mental health of an individual.**


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the Human Resources office at 435-627-4674, at least 24 hours in advance if you have special needs.



Accessory Dwelling Units

Moderate Income Housing Plan Overview

City to provide a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in the city.

STRATEGY E

Create or allow for, and reduce regulations related to, internal or detached accessory dwellings units in residential zones.

Current Code

Attached:

1. Entrance must be existing or on side or back
2. Stairs to unit above not visible to street
3. No limit on size (State Mandate)

Detached:

1. Meet setbacks of main structure (house)
2. ADU and all other accessory structures can't cover more than 25% of rear yard
3. Height can't exceed house or 25' whichever is less
4. 800 SF maximum size, must not exceed main structure size

All ADUs:

1. Must have one off-street parking space dedicated to ADU
2. ADU must match the main structure –design, materials, and construction

Discussion Item #1

Current Code

- Max 800 SF
- No more than 25% of rear yard area

Size of Detached ADUs:

1. Percentage of rear yard area (25%)
2. Percentage of gross floor area of principal dwelling (50%)
3. Not to exceed 1000 SF, or 1200 SF

Example

Rear Yard Area = 4,650 SF

Main Dwelling = 2,600 SF

1. 25 % of rear yard area =
1,162 SF
2. 50 % of Main Dwelling =
1300 SF
3. Not to exceed 1000 SF
or 1200 SF



Current Code = Max 800 SF and no more than 25% of rear yard area

Example

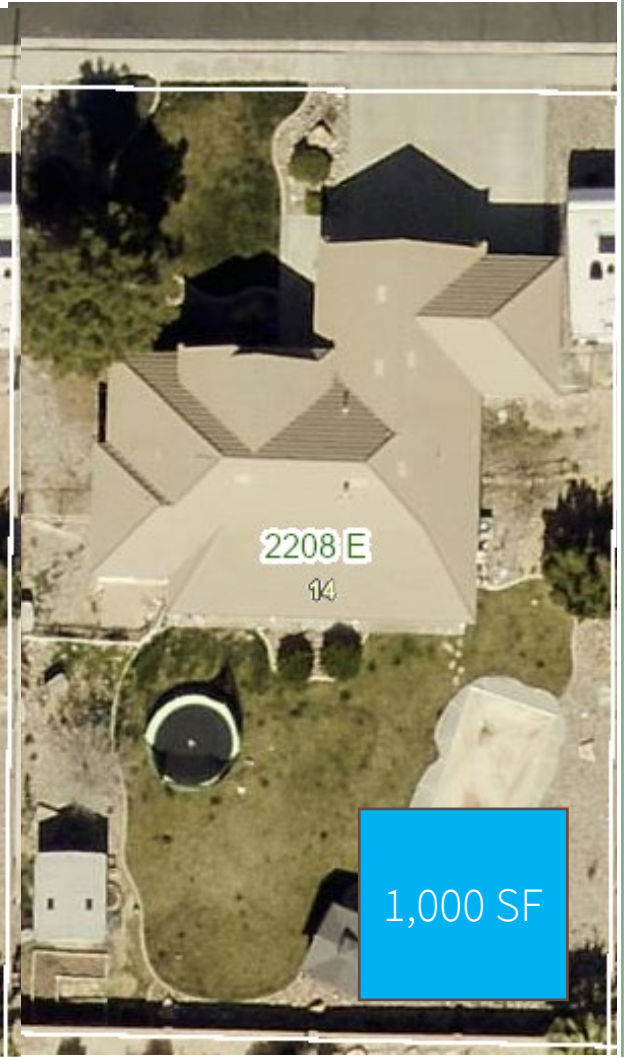
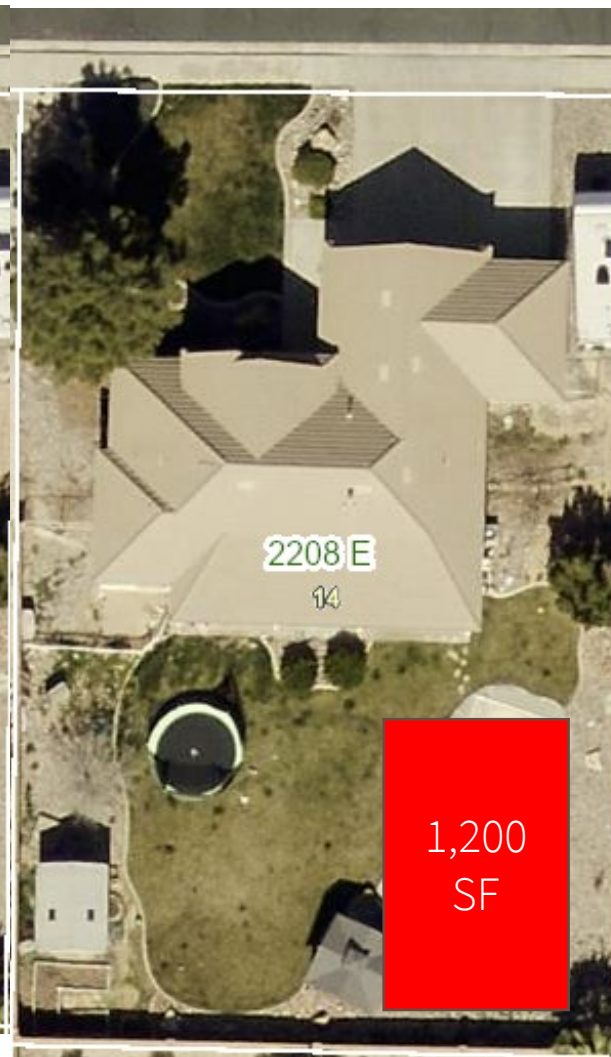
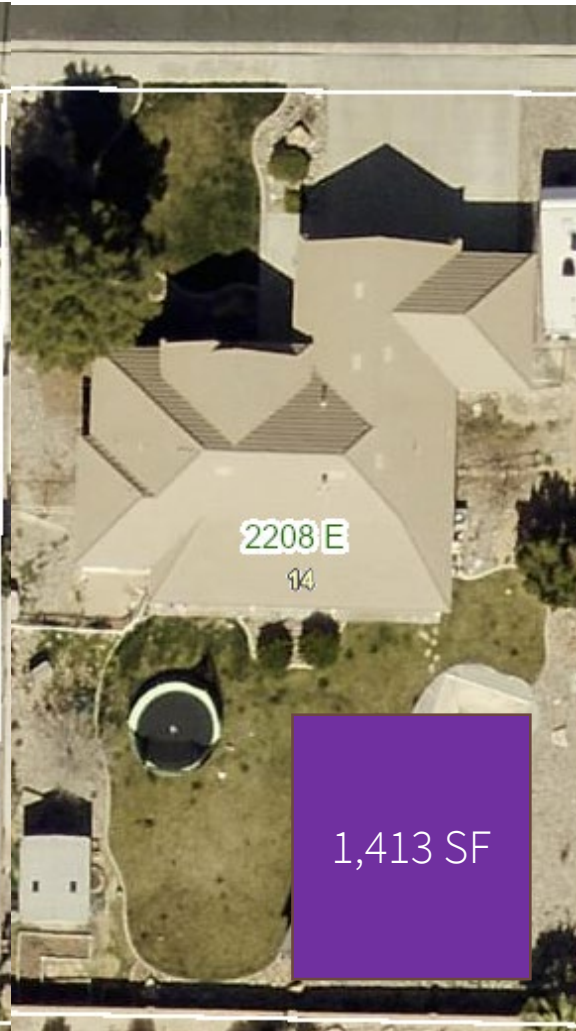
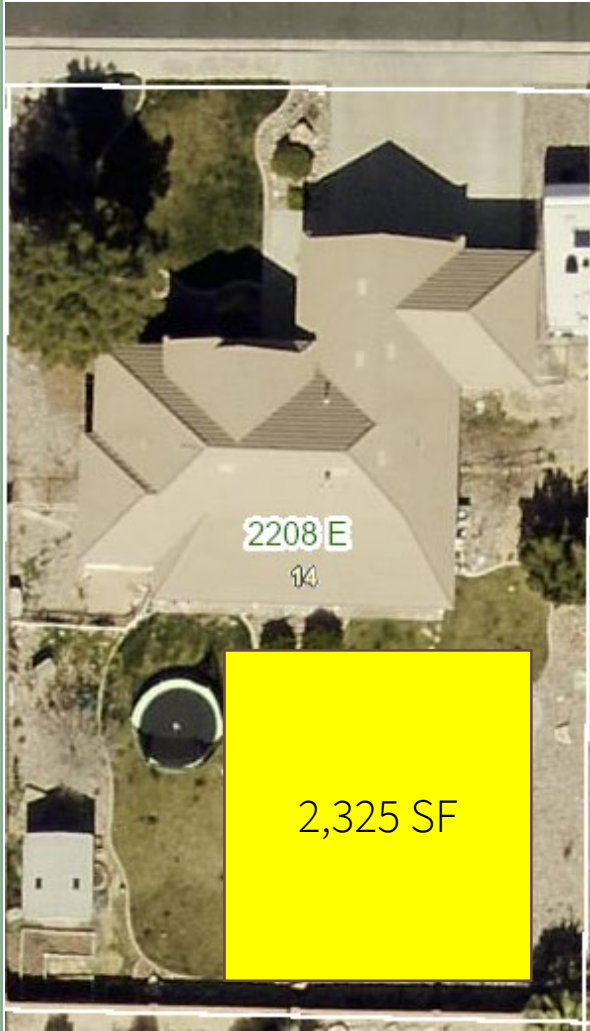
Rear Yard Area = 5,650 SF

Main Dwelling = 2,377 SF

1. 25 % of rear yard area = 1,413 SF
2. 50 % of Main Dwelling = 2,325 SF
3. Not to exceed 1000 SF or 1200 SF



Current Code = Max 800 SF and no more than 25% of rear yard area



Discussion Item #2

- Requirement that ADU **match** the existing home's exterior (design, materials, construction)
- Rear Yard –is this necessary in rear yard for single story ADUs?



Discussion Item #3

Current Code = ADU must be shorter than main structure

Allowing an ADU above a detached garage on a lot that has a 1-story home?



Discussion Item #4

Allow two (2) ADU's on property within the boundaries of the Downtown Area Plan



OR



WITH



OR



Possibly Remove owner occupied stipulation

Discussion Item #5

Currently, the city requires an owner-occupant to live on the property within either the principal or accessory dwelling unit.

Consider allowing owner to rent primary dwelling and ADU after owning and occupying for 5 consecutive years.

Thank you

Micro-Education Entities and Home-Based Microschools

Senate Bill 13 (S.B. 13)

- Effective 05/2024
- Defines terms “home-based microschool” and “micro-education entity.”
- Requires cities to allow in all zoning districts.
- Requires local school board to excuse students under certain circumstances.
- Provides that an instructor is solely responsible for instruction, materials, and evaluation.
- Prohibits local school board from requiring teaching credentials, submit to inspection, and conduct testing.
- Exempts students from immunization requirements.
- Allows a micro-education entity to operate within a class E and B occupancies.

What is a Home-Based Microschool?

- A type of micro-education entity that operates out of a primary residence and serves 16 or fewer students.
 - Examples: private tutoring, piano teachers, and home-based classes



Heron School in Moab
11 Students

What is a Micro-Education Entity?

- A business or a nonprofit organization, usually operating in a commercial zone and serving up to 100 students.
 - Examples: microschools, coding classes, tutoring centers



Ascend in South Ogden
81 Students

Occupancy for micro-education entities not in homes.

- Allowed in class E and B occupancy and has
 - A code compliant fire and CO2 detection system.
 - Doors leading directly to the outside from every classroom.
 - Facilities greater than 12,000 sf have an automatic fire sprinkler system.



Acton Academy St George
35 Students

Senate Bill 272 (S.B. 272)

- Effective 05/2025
- Removes the square footage requirements of 35 sf per student in home-based microschools.
- Removes the square footage requirements of 20 sf per student in micro-education entities.
- Adds class A-1, A-3, and M occupancies to micro-education entity allowed building types.

What ordinances can cities still enforce?

- Parking
- Traffic
- Setbacks
- Require a business license.
- Reasonable ordinances for the safe operation of these entities.



Kiwi Gym in Sandy
10 Students

Discussion Item 1 – Parking and Traffic

Home-based microschools

- 1 space per instructor, 1 space per student who parks a vehicle at home-based microschool.
- Parking may include a driveway and/or on-street parking immediately fronting the property of the home-based microschool but shall not include on-street parking spaces of neighboring properties.
- When picking up or dropping off in residential areas - vehicles may be parked for up to 10 minutes at on-street parking spaces of neighboring properties.
- 6 or more vehicles expected, pick up or drop off times should be staggered.
- More than 1 section per day, sections at least 45 minutes apart.

Discussion Item 1 – Parking and Traffic

Micro-education Entities

- 1 space per faculty member/instructor, 1 space for every 3 students.
- Number of proposed students be provided on business license.
- Residential zone - driveway, parking lot, and/or on-street immediately fronting entity, but shall not include neighboring properties.

Discussion Item 2 – Hours of Operation

- 7:00 AM to 8:00 PM
 - In line with other Class B Home Occupations Business Licenses.

Discussion Item 3 – Zoning Compliance

- Home-based Microschools
 - Primary dwelling, accessory dwelling unit, or residential property meet setbacks, height, bulk, and other regulations of the zone it is located.
 - Shall not be permitted within 1000' of a sexually oriented business. (meets city's standards for schools)
- Micro-education Entities
 - Meet setbacks, height, bulk, and other regulations of the zone it is located.
 - Shall not be permitted within 1000' of a sexually oriented business, or a business that sells alcohol, unless the micro-education entity provides a waiver.

Discussion Item 4 – Ordinances for Safe Operations

- Micro-education Entities with play area
 - Play area must be minimum of 10' from any vehicle parking, access, or circulation area.

Discussion Item 5 – School Definition 3-8-2

- SCHOOL: Any public or private educational facility, including, but not limited to, child daycare facilities, nursery schools, preschools, kindergartens, elementary schools, primary schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, [home-based microschools, micro-education entities](#), junior colleges and universities. School includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school.