

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JUNE 19, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

STAFF MEMBERS PRESENT:

**Assistant City Manager Robert Myers
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Public Works Director Cameron Cutler
Planner Brenda Hatch
Assistant Budget Manager Chad Moultrie
Parks and Community Services Director Shane Moore
Energy Services Director Bryan Dial
Water Services Special Projects Manager Kade Bringhurst
Community Development Director Carol Winner
Deputy City Attorney Jami Brackin
Planner Brett Hamilton
Police Chief Kyle Whitehead
Planner Brian Dean
Deputy Police Chief Thad Feltner**

OTHERS PRESENT:

Several Residents

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Public Works Director Cameron Cutler and The Pledge of Allegiance to the Flag was led by Councilmember Hughes.

Link to call to order, invocation, and flag salute: [00:00:00](#)

MAYOR'S RECOGNITIONS AND UPDATES:

Link to Mayor Randall recognizing Utah Tech University President Smeed: [00:02:06](#)

CONSENT CALENDAR:

- a. **Consider approval to award bid to M&T Southern Utah LLC for the Construction of the Springs Park Expansion Project.**

BACKGROUND and RECOMMENDATION: The City placed this project out to bid and received 6 bids total. M&T is the low qualified bidder with relevant experience. The playground and other city purchased items are on order. The construction is anticipated to take approximately 75 days. Staff recommends awarding the bid to M&T Southern Utah LLC in the amount of \$480,160.90.

b. Consider approval to purchase a fire apparatus/pumper.

BACKGROUND and RECOMMENDATION: This is a request to purchase a stock fire engine from Siddons-Martin / Pierce Manufacturing. The purchase will add an additional unit to the fire department's fleet allowing for needed rotation of apparatus between stations and allow for a deeper bench on the department's reserve units. This apparatus is currently anticipated to be housed at Station #10 in Desert Canyons. The anticipated order time is 8 months to deliver. This purchase is recommended from Siddons-Martin through a cooperative contract from Sourcewell (#113021-OKC-1). Staff recommends approval of the purchase in the amount of \$1,170,113.80, contingent on the approval of the related budget amendment.

c. Consider approval to purchase required equipment for fire apparatus/pumper.

BACKGROUND and RECOMMENDATION: This request is for all loose fire equipment related to the request to purchase the stock fire engine. This will include all fire equipment not included with the fire engine. Equipment requested includes fire hose, nozzles, forcible entry tools, saws, Self Contained Breathing Apparatus (SCBA), extrication equipment, rescue and rope equipment, rescue air bags, class A and B fire foam, vehicle stabilization equipment along with other required items. This equipment will be purchased from LN Curtis and Sons through the national purchasing contract to match the equipment already in service. Purchase of the equipment is contingent on the approval of the related budget amendment.

d. Consider approval of a Professional Services Agreement (PSA) with Hughes General Contractors, Inc. for pre-construction services for the Dixie Sunbowl Renovation.

BACKGROUND and RECOMMENDATION: The City sent out an RFP for Construction Manager/General Contractor (CM/GC) Services for the Dixie Sunbowl Renovation project. After submission reviews and an interview/presentation phase, Hughes General Contractors, Inc. was ranked the highest and it is recommended that they provide CM/GC services for the project. Currently the recommendation is for the Pre-Construction Services Phase only. The Construction Phase will be approved by the City Council at a later date.

e. Consider approval of a reimbursement agreement with Tech Ridge LLC for roadway improvements at the Southeast Access Road and Cloud Drive.

BACKGROUND and RECOMMENDATION: The City has an existing construction contract for the construction of the roadway improvements at Tech Ridge Parkway and Cloud Drive. The developer has asked that the intersection be installed as a roundabout. The proposed intersection will function better as a roundabout. The City and the developer agree that a roundabout at this

connection to Cloud drive would better accommodate future development. Staff recommends approval contingent upon review by the City's Attorney's office and approval of the budget amendment.

- f. Consider approval to continue to waive fees for the Bloomington Community Picnic organized by The Church of Jesus Christ of Latter-Day Saints Bloomington Stake on Tuesday, September 23, 2025 at Bloomington Park.**

BACKGROUND and RECOMMENDATION: This is an annual event that the community of Bloomington has held for many years. There is a BBQ and activities free to the public. The fee waiver includes: 1) Special Event application fee (\$150); and 2) Park Reservation fee (\$400). Staff recommends approval.

- g. Consider approval to allow the I-15 Country/Rock Music Festival to have two Beer Gardens during their event on September 4-6, 2025 at the Dixie Sunbowl.**

BACKGROUND and RECOMMENDATION: This is the first time that BaySide Sports and Entertainment has applied to have a Beer Garden included as part of their event in a fenced off, secured area. Staff recommends approval with the condition that the applicant obtain insurance with the correct endorsements prior to the event.

- h. Consider approval of the minutes from the meetings held on April 24, 2025 (Work Meeting); April 24, 2025 (Regular Meeting); May 22, 2025; June 5, 2025; and June 12, 2025.**

Link to presentation from Assistant City Manager Robert Myers: [00:08:09](#)

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Link to motion: [00:08:36](#)

MOTION:

A motion was made by Councilmember Kemp to approve the consent calendar as presented.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FISCAL YEAR 2024-25 BUDGET/RESOLUTION:
Public hearing and consideration of Resolution No. 2025-013R to review and approve amendments to the Fiscal Year 2024-25 Budget.

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the City's budget. Staff typically bring budget openings forward to the City Council for consideration on a quarterly basis based on changes that occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.

Link to presentation from Assistant City Manager Robert Myers: [00:08:55](#)

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Link to public hearing: [00:24:00](#)

Link to question from resident Spencer Solstead and response from Mayor Randall: [00:24:30](#)

Link to motion: [00:25:20](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2025-013R to review and approve amendments to the Fiscal Year 2024-25 Budget.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ANNUAL ACTION PLAN FOR THE CDBG PROGRAM:
Public hearing and approval of the Program Year 2025 (Fiscal Year 2026) Annual Action Plan (AAP) for the Community Development Block Grant (CDBG) program.

BACKGROUND and RECOMMENDATION: The 2025 AAP outlines proposed projects to be funded by the City's CDBG program to address identified needs during PY2025 FY2026. This is the second year of the City's 2024-2028 Consolidated Plan. Staff recommends approval.

Link to introduction from Assistant City Manager Robert Myers and presentation from Planner Brenda Hatch, including discussion between the City Council, Mayor Randall, and Ms. Hatch: [00:25:48](#)

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Link to public hearing; no comments were provided: [00:29:36](#)

Link to motion: [00:29:50](#)

MOTION:

A motion was made by Councilmember Tanner to approve the Program Year 2025 (Fiscal Year 2026) Annual Action Plan (AAP) for the Community Development Block Grant (CDBG) program.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/PROPOSED TRANSFER FROM ENTERPRISE FUNDS TO OTHER FUNDS INCLUDED IN THE RECOMMENDED FISCAL YEAR 2025-26 BUDGET:

Public hearing to review and take public comment regarding the proposed transfers from Enterprise Funds to Other Funds included in the recommended fiscal year 2025-26 budget.

BACKGROUND and RECOMMENDATION: The General Fund provides administrative and overhead support to the enterprise (business-type) funds. These services include human resources, legal, technology, fleet maintenance, and other administrative services. If these functions were not provided by the General Fund, the enterprise funds would need to hire additional employees and pay the direct personnel, materials and supplies, and equipment costs and/or hire consultants and pay their fees. Staff recommends holding the public hearing.

Link to introduction from Assistant City Manager Robert Myers and presentation from Assistant Budget Manager Chad Moultrie: [00:30:20](#)

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Link to public hearing: [00:31:58](#)

Link to questions from Resident John Parker and reply from Assistant City Manager Robert Myers: [00:32:12](#)

PUBLIC HEARING/NON-RECIPROCAL TRANSFERS FOR UNBILLED UTILITY SERVICES FROM THE ELECTRIC, WATER, AND SEWER FUNDS TO OTHER CITY FUNDS:

Public hearing to review and take public comment regarding non-reciprocal transfers for unbilled utility services from the Electric, Water, and Sewer Funds to other City Funds.

BACKGROUND and RECOMMENDATION: The City of St. George has funds that operate as business-type funds, providing water, energy, and sewer collection and treatment services to customers and charging fees based upon consumption (usage) at rates established by the St. George City Council. Most city-owned facilities are charged for these services, but some services are provided directly back to the City at no cost. Staff recommends holding the public hearing.

Link to introduction from Assistant City Manager Robert Myers and presentation from Assistant Budget Manager Chad Moultrie: [00:33:16](#)

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Link to public hearing: [00:34:44](#)

Link to comments from Resident John Parker: [00:34:55](#)

AMEND AND ADOPT FEES FOR VARIOUS SERVICES AND RECREATIONAL ACTIVITIES/RESOLUTION:

Consider approval of Resolution No. 2025-010R amending and adopting fees for various services and recreational activities.

BACKGROUND and RECOMMENDATION: Each year, the City reviews its associated services and fees to ensure the sufficiency of fee coverage. The City has recognized some areas where fee increases are necessary to cover related costs. Increased fees will become effective on July 1, 2025. Staff recommends approval of the resolution.

Link to introduction from Assistant City Manager Robert Myers and presentation from Assistant Budget Manager Chad Moultrie, including discussion between the City Council, Public Works Director Cameron Cutler, Parks and Community Services Director Shane Moore, Energy Services Director Bryan Dial, and Water Services Director Special Projects Manager Kade Bringhurst: [00:36:53](#)

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Link to motion: [00:45:48](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2025-010R amending and adopting fees for various services and recreational activities.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ADOPT FINAL FY2025-26 BUDGET/RESOLUTION:

Public hearing to receive input on the Fiscal Year 2025-26 Budget and consideration of Resolution No. 2025-011R for final adoption of the FY 2025-26 Budget.

BACKGROUND and RECOMMENDATION: The FY 2025-26 Budget and Business Plan is the city's action plan for delivering the high quality municipal services that our residents, businesses, and visitors desire and expect. Developed in alignment with the City Council's priorities outlined in the FY 2026 Business Plan, this budget reflects a commitment to strategic planning and investment as well as strong financial stewardship. Major investments in this year's budget are focused on achieving the City Council's priorities identified in the FY 2026 Business Plan. Some of these investments include critical utility and transportation infrastructure improvements, enhancements in public safety with new positions and equipment, additions to the parks and trails system from the 2023 voter-approved General Obligation Bond, and major capital improvements at the St. George Regional Airport. A copy of FY 2025-26 City Manager Recommended Budget is publicly available for review on the city's website at www.sgcityutah.gov/budget and through the City Recorder's Office. State law requires adoption of the final budget prior to June 30th and that the city hold one public hearing prior to final adoption. Tonight's agenda item is to conduct the second public hearing and to consider final adoption of the Fiscal Year 2025-26 Budget. Staff recommends holding the public hearing and, following its conclusion, approval of the resolution to adopt the Final Budget for Fiscal Year 2025-26.

Link to presentation from Assistant City Manager Robert Myers, including discussion between the City Council and Mr. Myers: [00:46:12](#)

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Link to public hearing: [01:02:14](#)

Link to comments from Resident Zachary Ray: [01:02:31](#)

Link to comments from the City Council, Mayor Randall, and Assistant City Manager Robert Myers: [01:04:12](#)

Link to motion: [01:06:49](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2025-011R for final adoption of the FY 2025-26 Budget as presented, including the amendments.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

ADOPT TAX RATE FOR 2025 TAX YEAR (2026 FISCAL YEAR)/RESOLUTION:
Consider approval of Resolution No. 2025-012R adopting the tax rate for the 2025 tax year (2026 fiscal year) and levying taxes upon all real and personal property within the City of St. George.

BACKGROUND and RECOMMENDATION: State Law requires that the city adopt the Certified Tax Rate (CTR) on or before June 22nd of each year. The Certified Tax Rate is the property tax rate that if adopted would raise the same amount of property tax revenue as was budgeted for the City in the prior fiscal year from existing residents. The Certified Tax Rate is deposited into the City's General Fund and is used to fund core city services provided to our residents including police, fire, 911 dispatch, street and traffic signal maintenance, parks and trails maintenance and general administration and support. The Certified Tax Rate is calculated by the State Property Tax Commission and Washington County Clerk Auditor's Office and is provided to the City each year in early June. For TY 2025 (FY 2026) the Certified Tax Rate is 0.000663. Staff recommends approval of the resolution adopting the TY 2025 (FY 2026) Certified Tax Rate.

Link to presentation from Assistant City Manager Robert Myers, including discussion between the City Council, Mayor Randall, and Mr. Myers: [01:07:42](#)

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Link to motion: [01:09:40](#)

MOTION:

A motion was made by Councilmember Kemp to approve Resolution No. 2025-012R adopting the tax rate for the 2025 tax year (2026 fiscal year) and levying taxes upon all real and personal property within the City of St. George.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE UTILITY AND DRAINAGE EASEMENT/ORDINANCE:
Public hearing and consideration of Ordinance 2025-040 to vacate a utility and drainage easement located between Lots 23 and 24 of the Bloomington Hills No. 11 Subdivision.

BACKGROUND and RECOMMENDATION: The subdivision plat was approved by the County Commission on the 9th day of February, 1973 and recorded on the same day. This was later annexed into St. George. The Joint Utilities Commission recommended approval.

Link to introduction from Assistant City Manager Robert Myers and presentation from Public Works Director Cameron Cutler, including discussion between the City Council and Mr. Cutler: [01:10:20](#)

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Link to public hearing; no comments were provided: [01:11:36](#)

Link to motion: [01:11:53](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance 2025-040 to vacate a utility and drainage easement located between Lots 23 and 24 of the Bloomington Hills No. 11 Subdivision.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye

Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE MUNICIPAL UTILITY EASEMENT/ORDINANCE:
**Public Hearing and consideration of Ordinance 2025-044 to vacate a
municipal utility easement located between Lots 1 and 2 of the Eastview
Subdivision, as described in Doc. No. 20200070762.**

BACKGROUND and RECOMMENDATION: The amended subdivision plat for Eastview Cliffs Subdivision was approved by the Land Use Authority on the 3rd day of December, 2020 and by the City Council on the 5th day of November, 2020. It was recorded in the Office of the Washington County Recorder on the 9th day of December, 2020. The Joint Utilities Commission recommended approval.

Link to introduction from Assistant City Manager Robert Myers and presentation from Public Works Director Cameron Cutler, including discussion between the City Council and Mr. Cutler: [01:12:26](#)

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Link to public hearing; no comments were provided: [01:13:33](#)

Link to motion: [01:13:44](#)

MOTION:

A motion was made by Councilmember Hughes to approve Ordinance 2025-044 to vacate a municipal utility easement located between Lots 1 and 2 of the Eastview Subdivision.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ANNEXATION POLICY PLAN:
**Public hearing regarding amendments to the City General Plan to update the
Annexation Policy Plan Element for the City of St. George. (Case No. 2025-GPA-009)**

BACKGROUND and RECOMMENDATION: The Annexation Policy Plan is a land use element which is part of the General Plan. Under Utah Code (§10-2-401.5), cities must adopt an Annexation Policy Plan and identify potential annexable areas before a person can petition to annex into the city. This policy was last updated in 2009. The proposed Annexation Policy Plan is intended to replace our existing annexation plan. This policy was presented to the Planning Commission at the April 22, 2025. At this meeting, a public comment period was opened for affected entities to make comments. Washington City provided the only comment by an affected entity. Utah Code requires that our Annexation Policy Plan includes a statement addressing any comments made by affected entities. Please refer to pages 24-25 of the Plan for the full statement. On May 27, 2025, the Planning Commission met to discuss this item a second time. At this meeting a public hearing was held. The Planning Commission received three comments via email and heard eight comments at the public hearing concerning this policy. The comments focused on concerns about sensitive land development, traffic impacts, the availability of water, and safety. After the public hearing, the Planning Commission discussed the policy and eventually unanimously recommended approval of this Annexation Policy Plan as presented.

Link to introduction from Assistant City Manager Robert Myers and presentation from Community Development Director Carol Winner, including discussion between the City Council and Ms. Winner: [01:14:10](#)

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Link to public hearing: [01:22:23](#)

Link to comments from Resident John Carr: [01:22:45](#)

Link to comments from the City Council: [01:25:51](#)

**AMEND PROHIBITED USE OF IGNITION SOURCE/FIREWORKS MAP/ORDINANCE:
Consider approval of Ordinance No. 2025-045 amending the prohibited use
of ignition sources/fireworks map.**

BACKGROUND and RECOMMENDATION: The Fire Department has identified areas around the City which are susceptible to fire hazards. Those areas have been mapped and are hereby submitted to the Council for restriction of fireworks and other ignition sources. The map also identifies public parks that are approved for personal firework use. Staff recommends approval of the ordinance approving the updated map.

Link to introduction from Assistant City Manager Robert Myers and presentation from Fire Chief Rober Stoker: [01:28:02](#)

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Link to motion: [01:31:33](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-045 amending the prohibited use of ignition sources/fireworks map.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

ACCEPT OR DENY PETITION FOR ANNEXATION/RESOLUTION:

Consideration of Resolution No. 2025-014R to either accept or deny a Petition for Annexation for approximately 10.997 acres located near Desert Canyons.

BACKGROUND and RECOMMENDATION: This property is located near the Desert Canyons area of the City, specifically, Tax ID #6745-D-HV. Staff recommends approval.

Link to presentation from Deputy City Attorney Jami Brackin; the applicant has withdrawn the petition: [01:32:07](#)

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AMEND PLANNED DEVELOPMENT ZONE/ORDINANCE:

Consider approval of Ordinance No. 2025-046 amending the Atkinville Interchange Area Zone Plan PD-C (Planned Development Commercial) zone for a four-story hotel on 2.25 acres generally located northeast of the Pioneer Road and Bluegrass Way intersection. (Case No. 2025-PDA-014 - Home 2 Suites)

BACKGROUND and RECOMMENDATION: The proposal is for a new four story, 104 room Home 2 Suites Hotel on a 2.25 acre site. The underlying General Plan land use designation is COM (Commercial). At their meeting held on May 27, 2025, the Planning Commission held a public hearing, and recommended approval with conditions, with a vote of 6-0. During the meeting, seven (7) public comments were made, and twelve (12) written comments received prior to the public hearing.

Link to introduction from Assistant City Manager Robert Myers and presentation from Planner Brett Hamilton, including discussion between the City Council, Mayor Randall, Police Chief Kyle Whitehead, and Mr. Hamilton: [01:33:24](#)

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Link to motion: [01:56:30](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-046 amending the Atkinville Interchange Area Zone Plan PD-C (Planned Development Commercial) zone for a four-story hotel on 2.25 acres generally located northeast of the Pioneer Road and Bluegrass Way intersection, subject to the details presented by staff and recommendations from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

UPDATE GENERAL PLAN/ORDINANCE:

Consider approval of Ordinance No. 2025-047 amending the City general plan for a comprehensive update to the general plan. (Case No. 2025-GPA-008)

BACKGROUND and RECOMMENDATION: The City of St. George has prepared a comprehensive update to its General Plan. The existing general plan was adopted in 2002. While many amendments have been made over the years, this effort represents a full and comprehensive update. The new plan identifies projected growth and community needs over the next 20 years. Community input has played a central role in shaping this plan. Feedback was gathered through community surveys, stakeholder interviews, open houses, a 20-member Steering Committee, and numerous work meetings with our Planning Commission, Mayor, and City Council. Once adopted, the General Plan will be available as an interactive document on our website. Users will be able to explore its various elements and access additional resources, such as the Moderate Income Housing Plan and the Downtown Area Plan.

Link to introduction from Assistant City Manager Robert Myers: [01:58:39](#)

Mayor Randall requested item 18 be heard at this time.

CONDITIONAL USE PERMIT:

Consider approval of a Conditional Use Permit for a registered landmark to be used as law office on approximately .40 acres located at 255 South 100 West. (Case No. 2025-CUP-001 - Miles Romney Home - Kristen K Woods, PLLC Law Office)

BACKGROUND and RECOMMENDATION: The proposal is a conditional use permit for a registered landmark to be used as a law office. At their meeting held on May 13, 2025, the Planning Commission recommended approval with no conditions, with a vote of 7-0.

Link to comments from the City Council: [02:00:15](#)

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Link to motion: [02:01:02](#)

MOTION:

A motion was made by Councilmember Kemp to approve the Conditional Use Permit for a registered landmark to be used as law office on approximately .40 acres located at 255 South 100 West.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

UPDATE GENERAL PLAN/ORDINANCE (Cont.):

Consider approval of Ordinance No. 2025-047 amending the City general plan for a comprehensive update to the general plan. (Case No. 2025-GPA-008)

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Link to presentation from Community Development Director Carol Winner: [02:01:35](#)

Link to motion: [02:08:27](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-047 amending the City general plan for a comprehensive update to the general plan.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a Hillside Development Permit to determine location of the ridgeline on approximately 0.55 acres located at approximately 1900 East 910 Circle. (Foremaster Ridge Lot 64 - Case No. 2025-HS-006)

BACKGROUND and RECOMMENDATION: The applicant is requesting to review the location of the 30-foot ridgeline setback as shown on the final plat for Foremaster Ridge lot 64 and The establish a ridgeline which the applicant feels is more indicative of the actual ridgeline. Hillside Review Board and Planning Commission reviewed the application and recommended approval of the location of the ridgeline as shown in the staff report.

Link to introduction from Assistant City Manager Robert Myers and presentation from Planner Brian Dean, including discussion between the City Council and Mr. Dean:
[02:08:52](#)

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Link to motion: [02:10:45](#)

MOTION:

A motion was made by Councilmember Kemp to approve the Hillside Development Permit to determine location of the ridgeline, as detailed in the presentation, on approximately 0.55 acres located at approximately 1900 East 910 Circle.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2025-048 amending portions of Title 3, Chapter 3 of the St. George City Code as it pertains to alcohol licensure and

**Title 10, Chapter 8 as it relates to zones that allow Bar Establishments.
(Case No. 2025-ZRA-005 - Liquor License Zoning Regulation Amendment)**

BACKGROUND and RECOMMENDATION: This is a request to amend Section 3-3-3 of City Code changing the quotas for alcohol licenses within the City. In amending Title 3, it became necessary to also amend Title 10 of City Code, specifically Chapter 8 subsections B-1 and D-1 which determines which zones allow bars. The Planning Commission held a public hearing on May 13, 2025 and received one comment from the public in favor of the change. They forwarded a positive recommendation with a 7-0 vote.

Link to introduction from Planner Brenda Hatch, including discussion between the City Council and Ms. Hatch: [02:11:28](#)

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Link to motion: [02:14:16](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-048 amending portions of Title 3, Chapter 3 of the St. George City Code as it pertains to alcohol licensure and Title 10, Chapter 8 as it relates to zones that allow Bar Establishments.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2025-049 amending Title 3, Chapter 2U of the Business License Regulations and Title 5, Chapter 1 of the Police Department Regulation of St. George City Code, pertaining to Tow Truck Rotation.

BACKGROUND and RECOMMENDATION: The St. George Police Department runs the towing rotation and has revised its Towing Rotation Agreement. St. George City code currently has the tow rotation listed under the title for business licensing. These changes remove the tow rotation from business licensing and place it under the Police Department, and changes the administrative appeal authority such that it is administered by the police chief or designee. This amendment also updates and clarifies the Police Department's role concerning vehicle impounds. A substantive

change to Title 3, Chapter 2U is amending the bond required for tow truck business licensees from \$1,000 to \$10,000 because \$1,000 is generally insufficient to pay for minor car damage.

Link to introduction from Assistant City Manager Robert Myers and presentation from Deputy Police Chief Thad Feltner: [02:14:47](#)

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Link to motion: [02:15:56](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2025-049 amending Title 3, Chapter 2U of the Business License Regulations and Title 5, Chapter 1 of the Police Department Regulation of St. George City Code, pertaining to Tow Truck Rotation.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Mayor, Councilmembers, and City Manager: [02:16:30](#)

ADJOURN TO A CLOSED MEETING:

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.

A closed meeting was not held.

ADJOURN:

Link to motion: [02:17:30](#)

MOTION:

A motion was made by Councilmember Hughes to adjourn from the City Council and move into the RDA meeting.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

/s/Christina Fernandez

Christina Fernandez, City Recorder