

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JULY 17, 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:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Parks and Community Services Director Shane Moore
Several Members of the Parks and Community Services Staff
Arts Manager Peyton Lee
Energy Services Director Byran Dial
Deputy City Attorney Jami Brackin
Planner Brett Hamilton
Planner Dan Boles
Planner Brian Dean
Assistant Public Works Director Wes Jenkins**

OTHERS PRESENT:

**Applicant Curt Gordon
Applicant Bob Hermanson with Bush and Gudgell
Owner's Representative Ben Shakespeare
Applicant Bill Cox**

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Marina Anderson from the Center for Spiritual Living and The Pledge of Allegiance to the Flag was led by Councilmember Larsen.

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

MAYOR'S RECOGNITIONS AND UPDATES:

Read a Proclamation proclaiming July as Parks and Recreation Month.

Link to Councilmember Larkin reading the proclamation proclaiming July as Parks and Recreation Month; the proclamation was accepted by several members of the City's Parks and Community Services staff, including comments from the City Council: [00:02:24](#)

APPOINTMENT OF THE INTERIM FINANCE DIRECTOR:

Link to presentation from Mayor Randall: [00:05:57](#)

Link to motion: [00:06:15](#)

MOTION:

A motion was made by Councilmember to Larsen to appoint Tiffany LaJoyce as the Interim Finance Director.

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.

Link to comments from Interim Finance Director Tiffany LaJoyce: [00:06:42](#)

CONSENT CALENDAR:

a. Consider approval to award a bid to Peak Asphalt for the chip seal oil supply.

BACKGROUND and RECOMMENDATION: This item is to award a bid for the purchase of 1,500 tons of chip seal oil from Peak Asphalt in the amount of \$852,750. Chip seal oil is used as part of the city's annual pavement maintenance program to protect the surface of roadways in the community from sun and water damage. Formal bids were requested and the city received two bids. The low bid was received from Peak Asphalt in the amount of \$852,750. Staff recommends approval.

b. Consider approval to renew the City's network security software.

BACKGROUND and RECOMMENDATION: This item is for a renewal of the City's network security software called Artic Wolf. For the past three years, Arctic Wolf has been an invaluable partner in safeguarding our network. They provide 24/7 monitoring, which includes searching for suspicious anomalies and malicious content. Artic Wolf provides dedicated security analysts that sift through thousands of potential incidents, delivering only high-fidelity, actionable alerts for our team to investigate. Arctic Wolf's managed service essentially provides the work of several full-time analysts, a resource that would be prohibitively expensive for us to staff internally. Their expertise and constant vigilance are critical to our cybersecurity posture. The cost of the (1) year renewal is \$149,357.50. Staff recommends approval.

c. Consider approving the acceptance of a \$150,000 grant award from the Utah Commission on Criminal and Juvenile Justice (CCJJ).

BACKGROUND and RECOMMENDATION: The St. George Police Department serves as the fiduciary for the Washington County Drug Task Force (WCDTF). In

collaboration with the Utah Commission on Criminal and Juvenile Justice (CCJJ) and the WCDTF, they work together to address the issue of illicit drug sales in Washington County, including the City of St. George. Staff recommends approval.

d. Consider approval of lease agreement renewal with the St. George Dixie Lodge No. 1743 Benevolent and Protective Order of Elks for City owned property adjacent to the Elks Lodge parking lot.

BACKGROUND and RECOMMENDATION: The St. George Elks Lodge entered into a lease agreement with the City of St George for property that is north and directly adjacent to their parking lot in 1992. The Lease allowed the Elks to construct and maintain a pavilion, small RV park and extended pavement. The St. George Elks have been using this property under this agreement since and are requesting a renewal at the agreed price of \$1 a year starting from 2012 when the last agreement lapsed and to continue through February, 2032. Staff recommends approval.

e. Consider approval of a Dispatch Services Agreement between St. George E911 Communications/Washington County, Utah and the Utah Highway Patrol (UHP).

BACKGROUND and RECOMMENDATION: The City provides consolidated dispatch services for public safety providers throughout Washington County, Utah. UHP needs certain dispatch services relating to the public safety for its operations. This Agreement outlines the terms and conditions by which the City shall provide dispatch services to UHP. The cost to UHP to the City for this service is \$293,993.83. Staff recommends approval.

f. Consider approval of an agreement for the rotation of mortuary transport services.

BACKGROUND and RECOMMENDATION: The 911 Dispatch Center run by the St. George Police Department establishes and manages a rotation list ("Rotation") of qualified mortuary companies. The rotation is used when a law enforcement officer requests the removal of a deceased body by a person authorized pursuant to Utah Administrative Rule R436-8 et seq Authorization for Final Disposition of Deceased Persons. The Agreement sets forth the requirements, terms, and conditions by which a mortuary company may qualify for and remain on the Rotation, including compliance with the laws and regulations of all federal, state, county, and city governments or agencies pertaining to mortuary companies and body removal and transport services. The Agreement contains provisions for processing complaints and appeals of administrative decisions related to qualification, suspension, and removal from the Rotation. The appeal authority is the Chief of Police or designee. Staff recommends approval.

g. Consider authorizing the Community Development Director or her designee to serve as the Administrative Code Enforcement (ACE) Administrator.

BACKGROUND and RECOMMENDATION: This is needed under City code in order to carry out some of the administrative tasks related to code enforcement. The Community Development Director is over code enforcement. Authorizing her or her designee will streamline some administrative actions. Staff recommends approval.

Link to presentation from City Manager John Willis, including Councilmember Kemp requesting to remove item 2f for discussion: [00:07:47](#)

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Link to motion: [00:08:13](#)

MOTION:

A motion was made by Councilmember Larkin to approve the consent calendar as presented, removing item f.

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.

Discussion between the City Council and City Attorney Ryan Dooley, including Councilmember Hughes abstaining from voting on the item: [00:08:35](#)

Link to motion: [00:10:44](#)

MOTION:

A motion was made by Councilmember Larkin to approve item 2f on the consent calendar.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Randall called for a vote, as follows:

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

The motion carried.

RAP TAX ARTS GRANTS DISTRIBUTION:

Consider approval of the St. George Arts Commission's RAP Tax Arts Grants distribution list for FY2026.

BACKGROUND and RECOMMENDATION: Each year since the approval of the county RAP Tax. The St. George Arts Commission receives and reviews grant applications from local cultural non-profits. The St. George Arts Commission met on Thursday, May 29, 2025, to discuss applications for RAP Tax Grants in the 2025-2026 fiscal year. The Commission received and reviewed 31 applications for funds this year, totaling \$508,642 in requests, and has recommended allocations totaling \$250,000.

Link to introduction from City Manager John Willis and presentation from Arts Manager Peyton Lee, including discussion between the City Council and Ms. Lee: [00:11:00](#)

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Link to motion: [00:14:19](#)

MOTION:

A motion was made by Councilmember to Kemp approve the St. George Arts Commission's RAP Tax Arts Grants distribution list for FY2026 as presented.

SECOND:

The motion was seconded by Councilmember Hughes.

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.

TRANSMISSION SERVICES AGREEMENT/RESOLUTION:

Consider approval of Resolution No. 2025-014R approving amendments to the Transmission Service Agreement for the Central-St. George Transmission Project to authorize certain upgrades to the project, the issuance of bonds by UAMPS to finance such upgrades and related amendments; and related matters.

BACKGROUND and RECOMMENDATION: The Central-St. George Transmission Project is focused on upgrading key substations to enhance transformer capacities, addressing the region's increasing power demands projected through 2036. This resolution will modify the existing agreement with UAMPS allowing us to secure essential financing for these upgrades, ensuring reliable energy supply and supporting sustainable growth in the St. George area.

Link to introduction from City Manager John Willis and presentation from Energy Services Director Byran Dial, including discussion between the City Council and Mr. Dial: 00:14:31

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Link to motion: [00:17:23](#)

MOTION:

A motion was made by Councilmember Tanner to approve Resolution No. 2025-014R approving amendments to the Transmission Service Agreement for the Central-St. George Transmission Project to authorize certain upgrades to the project, the issuance of bonds by UAMPS to finance such upgrades and related amendments; and related matters.

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.

PETITION FOR ANNEXATION/RESOLUTION:

Consideration of Resolution No. 2025-015R 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 introduction from City Manager John Willis and presentation from Deputy City Attorney Jami Brackin, including discussion between City Manager John Willis, the City Council, and Ms. Brackin: 00:18:04

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Link to motion: [00:24:32](#)

MOTION:

A motion was made by Councilmember Kemp to approve Resolution No. 2025-015R to accept the Petition for Annexation for approximately 10.997 acres located near Desert Canyons.

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.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2025-050 for a zone change from R-3 (Multiple Family Residential) to PD-R (Planned Development Residential), and approval of the accompanying hillside development permit to disturb portions of the property greater than 20% slope, on approximately 7.51 acres generally located at the intersection of Canyon View Drive and Ostler Way. (Canyon View Apartments - Case No. 2025-ZC-010 and 2024-HS-004)

BACKGROUND and RECOMMENDATION: The proposal is for a multi-family project consisting of 160 apartment units and 5 future townhome units with a density of 22 dwelling units per acre. The underlying General Plan land use designation is HDR (High Density Residential). At their meeting held on May 27, 2025, the Planning Commission held a public hearing and recommended approval with a 5-1 vote for the zone change and hillside development permit. There was one public comment made at the meeting and one public comment received prior to the meeting on the zone change request.

Link to introduction from City Manager John Willis and presentation from Planner Brett Hamilton, including discussion between the City Council, applicant Bob Hermandson, owner's representative Ben Shakespeare: [00:25:12](#)

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Link to motion: [00:52:40](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-050 for a zone change from R-3 (Multiple Family Residential) to PD-R (Planned Development Residential) with the following conditions: 1) all of AGEC's soil recommendations shall be included in the project and will be followed to the fullest; 2) Parcel No. SG-6-2-35-30071, a .96-acre parcel that is across the street to the east of Canyon View, showing to be part of this project, be its own separate project and not be considered approved with this project; and 3) unit count defined in tonight's presentation will be followed in the plans when requesting a building permit.

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 – nay
Councilmember Tanner – aye
Councilmember Kemp – aye

The motion carried.

Link to motion: [00:54:32](#)

MOTION:

A motion was made by Councilmember Kemp to approve the hillside development permit to disturb portions of the property greater than 20% slope on approximately 7.51 acres generally located at the intersection of Canyon View Drive and Ostler Way, with the conditions that all of the recommendations in the drainage study concerning stormwater drainage coming off of the Las Palmas project will be met with both piping and overflow swells to deal with any stormwater that may come.

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.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2025-051 amending the City Zoning Map by changing the zoning from A-20 (Agricultural) to PD-C (Planned Development Commercial) on approximately 17.93 acres located on the northwest corner of 2450 South and 3000 East along with a proposed use list. (Case No. 2024-ZC-010 - District at Old Farm)

BACKGROUND and RECOMMENDATION: In 2008, the Land Use map of the General Plan was changed to a commercial designation on the subject property. The property has remained with that designation since that time. In 2024, the commercial designation was extended to the north to accommodate a larger commercial development. The idea behind that designation is to bring commercial uses closer to

the neighborhoods thus reducing the number and length of trips closer to town. The Planning Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council and Mr. Boles: 00:55:25

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Link to motion: [00:59:57](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-051 amending the City Zoning Map by changing the zoning from A-20 (Agricultural) to PD-C (Planned Development Commercial) on approximately 17.93 acres located on the northwest corner of 2450 South and 3000 East along with a proposed use list, taking out hotel and motel.

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.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2025-052 amending the City Zoning Map by changing the zone from A-20 (Agriculture, 20 acre minimum lot size) to R-1-8 (single-family residential, 8,000 ft² minimum lot size) on approximately 14.32 acres generally located north of 2450 South at approximately 2800 East. (Case No. 2025-ZC-012 - Meadows at Old Farm)

BACKGROUND and RECOMMENDATION: The subject property traditionally has been used for farming and more specifically animal grazing for many years. It has also been in the applicant's family for over 100 years. The property is a relatively small portion of a larger overall 125 acre farm, much of which is under consideration for various zone changes at this time to R-1-10, R-1-8 and PD-C. The Planning Commission recommended approval of the zone change with a 5-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council and applicant Bil Cox: 01:00:45

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Link to motion: [01:07:15](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2025-052 amending the City Zoning Map by changing the zone from A-20 (Agriculture, 20 acre minimum lot size) to R-1-8 (single-family residential, 8,000 ft² minimum lot size) on approximately 14.32 acres generally located north of 2450 South at approximately 2800 East.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

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

The motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2025-053 amending the City Zoning Map by changing the zone from A-20 (Agriculture, 20 acre minimum lot size) to R-1-10 (single-family residential, 10,000 ft² minimum lot size) on approximately 70.04 acres generally located in the vicinity of the northwest corner of 2450 South and 3000 East. (Case No. 2025-ZC-011 - Village at Old Farm)

BACKGROUND and RECOMMENDATION: The subject property traditionally has been used for farming and more specifically animal grazing for many years. It has also been in the applicant's family for over 100 years. The property is the largest portion of a larger overall 125 acre farm, much of which is under consideration for various zone changes at this time to R-1-10, R-1-8 and PD-C. The Planning Commission recommended 5-0 to approve the zone change.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles: [01:08:06](#)

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Link to motion: [01:10:26](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2025-053 amending the City Zoning Map by changing the zone from A-20 (Agriculture, 20 acre minimum lot size) to R-1-10 (single-family residential, 10,000 ft² minimum lot size) on approximately 70.04 acres generally located in the vicinity of the northwest corner of 2450 South and 3000 East.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2025-054 amending Title 3 of City Code as it relates to Home-based Microschools and Micro-education Entities.

BACKGROUND and RECOMMENDATION: In the 2024 General Session, the Utah Legislature passed Senate Bill 13 (S.B. 13), resulting in revisions to how cities and counties can regulate home-based microschools and micro-education entities allowing them certain similar duties, requirements, waivers, and rights as private and charter schools. Then, in the 2025 General Session, the Utah Legislature passed Senate Bill 272 (S.B. 272), which made revisions to S.B. 13. Staff recommends approval of the following amendments: (1) adding Article X to Chapter 3-2 to incorporate provisions and establish specific standards for the operation of Home-Based Microschools and Micro-Education Entities; and (2) amending Article 3-8-2 by adding 'Home-Based Microschool' and 'Micro-Education Entity' to the definition of 'School.'

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, City Manager John Willis, and Mr. Dean: [01:11:10](#)

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Link to motion: [01:16:53](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2025-054 amending Title 3 of City Code as it relates to Home-based Microschools and Micro-education Entities, striking language in 3-2X-1 that states "No more than one (1) home-based microschool, residential child day care, residential preschool, or home occupation shall be allowed per lot" and changing the parking requirement to only require one parking space per every student, if students attended are 16 years of age or older.

SECOND:

The motion was seconded by Councilmember Larsen.

Link to discussion between the City Council and Mr. Dean on the motion, and vote: [01:17:58](#)

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. 2025-055 amending Title 10, Chapters 5, 6, 7, and 25 of City Code, and St. George City Standards and Specifications Section 3.2.3.1 regarding installation requirements for curb, gutter and sidewalk on a public roadway, and amending St. George City Standards and Specifications Section 2.9 regarding blasting requirements.

BACKGROUND and RECOMMENDATION: The last update to the St. George City Standards and Specifications was in the year 2000. Over the past year, City engineering staff, in coordination with other City departments, have been working to update portions of the standards and specifications. These recommended updated pertain specifically to curb, gutter, and sidewalk improvement on a public roadway and also blasting requirements for construction. The Planning Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council and Mr. Jenkins: [01:20:37](#)

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Link to motion: [01:29:05](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2025-055 amending Title 10, Chapters 5, 6, 7, and 25 of City Code, and St. George City Standards and Specifications Section 3.2.3.1 regarding installation requirements for curb, gutter and sidewalk on a public roadway, and amending St. George City Standards and Specifications Section 2.9 regarding blasting requirements.

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.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

Link to Mayor Randall recommending the re-appointment of Ben Rogers to the Planning Commission, with a term ending December 31, 2026: [01:29:53](#)

Link to motion: [01:30:08](#)

MOTION:

A motion was made by Councilmember Tanner to re-appoint Ben Rogers to the Planning Commission, with a term ending December 31, 2026.

SECOND:

The motion was seconded by Councilmember Hughes.

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.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Mayor, Councilmembers, and City Manager: 01:30:19

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.

Link to motion: [01:37:00](#)

MOTION:

A motion was made by Councilmember Kemp to adjourn to a closed meeting to discuss potential litigation.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Larkin – nay
Councilmember Larsen – aye

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Councilmember Tanner – nay
Councilmember Kemp – aye

The motion carried.

The meeting adjourned following the closed meeting.

/s/Christina Fernandez

Christina Fernandez, City Recorder