

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
AUGUST 21, 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  
Assistant City Manager Robert Myers  
Water Services Director Scott Taylor  
Planner Brenda Hatch  
Community Development Director Carol Winner  
Planner Dan Boles  
Planner Brian Dean  
Assistant City Attorney Kris Pearson**

**OTHERS PRESENT:**

**Applicant Isaac Barlow**

**CALL TO ORDER:**

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Assistant City Manager Robert Myers and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

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

**MAYOR'S RECOGNITIONS AND UPDATES:**

Link to Mayor Randall mentioned the Police Department's promotions ceremony which took place this afternoon and her offering her condolences to the families of the officers who recently lost their lives in Tremonton: [00:02:18](#)

**CONSENT CALENDAR:**

- a. Consider approval of the purchase of an Aquastar Recycling Combination Sewer Cleaner Truck from Kaiser Premiere.**

BACKGROUND and RECOMMENDATION: This item is to approve the purchase of an Aquastar Recycling Combination Sewer Cleaner Truck from Kaiser Premiere in the amount of \$783,528 through a cooperative contract with the Houston-Galveston Area Council cooperative (H-GAC). This piece of equipment is used to maintain the city's sewer system and will replace an existing sewer cleaning truck that has reached the end of its useful life. Staff recommends approval.

- b. Consider approval of a contract with Aclara for Electric for delivery of Advance Meter Infrastructure (AMI) related products and services.**

BACKGROUND and RECOMMENDATION: This contract is for AMI electric metering for commercial & residential customers. The City, in partnership with a consultant, has completed an evaluation of Advanced Metering Infrastructure (AMI) options and selected Aclara as the preferred provider due to its proven technology, industry reputation, and successful deployments in Washington City and Dixie Power. This multi-year project, to be completed in phases, will replace all existing electric meters with advanced, two-way communication meters that improve billing accuracy, enhance outage detection, and provide detailed data for system planning. The City will realize significant operational efficiencies and long-term cost savings. Staff recommends approval

Link to presentation from City Manager John Willis: [00:03:39](#)

[Agenda Packet \[Page 5\]](#)

Link to motion: [00:04:06](#)

**MOTION:**

A motion was made by Councilmember Tannert to approve the consent calendar.

**SECOND:**

The motion was seconded by Councilmember Kemp.

**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.

**INTERLOCAL AGREEMENT/RESOLUTION:**

**Consider approval of Resolution No. 2025-018R approving an Interlocal Agreement between the City and the Washington County Water Conservancy District regarding the Graveyard Wash Reservoir and the Sand Hollow Mitigation Area.**

BACKGROUND and RECOMMENDATION: This resolution is to adopt an Interlocal Agreement with the WCWCD regarding the ownership, operation, and maintenance of the Graveyard Wash Reservoir and the Sand Hollow Mitigation area. The Graveyard Wash Reservoir will be owned and operated by the City. The WCWCD has contributed some funds and property for the construction of the reservoir. The City will operate and maintain the reservoir for the benefit of the City, as well as the overall region. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Water Services Director Scott Taylor, including discussion between Mayor Randall, the City Council, and Mr. Taylor: [00:04:20](#)

[Agenda Packet \[Page 66\]](#)

Link to motion: [00:08:45](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve Resolution No. 2025-018R approving an Interlocal Agreement between the City and the Washington County Water Conservancy District regarding the Graveyard Wash Reservoir and the Sand Hollow Mitigation Area.

**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.

**AMEND PD ZONE/ORDINANCE:**

**Consider approval of Ordinance No. 2025-062 amending the Tech Ridge Planned Development Mixed Use Zone on approximately 4.9 acres located at 400 South Tech Ridge Parkway. (Case No. 2025-PDA-016 - Tech Ridge Area 1.2)**

BACKGROUND and RECOMMENDATION: The proposal is for a five-story 199-unit residential multi-family building and adjacent parking garage. The underlying general plan is COM (commercial). The applicant has requested a reduction in parking requirements based on Section 4.7.9 Transportation Demand Management Plan Reduction of the Tech Ridge Zone Plan. At their meeting held on July 22, 2025, the Planning Commission held a public hearing, and recommended approval with no reduction to the parking requirement. The Planning Commission's vote was 7-0; there were nine public comments.

Link to introduction from City Manager John Willis, a statement read by City Attorney Ryan Dooley, and presentation from Planner Brenda Hatch, including discussion between the City Council, applicant Isaac Barlow, Mayor Randall, and Ms. Hatch: [00:09:21](#)

[Agenda Packet \[Page 72\]](#)

Link to motion: [00:40:50](#)

**MOTION:**

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-062 amending the Tech Ridge Planned Development Mixed Use Zone on approximately 4.9 acres located at 400 South Tech Ridge Parkway, with the reduction in parking as requested by the developer and as detailed by staff in the report.

**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.

**AMEND GENERAL PLAN/ORDINANCE:**

**Consider approval of Ordinance No. 2025-063 amending the City's General Plan future land use map from COM (Commercial) to MDR (Medium Density Residential) on approximately 1.69 acres generally located at the northeast corner of Tuweap Drive and 2000 North. (Case No. 2025-GPA-011 - Tuweap Parcel)**

BACKGROUND and RECOMMENDATION: This application is to change the General Plan land use designation from COM (Commercial) to MDR (Medium Density Residential) on approximately 1.69 acres, generally located at the northeast corner of Tuweap Drive and 2000 North. At their meeting held on July 22, 2025, the Planning Commission held a public hearing, and recommended approval with no conditions, with a vote of 6-0. Four public comments were received, one written and three during the meeting.

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner, including discussion between the City Council and Ms. Winner: [00:41:37](#)

[Agenda Packet \[Page 131\]](#)

Link to motion: [00:49:45](#)

**MOTION:**

A motion was made by Councilmember Hughes to approve Ordinance No. 2025-063 amending the City's General Plan future land use map from COM (Commercial) to MDR (Medium Density Residential) on approximately 1.69 acres generally located at the northeast corner of Tuweap Drive and 2000 North.

**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. 2025-064 amending the City Zoning Map by changing the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to R-1-10 (Residential, 10,000 ft<sup>2</sup> minimum lot size) on approximately 15.11 acres generally located west of the St. George/Washington border and approximately 2600 South. (Case No. 2025-ZC-014 - Teakwood phase 11)**

BACKGROUND and RECOMMENDATION: The underlying general plan is LDR (Low Density Residential) with adjacent zoning of RE-20 (Residential Estates, 20,000 ft<sup>2</sup> minimum lot size), R-1-10 (Residential 10,000 ft<sup>2</sup> minimum lot size), A-1 (Agricultural, 40,000 ft<sup>2</sup> minimum lot size) & (Washington City – PCD – Planned Community Development). At their meeting held on July 22, 2025, the Planning Commission held a public hearing, and recommended approval, with a vote of 7-0; there were no comments.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, City Manager John Willis, and Mr. Boles: [00:50:21](#)

[Agenda Packet \[Page 146\]](#)

Link to motion: [00:53:26](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Ordinance No. 2025-064 amending the City Zoning Map by changing the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to R-1-10 (Residential, 10,000 ft<sup>2</sup> minimum lot size) on approximately 15.11 acres generally located west of the St. George/Washington border and approximately 2600 South.

**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.

**AMEND CITY CODE/ORDINANCE:**

**Consider approval of Ordinance No. 2025-065 amending portions of Title 10-5 of City Code to modify non-agricultural accessory structure setbacks in Agricultural Zones and remove sections of code. (Case No. 2025-ZRA-009)**

BACKGROUND and RECOMMENDATION: Staff received an application from a resident requesting a Zoning Regulation Amendment to revise the non-agricultural accessory structure setbacks in the Agriculture Zone section of City code. Staff has faced challenges regarding this section of code in the past and has worked with the applicant on a revision that will be favorable to both parties. The Planning Commission recommended approval of the zone regulation amendment with a 7-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between Mayor Randall, the City Council, City Manager John Willis, Community Development Director Carol Winner, and Mr. Dean: [00:54:10](#)

[Agenda Packet \[Page 159\]](#)

Link to motion: [01:04:21](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-065 amending portions of Title 10-5 of City Code to modify non-agricultural accessory structure setbacks in Agricultural Zones and remove sections of code, with the amendment that we strike 1a under side yard.

**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. 2025-066 amending portions of Title 10 of City Code as it relates to accessory dwelling units in the multiple-family residential and mobile home zones. (Case No. 2025-ZRA-008)**

BACKGROUND and RECOMMENDATION: The request is to amend Title 10 of the City Code to modify and add definitions relating to dwellings, modify multiple-family residential and mobile home zones use tables to include accessory dwelling units as a permitted use for single-family dwellings, and add missing uses to the use tables that are permitted in these zones. At their meeting held on July 22, 2025, the Planning Commission held a public hearing and recommended approval with a 7-0 vote. There was no public comment.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, Community Development Director Carol Winner, City Manager John Willis, and Mr. Dean: [01:05:18](#)

[Agenda Packet \[Page 181\]](#)

Link to motion: [01:14:13](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve Ordinance No. 2025-066 amending portions of Title 10 of City Code as it relates to accessory dwelling units in the multiple-family residential and mobile home zones.

**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. 2025-067 amending portions of Title 10 of City Code to modify setback standards in residential zones, modify accessory structure standards, update lot size averaging percentages, and remove sections of code. (Case No. 2025-ZRA-006 - Regulations to match SB181)**

BACKGROUND and RECOMMENDATION: The Utah State Legislature passed Senate Bill 181 (SB 181), which took effect on May 7, 2025. The bill amendment defines and amends terms related to housing and enacts provisions affecting certain land use regulations, including how municipalities regulate parking, maximum parking space dimensions, tandem parking, and garage width limitations. The purpose of SB 181 aims to improve housing affordability across the state. The primary purpose of the request is to align city code with state law. The Planning Commission recommended approval of the zone regulation amendment with a 7-0 vote.

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner: [01:15:06](#)

[Agenda Packet \[Page 201\]](#)

Link to motion: [01:18:32](#)

**MOTION:**

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-067 amending portions of Title 10 of City Code to modify setback standards in residential zones, modify accessory structure standards, update lot size averaging percentages, and remove sections of code.

**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.

Link to comments from the City Council and Mayor Randall: [01:19:01](#)

**AMEND CITY CODE/ORDINANCE:**

**Consider approval of Ordinance No. 2025-068 amending portions of Title 3 of City Code and repealing a portion of Title 6 of City Code, to place the administration of parade permit requests under the code section governing special events.**

BACKGROUND and RECOMMENDATION: Parades are a type of special event. Parade event permits currently fall under City Code Title 6 which governs Motor Vehicles and Traffic, and which provides for issuance of permits by the Chief of Police. In practice, permit requests are reviewed and administered by the Special Events Coordinator with input from various departments, including the Police Department. The requested Code amendments will place the category of parade events under the Code section for Special Events, and thereby reflect actual City practice. This amendment will also clarify the respective roles of the police department and special events coordinator, and remove any ambiguities or confusion surrounding the proper administration and oversight of parade event permits and activities.

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner: [01:20:04](#)

[Agenda Packet \[Page 266\]](#)

Link to motion: [01:21:52](#)



**MOTION:**

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-068 amending portions of Title 3 of City Code and repealing a portion of Title 6 of City Code, to place the administration of parade permit requests under the code section governing special events.

**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. 2025-069 amending Titles 1 and 3 of City Code to remove outdated references, align with current Utah State law, and update with gender-neutral language.**

BACKGROUND and RECOMMENDATION: Staff proposes updates to the following City code provisions, including: Title 3, Chapter 3 (Alcoholic Beverages): Removal of outdated language regarding refundable fees to streamline the business licensing process. Title 3, Chapter 2R (Food Trucks): Deletion of provision 3-2R-4 B, which has been found to be in conflict with Utah State Code § 11-56-106 concerning the regulation of mobile businesses. Title 1, Chapter 6 (Mayor and City Council): Updating provision 1-6-4 with gender-neutral language to accurately reflect the office of the mayor. This action amends several sections of the City Code. It removes outdated references to refundable fees in the alcoholic beverage licensing provisions and aligns food truck regulations with current Utah State law. Additionally, it updates the Mayor and City Council provisions with gender-neutral language.

Link to introduction from City Manager John Willis and presentation from Assistant City Attorney Kris Pearson: [01:22:33](#)

[Agenda Packet \[Page 312\]](#)

Link to motion: [01:23:48](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve the consent calendar as presented Ordinance No. 2025-069 amending Titles 1 and 3 of City Code to remove outdated references, align with current Utah State law, and update with gender-neutral language.

**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:**

No appointments were made.

**REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

Link to reports from Mayor, Councilmembers, and City Manager: [01:24:49](#)

**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: [01:28:51](#)

**MOTION:**

A motion was made by Councilmember Tanner to adjourn.

**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.