

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JUNE 4, 2020 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Michele Randall
Councilmember Bryan Smethurst
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
City Manager Adam Lenhard
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

EXCUSED:

Councilmember Jimmie Hughes

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Rabbi Helene Ainbinder with the Beit Chaverim Congregation and the Pledge of Allegiance to the Flag was led by Councilmember Randall. He outlined the instructions for participation in tonight's meeting.

Mayor Pike spoke about demonstrations taking place in response to the death of George Floyd from Minnesota. He views these demonstrations to keep things peaceful and to offer a listening ear. These groups have come to the City asking for help to do them in a peaceful manner.

COMMENTS FROM THE PUBLIC:

Ty Empey noted he runs a softball league and inquired about a fee waiver for the use of the fields. He explained this is a sober softball league for those that are in recovery.

Mayor Pike indicated that the Council can consider it at the next meeting provided they have the information necessary to make a decision.

CONSENT CALENDAR:

- a. Consider Approval of a Grant AIP 32 with the FAA for Snow Removal Equipment at the Airport.**
- b. Consider Approval of a Grant AIP 33 with the FAA for Pavement Sealing at the Airport.**
- c. Consider approval of Airport Grant AIP 35 with the FAA for CARES Act Funding.**
- d. Consider award of bid to Honnen Equipment Company to purchase snow removal equipment at the airport.**
- e. Consider award of bid to JP Excavating for drainage improvements at the airport.**

- f. Consider award of bid to Straight Stripe Painting, Inc for drainage improvements and pavement maintenance at the airport.**
- g. Consider approval to award bid to Precision Contractors for the Seegmiller Marsh to 1450 South Jensen Portion project.**
- h. Consider approval of an agreement with YESCO for the relocation of two (2) smaller double-sided billboards previously located on Sunset Blvd. to one larger billboard at approximately 1088 South Bluff Street as presented to the council at the work meeting held on April 30th. The council voted to move forward with the agreement 4-1.**
- i. Request to approve a reimbursement agreement with Color Country of Washington County, LLC for the reconstruction of a portion of 750 North.**
- j. Consider approval of daytime irrigation restrictions for those that irrigation with culinary water.**
- k. Consider approval of the minutes from the meetings held on April 16, 2020; April 30, 2020; May 7, 2020; May 14, 2020; and May 21, 2020.**

Mayor Pike explained with regards to item j, this item is approved each year.

Water Conservation Specialist Rene Fleming outlined the watering restrictions and why this is requested.

City Manager Adam Lenhard explained the concept of a consent calendar.

MOTION: A motion was made by Councilmember Randall to approve the consent calendar as presented.

SECOND: The motion was seconded by Councilmember Larkin.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

UPDATE FROM DIXIE REGIONAL MEDICAL CENTER REGARDING COVID-19:

Mayor Pike introduced Dixie Regional Medical Center's Medical Director, Dr. Patrick Carroll and the Medical Director of the ICU, Dr. Bryce Ferguson.

Dr. Carroll thanked the Council for the steps taken during the last several months due to COVID-19. He explained the hospital continues to see COVID cases daily. In the beginning, many of the patients we transferred from outside

facilities that did not have an intensive care unit. Currently, the majority of cases are local. There has been a trend of increasing cases. The hospital is not at risk of running out of beds or ventilators at this time. As they started seeing cases on the medical floor, they moved them to a specific floor that was previously used as surgical recovery. The surge has given them an opportunity to plan. Wearing masks and maintaining social distancing allows the community to open the economy and slow the spread of the virus.

Dr. Ferguson shared firsthand experience in being an ICU physician. Taking care of patients with COVID takes time, the average a person is on a ventilator is approximately 13 days; with pneumonia, the average is 2-5 days. They are cross training staff to move them around as needed.

Dr. Carroll explained they have seen mid-teens to high 20's for the number of ICU beds being used for COVID patients.

The Council thanked Dr. Carroll and Dr. Ferguson for their efforts.

Dr. Carroll pointed out that the vulnerable population is vulnerable, they need to be taken care of. The most likely group to test positive are 30-50 years old. The key things to do are wash hands, wear masks and maintain social distancing. He recommended to family and friends to call ahead when eating at a restaurant to ask what they are doing to protect its customers.

AMEND TITLE 5, CHAPTER 3, SECTION 7 OF CITY CODE/ORDINANCE:

Consider approval of an ordinance amending Title 5, Chapter 3, Section 7 of City code, Fireworks and Other Ignition Source Restrictions.

City Manager Adam Lenhard explained each year the City is required to identify areas of the City which are a fire hazard, identify those areas on a map and have the council approve the area for restricting fireworks and other ignition sources from being used in those areas. In addition, the code needs to be amended to bring it into compliance with changes to the state law and remove sections that duplicate state law. The primary change is removing the section that makes this violation a class B misdemeanor as the state law now makes it an infraction. Staff recommends approval of the amendments to the ordinance and adoption of the restrictions shown on the map.

MOTION: A motion was made by Councilmember Randall to approve the ordinance amending Title 5, Chapter 3, Section 7 of City code, Fireworks and Other Ignition Source Restrictions.

SECOND: The motion was seconded by Councilmember Smethurst.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/UNBILLED UTILITY SERVICES:

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

Administrative Services Director Trevor Coombs explained 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 at no cost to the City. No action is required.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

PUBLIC HEARING/TRANSFERS FROM ENTERPRISE FUNDS TO OTHER FUNDS:

Public hearing to review and take public comment regarding the proposed transfers from the Enterprise (Business-type) Funds to Other Funds included in the recommended fiscal year 2020-2021 budget.

Budget and Financial Planning Manager Deanna Brklacich explained the General Fund provides administrative and overhead services to the enterprise (business-type) funds. These services include utility billing, payment collection, and customer service functions, as well as indirect costs for 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. No action is required.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

PUBLIC HEARING REGARDING THE FISCAL YEAR 2020-2021 BUDGET:

Public hearing to receive citizen input concerning the proposed Fiscal Year 2020-2021 Budget.

Budget and Financial Planning Manager Deanna Brklacich explained the Preliminary Fiscal Year 2020-2021 Budget was presented May 7, 2020 and has been available on the City's website and at the City Recorder's Office. State Law requires the City to have at least one public hearing to receive citizen input before formally adopting the City's final annual fiscal budget, and also requires the budget be adopted on or before June 30th. We will have two public hearings to take citizen input. This is the first hearing and the second hearing will be on June 18, 2020. She provided numbers for the proposed budget.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

PUBLIC HEARING/AMENDED FINAL PLAT:

Public hearing and consideration of an amended final subdivision plat for Shaw Subdivision at Moorland Park by merging Lot 14, Moorland Park Phase 1 and Lot 17, Moorland Park Phase 2 into one lot and to vacate the public utilities and drainage easement between said lots.

Assistant Public Works Director Wes Jenkins presented the request to consider an amended final subdivision plat for Shaw Subdivision at Moorland Park by merging Lot 14, Moorland Park Phase 1 and Lot 17, Moorland Park Phase 2 into one lot and to vacate the public utilities and drainage easement between said lots. The lots are located at 2929 East 1140 South Street; zoning is R-1-10. He showed the final plat and outlined the proposed amendment.

Mayor Pike opened the public hearing. There being no comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Randall to amend the final subdivision plat for Shaw Subdivision at Moorland Park by merging Lot 14, Moorland Park Phase 1 and Lot 17, Moorland Park Phase 2 into one lot and to vacate the public utilities and drainage easement between said lots.

SECOND: The motion was seconded by Councilmember McArthur.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of an ordinance changing the zone from A-1 (Agriculture 40,000 sq. ft. minimum lot size) to RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size) on approximately 21.04 acres for residential development generally located at approximately 2400 South Crimson Cliffs Way.

Planner Ray Snyder presented the request for the ordinance changing the zone from A-1 RE-12.5 on approximately 21.04 acres for residential development generally located at approximately 2400 South Crimson Cliffs Way. He presented a PowerPoint presentation covering the following topics: aerial maps; zone change map; and zoning map. Staff recommends RE-37.5 and the Planning Commission recommended approval of RE-20.

Bob Hermandson, representative for the applicant, thanked the Council for their consideration. He explained why they believe RE-12.5 is a good fit, most adjacent projects are approved for R-1-10. The General Plan changed to allow for R-1-10 lots.

Councilmember Randall Michele stated before she was elected, the previous council spoke many times about saving agriculture zones in the Little Valley area. The current Council wants to maintain the agriculture zones in this area as well. She is not in favor of the change to RE-12.5; however, she is okay with staff's recommendation of RE-37.5. This is one area the Council wants to protect.

Councilmember Larkin agreed.

Councilmember McArthur noted there have been several discussions regarding ag in this area.

Resident Kena Frey thanked the Council for trying to preserve agricultural land in the Little Valley area.

Mr. Hermandson asked for clarification. He asked the Council their thoughts on staff's recommendation versus the Planning Commission.

Councilmember Larkin noted if she was making the motion, she would approve the zone change to RE-37.5 because this zone is allowed animals.

Mr. Hermandson inquired about a transitional portion; asking if the parcel can be split into two different zones.

Mayor Pike mentioned this entire area was designated by the Council as being the last agricultural area and they want to preserve it. He noted there is an issue with water in the area.

A discussion took place regarding on how Mr. Hermandson would like to proceed. He asked the item be tabled until the first meeting in July.

MOTION: A motion was made by Councilmember Randall to table the meeting until July 2nd.

SECOND: The motion was seconded by Councilmember Smethurst.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

AMEND TITLE 10/ORDINANCE:

Consider approval of an ordinance amending various sections of Title 10 - Zoning Regulations.

Planner Ray Boles explained the City Council approved a comprehensive rewrite of Title 10 of the City Code also referred to as the zoning code or zoning regulations on October 17, 2019. The result was a complete repeal of the old code and replacement with the current code. As is typical with any new code, as it is implemented and enforced, adjustments need to be made. Staff has contemplated the need for changes from the beginning and have kept a running list of items to adjust and bring back to the City Council for consideration. He provided a PowerPoint presentation covering the following topics: Chapter 5 – Agricultural Zones.

Resident Kena Frey commented they do not want to see a property overrun with hogs. She is concerned that with putting a limit on the number of hogs is that an adjustment to another animal can be difficult. She would like to see the size of the lot considered when limiting the numbers. Her hogs are on open space, she would like to see the code address open space as well.

Community Development Director John Willis explained open space mirrors agriculture. The Council can do a number per acre or something similar.

The Council discussed the number of hogs that should be allowed; the consensus was to limit the number based on acreage.

Mr. Boles continues with his PowerPoint presentation covering the following topics: Chapter 7 – Residential Zones.

After being asked by Councilmember Larkin, Mr. Willis spoke about beekeepers.

MOTION: A motion was made by Councilmember Larkin to approve the ordinance amending various sections of Title 10 with the changes to hogs, including discussion on allowance for raising hogs for the 4H youth program, up to 2 on RE-37.5.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Arbors Phases 11-15, an 85-lot residential subdivision located on the southwest corner of the intersection of 3000 East and Seegmiller Drive.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Arbors Phases 11-15, an 85-lot residential subnivium located near 3000 East and Seegmiller Drive. He showed and outlined the preliminary plat. There is a 66" storm drain line in the area. The City has done an analysis of the drainage and determined that the line can carry a lot of water; however, because it is so flat, staff is looking at installing a new parallel storm drain or various detention basins to collect the runoff and slow it down. The developer will be required to remove the chip seal and construct a new road.

MOTION: A motion was made by Councilmember McArthur to approve the preliminary plat for Arbors Phase 11-15.

SECOND: The motion was seconded by Councilmember Smethurst.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

No reports were given.

ADJOURN:

MOTION: A motion was made by Councilmember Randall to adjourn.

SECOND: The motion was seconded by Councilmember Smethurst.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.