

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JULY 14, 2022, 5:20 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner**

STAFF MEMBERS PRESENT:

**City Manager Adam Lenhard
Assistant City Manager Marc Mortensen
City Attorney Tani Pack Downing
Deputy City Attorney Jami Brackin
City Recorder Christina Fernandez
Engineering Associate Genna Goodwin
Community Arts Manager Emily Reed
Assistant Director of Arts and Events Michelle Graves
Water Services Director Scott Taylor
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Planner Carol Davidson
Planner Mike Hadley**

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Reverend Jimi Kestin with Solomon's Four Square Porch Fellowship and The Pledge of Allegiance to the Flag was led by Councilmember McArthur.

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

COMMENTS FROM THE PUBLIC:

Link to Mayor Randall outlining the rules for speaking: [00:02:19](#) [Recording 1]

Link to comments made by resident Diane Tew: [00:02:49](#) [Recording 1]

Link to comments made by resident Steve Lindley: [00:04:44](#) [Recording 1]

Link to comments made by resident Joann Merrill: [00:06:45](#) [Recording 1]

Link to comments made by Mayor Randall regarding other forms received for public comments regarding items relating to the agenda: [00:08:27](#) [Recording 1]

CONSENT CALENDAR:

- a. Consider approval to purchase anti-virus protection software for City desktop and laptop computers.**

BACKGROUND and RECOMMENDATION: Currently, the City uses a product called "Comodo One" as the solution for anti-virus software on its computers. This product has served its purpose as technology has advanced since Comodo One

was deployed. As the City continues to grow and mature, staff is looking to make the next step in security by implementing advanced anti-virus software technology on all of the City's computers. Staff recommends purchases the anti-virus protection software in the amount of \$267,334.86.

b. Consider approval to purchase a cyber security product for the City's computer network from cyber attacks.

BACKGROUND and RECOMMENDATION: The growing threat of ransomware remains a serious threat to the city. A single successful ransomware attack can bring down the entire city network for days, weeks, or even longer. City devices across the network could be encrypted and rendered useless. Such a catastrophic event would leave us with few choices; regain access by paying a ransom to the criminals behind the ransomware attack or restoring data the from backups. Or maybe worse, start again from scratch. The average ransom demand in the first half of 2021 amounted to \$5.3 million - not to include the costs of lost production and restoration efforts. This tool was selected by the security team as the best product to prevent ransomware and cyber-attacks and would like it to be considered by the counsel. The cost represents a three-year subscription. Staff recommends purchasing the cyber security product in the amount of \$422,014.

c. Consider approval to purchase steel poles from McWane Poles for the Pine Valley Hydro Line Project.

BACKGROUND and RECOMMENDATION: These poles are being purchased to upgrade substandard distribution line to the Pine Valley Hydro facility and Millcreek pumps. This includes replacing old wood poles with steel poles and installing new crossarms. Staff recommends awarding the bid to McWane Poles in the amount of \$217,427.07.

d. Consider approval for the purchase of Okonite 1/0 Primary Wire for Downtown Reliability Improvement (Block 7) and Okonite 750 Primary Wire for Canyon View and Pine View Circuits.

BACKGROUND and RECOMMENDATION: The Energy Services Department has been upgrading services in the downtown area as part of the revitalization process over several years. For FY23, staff has planned to upgrade block 7. For the Canyon View and Pine View Circuits and are installing new circuits to meet the demand based on the amount of load growth for this area. Staff recommends awarding the bid to Irby in the amount of \$162,250.

e. Consider approval of a concessionaire agreement with Southgate Cafe, LLC at the Sunbrook Golf Club.

BACKGROUND and RECOMMENDATION: Southgate Cafe, LLC is proposing to operate a food and beverage concession at the Sunbrook Golf Club for five, one-year terms. The City reserves the right to extend, amend or renegotiate this agreement in order to facilitate any future construction and/or remodel of the clubhouse or other facilities. Per the agreement, concessionaire shall pay the city a monthly fee calculated as a percentage of gross sales as stated in exhibit "b." Staff recommends approval.

f. Consider approval of a Professional Services Agreement with Civil Science Infrastructure, Inc. for design and construction management of the Fields at Little Valley Artificial Fields project.

BACKGROUND and RECOMMENDATION: This is a PSA for the design and construction management of the Little Valley Fields Artificial Fields project. This project will consist of the removal of the turf grass on fields 1,2, and 3. The turf grass will be replaced with artificial turf. Staff recommends approval with Sunrise Engineering.

g. Consider approval of a Professional Services Agreement with Sunrise Engineering for the Little Valley Pickleball Expansion project.

BACKGROUND and RECOMMENDATION: This is a PSA for design services and construction management of the Little Valley Pickleball Expansion project. Staff recommends approval of the agreement with Sunrise Engineering.

h. Consider approval to continue sponsorship of the Downtown Farmers Market event taking place each Saturday at their new location on Tabernacle Street between Main Street and 100 West, for a six (6) month trial period from August 6, 2022-February 6, 2023.

BACKGROUND and RECOMMENDATION: In past years, the Downtown Farmers Market was held on private property at Ancestor Square. Due to the growth of the market, they want to move the weekly event to Tabernacle Street and also make it a year-round market occurring each Saturday, except for dates where the street is already in use by another event (i.e. IRONMAN, 4th of July Celebration, St. George Art Festival, St. George Marathon, etc). The new sponsorship request includes 1) Fee waiver for the Special Event Permit Fee (\$150/day), 2) Fee waiver for the Sub-License Fees (\$5 each vendor/day), 3) Fee waiver for the Encroachment Permit Fee (\$400/day), and 4) City to provide Traffic Control Plan and barricades. Staff recommends City sponsorship of the Farmer's Market and would prefer it be located in an area that does not require road closures such as Ancestor Square, Town Square or Worthen Park.

Link to presentation from City Manager Adam Lenhard, including comments from Assistant City Manager Marc Mortensen regarding changes to item h and discussion between the City Council and staff: [00:08:35](#) [Recording 1]

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Link to motion: [00:11:13](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to approve the consent calendar as presented with the changes to item h – that it will take place at Worthen Park, sponsored by the City by waiving the park fees, and review with the event organizer in six (6) months.

SECOND:

The motion was seconded by Councilmember McArthur.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

**PUBLIC HEARING/PROGRAM YEAR 2022 ANNUAL ACTION PLAN FOR THE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM:**

**Public hearing and approval of the Program Year 2022 (Fiscal Year 2023)
Annual Action Plan (AAP) for the Community Development Block Grant
(CDBG) program.**

BACKGROUND and RECOMMENDATION: The 2022 AAP outlines proposed projects to be funded by the City's CDBG program to address identified needs during PY2022 FY2023. This is the fourth year of the City's 2019-2023 Consolidated Plan.

Link to presentation from Engineering Associate Genna Goodwin, including discussion between the City Council and staff: [00:11:46](#) [Recording 1]

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Link to public hearing: [00:13:40](#) [Recording 1]

Link to comments by Councilmember Larkin: [00:13:58](#) [Recording 1]

Link to motion: [00:15:02](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to approve the Program Year 2022 (Fiscal Year 2023) Annual Action Plan for the Community Development Block Grant Program.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

RAP TAX ART GRANTS:

Consider approval of the St. George Arts Commission's RAP Tax art grants distribution list.

BACKGROUND and RECOMMENDATION: Each year since the approval of 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, June 23rd, 2022 to discuss applications for RAP Tax Grants in the 2022-2023 fiscal year. The Commission received and reviewed 30 applications for funds this year, totaling \$547,138 in requests and has recommended allocations totaling \$250,000. Staff recommends approval of the recommendations from the Arts Commission.

Link to presentation from Community Arts Manager Emily Reed and Deputy Director of Arts and Events Michelle Graves, including discussion between the City Council and staff: [00:15:22](#) [Recording 1]

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Link to motion: [00:20:27](#) [Recording 1]

MOTION:

A motion was made by Councilmember McArthur to approve the St. George Arts Commission's Rap Tax art grants distribution list.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

AMEND TITLES 8 AND 10 OF CITY CODE/ORDINANCE:

Consider approval of an ordinance amending various sections of Titles 8 and 10 of the St. George City code as it relates to water conservation.

BACKGROUND and RECOMMENDATION: The proposed amendments to the Title 8 and Title 10 ordinances have been discussed with the City Council at three separate City Council Work Meetings. In addition, the amendments were discussed in a joint work meeting with the Planning Commission. A public hearing was held by the Planning Commission on June 14, 2022. The Planning Commission recommended approval of the amendments with some slight changes. During a City Council work meeting on June 23, 2022, the Planning Commission recommendation was discussed, as well as other slight changes proposed by the City Council. The recommendations of the Planning Commission and City Council have been included in the final draft ordinances. Staff recommends approval of the amended ordinances as they contain recommendations of the Planning Commission and City Council.

Link to presentation from Water Services Director Scott Taylor, including discussion between the Mayor, City Council, City Manager, staff, and Stacy Young with Southern Utah Home Builders Association: [00:20:50](#) [Recording 1]

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Link to motion: [01:22:43](#) [Recording 1]

MOTION:

A motion was made by Councilmember McArthur to continue the item to a work meeting on July 21, 2022, and to be considered at a regular meeting on July 28, 2022.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

SUPPORT OF FUNDING APPLICATION AND IMPLEMENTATION OF ADVANCED METERING INFRASTRUCTURE/RESOLUTION:

Consider approval of a resolution in support of a funding application and implementation of Advanced Metering Infrastructure (AMI).

BACKGROUND and RECOMMENDATION: The Water Services Department desires to submit a grant application to the Bureau of Reclamation for their WaterSMART: Water and Energy Efficiency Grant Program. The grant would provide matching funds for up to \$2M for the installation and implementation of an Advanced Metering Infrastructure (AMI) project. The AMI project would provide near real-time water use data to our customers and provide leak detection capabilities with the ability to alert the customer of any perceived leaks from their water service. Staff recommends approval of the resolution.

Link to presentation from Water Services Director Scott Taylor, including discussion between the Mayor, City Council, and staff: [01:24:33](#) [Recording 1]

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Link to motion: [01:35:44](#) [Recording 1]

MOTION:

A motion was made by Councilmember Hughes to approve the resolution in support of a funding application and implementation of Advanced Metering Infrastructure (AMI).

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

APPOINT REPRESENTATIVE TO THE SOUTHWEST MOSQUITO ABATEMENT AND CONTROL BOARD/RESOLUTION:

Consider approval of a resolution designating and appointing Government Affairs Director, Shawn Guzman, as the City's representative to the Southwest Mosquito Abatement and Control Board for the calendar year 2022 or until such time that a successor has been designated and appointed.

BACKGROUND and RECOMMENDATION: This resolution is to appoint Government Affairs Director Shawn Guzman to replace Bette Arial on the Southwest Mosquito Abatement and Control Board. On February 17, 2022, the Council appointed Bette Arial to replace Councilmember Michelle Tanner to represent the City on the Board. Due to other obligations, Ms. Arial is no longer able to attend the Board meetings. It is recommended that Government Affairs Director Shawn Guzman be appointed to replace Ms. Arial on the Southwest Mosquito Abatement and Control Board to represent the City.

Link to presentation from City Attorney Tani Downing: [01:36:08](#) [Recording 1]

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Link to motion: [01:36:44](#) [Recording 1]

MOTION:

A motion was made by Councilmember McArthur to approve the resolution designating and appointing Government Affairs Director, Shawn Guzman, as the City's representative to the Southwest Mosquito Abatement and Control Board for the calendar year 2022 or until such time that a successor has been designated and appointed.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

APPOINT HEARING OFFICER/RESOLUTION:

Consider approval of a resolution appointing Lyn Cresswell as an administrative hearing officer.

BACKGROUND and RECOMMENDATION: Several ordinances require an administrative hearing officer to hear appeals from City staff decisions such as land use, animal control and employment issues. Staff recommends appointing Lyn Cresswell as an administrative hearing officer.

Link to presentation from City Attorney Tani Downing: [01:37:00](#) [Recording 1]

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Link to motion: [01:38:21](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to approve the resolution appointing Lyn Cresswell as an administrative hearing officer.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

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

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

Mayor Randall called for a short recess.

AMEND PLANNED DEVELOPMENT COMMERCIAL ZONE/ORDINANCE:

Consider approval of an ordinance amending the Atkinville Interchange Area Planned Development Commercial (PD-C) zone to change the designation of a portion of Area 3.1 from Mixed Use to Community Commercial and to allow construction of a new Smith's Marketplace and Fuel Center on approximately 15.96 acres located at the southwest corner of Bluegrass Way and Pioneer Road for a project known as Smith's Marketplace.

BACKGROUND and RECOMMENDATION: This zone change amendment has two parts: 1) To amend the Atkinville Interchange Area Plan; and 2) To approve the conceptual plan for a new Smith's Marketplace and Fuel Center. To amend the Atkinville Interchange Area Plan, the use will need to be changed for Area 3-1. Right now, it is designated Mixed Use. The applicants are requesting to change this designation to Community Commercial. The Community Commercial designation use list is any use permitted in the C-2 district. At their meeting held on June 14, 2022, the Planning

Commission held a public hearing and recommended approval of this zone change amendment.

Link to presentation from Planner Carol Davidson, including discussion between the City Council and staff: [00:00:00](#) [Recording 2]

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Link to motion: [00:10:53](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to approve the ordinance amending the Atkinville Interchange Area Planned Development Commercial (PD-C) zone to change the designation of a portion of Area 3.1 from Mixed Use to Community Commercial and to allow construction of a new Smith's Marketplace and Fuel Center on approximately 15.96 acres located at the southwest corner of Bluegrass Way and Pioneer Road for a project known as Smith's Marketplace with the conditions of the Planning Commission as follows: 1) The right-of-way easement agreement with the City is amended to allow golf carts to travel on Arrowhead Canyon Drive to access Smiths; 2) The Sun River Master Plan is amended to allow the location change of the 30' pylon sign; and 3) The applicant works with staff on the alignment of the access on Sand Piper; and 4) Staff to fix the speed limit signs on Pioneer Road.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

AMEND PLANNED DEVELOPMENT ZONE/ORDINANCE:

Consider approval of an ordinance amending the Desert Color Planned Development zone for 44 multi-family units to be known as Water's Edge at Desert Color Shores on approximately 2.16 acres located generally west of the Desert Color lagoon, north of Akoya Pearl Road.

BACKGROUND and RECOMMENDATION: The Desert Color development was approved in 2018. This phase is in the resort area. The idea of the resort area is to provide an area that will provide more density and where property owners may rent their homes on a short-term basis if desired. In this area, amenities are centered around the central amenities which in this case is the lagoon with its amenities, the club house, swimming pool, pickleball courts, etc. At their meeting held on June 14, 2022, the Planning Commission held a public hearing and recommended approval.

Link to presentation from Planner Dan Boles, including discussion between the City Council, staff, and applicant Bob Hermandson: [00:12:17](#) [Recording 2]

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Link to motion: [00:20:58](#) [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the ordinance amending the Desert Color Planned Development zone for 44 multi-family units to be known as Water's Edge at Desert Color Shores on approximately 2.16 acres located generally west of the Desert Color lagoon, north of Akoya Pearl Road.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Water's Edge at Desert Color, a 14-lot subdivision located in the Desert Color development at approximately Akoya Pearl Road and Alice Blue Lane.

BACKGROUND and RECOMMENDATION: The general plan land use designation on this project is TC (Town Center), and the zoning is PD-R - TNZ-Resort (Planned Development Residential, Traditional Neighborhood Zone – Resort). The preliminary plat is consistent with the general plan land use designation and the current zoning. At their meeting held on June 14, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:21:30](#) [Recording 2]

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Link to motion: [00:22:06](#) [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the preliminary plat for Water's Edge at Desert Color, a 14-lot subdivision located in the Desert Color development at approximately Akoya Pearl Road and Alice Blue Lane.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

AMEND MASTER PLAN/ZONE CHANGE/ORDINANCE:

Consider approval of an ordinance amending the Southern Hills West Masterplan to remove 0.16 acres of Open Space (OS) to add the 0.16 acres to Lots 10 and 11 of the Sage Canyon Phase 1 final plat, and to rezone the 0.16 acres to Single Family Residential, minimum lot size 10,000 sf (R-1-10), located south of White Dome Drive and west of Sunshine Circle for a project to be known as Sage Canyon Phase 1 Lots 10 & 11.

BACKGROUND and RECOMMENDATION: On March 4, 2021, the Southern Hills Masterplan was adopted. In the Masterplan there were areas that had a small natural hillside that were separated out and zoned OS. The purpose was to protect the undisturbed hillside and to use this OS as a natural buffer between the existing single-family homes and the Medium Density Residential land that makes up the Southern Hills development. This request is for a zone change amendment to remove 0.16 acres of Open Space (OS) from the Southern Hills West Masterplan and add the 0.16 acres to Lots 10 and 11 of the Sage Canyon Phase 1 Final Plat. This request will also rezone the 0.16 acres to Single Family Residential, minimum lot size 10,000 sf (R-1-10). At their meeting held on June 14, 2022, the Planning Commission recommended approval.

Link to presentation from Planner Carol Davidson: [00:22:30](#) [Recording 2]

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Link to motion: [00:25:18](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to approve the ordinance amending the Southern Hills West Masterplan to remove 0.16 acres of Open Space (OS), to add the 0.16 acres to Lots 10 and 11 of the Sage Canyon Phase 1 final plat, and to rezone the 0.16 acres to Single Family Residential, minimum lot size 10,000 sf (R-1-10), located south of White Dome Drive and west of Sunshine Circle for a project to be known as Sage Canyon Phase 1 Lots 10 & 11.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

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

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

AMEND PLANNED DEVELOPMENT ZONE/ORDINANCE:

Consider approval of an ordinance amending the Hidden Valley Planned Development Residential zone for 30 townhome units to be known as Villa Highlands at Hidden Valley Ph. 5 on approximately 5.20 acres located at London Lane in the Hidden Valley Development.

BACKGROUND and RECOMMENDATION: Originally approved in 1999, the site was approved as a Master Planned Development with 1,510 units approved of various densities in designated areas. Villa Highlands Ph.5 is a townhome project located on London Lane and is part of the Hidden Valley development on 5.20 acres this is the next phase of the Villa Highlands Townhome development. At their meeting held on June 14, 2022, the Planning Commission held a public hearing and recommended approval.

Link to presentation from Planner Mike Hadley: [00:26:08](#) [Recording 2]

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Link to motion: [00:27:53](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to approve the ordinance amending the Hidden Valley Planned Development Residential zone for 30 townhome units to be known as Villa Highlands at Hidden Valley Ph. 5 on approximately 5.20 acres located at London Lane in the Hidden Valley Development.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Villa Highlands Phase 5, a 30-lot residential subdivision located within the Hidden Valley development at the west end of London Lane.

BACKGROUND and RECOMMENDATION: The general plan land use designation on this project is MDR, Medium Density Residential, and the current zoning is PD-R, Planned Development Residential. The preliminary plat meets the current land use designation and meets the requirements of the zone change application. At their meeting held on June 14, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:28:25](#)
[Recording 2]

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Link to motion: [00:29:14](#) [Recording 2]

MOTION:

A motion was made by Councilmember Tanner to approve the preliminary plat for Villa Highlands Phase 5, a 30-lot residential subdivision located within the Hidden Valley development at the west end of London Lane.

SECOND:

The motion was seconded by Councilmember McArthur.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Berry's Place, a 4-lot residential subdivision located at 443 North 300 West.

BACKGROUND and RECOMMENDATION: The general plan land use designation on this property is MDR, Medium Density Residential, and the zoning is RCC, Residential Central City. The preliminary plat is consistent with the current general plan land use designation and the current zoning. At their meeting held on June 14, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council and staff: [00:29:40](#) [Recording 2]

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Link to motion: [00:31:09](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to approve the preliminary plat for Berry's Place, a 4-lot residential subdivision located at 443 North 300 West.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Rilassante at Divario, a one lot, two parcel subdivision located at approximately Gap Canyon Parkway and Canyon View Drive.

BACKGROUND and RECOMMENDATION: This project is part of the Divario development. The general plan land use designations on the property are MDR, Medium Density Residential, and OS (open space). The current zoning on the property is PD-R, Planned Development Residential and R-1-10. The preliminary plat is consistent with the current land use designations and zoning on the property. At their meeting held on June 14, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:31:28](#)
[Recording 2]

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Link to motion: [00:32:55](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to the preliminary plat for Rilassante at Divario, a one lot, two parcel subdivision located at approximately Gap Canyon Parkway and Canyon View Drive.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

AMENDED PRELIMINARY PLAT:

Consider approval of an amended preliminary plat for Desert Canyons Town Center West, a 7-lot commercial subdivision located at the intersection of Desert Center Drive and Desert Canyon Parkway.

BACKGROUND and RECOMMENDATION: The general plan land use designation on this project is TC, Town Center, and the current zoning is C-2. The proposed preliminary plat is consistent with the land use designation and the current zoning requirements. At their meeting held on June 14, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:33:23](#)
[Recording 2]

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Link to motion: [00:34:03](#) [Recording 2]

MOTION:

A motion was made by Councilmember Tanner to approve the amended preliminary plat for Desert Canyons Town Center West, a 7-lot commercial subdivision located at the intersection of Desert Center Drive and Desert Canyon Parkway.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Larsen: [00:34:55](#) [Recording 2]

Link to reports from Councilmember Larkin: [00:35:11](#) [Recording 2]

Link to reports from Mayor Randall: [00:37:33](#) [Recording 2]

ADJOURN TO A CLOSED SESSION:

Request a closed session to discuss litigation, property acquisition or sale or the character and professional competence or physical or mental health of an individual.

Link to motion: [00:37:55](#) [Recording 2]

MOTION:

A motion was made by Councilmember Hughes to adjourn to a closed session to discuss character and professional competence or physical or mental health of an individual and potential litigation.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a vote, as follows:

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

The motion carried.

ADJOURN:

Link to motion: [00:00:00](#) [Recording 3]

MOTION:

A motion was made by Councilmember Hughes to adjourn.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

/s/ Christina Fernandez

Christina Fernandez, City Recorder