

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 3, 2022, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Pro Tem Jimmie Hughes
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner**

EXCUSED:

Mayor Michele Randall

STAFF MEMBERS PRESENT:

**City Manager John Willis
Assistant City Manager Deanna Brklacich
City Attorney Tani Pack Downing
City Recorder Christina Fernandez
Planner Dan Boles
Planner Carol Davidson
Planner Mike Hadley
Assistant Public Works Director Wes Jenkins**

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. The invocation was offered by Sharon Shores with the Universal Life Church Ministries 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](#) [Recording 1]

PROCLAMATIONS:

Reading of a Proclamation proclaiming November 4, 2022 as Skyler Howes Day.

Proclamation was accepted by Skyler Howes.

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Reading of a Proclamation proclaiming November 6 – 12, 2022 as Type 1 Diabetes Awareness Week.

Proclamation was accepted by Dr. Monica Moreno, members of the Washington County Diabetes Youth Organization, and residents living with Type 1 Diabetes.

Link to reading of proclamations: [00:02:53](#) [Recording 1]

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MAYOR'S RECOGNITIONS AND UPDATES:

Link to employee Hank Chou being recognized and highlighted: [00:13:12](#) [Recording 1]

COMMENTS FROM THE PUBLIC:

Link to Mayor Pro Tem Hughes outlining the rules for speaking and comments made by residents Brad Bennett, Kimberly Miller, Chris Keil, Alexis Ence, Gwen Hurd, Curt Sorweid, April McKee, Katherine Knight, Jim Caster, Erika Hodges, Carmelo ??, Rusty Andrus, Morgan Barrick, Sarah Ostler, Sherine Smith, Ron Woodbury, Tom Butine, Elise West, Tommy Wade, Kenzie Thomason, and Dan Cooper, including discussion between Mayor Pro Tem Hughes, the City Council, City staff, and residents who submitted forms to speak about items that are scheduled to be on a future agenda and comments from Councilmember Tanner with regards to comments made by Ms. Knight: [00:19:04](#) [Recording 1]

Link to comments from Mayor Pro Tem Jimmie Hughes: [01:37:10](#) [Recording 1]

Mayor Pro Tem Hughes called for a short recess.

CONSENT CALENDAR:

a. Consider approval to award bid to American Pavement Preservation for the Slurry Seal Project.

BACKGROUND and RECOMMENDATION: This was a formal bid. Five (5) bids were received. Staff recommends awarding the bid to American Pavement Preservation in the amount of \$320,205.

b. Consider approval to award bid to Geneva Rock Products for the Micro-Surface Project.

BACKGROUND and RECOMMENDATION: This was a formal bid. Two (2) bids were received. Staff recommends awarding the bid to Geneva Rock Products in the amount of \$336,336.

c. Consider approval to award bid to Holbrook Asphalt for the FY 2023 Crack Seal Project.

BACKGROUND and RECOMMENDATION: total of eight (8) bids were received. The low bid was from Superior Asphalt in the amount of \$311,325; however, due to the local preference provision of our purchasing ordinance, Holbrook Asphalt, a local contractor, was able to match their bid. Staff recommends awarding the bid to Holbrook Asphalt in the amount of \$311,325.

d. Consider approval of a Memorandum of Agreement between The State of Utah Division of State Parks and the City of St. George for maintenance of the Red Hills Detention Basin.

BACKGROUND and RECOMMENDATION: A floodwater detention basin will be constructed on the site. The property is within the Desert Reserve and Red Cliffs State Park. This agreement allows the City to construct and maintain the basin. Staff recommends approval.

- e. Consider approval of a Professional Services Agreement with Desert Edge Architecture for the design and construction management of the SunTran Maintenance and Administration Facility.**

BACKGROUND and RECOMMENDATION: This project will be funded by a grant from UDOT. The facility will facilitate the buses, maintenance, and overnight parking of buses used for the proposed Springdale route. Staff recommends approval.

- f. Consider approval of an Agreement for Purchase of Water Rights from the Dyer Family Trust.**

BACKGROUND and RECOMMENDATION: At times, water rights within the City of St. George become available for purchase. The City generally is interested in purchasing these water rights for future development of a water source to expand capacity in existing water sources. Staff recommends approval.

- g. Consider approval of a Real Property Purchase Agreement with Wells Fargo.**

BACKGROUND and RECOMMENDATION: The City has a need to purchase land on which to site a new city hall to meet the needs of the city and to allow expansion for the Police Department into the current city hall. This agreement is to purchase approximately 2.5 acres on Main Street just south of the Wells Fargo bank building. Staff recommends approval of the agreement, allowing the Legal Department to make final adjustments prior to signature.

- h. Consider approval of minutes from the meetings held on September 1, 2022; September 22, 2022 (Regular Meeting); September 22, 2022 (Work Meeting); September 22, 2022 (Joint Planning Commission Work Meeting); September 29, 2022 (Regular Meeting); September 29, 2022 (Work Meeting); October 13, 2022; October 20, 2022; and October 27, 2022.**

Link to presentation from City Manager John Willis, including comments from Councilmember Larsen, Public Works Director Cameron Cutler, and Councilmember McArthur regarding item c, and comments from Councilmember Larkin regarding item d: [00:00:00](#) [Recording 2]

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Link to motion: [00:03:07](#) [Recording 2]

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Pro Tem Hughes 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 PD ZONE/ORDINANCE:

Consider approval of an ordinance amending the Desert Color Planned Development (PD) zone for previously approved 42 multi-family units to be known as Visionary Sage Haven Phases 10 & 11 on approximately 3.28 acres located generally at intersection of Jasper Ridge Drive & Owen Drive. Case No. 2022-ZCA-036

BACKGROUND and RECOMMENDATION: Since the time that these units were approved in February of 2021, the master developer has been constructing infrastructure and building has commenced on the property. In that time, the builders of the subject building have decided that they would like to modify the elevations of their townhomes. At their meeting held on October 18, 2022, the Planning Commission held a public hearing and recommended approval.

Link to presentation from Planner Dan Boles: [00:03:45](#) [Recording 2]

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Link to motion: [00:06:11](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to approve the ordinance amending the Desert Color Planned Development (PD) zone for previously approved 42 multi-family units to be known as Visionary Sage Haven Phases 10 & 11 on approximately 3.28 acres located generally at the intersection of Jasper Ridge Drive & Owen Drive.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Pro Tem Hughes 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.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to add eight (8) additional units to the existing development to be known as Dixie Center Townhomes on approximately 1.54 acres located at approximately 850 East 600 South. Case No. 2022-CUP-007

BACKGROUND and RECOMMENDATION: On June 3, 2021, the City Council approved this conditional use permit that would allow the developer to complete this project. If permits have not been granted or construction drawings haven't been approved within a year, approvals expire. The applicant has been working towards approval of their construction drawings but came up short and the approvals expired. At their meeting held on October 25, 2022, the Planning Commission held a public hearing and recommended approval.

Link to presentation from Planner Dan Boles, including discussion between the City Council, and City staff: [00:06:58](#) [Recording 2]

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Link to motion: [00:12:20](#) [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the conditional use permit to add eight (8) additional units to the existing development to be known as Dixie Center Townhomes on approximately 1.54 acres located at approximately 850 East 600 South.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Pro Tem Hughes 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.

ADOPT THE DOWNTOWN PLANNING AREA/ORDINANCE:

Consider approval of an ordinance adopting the Downtown Area Plan.

BACKGROUND and RECOMMENDATION: The City has been undergoing the process of updating our General Plan, and in conjunction with this update, the City would like to present our Downtown Area Plan. This vision document focuses in on future planning within the downtown area. With the large size and many distinct neighborhoods in St. George, the City will benefit with several neighborhood-area plans. The first area plan to be presented for adoption is the Downtown Area Plan.

At their meeting held on October 18, 2022, the Planning Commission held a public hearing and recommended approval; no comments were made.

Link to presentation from Planner Carol Davidson, including discussion between the City Council, City staff, the Mayor Pro Tem, and Whitney Ward with VCBO Architectures: [00:13:05](#) [Recording 2]

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Link to motion: [00:41:02](#) [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the ordinance adopting the Downtown Area Plan as presented by staff, without the recommendations of the Planning Commission.

SECOND:

The motion was seconded by Councilmember Larkin.

Link to comments from the City Council: [00:41:30](#) [Recording 2]

Link to vote: [00:42:17](#) [Recording 2]

VOTE:

Mayor Pro Tem Hughes called for a roll call vote, as follows:

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

The motion carried.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Auburn Hills Phase 16, a 10-lot residential subdivision located at approximately the northwest corner of Auburn Hills Phase 1.

BACKGROUND and RECOMMENDATION: The proposed subdivision is located in the Desert Color development. The zoning is PD-R (Planned Development Residential). The proposed preliminary plat meets the current general plan designation and zoning. At their meeting held on October 25, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:43:10](#) [Recording 2]

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Link to motion: [00:44:21](#) [Recording 2]

MOTION:

A motion was made by Councilmember Tanner to approve the preliminary plat for Auburn Hills Phase 16, a 10-lot residential subdivision located at approximately the northwest corner of Auburn Hills Phase 1.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Pro Tem Hughes 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 Desert Canyons Business Phase 1, a 12-lot commercial subdivision located at approximately the intersection of Airport Parkway and Southern Parkway.

BACKGROUND and RECOMMENDATION: The proposed subdivision is located in the Desert Canyons area. The general plan is RES/OS and the zoning is C-2. The proposed preliminary plat meets the current general plan designation and zoning. At their meeting held on October 25, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council and staff: [00:44:47](#) [Recording 2]

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Link to motion: [00:46:05](#) [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the preliminary plat for Desert Canyons Business Phase 1, a 12-lot commercial subdivision located at approximately the intersection of Airport Parkway and Southern Parkway.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Pro Tem Hughes 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 Webb Acres Phases 2 and 3, a 49-lot residential subdivision located at approximately 3430 East and Seegmiller Drive.

BACKGROUND and RECOMMENDATION: The general plan designation on this property is LDR (Low Density Residential) and the zoning is RE-20 (Residential Estates 20,000 sq. ft. lot sizes). The proposed preliminary plat meets the current general plan designation and zoning. At their meeting held on October 25, 2022, the Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:46:30](#)
[Recording 2]

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Link to motion: [00:48:00](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to approve the preliminary plat for Webb Acres Phases 2 and 3, a 49-lot residential subdivision located at approximately 3430 East and Seegmiller Drive.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Pro Tem Hughes 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.

Link to Mayor Pro Tem Hughes recommending appointing City Manager John Willis to the WCIA Board: [00:48:40](#) [Recording 2]

Link to motion: [00:49:07](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to appoint John Willis to the WCIA Board.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Pro Tem Hughes 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.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Councilmember Larsen: [00:49:23](#) [Recording 2]

Link to reports from Councilmember McArthur: [00:49:48](#) [Recording 2]

Link to reports from Mayor Pro Tem Hughes: [00:50:40](#) [Recording 2]

Link to reports from Councilmember Larkin: [00:50:57](#) [Recording 2]

Link to additional reports from Mayor Pro Tem Hughes: [00:52:05](#) [Recording 2]

Link to additional reports from Councilmember Larkin: [00:53:12](#) [Recording 2]

Link to comments from City Manager John Willis: [00:53:30](#) [Recording 2]

ADJOURN TO A CLOSED MEETING:

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.

A closed session was not needed.

ADJOURN:

Link to motion: [00:54:13](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to adjourn.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

Mayor Pro Tem Hughes called for a vote, as follows:

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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