

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JANUARY 5, 2023 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

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

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Tani Pack Downing
Deputy City Attorney Jami Brackin
City Recorder Christina Fernandez
Assistant City Manager Deanna Brklacich
Assistant City Manager Marc Mortensen
Budget and Financial Planning Manager Robert Myers
Police Officer Mary Ann Wangsgard – left the meeting at approximately 5:30
Police Officer Nathan Lemke – left the meeting at approximately 5:30
Police Officer Cody Adams & K-9 Officer Enzo – left the meeting at
approximately 5:30
Administrative Services Director Trevor Coombs
Special Events Coordinator Sarah Reber
Assistant Public Works Director Wes Jenkins
Planner Carol Davidson
Planner Dan Boles
Planner Mike Hadley**

OTHERS PRESENT:

**Residents:
Steve Palmer with Hinton Burdick CPA's & Advisors
Indigo Klabanoff with the Saint George Market
Kat Puzey with the Downtown Farmer's Market
Diana Call with the DinosaurAh!torium Foundation
Applicant Stacy Young
Applicant David Hicks
Applicant John Walter**

CALL TO ORDER, INVOCATION, AND FLAG SALUTE:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Tim Martin with the Church of Jesus Christ of Latter-day Saints and member of the Interfaith Council and The Pledge of Allegiance was led by Councilmember Larsen.

Link to call to order, invocation, and flag salute: [00:00:00](#) [Recording 1]

MAYOR'S RECOGNITIONS AND UPDATES:

Link to recognition from Mayor Randall for Police Officer Mary Ann Wangsgard:

[00:03:11](#) [Recording 1]

Link to recognition from Mayor Randall for Police Officer Nathan Lemke: [00:05:25](#)
[Recording 1]

Link to recognition from Mayor Randall for Police Officer Cody Adams and K-9 Officer Enzo: [00:07:07](#) [Recording 1]

[Agenda Packet \[Page 7\]](#)

COMMENTS FROM THE PUBLIC:

Link to Mayor Randall outlining the rules for speaking and stating that those that wanting to speak on the Farmer's Market are not able to as the item is on tonight's agenda, City Attorney Tani Downing explaining why comments cannot be related to items on tonight's agenda or regarding pending actions coming before the Council: [00:09:20](#)

Link to comment from resident John Miles: [00:11:25](#) [Recording 1]

Link to comment from resident Greg Prince: [00:12:32](#) [Recording 1]

Link to comment from resident Cole Rasmussen: [00:15:01](#) [Recording 1]

Link to comment from resident Greg Aldred: [00:17:16](#) [Recording 1]

Link to comment from resident Katheryne Knight: [00:18:37](#) [Recording 1]

Link to comment from resident Richard Falconer: [00:20:25](#) [Recording 1]

Link to comment from resident August Nelson: [00:21:16](#) [Recording 1]

Link to comment from resident Erika Hodges: [00:23:36](#) [Recording 1]

Link to comment from resident Linda Kindred: [00:25:26](#) [Recording 1]

Link to comment from resident Steve Brazell: [00:25:33](#) [Recording 1]

Link to comments from Councilmember Larkin and Mayor Randall: [00:27:45](#)
[Recording 1]

Link to comment from resident Sonya Pullan: [00:28:12](#) [Recording 1]

Link to comments from Councilmember Tanner: [00:30:11](#) [Recording 1]

Link to comment from resident Laura Bean: [00:31:14](#) [Recording 1]

Link to comment from resident Micah Caffrey: [00:33:14](#) [Recording 1]

Link to comment from resident Sarah Ostler: [00:35:01](#) [Recording 1]

Link to comment from resident Curt Sorweid: [00:36:44](#) [Recording 1]

Link to comment from resident Keeton Lane: [00:37:33](#) [Recording 1]

Link to comment from resident Linda Stay: [00:38:49](#) [Recording 1]

Link to comment from resident Anthony Maurer: [00:41:21](#) [Recording 1]

Link to comment from resident Elise West: [00:43:33](#) [Recording 1]

Comment from City Manager John Willis regarding an item that was noticed as a public hearing but not added to tonight's agenda: [00:45:38](#) [Recording 1]

CONSENT CALENDAR:

a. Consider approval to award bid to L&L Mechanical for the replacement of the HVAC system at the Water & Energy Administration Building.

BACKGROUND and RECOMMENDATION: Bids were received for the replacement of the HVAC system at the Water and Energy Administration Building. L&L Mechanical was the low bidder in the amount of \$719,000. Staff recommends awarding the bid to L&L Mechanical.

b. Consider approval of the award of bid to Three Peaks Drilling for the concrete foundations Gap Canyon Parkway Transmission Line.

BACKGROUND and RECOMMENDATION: The transmission line will be installed along Gap Canyon Parkway from Aliente Drive to the new Canyon View Substation to feed the Divario and Sunbrook areas. Concrete foundations are being considered for the installation of transmission poles. Staff recommends awarding the bid to Three Peaks Drilling in the amount of \$320,872.00.

c. Consider approval to award bid to Feller Enterprises, LLC. for the construction of Fossil Falls Park.

BACKGROUND and RECOMMENDATION: Fossil Falls Park is roughly an 11-acre site located along Dinosaur Crossing Drive near the Grayhawk Apartments and is designated as a community park in the city's master plan. Much of that acreage is within the floodway of the Virgin River and made up of long narrow strips along the roadways. We propose to only develop 4.5 acres for the park and leave the rest natural or for future phases. The site has been known for many years as Skimboard Park and has attracted many people because of its ideal conditions. Park Planning held a neighborhood meeting with the local residents and their input has been considered and resulted in the implementation of the sand volleyball courts and preserving the natural areas near the river. The project includes a restroom building, a plaza with raised concrete planters/seat walls, sand volleyball courts, chat plaza, large playground with swings and a custom concrete slide, shade for the playground, a small grass area and landscaped

areas with an associated irrigation system. See attached site plan for park layout. Staff recommends awarding the bid to Feller Enterprises, LLC in the amount of \$2,052,362.55.

d. Consider approval to award a bid to Sunroc Corporation to complete the Dixie Drive Rehab Project and approve Change Order No. 1.

BACKGROUND and RECOMMENDATION: This project is part of the City's Pavement Management Program. It was advertised for competitive bidding and four (4) bids were received. Staff recommends awarding the bid to Sunroc Corporation in the amount of \$1,054,630.

e. Consider approval of a reimbursement agreement with the Washington County Flood Control Authority for the Washington Fields Flood Control System (Merrill Road).

BACKGROUND and RECOMMENDATION: This agreement is to reimburse the City for a portion of the cost of design and installation of a storm drain from Washington City boundary along Merrill Road to 3000 East in St. George. The reimbursement amount is \$400,000.

f. Consider approval of the minutes from the meetings held on November 3, 2022; November 10, 2022; November 17, 2022; November 30, 2022; December 8, 2022; and December 15, 2022.

Link to presentation from City Manager John Willis: [00:46:08](#) [Recording 1]

[Agenda Packet \[Page 21\]](#)

Link to motion: [00:46:36](#) [Recording 1]

MOTION:

A motion was made by Councilmember McArthur to remove item a to consider separately and to approve the remainder of the consent calendar.

Link to Councilmember Larkin recusing herself from voting on item a: [00:46:48](#) [Recording 1]

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.

Link to comments from Councilmember McArthur regarding item a: [00:47:02](#)
[Recording 1]

Link to motion: [00:47:41](#) [Recording 1]

MOTION:

A motion was made by Councilmember McArthur to approve item a from the consent calendar.

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 – recused herself
Councilmember Larsen – aye
Councilmember Tanner – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE UTILITY AND ROADWAY EASEMENT/ORDINANCE:

Public hearing and consideration of an ordinance to vacate a utility and roadway easement vacation located at approximately 1200 West and 5150 North.

BACKGROUND and RECOMMENDATION: This easement was granted to the City on April 2, 2004 by Doc. No. 00872824. The Joint Utilities Commission recommended approval due to the line being relocated to match future development.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:48:05](#)
[Recording 1]

[Agenda Packet \[Page 91\]](#)

Link to public hearing: [00:49:21](#) [Recording 1]

Link to motion: [00:49:36](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to approve the ordinance to vacate a utility and roadway easement vacation located at approximately 1200 West and 5150 North.

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.

**PUBLIC HEARING/VACATE A PORTION OF A PUBLIC UTILITY
EASEMENT/ORDINANCE:**

Public hearing and consideration of an ordinance to vacate a portion of an existing public utility easement located in the River Crossing development, east of River Road and south of George Washington Boulevard.

BACKGROUND and RECOMMENDATION: This easement was granted to the City on March 16, 1994 as Doc. No. 00461051. The Joint Utilities Commission recommended approval because of the line being relocated due to future development.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:50:11](#)
[Recording 1]

[Agenda Packet \[Page 96\]](#)

Link to public hearing: [00:50:48](#) [Recording 1]

Link to motion: [00:51:04](#) [Recording 1]

MOTION:

A motion was made by Councilmember Tanner to approve the ordinance to vacate a portion of an existing public utility easement located in the River Crossing development, east of River Road and south of George Washington Boulevard.

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.

**PUBLIC HEARING/VACATE A PORTION OF AN EXISTING POWER LINE
EASEMENT/ORDINANCE:**

Public hearing and consideration of an ordinance to vacate a portion of an existing power line easement located in the Ledges development.

BACKGROUND and RECOMMENDATION: This easement was granted to the City on March 27, 2013 as Doc. No. 20130011378. The Joint Utilities Commission recommended approval because of the realignment of the easement to follow future development.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:51:33](#)
[Recording 1]

[Agenda Packet \[Page 101\]](#)

Link to public hearing: [00:52:13](#) [Recording 1]

Link to motion: [00:52:29](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larsen to approve the ordinance to vacate a portion of an existing power line easement located in the Ledges development.

SECOND:

The motion was seconded by Councilmember McArthur.

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.

**PRESENTATION OF THE AUDITED ANNUAL COMPREHENSIVE FINANCIAL REPORT
(ACFR) FOR FISCAL YEAR 2022:**

BACKGROUND and RECOMMENDATION: This is the presentation of the City's audited 2022 Annual Comprehensive Financial Report (ACFR) conducted by Hinton Burdick CPA's & Advisors. Steve Palmer, CPA & Partner, will present his report and take Council questions. No action is needed.

Link to introduction from Administrative Services Director Trevor Coombs, presentation from Auditor Steve Palmer with Hinton Burdick CPA's & Advisors, including discussion between the City Council, Mr. Palmer, and City staff: [00:52:53](#)
[Recording 1]

[Agenda Packet \[Page 106\]](#)

REQUEST FOR CITY SPONSORSHIP:

Consider approval to continue sponsorship of the Saint George Market event taking place March 10-11 and October 20-21 at Town Square.

BACKGROUND and RECOMMENDATION: The Saint George Market is a platform for small businesses to grow. Setup and private/vendor pre-show on Friday, March 10, 2023, then the main event will be open to the public on Saturday, March 11, 2023, from 9AM-6PM. The sponsorship request includes: 1) Use of Town Square; 2) Paying a flat rate of \$200 for the parking lot (price is \$TBD); and 3) Fee waiver for the Sub-License fees for each vendor (\$5 each). Staff recommends sponsorship as the event is allowed at the Town Square parking lot, but no fees be waived.

Link to presentation from Assistant City Manager Marc Mortensen and Special Events Coordinator Sarah Reber, including discussion between the City Council, City staff, and applicant Indigo Klabanoff: [01:06:14](#) [Recording 1]

[Agenda Packet \[Page 339\]](#)

Link to motion: [01:11:57](#) [Recording 1]

MOTION:

A motion was made by Councilmember McArthur to approve to continue the sponsorship of the Saint George Market event taking place March 10-11 and October 20-21 at Town Square, including the recommendations of staff that the fee be \$250 per day for use of the Town Square parking lot and charging the sub-license fees for each vendor (\$5 each).

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.

REQUEST FOR CITY SPONSORSHIP:

Consider approval to continue sponsorship of the Downtown Farmer's Market event taking place each Saturday from February 4 through December 16 at Vernon Worthen Park.

BACKGROUND and RECOMMENDATION: In the past years the market has been on private property at Ancestor Square. Due to the growth of the market they moved to Vernon Worthen Park August 6 to make it a year-round event except for dates when the park is already in use by other events (Marathon, IRONMAN, etc). The continued sponsorship request includes: 1) Special Event fee waiver (\$150/day); 2) Sub-

license fee waiver (\$5/vendor/week); and 3) Park fee waived (\$400/week). Staff recommends sponsorship for another six (6) months and reassess at that point.

Link to presentation from Assistant City Manager Marc Mortensen and Special Events Coordinator Sarah Reber, including discussion between the City Council, Mayor Randall, applicant Kat Puzey, City staff, and Mayor Randall: [01:12:40](#) [Recording 1]

[Agenda Packet \[Page 358\]](#)

Link to motion: [01:51:07](#) [Recording 1]

MOTION:

A motion was made by Councilmember Larkin to approve the continued sponsorship of the Downtown Farmer's Market for six (6) months, meet as a Council and evaluate exactly what it means to be City-sponsored, and to make the determination over the next six (6) months and then meet with the Farmer's Market and also create a basic document that explains what it means to be a City-sponsored event that it becomes more clear and concise, and slowly ween people off of a sponsorship and figure out what that looks like.

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 – nay

The motion carried.

Link to comments from Councilmembers Larsen and Hughes and further discussion between Ms. Puzey, the City Council, and Mayor Randall: [01:52:20](#) [Recording 1]

Mayor Randall called for a 15-minute recess.

Link to comments from Councilmember Tanner and Mayor Randall: [00:00:00](#) [Recording 2]

AMEND AND ADOPT FEES/RESOLUTION:

Consider approval of a resolution to amend the fees for the Net Metering Program.

BACKGROUND and RECOMMENDATION: Customers in the net metering program have installed solar PV systems on their homes or businesses. The policy was adopted in 2005 and has been updated over the years. In 2018 the policy was updated to include a Solar Reliability Charge. This request is to increase that charge

based on the increased operational costs for the utility. Additionally, staff is requesting an increase to the bi-directional meter costs based on increased cost for the meters. Staff has determined that the charge should be increased from \$.02328 to \$.0255 per kWh and the Bi-Directional single-phase increase to \$424 and the Bi-directional Meter 3 Phase increase to \$515.

Link to introduction from City Manager John Willis and presentation from Water & Power Conservationist Rene Fleming, including discussion between the City Council and Ms. Fleming: [00:00:30](#) [Recording 2]

[Agenda Packet \[Page 371 \]](#)

Link to motion: [00:03:13](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to approve the resolution to amend the fees for the Net Metering Program.

SECOND:

The motion was seconded by Councilmember McArthur.

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 AND ADOPT FEES/RESOLUTION:

Consider approval of a resolution amending and adopting fees for the St. George Discovery Site at Johnson Farm.

BACKGROUND and RECOMMENDATION: In 2010, the City of St. George entered into a Lease Agreement with the DinosaurAh!torium Foundation for the purposes of operating and administering the site. The Agreement states that any admission fee, charges for use of the site, fees or charges for tours or activities on the site or any other fee or fee waivers for the admission, use, or touring of the site shall be approved by resolution of the City Council. Staff recommends approval of the proposed fee increases.

Link to introduction from City Manager John Willis and presentation from Assistant City Attorney Ryan Dooley, including comments from Diana Call with the DinosaurAh!torium Foundation and discussion between the City Council and Ms. Call: [00:03:36](#) [Recording 2]

[Agenda Packet \[Page 375\]](#)

Link to motion: [00:07:42](#) [Recording 2]

MOTION:

A motion was made by Councilmember Tanner to approve the resolution amending the fees for the St. George Discovery Site at Johnson Farm.

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.

ZONE CHANGE/ORDINANCE:

Consider approval of an ordinance amending the City zoning map by changing the zone from RCC (Residential Central City) to PD-C (Planned Development Commercial) on approximately 0.27 acres located at 184 North 200 West to allow for a future boutique hotel containing no more than sixteen (16) rooms for a project to be known as STG Inn. Case No. 2022-ZC-050

BACKGROUND and RECOMMENDATION: The applicant is requesting an initial zone change on this property. The applicant has provided a narrative, use list, and conceptual site plan. The conceptual site plan shows the location of where the hotel and parking lot would be placed on this site. There is a single-family home on this parcel which has been split into no more than four (4) rental units. At their meeting held on December 13, 2022, the Planning Commissioners held a public hearing and recommended approval with a vote of 6-0.

Link to introduction from City Manager John Willis and presentation from Planner Carol Davidson, including discussion between the City Council, City staff, applicant Stacy Young, and City Manager John Willis: [00:08:09](#) [Recording 2]

[Agenda Packet \[Page 379\]](#)

Link to motion: [00:17:46](#) [Recording 2]

MOTION:

A motion was made by Councilmember Mc Arthur to approve the ordinance amending the City zoning map by changing the zone from RCC (Residential Central City) to PD-C (Planned Development Commercial) on approximately 0.27 acres located at 184 North 200 West to allow for a future boutique hotel with the conditions of the Planning Commission, removing the condition of no

more than sixteen (16) keys, noting that the Council has not approved the site plan.

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.

ZONE CHANGE/ORDINANCE:

Consider approval of an ordinance changing the zone from C-2 (Commercial), R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size), and R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on approximately 10.093 acres located in Desert Canyons off of Skywalker Drive for a project to be known as Desert Terrace at Desert Canyons. Case No. 2022-ZC-045

BACKGROUND and RECOMMENDATION: Desert Canyons Master Plan was approved in 2007 and Desert Terrace is a new residential subdivision in Desert Canyons. At their meeting held on October 25, 2022, the Planning Commission held a public hearing and recommended approval with conditions, with a vote of 5-0. There were no comments at the public hearing.

Link to presentation from Planner Mike Hadley, including discussion between the City Council, City staff, and City Manager John Willis: [00:18:45](#) [Recording 2]

[Agenda Packet \[Page 403\]](#)

AND

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Desert Terrace at Desert Canyons, a 32-lot residential subdivision located at approximately 2800 East Skywalker Drive.

BACKGROUND and RECOMMENDATION: The current general plan land use designation on this property is Residential (RES) and the current zoning is C-2, R-1-10 and R-1-12. The current general plan land use designation on this property is Residential (RES) and the current zoning is C-2, R-1-10 and R-1-12. The preliminary plat meets the requirements of the current general plan land use designation and zoning. The Planning Commission recommended approval.

Link to presentation from Assistant Public Works Director Wes Jenkins: [00:24:45](#)
[Recording 2]

[Agenda Packet \[Page 421\]](#)

Link to motion: [00:25:46](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to approve ordinance changing the zone from C-2 (Commercial), R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size), and R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) to PD-R (Planned Development Residential) on approximately 10.093 acres located in Desert Canyons off Skywalker Drive for a project to be known as Desert Terrace at Desert Canyons with the recommendation from the Planning Commission that the style match the adjacent project and to add one (1) guest parking space.

SECOND:

The motion was seconded by Councilmember McArthur.

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.

Link to motion: [00:26:56](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larkin to approve the preliminary plat for Desert Terrace at Desert Canyons, a 32-lot residential subdivision located at approximately 2800 East Skywalker Drive.

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.

AMEND PD-R ZONE/ORDINANCE:

Consider approval of an ordinance amending an approved PD-R (Planned Development Residential) zone on approximately 48.63 acres located east of 3000 East Street and south of Merrill Road for the purpose of redesigning the layout, elevations, and adding four (4) additional units for a project to be known as Viviano at Red Cliffs. Case No 2022-ZCA-051

BACKGROUND and RECOMMENDATION: On October 21, 2021, The Park at Temple View PD-R (Planned Development Residential) project was first presented to the Planning Commission and City Council. The project was a 268-unit subdivision with single-family, duplex, and townhome units. All units were to remain under single ownership and be available for rent. The project was approved conditioned on the traffic study review of the location and the need for a signal on 3000 E. Street. On July 21, 2022, the applicant returned with an amended plan that addressed the traffic study condition and added additional land which increased the units to 292. This amendment was also approved. At their meeting held on December 13, 2022, the Planning Commission held a public hearing where applicant returned to present an updated site plan and recommended approval with a vote of 6-0.

Link to presentation from Planner Carol Davidson, including discussion between the City Council, City staff, City Manager John Willis, and applicant David Hicks: [00:27:18](#) [Recording 2]

[Agenda Packet \[Page 429\]](#)

AND

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Viviano at Red Cliffs, a 25-lot residential subdivision located at the southeast corner of the intersection of 3000 East and Merrill Road.

BACKGROUND and RECOMMENDATION: The General Plan shows the current land use designations on this property as both MDR (Medium Density Residential) and LDR (Low Density Residential). The zoning on this property is PD-R (Planned Development Residential). The General Plan shows the current land use designations on this property as both MDR (Medium Density Residential) and LDR (Low Density Residential). The preliminary plat meets the requirements of the current general plan land use designation and zoning. The Planning Commission recommend approval.

Link to presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council and City staff: [00:49:56](#) [Recording 2]

[Agenda Packet \[Page 484\]](#)

Link to discussion between the City Council and City Manager John Willis regarding the proposed PD-R amendment: [00:52:53](#) [Recording 2]

Link to motion: [00:54:20](#) [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the ordinance amending an approved PD-R (Planned Development Residential) zone on approximately 48.63 acres located east of 3000 East Street and south of Merrill Road, staying with the original home designs and the original home counts, with the recommendations from the Planning Commission, except for #3 – that the developer will work with staff to add additional elements to the structures that backs onto public streets.

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.

Link to motion: [00:55:50](#) [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the preliminary plat for Viviano at Red Cliffs, a 25-lot residential subdivision located at the southeast corner of the intersection of 3000 East and Merrill Road according to how it would apply to the original plat as it was just approved.

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 PD-C ZONE/ORDINANCE:

Consider approval of an ordinance amending the City zoning map by amending the existing Snow Canyon Commercial Center PD-C (Planned Development Commercial) zone to allow development of a 3,500 sq. ft. retail building, including review of the site plan, layout, access, parking, elevations, colors, and materials on approximately 0.75 acres located at the

southwest corner of Snow Canyon Parkway and 2000 North for a project to be known as Snow Canyon Commercial Center Pad A. Case No. 2022-ZCA-042

BACKGROUND and RECOMMENDATION: In December of 2018, the property was rezoned to PD-C (Planned Development Commercial) and a use list was approved for the development. At that time, no specific plans were reviewed and approved. In March of 2021, the site was revised to allow a grocery store on the site. As part of that approval, a pad site was shown on the plans with the intent to come back in the future for approval of that building. At their meeting held on November 15, 2022, the Planning Commission held a public hearing and recommended approval with a vote of 7-0.

Link to presentation from Planner Dan Boles, including discussion between the City Council, City staff, applicant John Walter, and City Manager John Willis: [00:56:31](#)
[Recording 2]

[Agenda Packet \[Page 496\]](#)

AND

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Snow Canyon Commercial Subdivision Phase 2, a 2-lot commercial subdivision located at approximately 2000 North and Snow Canyon Parkway.

BACKGROUND and RECOMMENDATION: The current general plan land use designation for this property is Commercial and the current zoning on the property is Planned Development Commercial (PD-C). The preliminary plat meets both the current general plan land use designation and the zoning. At their meeting held on November 15, 2022, the Planning Commission recommended approval with a vote of 7-0.

Link to presentation from Assistant Public Works Director Wes Jenkins: [01:04:25](#)
[Recording 2]

Link to discussion between the City Council and City Manager John Willis: [01:05:00](#)
[Recording 2]

[Agenda Packet \[Page 516\]](#)

Link to motion: [01:06:25](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to approve the ordinance amending the City zoning map by amending the existing Snow Canyon Commercial Center PD-C (Planned Development Commercial) zone to allow development of a 3,500 sq. ft. retail building, including review of the site plan, layout, access, parking, elevations, colors, and materials on

approximately 0.75 acres located at the southwest corner of Snow Canyon Parkway and 2000 North for a project to be known as Snow Canyon Commercial Center Pad A with the conditions from the Planning Commission as follows: 1) a cross parking agreement is created between Pad A and Digby's site; 2) any light poles are limited to 20' in height; and 3) vegetation along Snow Canyon Parkway matches the species and amount already on Snow Canyon Parkway.

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.

Link to motion: [01:07:24](#) [Recording 2]

MOTION:

A motion was made by Councilmember Tanner to approve the preliminary plat for Snow Canyon Commercial Subdivision Phase 2, a 2-lot commercial subdivision located at approximately 2000 North and Snow Canyon Parkway.

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 SECTIONS OF TITLE 10 OF CITY CODE/ORDINANCE:

Consider approval of an ordinance amending various sections of Title 10 of the St. George City Code as they relate to setbacks on alleyways, parking location requirements, and findings for parking deviations to be known as Parking and Setback regulation amendment. Case No. 2022-ZRA-006

BACKGROUND and RECOMMENDATION: Approximately a month ago some changes were made to the separation and setbacks sections throughout the city code. Since that time, staff met with City Council to discuss some concerns about setbacks along alleyways, parking standards in multi-family developments and parking for short-

term rentals. At the meeting, staff was directed to look at some changes to the code that would address the concerns of the City Council. At their meeting held on December 13, 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 Manager John Willis: [01:08:00](#) [Recording 2]

[Agenda Packet \[Page 522\]](#)

Link to motion: [01:16:30](#) [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the ordinance amending various sections of Title 10 of the St. George City Code as they relate to setbacks on alleyways, parking location requirements, and findings for parking deviations to be known as Parking and Setback regulation amendment as originally written, without the conditions of the Planning Commission.

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.

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

Link to Mayor Randall recommending the appointment of Ben Rogers to the Planning Commission for a 2-year term, and to re-appoint Steve Kemp to the Planning Commission for a 2-year term and to appoint him as the Chair of the Planning Commission: [01:17:02](#) [Recording 2]

Link to motion and comments from the City Council: [01:17:20](#) [Recording 2]

MOTION:

A motion was made by Councilmember McArthur to approve the Mayor's recommendation.

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 – nay

The motion carried.

REPORTS AND UPDATES FROM THE MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to report from Councilmember Larsen: [01:23:14](#) [Recording 2]

Link to report from Councilmember Tanner: [01:23:46](#) [Recording 2]

ADJOURN AND 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: [01:24:59](#) [Recording 2]

MOTION:

A motion was made by Councilmember Larsen to adjourn from the Regular Meeting and reconvene in the Administrative Conference Room for a closed session to discuss a property land acquisition or sale and the character and professional competence or physical or mental health of an individual.

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.

/s/Christina Fernandez

Christina Fernandez, City Recorder