

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 6, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Pro Tem Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

EXCUSED:

Mayor Michele Randall

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Assistant Public Works Director Wes Jenkins
Planner Dan Boles
Parks and Community Services Director Shane Moore
Planner Brenda Hatch
Planner Brian Dean
Community Development Director Carol Winner**

OTHERS PRESENT:

Representatives from Youth Futures

CALL TO ORDER:

Mayor Pro Tem Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Reverend Katie Langston with the New Promise Lutheran Church and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

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

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

- a. Read a Proclamation proclaiming November, 2025 as Homeless Youth Awareness Month.**

Link to Councilmember Larsen reading a proclamation proclaiming November, 2025 as Homeless Youth Awareness Month; the proclamation was accepted by representatives from Youth Futures: [00:01:20](#)

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Link to Mayor Pro Tem Hughes noting that items 7 and 8 have been removed from the agenda: [00:06:08](#)

COMMENTS FROM THE PUBLIC:

Link to Mayor Pro Tem Hughes outlining the rules for commenting: [00:06:30](#)

Link to comments from resident Aubrey Stevens: [00:07:23](#)

Link to comments from resident Cordell Stevens: [00:10:38](#)

Link to comments from resident Weston Stevens: [00:13:00](#)

Link to comments from resident Nicole Mowery: [00:14:07](#)

Link to comments from resident Brad Bennett: [00:14:41](#)

CONSENT CALENDAR:

a. Consider approval of the purchase of a Vaccon Hydro Excavator VX312LHE from Cate Equipment for the Water Services Department.

BACKGROUND and RECOMMENDATION: This item is for the purchase of a Vaccon Hydro Excavator from Cate Equipment through state contract in the total amount of \$234,879.82 (net trade-in value). The Water Services Department utilizes hydro-excavation equipment for most of the pipeline break repairs and to locate utilities. With a high pressure jet stream, the hydro-excavator is less damaging to the roadways and other utilities than conventional excavation. Excavation with the hydro-excavator can happen prior to utilities being located by Blue Stakes as this method is not damaging to existing utilities. This Vaccon Hydro-Excavator will replace an existing unit #3152. Staff recommends approval.

b. Consider approval of a Line Extension Agreement with Dixie Power for the West Taxi Lane Extension Project.

BACKGROUND and RECOMMENDATION: This item is for a line extension agreement with Dixie Power for the West Taxi Lane Extension Project in the total amount of \$147,030.65. This agreement is for the installation, materials, and trenching to bring power service for the West Side Taxi Lane infrastructure. Staff recommends approval.

c. Consider approval of a Professional Services Agreement (PSA) with The Quotient Group dba QFactor for advertising services inside the St George Regional Airport Terminal.

BACKGROUND and RECOMMENDATION: This agreement is for the Quotient Group (QFactor) to provide professional services, including the selling of advertising for placement on static and digital displays, wall murals, banners and any other types of displays that City may install for purposes of advertising in various locations.

d. Consider approval of a Professional Service Agreement with Rosenberg Associates for the design of Gap Canyon Parkway - Alienta to Sunbrook.

BACKGROUND and RECOMMENDATION: This contract is for the design of Gap Canyon Parkway from Alienta to Sunbrook with Rosenberg Associates in the amount of \$107,500. Staff recommends approval.

- e. Consider approval of awarding change order to Bleachers International for additional bleacher engineering, bleacher system (materials), and installation for the Dixie Sunbowl Renovation Project.**

BACKGROUND and RECOMMENDATION: This item is to award a change order to Bleachers International for additional bleacher engineering, bleacher system (materials), and installation for the Dixie Sunbowl Renovation Project in the amount of \$1,024,808. The original amount approved by City Council on August 8, 2025 for Bleachers International was \$2,321,993. Since the original approval, several bleacher design and layout meetings were held with Bleachers International, Hughes General Contractors (CM/GC on project), and the consulting architect to refine and finalize the bleacher layout in order to provide the best viewing opportunities and comfortable seating for spectators. Another outcome of the meeting was to use bleacher materials for ramps and concourses that would otherwise be constructed of more expensive concrete. The Dixie Sunbowl Renovation Project is a 2023 Trails, Parks and Recreation G.O. Bond project. Staff recommends approval.

- f. Consider approval of a Professional Services Agreement with Rosenberg Associates for the design of George Washington Boulevard from River Road to the proposed George Washington Boulevard Bridge.**

BACKGROUND and RECOMMENDATION: This item is a professional service agreement with Rosenberg Associates for the design of the George Washington Blvd. from River Road in the amount of \$198,500. This agreement provides a comprehensive engineering work plan for the City of St. George, including coordination with city departments, utilities, consultants, and property owners; completion of FEMA and USCOE permitting; updates to base maps and technical studies; and preparation of detailed civil, roadway, and trail construction plans, as well as bid and contract documents. Staff recommends approval.

- g. Consider approval to continue sponsorship of the annual Festival de Juan Event, organized by Canyon Media/Juan 106 FM on December 6, 2025 at Vernon Worthen Park.**

BACKGROUND and RECOMMENDATION: This event started in 2017. The sponsorship includes: 1) Fee waiver for the Special Event application fee; 2) Fee waiver for sublicense fees; 3) Fee waiver for Park reservation fee; 4) Fee Waiver for Encroachment Fee for street closure of 300 South Street; 5) Setup of additional stage at Vernon Worthen Park; 6) Booth for St George Police Department to interact with community members; 7) Provide and set up 20 picnic tables near food area; 8) Provide and setup trash cans and liners throughout festival; 9) Provide City Fire Truck for display, if truck and crew are available.

- h. Consider approval of the minutes from the meetings held on October 9, 2025 (work meeting); October 9, 2025 (regular meeting); October 16, 2025; October 23, 2025; and October 23, 2025 (joint work meeting with Washington County Commission).**

Link to presentation from City Manager John Willis: [00:15:45](#)

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Link to motion: [00:16:10](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE MUNICIPAL UTILITY EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2025-091 vacating a municipal utility easement, adjoining Lot 114 of Waters Edge at Desert Color Shores.

BACKGROUND and RECOMMENDATION: The subdivision plat identifies Lot 114 as a building pad surrounded by common areas. The new owner of Lot 114 intends to construct a slightly larger home that extends beyond the original building pad limits. By vacating the adjoining municipal utility easements, which are designated as common, limited common, and limited common driveways, and by amending the subdivision plat, Lot 114 will function more like a traditional building lot rather than a designated building pad. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council, Planner Dan Boles, and Mr. Jenkins: [00:16:31](#)

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Link to public hearing; no comments were provided: [00:19:56](#)

Link to motion: [00:20:15](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2025-091 vacating a municipal utility easement, adjoining Lot 114 of Waters Edge at Desert Color Shores.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

FILING OF APPLICATION AND DESIGNATION OF AUTHORIZED OFFICER/RESOLUTION:

Consider approval of Resolution No. 2025-026R authorizing the filing of an application and designation of an authorized officer to execute the application for a lease or patent of land under the recreation and public purposes act, as amended for a future Tonaquint cemetery.

BACKGROUND and RECOMMENDATION: This is a resolution that is required by the BLM to apply for a R&PP lease on 10 acres of property located in the Tonaquint area on Mesa Palms Drive. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Parks and Community Services Director Shane Moore: [00:20:48](#)

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Link to motion: [00:21:46](#)

MOTION:

A motion was made by Councilmember Larsen to approve Resolution No. 2025-026R authorizing the filing of an application and designation of an authorized officer to execute the application for a lease or patent of land under the recreation and public purposes act, as amended for a future Tonaquint cemetery.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2025-092 amending the City Zoning Map by changing the zone on a parcel that was designated as part of the UDOT right of way and has not been zoned, to C-2 (Highway Commercial) on approximately 0.98 acres generally located at the northeast corner of Desert Canyons Parkway and the off ramp for the Southern Parkway. (2025-ZC-017 - Desert Corner Zone Change)

BACKGROUND and RECOMMENDATION: The underlying general plan is COM (Commercial) with the adjacent zoning of C-2 (Highway Commercial) and PD-R (Planned Development Residential). At their meeting held on October 14, 2025, the Planning Commission held a public hearing, and recommended approval with no conditions with a unanimous vote of 7-0. There were no public comments.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch: [00:22:32](#)

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Link to motion: [00:23:52](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-092 amending the City Zoning Map by changing the zone on a parcel that was designated as part of the UDOT right of way and has not been zoned, to C-2 (Highway Commercial) on approximately 0.98 acres generally located at the northeast corner of Desert Canyons Parkway and the off ramp for the Southern Parkway.

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 Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-095 amending the City's General Plan by changing the general plan from LDR (Low Density Residential) to COM (Commercial) on approximately 5.0 acres located west of the Tuscan Hills and Tuscan Heights development. (Case No. 2025-GPA-014 - Planetboys Commercial GPA)

BACKGROUND and RECOMMENDATION: The General Plan on the subject property calls for LDR (Low Density Residential). LDR and OS (Open Space) are prevalent in the area. With some of the changes anticipated in the area, the applicant is asking for a change of general plan designation from LDR (Low Density Residential) to COM (Commercial) on 5.0 acres of their property. The Planning Commission heard their request and held a public hearing on October 14, 2025 and recommend approval with a 7-0 vote and no conditions.

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Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including comments from Councilmember Kemp: [00:24:34](#)

Link to motion: [00:27:02](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-095 amending the City's General Plan by changing the general plan from LDR (Low Density Residential) to COM (Commercial) on approximately 5.0 acres located west of the Tuscan Hills and Tuscan Heights development.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-096 amending the City General Plan by changing the general plan from AE (Agriculture Estates) to MDR (Medium Density Residential) and SL (Sensitive Lands) on approximately 10.977 acres generally located south of Southern Parkway and east of the Desert Canyons Master Planned Community. (Case No. 2025-GPA-013 - Desert Canyons Addition 2)

BACKGROUND and RECOMMENDATION: The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. In September 2025, the City Council approved an ordinance to annex the property mentioned above into the City of St. George. Per 10-1-11 of City Code, all new annexed areas shall be assigned a general plan land use designation of AE (Agricultural Estates) and zoned A-20 (Agricultural).

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean: [00:27:43](#)

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Link to motion: [00:29:20](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-096 amending the City General Plan by changing the general plan from AE (Agriculture Estates) to MDR (Medium Density Residential) and SL (Sensitive Lands) on approximately 10.977 acres.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-097 amending the White Dome Townhomes PD-R (Planned Development Residential) zone on approximately 8.22 acres generally located south of White Dome Drive and west of White Trails Drive. (2025-PDA-029 - White Dome Townhomes)

BACKGROUND and RECOMMENDATION: The proposal is to revise the townhome height, materials, colors and finishes only. The unit count, density and layout will remain the same. At their meeting held on October 14, 2025, the Planning Commission held a public hearing and recommended approval with the following condition, 1. That the applicant work with Staff to break up the back of all the units with some kind of variation or color to improve that back stretch, with a unanimous 7-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch, including discussion between the City Council, City Manager John Willis, applicant Mike Terry, and Ms. Hatch: [00:30:25](#)

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Link to motion: [00:37:22](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2025-097 amending the White Dome Townhomes PD-R (Planned Development Residential) zone on approximately 8.22 acres generally located south of White Dome Drive and west of White Trails Drive, without including any additional conditions.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-098 amending the White Cliffs Townhomes PD-R (Planned Development Residential) zone. (Case No. 2025-PDA-028 – White Cliff Townhomes)

BACKGROUND and RECOMMENDATION: In March of 2021, the City Council approved the Southern Hills – West Area Zone Plan. Included as part of the approval was the White Cliffs Townhomes in Area 4, generally located north of White Dome Dr. and west of White Trails Dr. The White Cliffs Townhomes PD-R was approved for 16 buildings, comprising of 58 total units and an overall density of 11.93 units per acre, which aligned with the medium-high density designation in the General Plan in effect at the time. The buildings were to have a maximum height of 29’ 8”, measured to the highest point. City code permits PD-R zones to have a building height of 40 feet, measured to the midpoint of the roof. Approved building materials, as specified in the 2021 elevations, include Hardiplank fascia and trim, shingles, lap siding, and board-and-batten siding, stone siding, and concrete roof tiles, with a white and grey color palette.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean: [00:38:12](#)

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Link to motion: [00:40:15](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-098 amending the White Cliffs Townhomes PD-R (Planned Development Residential) zone, not adding conditions.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2025-099 amending portions of Title 3 of City Code as it relates to Temporary Parking Lot Business standards. (Case No. 2025-ZRA-013)

BACKGROUND and RECOMMENDATION: On December 15, 2022, an amendment was approved to add mobile business to Title 10 as a permitted use with standards and to create those specific standards. In 2022, the City's code did not allow mobile businesses; therefore, provisions were created and adopted. In 2023, the State adopted a new code that prevented cities from requiring mobile businesses to comply with the adopted zoning ordinance. On November 16, 2023, the City Council approved a Zoning Regulation Amendment to rename mobile businesses to temporary parking lot businesses and adjust the requirements in Title 3. Section 3-2W-5 enacted a two year time limit for this code.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, City Manager John Willis, Community Development Director Carol Winner, and Mr. Dean: [00:40:57](#)

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

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-099 amending portions of Title 3 of City Code as it relates to Temporary Parking Lot Business standards.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye

Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Mayor, Councilmembers, and City Manager: [00:45:49](#)

ADJOURN TO A CLOSED MEETING:

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

Link to motion: [00:46:59](#)

MOTION:

A motion was made by Councilmember Larkin to adjourn to a closed meeting to discuss property acquisition or sale.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

Councilmember Hughes – aye
Councilmember Larkin – aye
Councilmember Larsen – aye
Councilmember Tanner – aye
Councilmember Kemp – aye

The vote was unanimous and the motion carried.

The meeting adjourned following the closed meeting.

/s/Christina Fernandez

Christina Fernandez, City Recorder