

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
APRIL 2, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Michelle Tanner
Councilmember Natalie Larsen
Councilmember Steve Kemp
Councilmember Austin Anderson**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Finance Director Tiffany LaJoice
Parks and Community Services Director Shane Moore
Several Staff Members from Parks and Community Services
Budget Manager Jared Edwards
Public Works Director Cameron Cutler
Planner Brian Dean
Community Development Director Carol Winner**

OTHERS PRESENT:

**Chad McWilliams from Greater Zion
Citizen Volunteer Julie Adams
Several Residents
Brad Last with Utah Tech University
Applicant Lonnie Gubler
Applicant Rick Meyer
Applicant Colby Anderson**

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Pastor Curt Sorweid Pastor with the Southern Utah Home Away Church and The Pledge of Allegiance to the Flag was led by Councilmember Anderson.

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

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

a. Read a Proclamation for JustServe.

Link to Councilmember Larsen reading a proclamation for JustServe; the proclamation was accepted by Cheryl Young: [00:04:20](#)

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b. Read a Proclamation proclaiming April, 2026 as Sexual Assault Awareness Month.

Link to Councilmember Larkin reading a proclamation for proclaiming April, 2026 as Sexual Assault Awareness Month; the proclamation was accepted by Brennen Doherty: [00:09:46](#)

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c. Appointment of the Finance Director.

Link to Mayor Hughes recommending the appointment of Tiffany LaJoice as the Finance Director: [00:13:38](#)

Link to motion: [00:14:30](#)

MOTION:

A motion was made by Councilmember Larsen to appoint Tiffany LaJoice as the Finance Director.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Hughes called for a vote, as follows:

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

The vote was unanimous and the motion carried.

Link to comments from Finance Director Tiffany LaJoice and Mayor Hughes: [00:14:50](#)

d. Recognize Parks & Community Services for recent awards.

Link to recognition of Parks & Community Services for recent awards; including reading a proclamation proclaiming Arbor Day: [00:16:37](#)

COMMENTS FROM THE PUBLIC:

Link to Mayor Hughes outlining the rules for commenting: [00:23:55](#)

Link to comments from resident Jake Corkin: [00:24:50](#)

Link to comments from resident Ronald Everett: [00:27:07](#)

CONSENT CALENDAR:

a. Consider approval of award of bid to Zion Engineering for the replacement of HVAC system for the St. George Museum of Art.

BACKGROUND and RECOMMENDATION: The Art Museum's HVAC system is over 20 years old and is no longer cooling adequately. To ensure the facility remains functional through the summer months, a replacement is necessary this spring. Bids were received for the replacement of the HVAC system at the Art Museum. The award amount is \$135,747.16. Staff recommends approval.

b. Consider approval of award of bid to ECO Premier Builders for the Dixie Academy Rehabilitation Project.

BACKGROUND and RECOMMENDATION: This item is for the rehabilitation of the roof for the Dixie Academy building. The current roof is over 25 years, in poor condition and in need of replacement. Staff went out for bid and received three bids. The apparent low bid was received from ECO Premier Builders in the amount of \$308,883. Staff recommends award to ECO Premier Builders in the amount of \$308,883 contingent upon approval of the associated budget amendment.

c. Consider approval of a Real Property Donation Agreement between City of St. George and Creekside Village Owners Association, a Utah non-profit corporation.

BACKGROUND and RECOMMENDATION: This lot purchase was funded by the flood control authority funding with the intent to keep this area close to the river open space. HOA will maintain this lot as open space. Staff recommends approval.

d. Consider award of bid to Miller Tree Excavation for the construction of various transmission pole foundations.

BACKGROUND and RECOMMENDATION: The award of this bid is for the construction of seven transmission pole foundations at various locations within St. George, necessitated by the I-15 and Bluff Street roadway projects, as well as upgrades to existing transmission pole structures. The Bid closed on March 20th, 2026, and four bids were received. The bids have been evaluated, and staff recommends awarding the contract to Miller Tree Excavation in the amount of \$274,596.00.

e. Consider approval of entering into a Landscape Maintenance Agreement with Dixie Power for the Washington Fields Substation landscape.

BACKGROUND and RECOMMENDATION: This landscape maintenance agreement is for Dixie Power to install the landscape and irrigation for the Washington Fields Substation and an adjacent parcel to the north owned by the City of St. George. The City in turn will maintain the landscape and irrigation for both parcels in perpetuity. There is no cost to the City for the initial installation of the landscape and irrigation. Staff recommends approval.

f. Consider award of bid to Fuel Tec LLC for the construction of the Fuel Island at the new Suntran Facility.

BACKGROUND and RECOMMENDATION: This is to award a bid for construction of a city fuel island at the new Suntran Facility located on Brigham Road. This fuel island would be available for use by all city operations and provide a major benefit to operations and fire stations in the South Block. Staff went out for bids and received 1 bid back. The bid received was from Fuel Tech LLC. Fuel Tech LLC provided three separate quotes with their bid that provided alternate pricing for a steel tank, fiber tank, or a steel tank currently in stock. The overall bid includes: dispensers, fuel master card system, installation of two fuel tanks, one (1) 20K gallon and one (1) 6K gallon DEF, a concrete pad, and a sunshade over tanks. Staff recommends award to Fuel Tech LLC in the amount of \$844,297.68 that includes the alternate pricing for the steel tank currently in stock.

g. Consider approval of the minutes from the meetings held on March 5, 2026 (work meeting); and March 5, 2026 (regular meeting).

Link to presentation from City Manager John Willis: [00:32:24](#)

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Link to motion: [00:32:45](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

Mayor Hughes called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FY 2025-26 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2026-006R to review and approve amendments to the Fiscal Year 2025-26 Budget.

BACKGROUND and RECOMMENDATION: State statute requires a public hearing when changes are requested to the City's budget. Staff typically bring budget openings forward to the City Council for consideration on a quarterly basis based on changes that occur during the fiscal year. Staff recommends taking public comment and approval of the resolution.

Link to introduction from City Manager John Willis and presentation from Budget Manager Jared Edwards: [00:33:00](#)

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Link to public hearing; no comments were provided: [00:34:22](#)

Link to motion: [00:34:42](#)

MOTION:

A motion was made by Councilmember Kemp to approve Resolution No. 2026-006R to review and approve amendments to the Fiscal Year 2025-26 Budget.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE PORTIONS OF A PLATTED ROADWAY/ORDINANCE:
Public hearing and consideration of Ordinance No. 2026-023 vacating portions of a platted roadway located at 200 East Street and 300 East Street, south of 700 South Street at the driveway entrances servicing Dixie High School.**

BACKGROUND and RECOMMENDATION: The Washington County School District is proposing to reconfigure the parcel boundaries between Dixie High School and the City Pool. Currently, the existing property lines do not align with the fenced areas. With the proposed roadway vacation, a land exchange will occur to resolve ownership discrepancies for the respective areas. The Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval.

Link to introduction from City Manager John Willis and presentation from Public Works Director Cameron Cutler: [00:35:17](#)

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Link to public hearing; no comments were provided: [00:36:58](#)

Link to motion: [00:37:12](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2026-023 vacating portions of a platted roadway located at 200 East Street

and 300 East Street, south of 700 South Street at the driveway entrances servicing Dixie High School.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE A PORTION OF A PUBLIC UTILITY AND DRAINAGE EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-024 vacating a portion of a 7.50-foot-wide public utility and drainage easement along with a 10-foot-wide ingress/egress easement for maintenance, located along Lots 78 and 79, Twin Creeks at Stone Bridge Phase 2 Amended and Extended.

BACKGROUND and RECOMMENDATION: There are existing easements on Lots 78 and 79 within Twin Creeks at Stone Bridge Phase 2 Amended and Extended. Swimming pools and block walls have been constructed within portions of these easement areas. The property owners are requesting that the easements be vacated on their respective lots to remove any potential encumbrances or liabilities tied to these improvements. Their concern is that, if the easement were ever exercised for utility purposes, the pools or walls could be subject to removal or damage, resulting in significant financial loss. Vacating the easements would eliminate this risk and provide long-term protection for the existing structures. The Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval.

Link to introduction from City Manager John Willis and presentation from Public Works Director Cameron Cutler, including discussion between the City Council and Mr. Cutler: [00:37:55](#)

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Link to public hearing; including comments from resident Brad Nelson: [00:40:11](#)

Link to motion: [00:40:47](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2026-024 vacating a portion of a 7.50-foot-wide public utility and drainage easement along with a 10-foot-wide ingress/egress easement for

maintenance, located along Lots 78 and 79, Twin Creeks at Stone Bridge Phase 2 Amended and Extended.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE A PORTION OF A PLATTED ROADWAY/ORDINANCE:
Public hearing and consideration of Ordinance No. 2026-025 vacating a
portion of a platted roadway, located at the intersection of 400 South Street
and 1000 East Street.**

BACKGROUND and RECOMMENDATION: Utah Tech University is requesting a land exchange with the City of St. George to facilitate the relocation of a power substation located at 975 East 300 South Street. The relocated substation will serve property owned by the University at approximately 955 East 500 South Street. The proposal includes vacating a portion of 1000 East Street and conveying that area to the University in exchange for the property on which the new substation will be constructed. The Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval.

Link to introduction from City Manager John Willis and presentation from Public Works Director Cameron Cutler: [00:41:30](#)

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Link to public hearing; including comments from Brad Last with Utah Tech University: [00:42:44](#)

Link to motion: [00:43:36](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-025 vacating a portion of a platted roadway, located at the intersection of 400 South Street and 1000 East Street.

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

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

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

The vote was unanimous and the motion carried.

MEMORANDUM OF UNDERSTANDING/RESOLUTION:

Consider approval of Resolution No. 2026-007R approving a Memorandum of Understanding between the Cities of St. George, Ivins, Santa Clara, Washington, and Hurricane, for the purpose of establishing a coalition to guide local planning and implementation of stormwater management practices and procedures.

BACKGROUND and RECOMMENDATION: This document is to update the existing memorandum of understanding (MOU) between St. George, Ivins, Santa Clara, and Washington to include Hurricane City and to update the current mayors for each city. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Public Works Director Cameron Cutler: [00:44:10](#)

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Link to motion: [00:45:14](#)

MOTION:

A motion was made by Councilmember Tanner to approve Resolution No. 2026-007R approving a Memorandum of Understanding between the Cities of St. George, Ivins, Santa Clara, Washington, and Hurricane, for the purpose of establishing a coalition to guide local planning and implementation of stormwater management practices and procedures.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-011 amending the City's General Plan by changing the land-use map from COM (Commercial) to MHDR

(Medium-High Density Residential) on approximately 8.91 acres generally located west of Dixie Drive and south of Canyon View Drive. (Case No. 2025-GPA-19 - Dixie Drive)

BACKGROUND and RECOMMENDATION: This item was heard at the February 19, 2026, City Council meeting. The City Council had concerns regarding the road patent. The applicant has provided information showing that the road patent is seen as an access easement that will be required on all development documents. At their meeting held on February 10, 2026, the Planning Commission held a public hearing and recommended approval with no conditions, with a vote of 5-1. There was one public comment at this meeting and three written comments.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council and Mr. Dean: [00:46:11](#)

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Link to motion, including discussion between the City Council, City Manager John Willis, Mayor Hughes, applicant Lonnie Gubler, and City Attorney Ryan Dooley regarding the motion: [00:52:02](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2026-011 amending the City's General Plan by changing the land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres generally located west of Dixie Drive and south of Canyon View Drive.

SECOND:

The motion was seconded by Councilmember Larkin.

Link to Councilmember Tanner withdrawing her motion: [01:12:49](#)

Link to motion, including discussion and clarification on the motions: [01:12:51](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2026-011 - the portion of the property to the east of the easement roadway will remain commercial and the remainder of the property will be changed to MHDR (Medium-High Density Residential).

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

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

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

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-026 to amend the White Dome Apartments PD-R (Planned Development Residential), generally located east of River Road and North of White Dome Drove for the purpose of adding signage. (White Dome Apartments Signs 2026-PDA-003)

BACKGROUND and RECOMMENDATION: The proposal is to add signage to the White Dome Apartments PD-R (Planned Development Residential) Master Plan. At their meeting held on March 10, 2026, the Planning Commission held a public hearing, and recommended approval with no conditions; there were no public comments from the public.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, Public Works Director Cameron Cutler, City Manager John Willis, and Mr. Dean: [01:16:15](#)

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Link to motion: [01:23:13](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-026 to amend the White Dome Apartments PD-R (Planned Development Residential), generally located east of River Road and North of White Dome Drive for the purpose of adding signage, with the condition that staff shall confirm the line-of-sight on River Road, taking into account the posted speed limit.

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

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

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

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-027 to amend the Hidden Valley Master Plan PD-R (Planned Development Residential) zone on approximately 11.7 acres, generally located south of Hidden Valley Drive and west of Rio Road. (Avenidas at Hidden Valley Phases 3 & 4 Case No. 2026-PDA-004)

BACKGROUND and RECOMMENDATION: The proposal is for a single-family project consisting of 45 lots with a density of 4.6 dwelling units per acre. The underlying general plan is MDR (Medium Density Residential) and PF (Public Facilities). At their meeting held on March 10, 2026, the Planning Commission held a public hearing, and recommended approval with a 5-0 vote and one condition; 1. That the developer shall be required to install the roadway improvements along their frontage and park property as required by the city and their development agreement; there were two public comments.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, applicant Rick Meyer and Mr. Dean: [01:24:14](#)

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Link to motion: [01:28:06](#)

MOTION:

A motion was made by Councilmember Anderson to approve Ordinance No. 2026-027 to amend the Hidden Valley Master Plan PD-R (Planned Development Residential) zone on approximately 11.7 acres, generally located south of Hidden Valley Drive and west of Rio Road, with staff's conditions.

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

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

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

The vote was unanimous and the motion carried.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-028 amending the Atkinville Interchange Area Commercial Planned Development Commercial zone on approximately 5.06 acres located at Pioneer Road, south of Nighthawk Drive, in order to modify the previously approved Mojave Crossing Development. (Mojave Crossing - Case No. 2026-PDA-007)

BACKGROUND and RECOMMENDATION: A PD amendment was approved for a hotel, retail and office building on the site in March of 2025. The applicant is proposing changes to the site requiring a PD amendment. The Planning Commission held a public hearing on March 24, 2026 and heard from two Sun River residents. With a 6-0 vote, the Planning Commission recommends approval of the PD amendment with the conditions imposed on the project in 2025 and added one additional condition.

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner, including discussion between the City Council, Mayor Hughes, applicant Colby Anderson, and Ms. Winner: [01:28:54](#)

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Link to motion: [01:48:26](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2026-028 amending the Atkinville Interchange Area Commercial Planned Development Commercial zone on approximately 5.06 acres located at Pioneer Road, south of Nighthawk Drive, in order to modify the previously approved Mojave Crossing Development, including all 16 recommendations and conditions from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

Councilmember Larkin – aye
Councilmember Larsen – nay
Councilmember Tanner – aye
Councilmember Kemp – nay
Councilmember Anderson – aye

The motion carried.

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: [01:49:50](#)

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: [01:54:05](#)

MOTION:

A motion was made by Councilmember Anderson to adjourn to 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.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Hughes called for a vote, as follows:

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

The vote was unanimous and the motion carried.

ADJOURN:

The meeting adjourned following the closed meeting.

/s/Christina Fernandez

Christina Fernandez, City Recorder