

**NOTICE OF REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers at the St. George City Hall located at 61 South Main Street, St. George, Utah, on Thursday, June 4, 2026, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. Mayor's recognitions, proclamations, and updates.

a. Recognize resident John Haller.

b. Recognize Energy Services staff.

2. Comments from the public.

The Open Comment Period provides an opportunity for residents to share ideas, concerns, and feedback with the Mayor and City Council on matters related to City business.

The Mayor and City Council strongly encourage public participation and value hearing from the community. Community feedback plays an important role in shaping priorities, informing decision-making, and strengthening local government.

Comments pertaining to an agenda item that includes a public hearing, or public input should be given as that item is being discussed during the meeting.

Members of the public who wish to comment will be given a limit of three (3) minutes per person. The Mayor and City Council will not respond to comments or questions but will take the comments into consideration for possible discussion at another time.

Rules for making comments:

- You must be a resident of the City of St. George.
- Public input shall not be allowed on any agenda item or pending land use application.
- Comments should relate to City business.
- Speakers shall be courteous and show respect. Comments shall not include obscene or profane language, nor contain attacks on any individual.

Written comments may be submitted anytime to the City Recorder at 61 South Main Street, St. George, UT 84770 or publiccomments@sgcityutah.gov.

3. Consent Calendar.

a. Consider approval of reimbursement agreement with Quality Excavation for irrigation lines at Desert Canyons.

BACKGROUND and RECOMMENDATION: This is a reimbursement agreement for the contractor to install lines that have been identified in the master plan as part of the subdivision improvements. Staff recommends approval in the amount of \$29,885.15.

b. Consider approval to purchase computer equipment from GovConnection utilizing the State Contract.

BACKGROUND and RECOMMENDATION: This item is for the purchase of 78 computers for various departments throughout the city utilizing the state contract through GovConnection. Staff recommends approval of the computers at a total price of \$127,696.46.

c. Consider approval of a lease agreement with the St. George Area Chamber of Commerce for property located at 136 North 100 East.

BACKGROUND and RECOMMENDATION: The 10-year lease between the city and the St. George Area Chamber of Commerce for the use of the city-owned property expires June 2026. Staff recommends approval.

d. Consider approval of the minutes from the meetings held on May 7, 2026 (Work Meeting); May 7, 2026 (Regular Meeting); and May 21, 2026.

4. Public hearing to receive input on the Fiscal Year 2026-27 Budget.

BACKGROUND and RECOMMENDATION: State Law requires the City to hold a public hearing to receive citizen input prior to final adoption of the budget which must occur before June 30th each year. This year the City will hold two public hearings to gather citizen input on the FY 2026-27 Budget. Tonight's item will be this year's first public hearing with the second public hearing planned to be held on June 18, 2026. Final adoption of the FY 2026-27 Budget is planned for June 18, 2026 following the second public hearing. A copy of the FY 2026-27 Budget was presented to the City Council during the May 7th City Council meeting and has been publicly available on the city's website and in the City Recorder's Office since that time. Staff recommends holding a public hearing to receive input on the Fiscal Year 2026-27 Budget.

5. Public hearing and consideration of Ordinance No. 2026-046 vacating a portion of a municipal utility easement located five feet inside the northerly lot line and within the adjacent common area of Lot 406, Desert Color Resort Phase 4B and Phase 6.

BACKGROUND and RECOMMENDATION: Lot 406 is currently configured with common area on its northern and western borders. The applicant is requesting the easement vacation to expand the property's northern boundary line into the adjacent common area to construct a slightly larger home. By vacating the requested municipal utility easements, some of which are designated in the common area, and by amending the subdivision plat, Lot 406 will increase in size. The required municipal utility easements on the proposed configuration of Lot 406 are proposed with the application of the subdivision amendment.

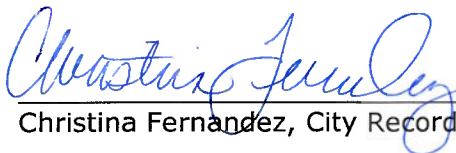
6. Consider approval of Ordinance No. 2026-047 to amend the Hillside Ridge Line Map at 785 West Sir Monte Drive. (Case No. 2026-HS-001 - Rath ADU)

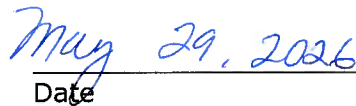
BACKGROUND and RECOMMENDATION: The City approved a hillside Ridge Line Map a number of years ago that designated on this map all ridgelines that were defined as a Cuesta Ridge or a Plateau Ridge. A ridgeline defined as a Cuesta Ridgeline was given a 100-foot set back from the ridgeline to any structure and a ridgeline defined as a Plateau Ridgeline was given a 50-foot setback from the ridgeline to any structure. All other ridgelines within the hillside overlay zone were given a 30-foot setback from the ridgeline to any structure. With the approval of the Ridge Line Map, the ridgelines along the south and west sides of this parcel were designated as a Cuesta with the 100-foot setback to the structure. The Hillside Review Board unanimously recommended approval of the hillside permit to change the west ridgeline on this parcel from a Cuesta Ridgeline as shown on the City's Ridgeline Map to a Ridgeline. The Planning Commission recommended approval, with a 5-2 vote.

7. Appointments to Boards and Commissions of the City.

8. Reports from Mayor, Councilmembers, and City Manager.

9. 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.


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.



Agenda Date: 06/04/2026

Agenda Item Number: 3a

Subject:

Consider approval of Reimbursement Agreement with Quality Excavation for the installation of irrigation lines at Desert Canyons.

Item at-a-glance:

Staff Contact: Kade Bringhurst
Applicant Name: City of St. George
Reference Number: N/A
Address/Location:
Desert Canyons

Item History (background/project status/public process):

The Secondary Irrigation Master Plan has identified the need of large diameter secondary irrigation pipelines within the Desert Canyon area. Generally, these lines are installed as various phases of the Desert Canyon development occur, and the developer is reimbursed for the costs of the irrigation lines. This is more cost effective than installing the lines prior to the subdivision being constructed as there would be a significant amount of excavation and grading required for the pipeline alignment. It is also more cost effective than putting the lines in after the subdivision has been constructed as there would be the additional cost of asphalt replacement and utility conflicts.

Staff Narrative (need/purpose):

This reimbursement agreement is for the installation of large diameter secondary irrigation lines constructed within a phase of development in the Desert Canyons area. The lines are identified in the master plan to be installed and are included in the impact fee analysis.

Name of Legal Dept approver: Alicia Carlson

Budget Impact:

Cost for the agenda item: \$29,885.15
Amount approved in current FY budget for item: \$600,000
If not approved in current FY budget or exceeds the budgeted amount, please explain funding source:
The reimbursement agreement will be funded through impact fees.
Description of funding source:
Impact Fees

Recommendation (Include any conditions):

Staff recommends approval.

Attachments



QUALITY EXCAVATION, INC.
 1472 East 3950 South
 St. George, Ut 84790
 (435) 634-0111
 Fax (435) 674-3711

PROPOSAL

TO: City of St. George

PHONE	DATE
	4/6/26
JOB NAME/LOCATION	
12" Irrigation line connection On the north side of SR-7 at Desert Mesa	
JOB CODE	JOB PHONE

Quality Excavation proposes to do the following:

	QUANTITY	UNIT COST	EXTENDED TOTAL
12" C-900 Irrigation Line	687 LF	\$70.45	\$48,399.15
12" Bends	3 EA	\$1,300.00	\$3,900.00
Compaction Testing	1 LS	\$500.00	\$500.00
Credit 18" irrigation on Flowers Way	-228 LF	\$100.50	(\$22,914.00)
			\$29,885.15

NOTES:

- Prices on this Proposal include the price of fuel at the date of signing.
Due to the increase in fuel prices, any fuel price increase during the contract will be surcharged as a Change Order.
- Proposal is for 1/2 the total cost of the shared wall.

We Propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:
Twenty nine thousand eight hundred eighty five dollars **15/100's**

Payment to be made as follows:

Progressively upon completion of work. Payment is due 10 days after invoice, unless other arrangements are made in writing.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alternation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized
Signature _____

Note: This proposal may be withdrawn by us if not accepted within 7 days.

Acceptance of Proposal -

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____



Agenda Date: 06/04/2026

Agenda Item Number: 3b

Subject:

Consider approval to purchase computer equipment from GovConnection utilizing the State Contract.

Item at-a-glance:

Staff Contact: Greg Cunningham
Applicant Name: City of St. George
Reference Number: N/A
Address/Location:
61 South Main Street

Item History (background/project status/public process):

This item is for the purchase of 78 computers for various departments throughout the city utilizing the state contract through GovConnection. Staff recommends approval of the computers at a total price of \$127,696.46.

Staff Narrative (need/purpose):

These computers were part of the THOR program presented to be purchased in fiscal year 2027. Per the councils request we are purchasing them as part of fiscal year 2026 using existing budget,

Name of Legal Dept approver: Kristopher Pearson

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval of the computers at a total price of \$127,696.46.

Attachments

Greg Cunningham

Organization: City of St. George

Group: State of Utah PC Stores MA259

Quote: 1671699618

Expiration: 5/30/2026

Billing Information	Shipping Information
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Billing Address:




CITY OF ST GEORGE
ACCOUNTS PAYABLE
61 South Main Street
St George, UT 84770

Billing Method:

Shipping Address:

Greg Cunningham
City of St. George
Technology
220 N 200 E
Suite C
ST GEORGE, UT 84770

	Product	Unit Price	Qty	Total
	Dell Pro 14 PC14250 Core Ultra 7 255U/16GB/512GB SSD/6E/BT/WC/14" FHD+/W11P In Stock Item#: 41987398 Mfg. Part#: 1K04G	\$1,795.51	25	\$44,887.75
	Dell Pro 14 PC14250 Core Ultra 5 235U/16GB/512GB SSD/6E/BT/WC/14" FHD+/W11P In Stock Item#: 41987394 Mfg. Part#: 3FKN9	\$1,311.16	16	\$20,978.56
	Dell Pro 13 Plus PB13250 2-in-1 Core Ultra 7 265U/16GB/512GB SSD/6E/BT/WC/13.3" FHD+ MT/W11P In Stock Item#: 41987399 Mfg. Part#: 3M5CR	\$2,239.03	10	\$22,390.30

	Product	Unit Price	Qty	Total
	Dell Pro MFF QCM1250 Core Ultra 5 235T 2.2GHz/16GB/512GB SSD/ax/BT/USB-C DP/90W/W11P In Stock Item#: 41956141 Mfg. Part#: VD5D2	\$972.07	19	\$18,469.33
	Dell Pro MFF QCM1250 Core Ultra 7 265T 1.5GHz/32GB/512GB SSD/ax/BT/90W/W11P In Stock Item#: 41956110 Mfg. Part#: KPH02	\$1,995.92	4	\$7,983.68
	Dell Pro Rugged 14 RB14250 Core Ultra 7 165U/2x8GB/512GB PCIe/6E/BT/WC/14" FHD MT/W11P In Stock Item#: 41910787 Mfg. Part#: JGJX6	\$3,246.71	4	\$12,986.84

Subtotal:	\$127,696.46
Shipping & Handling:	\$0.00
	Best Way - Ground
Tax:	\$0.00
Fees:	\$0.00
Total:	\$127,696.46



Agenda Date: 06/04/2026

Agenda Item Number: 3C

Subject:

Consider approval of a lease agreement with the St. George Area Chamber of Commerce for property located at 136 North 100 East

Item at-a-glance:

Staff Contact: Marc Mortensen

Applicant Name: Shawn Christensen

Reference Number: N/A

Address/Location:

136 North 100 East

Item History (background/project status/public process):

The 10-year lease between the city and the St. George Area Chamber of Commerce for the use of the city-owned property expires June 2026.

Staff Narrative (need/purpose):

This is a new property lease for the Chamber of Commerce to use the city-owned building located at 136 N. 100 E. In this new lease, the Chamber is responsible for all interior and exterior maintenance during the term of the lease. The 5-year lease includes two, automatic renewal periods unless written notice is given by either party prior to the end of the lease term. The lease amount is similar to the old lease at \$1.00 per year.

Name of Legal Dept approver: Kristopher Pearson

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends approval.

5 **DISCUSSION REGARDING THE TRANSPORTATION UTILITY FEE:**

6 Link to introduction from City Manager Jonn Willis and presentation from Public
7 Works Director Cameron Cutler, including discussion between City Manger John
8 Willis, Mayor Hughes, Assistant City Manager Robert Myers, Deputy City Attorney
9 Jami Brackin, Finance Director Tiffany LaJoice, and Mr. Cutler: [01:10:42](#) [Recording
10 1]

11 [Agenda Packet \[Page 15\]](#)

12
13
14 Councilmember Tanner stepped out during this discussion.
15

16 **ADJOURN TO REGULAR MEETING:**

17 Link to motion: [01:49:40](#) [Recording 1]
18

19 **MOTION:**

20 A motion was made by Councilmember Kemp to adjourn to the regular
21 meeting.

22 **SECOND:**

23 The motion was seconded by Councilmember Anderson.
24

25 **VOTE:**

26 Mayor Hughes called for a vote, as follows:

27 Councilmember Larkin – aye
28 Councilmember Larsen – aye
29 Councilmember Tanner – absent
30 Councilmember Kemp – aye
31 Councilmember Anderson – aye
32

33 The vote was unanimous and the motion carried.
34

35 **DISCUSSION REGARDING ADU (ACCESSORY DWELLING UNITS) IMPACT FEES:**

36 Link to introduction from City Manager John Willis and presentation from Water
37 Services Director Scott Taylor, including discussion between the City Council, City
38 Manager John Willis, Mayor Hughes, Community Development Director Carol Winner,
39 and Mr. Taylor: [00:00:00](#) [Recording 2]
40

41 [Agenda Packet \[Page 35\]](#)
42

43 **DISCUSSION REGARDING WATER COUNTY WATER CONSERVATION DISTRICT
44 ULTRA WATER EFFICIENCY STANDARDS:**

45 Link to introduction from City Manager John Willis and presentation from Water
46 Services Director Scott Taylor, including discussion between the City Council, City
47 Manager John Willis, Mayor Hughes, Finance Director Tiffany LaJoice, and Mr. Taylor:
48 [00:27:53](#) [Recording 2]
49

50 [Agenda Packet \[Page 58\]](#)
51

52 **DISCUSSION REGARDING DIXIE SUNBOWL STRATEGY AND DEVELOPMENT:**

53 Link to introduction from City Manager John Willis and presentation from Economic
54

5 Development Director Chad Thomas, including discussion between the City Council,
6 City Manager John Willis, and Mr. Thomas: [00:43:00](#) [Recording 2]
7

8 [Agenda Packet \[Page 64\]](#)
9

10 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**
11

12 **ADJOURN TO A CLOSED MEETING:**

13 **Request a closed meeting to discuss litigation, security, property**
14 **acquisition or sale, or the character and professional competence or**
15 **physical or mental health of an individual.**
16

17 Link to motion: [01:09:00](#) [Recording 2]
18

19 **MOTION:**

20 A motion was made by Councilmember Tanner to adjourn to a closed meeting
21 to discuss litigation, security, property acquisition or sale, or the character
22 and professional competence or physical or mental health of an individual.
23

24 **SECOND:**

25 The motion was seconded by Councilmember Larkin.

26 **VOTE:**

27 Mayor Hughes called for a vote, as follows:

28 Councilmember Larkin – aye

29 Councilmember Larsen – aye

30 Councilmember Tanner – aye

31 Councilmember Kemp – aye

32 Councilmember Anderson – aye
33

34 The vote was unanimous and the motion carried.
35
36
37
38

39 Christina Fernandez, City Recorder
40

1 **ST. GEORGE CITY COUNCIL MINUTES**
2 **REGULAR MEETING**
3 **MAY 7, 2026, 5:00 P.M.**
4 **CITY COUNCIL CHAMBERS**
5

6 **PRESENT:**

7 **Mayor Jimmie Hughes**
8 **Councilmember Dannielle Larkin**
9 **Councilmember Michelle Tanner**
10 **Councilmember Natalie Larsen**
11 **Councilmember Steve Kemp**
12 **Councilmember Austin Anderson**
13

14 **STAFF MEMBERS PRESENT:**

15 **City Manager John Willis**
16 **City Attorney Ryan Dooley**
17 **City Recorder Christina Fernandez**
18 **Water Services Director Scott Taylor**
19 **Several staff members from the Wastewater Treatment Division**
20 **Assistant Public Works Director Wes Jenkins**
21 **Budget Manager Jared Edwards**
22 **Assistant City Manager Robert Myers**
23 **Planner Brenda Hatch**
24 **Fire Chief Robert Stoker**
25 **Planner Dan Boles**
26 **Planner Brian Dean**
27 **Community Development Director Carol Winner**
28

29 **OTHERS PRESENT:**

30 **Marty Lane with the Dixie Elks Lodge**
31 **Applicant Greg Balderree**
32

33 **CALL TO ORDER:**

34 Mayor Hughes called the meeting to order and welcomed all in attendance. An
35 invocation was offered by Father Rob Willmann with Grace Episcopal Church and The
36 Pledge of Allegiance to the Flag was led by Councilmember Larsen.
37

38 Link to call to order, invocation, and flag salute: [00:00:00](#)
39

40 **MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:**

41 **b. Recognition of recent awards given to the Wastewater Treatment**
42 **Division.**
43

44 Link to Water Services Director Scott Taylor recognizing the Wastewater Treatment
45 Division: [00:02:10](#)
46

47 **COMMENTS FROM THE PUBLIC:**

48 Link to Mayor Hughes outlining the rules for commenting: [00:11:03](#)
49

50 Link to comments from resident Robert Hrifko: [00:11:53](#)
51

52 Link to comments from resident Curt Sorweid: [00:17:45](#)
53

5 Link to comments from resident Thomas Quiroz: [00:21:58](#)

6
7 Link to City Manager John Willis noting that items 3c and 12 have been removed
8 from the agenda: [00:23:35](#)
9

10 **CONSENT CALENDAR:**

11 **a. Consider approval to award bid to Contech Engineered Solutions for a**
12 **pedestrian bridge for the Fort Pearce Wash Trail project.**
13

14 BACKGROUND and RECOMMENDATION: This item is to award a bid to provide a
15 pedestrian bridge for the proposed Fort Pearce Wash Trail project. Formal bids
16 were requested for the bridge, and the City received four bids. This bid is for
17 materials and delivery only. HHI Corporation was the apparent low bid, however
18 they withdrew their bid and the City accepted their withdrawal. Contech
19 Engineered Solutions was the next low bidder. This project is a 2023 Trails,
20 Parks and Recreation G.O. Bond project and the trail is on the City's Trail Master
21 Plan. Staff recommends approval to award the bid to Contech Engineered
22 Solutions in the amount of \$365,600, contingent upon approval of the associated
23 budget amendment.
24

25 **b. Consider approval to award bid to TrueNorth Steel for a pedestrian**
26 **bridge for the Santa Clara River Trail.**
27

28 BACKGROUND and RECOMMENDATION: This item is to award a bid for a
29 pedestrian bridge for the proposed Santa Clara River Trail project. Formal bids
30 were requested for the bridges, and the City received four bids. This bid is for
31 materials and delivery only. True North Steel is the low bidder. This project is a
32 2023 Trails, Parks and Recreation G.O. Bond projects and the trail is on the St
33 George City Parks and Trail Master Plan. Staff recommends awarding the bid to
34 True North Steel in the amount of \$380,453, contingent upon approval of the
35 associated budget amendment.
36

37 **d. Consider approval to award bid to Gardner Brothers Drilling for the**
38 **replacement of Gunlock Well #6.**
39

40 BACKGROUND and RECOMMENDATION: This item is to consider award of a bid
41 for the replacement of Gunlock Well #6. The Gunlock Well #6 is one of 11 wells
42 that provides drinking water to the west side of the City. The well has been in
43 operation for over 40 years and has reached the end of its useful life. Formal bids
44 were requested and the city received back 1 bid. Staff recommends awarding the
45 bid to Gardner Brothers Drilling in the amount of \$1,034,420.
46

47 **e. Consider approval to award bid to Inliner Solutions for the 2026 Sewer**
48 **Relining Project.**
49

50 BACKGROUND and RECOMMENDATION: The Water Services Department budgets
51 for sewer line rehabilitation on an annual basis. Through routine video inspection
52 of the wastewater collection system, deteriorating wastewater lines are identified
53 and evaluated for full replacement or rehabilitation. Rehabilitation of a sewer line

5 consists of lining the interior of the pipeline with a PVC or fiberglass mesh
6 material. Relining of the pipeline can be done without excavation and with very
7 little disruption to service or surface improvements. This project happens
8 annually to repair sewer mains that are deteriorating. There were 7 bids received
9 for this project, ranging from \$740,980 to \$1,337,700, with the average bid
10 being \$965,067. Staff recommends awarding the bid to Inliner Solutions in the
11 amount of \$740,980.
12

13 **f. Consider approval to award bid to Miller Tree & Excavation LLC for the**
14 **construction of a borehole under I-15 at 400 East and installation of**
15 **conduit.**
16

17 BACKGROUND and RECOMMENDATION: The UDOT I-15 project requires the
18 overhead power crossing I-15 at 400 East to be raised. To minimize pole height,
19 the distribution power line will be installed beneath I-15 through a borehole. This
20 bid was issued for construction of the borehole beneath I-15 at 400 East. The bid
21 closed on April 24, 2026, and four bids were received. After evaluation of the
22 bids, staff recommends awarding the contract to Miller Tree & Excavation LLC in
23 the amount of \$50,000.
24

25 **g. Consider approval of a Professional Services Agreement with Bowen**
26 **Collins for design of the Millcreek Sewer Lift Station.**
27

28 BACKGROUND and RECOMMENDATION: This item is to consider awarding a
29 professional services agreement for the design of the Millcreek Sewer Lift Station.
30 This section of sewer line requires upsizing to meet the demands of growth in the
31 area. This line conveys a large portion of wastewater from Washington City. Due
32 to the location of the line in proximity to the Millcreek Power Generation Facility,
33 and tight easement constraints through a residential development, several
34 alternatives were evaluated and it was determined that a lift station would be
35 constructed to shave the peak flow from the pipeline, allowing the existing sewer
36 line to remain in place. This contract includes the design of a new lift station.
37 Staff recommends approval of a professional services agreement with Bowen
38 Collins in the amount of \$184,326 for the design of the Millcreek Sewer Lift
39 Station.
40

41 **h. Consider approval of an agreement with Alpha Engineering for design of**
42 **the Sunbrook Golf Club pump station.**
43

44 BACKGROUND and RECOMMENDATION: This item is to consider approval of an
45 agreement for the design of a new Sunbrook Golf Course pump station. Over the
46 past decade the Black Rock and Wood Bridge irrigation pump stations at
47 Sunbrook Golf Club have had significant issues and failures. These stations are
48 more than 35 years old and are in need of complete replacement. Three years
49 ago the City Water Department engaged Alpha Engineering for an assessment to
50 identify options to improve reliability and water-saving measures at the most
51 cost-effective price-point. It was determined combining replacing the two existing
52 pump stations into a single new pump station was the most economical
53 approach. Staff recommends award of a contract to Alpha Engineering for the

5 design of a new Sunbrook Golf Course pump station contingent upon approval of
6 the associated budget amendment.
7

- 8 **i. Consider approval of the minutes from the meetings held on March 26,**
9 **2026 (work meeting); March 26, 2026 (regular meeting); April 2, 2026**
10 **(work meeting); April 2, 2026 (regular meeting).**

11 Link to presentation from City Manager John Willis: [00:23:47](#)

12 [Agenda Packet \[Page 10\]](#)
13

14 Link to motion: [00:24:21](#)
15

16 **MOTION:**

17 A motion was made by Councilmember Kemp to approve the consent calendar
18 as presented.

19 **SECOND:**

20 The motion was seconded by Councilmember Larsen.
21

22 **VOTE:**

23 Mayor Hughes called for a vote, as follows:
24

25 Councilmember Larkin – aye
26 Councilmember Larsen – aye
27 Councilmember Tanner – aye
28 Councilmember Kemp – aye
29 Councilmember Anderson – aye
30

31 The vote was unanimous and the motion carried.
32

33 **MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:**

- 34 **a. Read a Proclamation proclaiming May 1 – 7 as Youth Week.**
35

36 Link to Councilmember Tanner reading a proclamation proclaiming May 1 – 7 as
37 Youth Week; the proclamation was accepted by members of the Dixie Elks Lodge:
38 [00:24:38](#)

39 [00:24:38](#)
40

41 [Agenda Packet \[Page 9\]](#)
42

43 **PUBLIC HEARING/VACATE REUSE WATER LINE EASEMENT/ORDINANCE:**

44 **Public hearing and consideration of Ordinance No. 2026-029 vacating a**
45 **reuse water line easement located on Lot 1, Milepost 2 East Parcel (South**
46 **St. George Costco).**
47

48 BACKGROUND and RECOMMENDATION: This easement was granted by the State of
49 Utah, acting by and through the School and Institutional Trust Lands Administration,
50 to the City of St. George in June 2008, prior to the subdivision of the property. In
51 February 2025, the subdivision plat for Mile Post 2 East Parcel was recorded. The
52 easement is located near the westerly and southwesterly lot lines of this subdivision.
53 The Joint Utilities Commission recommended approval.

5 Link to introduction from City Manager John Willis and presentation from Assistant
6 Public Works Director Wes Jenkins: [00:28:10](#)

7
8 [Agenda Packet \[Page 116\]](#)
9

10 Link to public hearing; no comments were made: [00:30:07](#)

11
12 Link to motion: [00:30:30](#)
13

14 **MOTION:**

15 A motion was made by Councilmember Larsen to approve Ordinance No.
16 2026-029 vacating a reuse water line easement located on Lot 1, Milepost 2
17 East Parcel.

18 **SECOND:**

19 The motion was seconded by Councilmember Anderson.

20 **VOTE:**

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

22
23 Councilmember Larkin – aye
24 Councilmember Larsen – aye
25 Councilmember Tanner – aye
26 Councilmember Kemp – aye
27 Councilmember Anderson – aye
28

29 The vote was unanimous and the motion carried.
30

31 **PUBLIC HEARING/VACATE PORTION OF MUNICIPAL UTILITY**
32 **EASEMENT/ORDINANCE:**

33 **Public hearing and consideration of Ordinance No. 2026-030 vacating a**
34 **portion of a municipal utility easement located along the north lot line of Lot**
35 **121 of the White Hills Subdivision.**
36

37 BACKGROUND and RECOMMENDATION: When Quality Development graded the area
38 north of Lot 121 of the White Hills Subdivision, it created a triangular-shaped parcel
39 directly north of the lot. A graded downhill slope lies north of this triangular parcel.
40 Because this graded area can only be reasonably used in conjunction with Lot 121, it
41 makes sense to incorporate it into said Lot 121. Vacating the existing easement and
42 relocating it along the incorporated area will minimize easement encumbrances on
43 the homeowner's property. The Joint Utilities Commission recommended approval.
44

45 Link to introduction from City Manager John Willis and presentation from Assistant
46 Public Works Director Wes Jenkins: [00:31:10](#)

47
48 [Agenda Packet \[Page 120\]](#)
49

50 Link to public hearing; no comments were made: [00:32:14](#)

51
52 Discussion between the City Council and Mr. Jenkins: [00:32:30](#)
53

5 Link to motion: [00:33:30](#)
6

7 **MOTION:**

8 A motion was made by Councilmember Anderson to approve Ordinance No.
9 2026-030 vacating a portion of a municipal utility easement located along the
10 north lot line of Lot 121 of the White Hills Subdivision.

11 **SECOND:**

12 The motion was seconded by Councilmember Kemp.

13 **VOTE:**

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

15 Councilmember Larkin – aye
16 Councilmember Larsen – aye
17 Councilmember Tanner – aye
18 Councilmember Kemp – aye
19 Councilmember Anderson – aye
20

21
22 The vote was unanimous and the motion carried.
23

24 **VACATE A PORTION OF VISTA RIDGE ESTATES PHASE II**
25 **SUBDIVISION/ORDINANCE:**

26 **Consideration of Ordinance No. 2026-031 vacating a portion of the Vista**
27 **Ridge Estates Phase II Subdivision located at 1331 North Dixie Downs Road.**
28

29 BACKGROUND and RECOMMENDATION: The subdivision plat was recorded on
30 12/07/1989. When the subdivision was built, in the upper northwest corner of the
31 subdivision a block wall was built 10 feet inside the subdivision boundary. There is a
32 City sewer line on the north side of this block wall. Because of the location of the
33 block wall the HOA does not maintain this area. The City will take this area and
34 maintain it along with our utilities. It is proposed to vacate approximately 156 feet
35 by 10 feet. The HOA has approved this action through their required HOA meetings.
36

37 Link to introduction from City Manager John Willis and presentation from Assistant
38 Public Works Director Wes Jenkins: [00:34:06](#)
39

40 [Agenda Packet \[Page 124\]](#)
41

42 Link to motion: [00:37:14](#)
43

44 **MOTION:**

45 A motion was made by Councilmember Kemp to approve Ordinance No. 2026-
46 031 vacating a portion of the Vista Ridge Estates Phase II Subdivision located
47 at 1331 North Dixie Downs Road.

48 **SECOND:**

49 The motion was seconded by Councilmember Tanner.

50 **VOTE:**

51 Mayor Hughes called for a roll call vote, as follows:
52
53

5 Councilmember Larkin – aye
6 Councilmember Larsen – aye
7 Councilmember Tanner – aye
8 Councilmember Kemp – aye
9 Councilmember Anderson – aye

10
11 The vote was unanimous and the motion carried.
12

13 **PUBLIC HEARING/AMEND FY25-26 BUDGET/RESOLUTION:**
14 **Public hearing and consideration of Resolution No. 2026-008R to review and**
15 **approve amendments to the Fiscal Year 2025-26 Budget.**
16

17 BACKGROUND and RECOMMENDATION: State statute requires a public hearing when
18 changes are requested to the City's budget. Staff typically bring budget openings
19 forward to the City Council for consideration on a quarterly basis based on changes
20 that occur during the fiscal year. Staff recommends taking public comment and
21 approval of the resolution.
22

23 Link to introduction from City Manager John Willis and presentation from Budget
24 Manager Jared Edwards, including comments from the City Council: [00:37:58](#)
25

26 [Agenda Packet \[Page 129\]](#)
27

28 Link to public hearing; no comments were made: [00:42:31](#)
29

30 Link to motion: [00:42:44](#)
31

32 **MOTION:**

33 A motion was made by Councilmember Larkin to approve Resolution No.
34 2026-008R to review and approve amendments to the Fiscal Year 2025-26
35 Budget as presented.

36 **SECOND:**

37 The motion was seconded by Councilmember Anderson.

38 **VOTE:**

39 Mayor Hughes called for a roll call vote, as follows:
40

41 Councilmember Larkin – aye
42 Councilmember Larsen – aye
43 Councilmember Tanner – aye
44 Councilmember Kemp – aye
45 Councilmember Anderson – aye
46

47 The vote was unanimous and the motion carried.
48

49 **SUBMISSION AND FILING OF FY26-27 CITY MANAGER RECOMMENDED BUDGET:**
50 **Submission and filing of the FY 2026-27 City Manager Recommended Budget**
51 **with the City Council (Discussion only).**
52
53

5 BACKGROUND and RECOMMENDATION: The City’s budget represents the financial
6 plan for delivering the high-quality municipal services that residents, businesses, and
7 visitors expect and depend upon. Development of the budget requires a significant
8 investment of time across all levels of the organization as staff works to prepare a
9 balanced plan that advances the City Council’s priorities for the upcoming fiscal year.
10 The FY 2027 Recommended Budget and Business Plan includes targeted investments
11 across all nine City Council priority areas. Staff is proud to submit the FY 2026–27
12 City Manager Recommended Budget and Business Plan to the City Council and
13 community for your consideration. A copy of the budget will be available for public
14 review following tonight’s City Council meeting on the City’s website at
15 www.sgcityutah.gov/budget and at City Hall in the City Recorder’s Office. Several
16 key dates are scheduled as part of the this year's budget process, including: May 21
17 for the FY 2027 Budget Work Meeting; May 28 for tentative adoption of the FY 2027
18 Budget and setting of public hearing dates; June 4 for the FY 2027 Budget Open
19 House and first public hearing; and June 18 for the second public hearing and final
20 adoption. No action is required on tonight's item.
21

22 Link to introduction from City Manager John Willis and presentation from Assistant
23 City Manager Robert Myers, including comments from the City Council: [00:43:15](#)
24

25 [Agenda Packet \[Page 132\]](#)
26

27 **PUBLIC HEARING/PROGRAM YEAR 2026 (FISCAL YEAR 2027) ANNUAL ACTION**
28 **PLAN:**

29 **Public hearing and approval of the Program Year 2026 (Fiscal Year 2027)**
30 **Annual Action Plan (AAP) for the Community Development Block Grant**
31 **(CDBG) program.**
32

33 BACKGROUND and RECOMMENDATION: The 2026 AAP (Annual Action Plan) outlines
34 proposed projects to be funded by the City's CDBG program to address identified
35 needs during PY2026 FY2027. This is the third year of the City's 2024-2028
36 Consolidated Plan.
37

38 Link to introduction from City Manager John Willis and presentation from Planner
39 Brenda Hatch, including clarification on the agenda and discussion between the City
40 Council and Ms. Hatch: [00:47:20](#)
41

42 [Agenda Packet \[Page 133\]](#)
43

44 Link to public hearing; no comments were made: [00:50:02](#)
45

46 Link to motion: [00:50:17](#)
47

48 **MOTION:**

49 A motion was made by Councilmember Tanner to approve the Program Year
50 2026 (Fiscal Year 2027) Annual Action Plan (AAP) for the Community
51 Development Block Grant (CDBG) program.
52

53 **SECOND:**

The motion was seconded by Councilmember Larkin.

5 **VOTE:**

6 Mayor Hughes called for a vote, as follows:
7

8 Councilmember Larkin – aye
9 Councilmember Larsen – aye
10 Councilmember Tanner – aye
11 Councilmember Kemp – aye
12 Councilmember Anderson – aye
13

14 The vote was unanimous and the motion carried.
15

16 **AMEND PROHIBITED USE OF IGNITION SOURCES/FIREWORKS MAP/ORDINANCE:**
17 **Consider approval of Ordinance No. 2026-032 amending the prohibited use**
18 **of ignition sources/fireworks map.**
19

20 BACKGROUND and RECOMMENDATION: The Fire Department has identified areas
21 around the City which are susceptible to fire hazards. Those areas have been
22 mapped and are hereby submitted to the Council for restriction of fireworks and
23 other ignition sources. The map also identifies public parks that are approved for
24 personal firework use. Staff recommends approval of the ordinance approving the
25 updated map.
26

27 Link to introduction from City Manager John Willis and presentation from Fire Chief
28 Robert Stoker: [00:50:44](#)
29

30 [Agenda Packet \[Page 175\]](#)
31

32 Link to motion: [00:52:46](#)
33

34 **MOTION:**

35 A motion was made by Councilmember Larkin to approve Ordinance No.
36 2026-032 amending the prohibited use of ignition sources/fireworks map.
37

38 **SECOND:**

39 The motion was seconded by Councilmember Kemp.
40

41 **VOTE:**

42 Mayor Hughes called for a roll call vote, as follows:
43

44 Councilmember Larkin – aye
45 Councilmember Larsen – aye
46 Councilmember Tanner – aye
47 Councilmember Kemp – aye
48 Councilmember Anderson – aye
49

50 The vote was unanimous and the motion carried.
51

52 **AMEND CITY CODE/ORDINANCE:**

53 **Consider approval of Ordinance No. 2026-033 amending City Code, Sections**
10-13E-4 Landmark Sites, 10-17B-9 Requirements for Specific Conditional

5 **Use Permits, and 10-19-5 Off - Street Parking Requirements. (Case No.**
6 **2026-ZRA-017)**
7

8 BACKGROUND and RECOMMENDATION: The applicant, Bare Foot Montessori is
9 seeking a code amendment to facilitate opening a private school within a designated
10 landmark site. The proposed changes include: Section 10-13-4 Landmark Sites:
11 Adding "a private school serving students through grade eight" to Section B as a
12 conditional use.- Section 10-17B-9 Requirements for Specific Conditional Use
13 Permits: Amending requirements to mitigate the impact of this use on surrounding
14 neighborhoods. - Section 10-19-5 Off-Street Parking Requirements: Clarifying
15 parking requirements specific to this use. At their meeting held on March 24, 2026
16 the Planning Commission held a public hearing and recommended approval with a
17 unanimous vote of 6-0, no public comments were received.
18

19 Link to introduction from City Manager John Willis and presentation from Planner
20 Brenda Hatch, including discussion between the City Council and Ms. Hatch:
21 [00:53:21](#)
22

23 [Agenda Packet \[Page 179\]](#)
24

25 Link to motion: [01:00:42](#)
26

27 **MOTION:**

28 A motion was made by Councilmember Larkin to approve Ordinance No.
29 2026-033 amending City Code, Sections 10-13E-4 Landmark Sites, 10-17B-9
30 Requirements for Specific Conditional Use Permits, and 10-19-5 Off - Street
31 Parking Requirements, amending the language to state that if there was a
32 circular drive, parking would still be allowed.

33 **SECOND:**

34 The motion was seconded by Councilmember Larsen.

35 **VOTE:**

36 Mayor Hughes called for a roll call vote, as follows:
37

38 Councilmember Larkin – aye
39 Councilmember Larsen – aye
40 Councilmember Tanner – aye
41 Councilmember Kemp – aye
42 Councilmember Anderson – aye
43

44 The vote was unanimous and the motion carried.
45

46 **HILLSIDE DEVELOPMENT PERMIT:**

47 **Consider approval of a Hillside Development Permit for The Trails East on**
48 **approximately 333 acres located on the East side of Highway 18, between**
49 **approximately 3200 North and 4300 North. (Case No. 2026-HS-002 - The**
50 **Trails East)**
51

52 BACKGROUND and RECOMMENDATION: The Trails zoning was approved in 2006 and
53 was designed with 925 single-family units throughout the approximately 333-acre

5 site. In March of 2026, the current owner of the property went through the process
6 to change the General Plan on approximately 108 acres on the southern portion of
7 the 333 acres of total property. The 108 acres went from LDR (Low Density
8 Residential) to COM (Commercial). The Hillside Review Board met on site on March
9 31, 2026 and unanimously forwarded a positive recommendation for the permit. At
10 their meeting held on April 14, 2026, the Planning Commission recommended
11 approval with a 6-0 vote.
12

13 [Agenda Packet \[Page 213\]](#)
14

15 **AND**
16

17 **ZONE CHANGE/ORDINANCE:**

18 **Consider approval of Ordinance No. 2026-034 amending the City Zoning Map**
19 **by changing the zone from G&G (Gravel and Grazing) to PD-R (Planned**
20 **Development Residential) on approximately 214 acres generally located on**
21 **the east side of Highway 18 between approximately 3400 North and 4200**
22 **North. (Case No. 2026-ZC-004 - Trails East PD-R zone change)**
23

24 BACKGROUND and RECOMMENDATION: The Trails zoning was approved in 2006 and
25 was designed with 925 single-family units throughout the approximately 333-acre
26 site. Earlier this year, the applicant brought forward an application to amend the
27 general plan on approximately 108 acres from LDR (Low Density Residential) to COM
28 (Commercial) in anticipation of approval of the overall commercial and residential
29 project. At their meeting held on April 14, 2026, the Planning Commission held a
30 public hearing and recommended approval with a 6-0 vote including conditions. A
31 related hillside permit is also in review in connection with this application. This
32 application makes up the majority of the residential portion of the proposed
33 development (approximately 214 acres).
34

35 [Agenda Packet \[Page 376\]](#)
36

37 **AND**
38

39 **ZONE CHANGE/ORDINANCE:**

40 **Consider approval of Ordinance No. 2026-035 amending the City Zoning Map**
41 **by changing the zone from G&G (Gravel and Grazing) to PD-TNZ (Planned**
42 **Development Traditional Neighborhood Zone) on approximately 10 acres**
43 **generally located on the east side of Highway 18 at approximately 4100**
44 **North. (Case No. 2026-ZC-003 - Trails East PD-TNZ zone change)**
45

46 BACKGROUND and RECOMMENDATION: The Trails zoning was approved in 2006 and
47 was designed with 925 single-family units throughout the approximately 333-acre
48 site. Earlier this year, the applicant brought forward an application to amend the
49 general plan on approximately 108 acres from LDR (Low Density Residential) to COM
50 (Commercial) in anticipation of approval of the overall commercial and residential
51 project. At their meeting held on April 14, 2026, the Planning Commission
52 recommended approval with a 6-0 vote including conditions. A related hillside permit
53 is also in review in connection with this application.

5 Link to introduction from City Manager John Willis and presentation from Planner Dan
6 Boles, including discussion between the City Council, City Manager John Willis, and
7 Mr. Boles: [01:01:35](#)
8

9 [Agenda Packet \[Page 460\]](#)
10

11 Link to motion: [01:23:27](#)
12

13 **MOTION:**

14 A motion was made by Councilmember Larkin to approve the Hillside
15 Development Permit for The Trails East on approximately 333 acres located
16 on the East side of Highway 18, between approximately 3200 North and 4300
17 North, excluding the sections outlined by the Hillside Commission on the east
18 side, from the hillside permit.

19 The motion was seconded by Councilmember Kemp.

20 **VOTE:**

21 Mayor Hughes called for a vote, as follows:
22

23 Councilmember Larkin – aye
24 Councilmember Larsen – aye
25 Councilmember Tanner – aye
26 Councilmember Kemp – aye
27 Councilmember Anderson – aye
28

29 The vote was unanimous and the motion carried.
30

31 Link to motion: [01:24:08](#)
32

33 **MOTION:**

34 A motion was made by Councilmember Kemp to approve Ordinance No. 2026-
35 034 amending the City Zoning Map by changing the zone from G&G (Gravel
36 and Grazing) to PD-R (Planned Development Residential) on approximately
37 214 acres generally located on the east side of Highway 18 between
38 approximately 3400 North and 4200 North as presented by staff with the
39 additional hillside will need to be reviewed to get the final layout of residential
40 lots.

41 **SECOND:**

42 The motion was seconded by Councilmember Anderson.

43 **VOTE:**

44 Mayor Hughes called for a roll call vote, as follows:
45

46 Councilmember Larkin – aye
47 Councilmember Larsen – aye
48 Councilmember Tanner – aye
49 Councilmember Kemp – aye
50 Councilmember Anderson – aye
51

52 The vote was unanimous and the motion carried.
53

5 Link to motion: [01:25:15](#)
6

7 **MOTION:**

8 A motion was made by Councilmember Kemp to approve Ordinance No. 2026-
9 035 amending the City Zoning Map by changing the zone from G&G (Gravel
10 and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood
11 Zone) on approximately 10 acres generally located on the east side of
12 Highway 18 at approximately 4100 North, with the condition that the
13 northern property line where this project is adjacent to property not in the
14 Rusty Cliffs project, the developer will install a 6'4" block wall that is now
15 being shown as a private alleyway and that the plat map for this subdivision
16 will have a note to notify future residents that they are buying in an area with
17 agriculture uses.

18 **SECOND:**

19 The motion was seconded by Councilmember Larsen.

20 **VOTE:**

21 Mayor Hughes called for a roll call vote, as follows:
22

23 Councilmember Larkin – aye
24 Councilmember Larsen – aye
25 Councilmember Tanner – aye
26 Councilmember Kemp – aye
27 Councilmember Anderson – aye
28

29 The vote was unanimous and the motion carried.
30

31 **GENERAL PLAN AMENDMENT/ORDINANCE:**

32 **Consider approval of Ordinance No. 2026-011 amending the City's General**
33 **Plan by changing the land-use map from COM (Commercial) to MHDR**
34 **(Medium-High Density Residential) on approximately 6.85 acres generally**
35 **located west of Dixie Drive and south of Canyon View Drive. (Case No. 2025-**
36 **GPA-19 - Dixie Drive)**
37

38 BACKGROUND and RECOMMENDATION: This item was heard at the April 2, 2026,
39 City Council meeting and was approved with changes. With those changes, the item
40 then needed to go back through the statutory process. At their meeting held on April
41 28, 2026, the Planning Commission held a public hearing and recommended
42 approval with no conditions, with a vote of 6-0. There were no public comments at
43 this meeting and staff received two written comments.
44

45 Link to introduction from City Manager John Willis and presentation from Planner
46 Brian Dean: [01:27:10](#)
47

48 [Agenda Packet \[Page 465\]](#)
49

50 Link to motion: [01:28:54](#)
51
52
53

5 **MOTION:**

6 A motion was made by Councilmember Kemp to approve Ordinance No. 2026-
7 011 amending the City's General Plan by changing the land-use map from
8 COM (Commercial) to MHDR (Medium-High Density Residential) on
9 approximately 6.85 acres generally located west of Dixie Drive and south of
10 Canyon View Drive.

11 **SECOND:**

12 The motion was seconded by Councilmember Larsen.

13 **VOTE:**

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

15
16 Councilmember Larkin – aye
17 Councilmember Larsen – aye
18 Councilmember Tanner – aye
19 Councilmember Kemp – aye
20 Councilmember Anderson – aye
21

22 The vote was unanimous and the motion carried.
23

24 **DEVELOPMENT AGREEMENT/ORDINANCE:**

25 **Consider approval of Ordinance No. 2026-036 for a development agreement**
26 **to address parking calculations for the Crimson Heights Behavioral Health**
27 **Planned Development. (Case No. 2025-DA-005 - Crimson Heights Behavioral**
28 **Health Development Agreement)**
29

30 BACKGROUND and RECOMMENDATION: This development agreement is to
31 accompany the proposed zone change from R-3 (Multiple-Family Residential) to PD-C
32 (Planned Development Residential) for a behavioral health center (Case 2025-ZC-
33 022). The development agreement addresses the total number of parking spaces
34 needed for the behavioral health center to operate. At their meeting held on March
35 24, 2026, the Planning Commission held a public hearing and recommended
36 approval with a unanimous vote of 5-0 with no conditions. No public comments were
37 received.
38

39 [Agenda Packet \[Page 484\]](#)
40

41 **AND**
42

43 **ZONE CHANGE/ORDINANCE:**

44 **Consider approval of Ordinance No. 2026-037 amending the City Zoning Map**
45 **by changing the zone from R-3 (Multiple-Family Residential) to PD-C**
46 **(Planned Development Commercial) on approximately 0.80 acres located at**
47 **691 South 300 East Street. (Case No. 2025-ZC-022 - Crimson Heights**
48 **Behavioral Health)**
49

50 BACKGROUND and RECOMMENDATION: The underlying general plan is DTCN
51 (Downtown Connected Neighborhood) with the adjacent zoning of R-3 (Multiple-
52 Family Residential) and R-1-8 (Single-Family Residential, 8,000 sq ft lots). At their
53 meeting held on March 24, 2026, the Planning Commission held a public hearing and

5 recommended approval with a unanimous vote of 5-0 with the following conditions:
6 1) A six-foot-high block wall shall be constructed along the west property boundary
7 to provide buffering for the adjacent residential property; 2) The existing block wall
8 along the north property boundary shall be increased to a height of six feet up to the
9 front setback line to provide buffering for the adjacent residential property; and 3)
10 The access point from 300 East shall be designated as one-way exiting access and
11 clearly marked with painted directional arrows. There were no public comments.
12

13 Link to introduction from City Manager John Willis and presentation from Brenda
14 Hatch, including discussion between the City Council, City Manager John Willis,
15 Community Development Director Carol Winner, applicant Greg Balderree, and Ms.
16 Hatch: [01:29:38](#)
17

18 [Agenda Packet \[Page 533\]](#)
19

20 Link to motion: [01:42:10](#)
21

22 **MOTION:**

23 A motion was made by Councilmember Larkin to approve Ordinance No.
24 2026-036 for a development agreement to address parking calculations for
25 the Crimson Heights Behavioral Health Planned Development.
26

27 **SECOND:**

28 The motion was seconded by Councilmember Tanner.

29 **VOTE:**

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

31 Councilmember Larkin – aye
32 Councilmember Larsen – aye
33 Councilmember Tanner – aye
34 Councilmember Kemp – aye
35 Councilmember Anderson – aye
36

37 The vote was unanimous and the motion carried.
38

39 Link to motion: [01:42:55](#)
40

41 **MOTION:**

42 A motion was made by Councilmember Larsen to approve Ordinance No.
43 2026-037 amending the City Zoning Map by changing the zone from R-3
44 (Multiple-Family Residential) to PD-C (Planned Development Commercial) on
45 approximately 0.80 acres located at 691 South 300 East Street, with the
46 conditions from the Planning Commission.
47

48 **SECOND:**

49 The motion was seconded by Councilmember Kemp.

50 **VOTE:**

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

52 Councilmember Larkin – aye
53 Councilmember Larsen – aye

4
5 Councilmember Tanner – aye
6 Councilmember Kemp – aye
7 Councilmember Anderson – aye

8
9 The vote was unanimous and the motion carried.

10
11 **ZONE CHANGE/ORDINANCE:**

12 **Consider approval of Ordinance No. 2026-038 amending the City Zoning Map**
13 **by changing the zone from ASBP (Airport Supporting Business Park) to C-2**
14 **(Commercial) on approximately 0.23 acres generally located south of**
15 **Flowers Way and North of the Southern Parkway. (Case No. 2026-ZC-005 -**
16 **Zion Bible Church)**

17
18 BACKGROUND and RECOMMENDATION: The underlying general plan is COM
19 (Commercial) with the adjacent zoning of C-2 (Highway Commercial) and ASBP
20 (Airport Supporting Business Park). At their meeting held on April 14, 2026, the
21 Planning Commission held a public hearing and recommended approval with a
22 unanimous vote of 6-0 with one condition. There were no public comments received.

23
24 Link to introduction from City Manager John Willis and presentation from Planner
25 Brenda Hatch: [01:44:18](#)

26
27 [Agenda Packet \[Page 565\]](#)

28
29 Link to motion: [01:46:51](#)

30
31 **MOTION:**

32 A motion was made by Councilmember Tanner to approve Ordinance No.
33 2026-038 amending the City Zoning Map by changing the zone from ASBP
34 (Airport Supporting Business Park) to C-2 (Commercial) on approximately
35 0.23 acres generally located south of Flowers Way and North of the Southern
36 Parkway.

37 **SECOND:**

38 The motion was seconded by Councilmember Larkin.

39 **VOTE:**

40 Mayor Hughes called for a vote, as follows:

41
42 Councilmember Larkin – aye
43 Councilmember Larsen – aye
44 Councilmember Tanner – aye
45 Councilmember Kemp – aye
46 Councilmember Anderson – aye

47
48 The vote was unanimous and the motion carried.

49
50 **ZONE CHANGE/ORDINANCE:**

51 **Consider approval of Ordinance No. 2026-039 amending the City Zoning Map**
52 **by changing the zone from A-1 (Agricultural, 40,000 square foot minimum**
53 **lot size) to RE-37.5 (Residential Estates, 37,500 square foot minimum lot**

5 **size) on approximately 2.87 acres generally located on 3430 East at**
6 **approximately 2300 South. (Case No. 2026-ZC-006 - Woodhaven Estates**
7 **Amended and Extended)**

8
9 BACKGROUND and RECOMMENDATION: The underlying general plan is AE
10 (Agricultural Estates) with adjacent zoning of A-1 (Agricultural, 40,000 square foot
11 minimum lot size) and RE-37.5 (Residential Estates, 37,500-square foot minimum lot
12 size). At their meeting held on April 14, 2026, the Planning Commission held a public
13 hearing and recommended approval with a unanimous vote of 6-0 with no
14 conditions. No public comments were received.

15
16 Link to introduction from City Manager John Willis and presentation from , including
17 discussion between: [01:47:25](#)

18
19 [Agenda Packet \[Page 579\]](#)

20
21 Link to motion: [01:49:00](#)

22
23 **MOTION:**

24 A motion was made by Councilmember Tanner to approve Ordinance No.
25 2026-039 amending the City Zoning Map by changing the zone from A-1
26 (Agricultural, 40,000 square foot minimum lot size) to RE-37.5 (Residential
27 Estates, 37,500 square foot minimum lot size) on approximately 2.87 acres
28 generally located on 3430 East at approximately 2300 South.

29 **SECOND:**

30 The motion was seconded by Councilmember Anderson.

31 **VOTE:**

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

33
34 Councilmember Larkin – aye
35 Councilmember Larsen – aye
36 Councilmember Tanner – aye
37 Councilmember Kemp – aye
38 Councilmember Anderson – aye
39

40 The vote was unanimous and the motion carried.

41
42 **APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:**

43 No appointments were made.

44
45 **REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

46 Link to reports from Mayor, Councilmembers, and City Manager: [01:49:45](#)

47
48 **ADJOURN TO CLOSED MEETING:**

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

52
53 A closed meeting was not held.

5 **ADJOURN:**

6 Link to motion: [01:51:19](#)
7

8 **MOTION:**

9 A motion was made by Councilmember Tanner to adjourn and reconvene in
10 the City Council work meeting.

11 **SECOND:**

12 The motion was seconded by Councilmember Larkin.

13 **VOTE:**

14 Mayor Hughes called for a vote, as follows:

15 Councilmember Larkin – aye

16 Councilmember Larsen – aye

17 Councilmember Tanner – aye

18 Councilmember Kemp – aye

19 Councilmember Anderson – aye
20

21 The vote was unanimous and the motion carried.
22
23
24
25
26

27 _____
Christina Fernandez, City Recorder

1 **ST. GEORGE CITY COUNCIL MINUTES**
2 **WORK MEETING**
3 **MAY 21, 2026, 11:00 A.M.**
4 **CITY HALL CIVIC SPACE**

5
6 **PRESENT:**

7 **Mayor Jimmie Hughes – arrived at 11:45 a.m.**
8 **Councilmember Dannielle Larkin**
9 **Councilmember Natalie Larsen**
10 **Councilmember Michelle Tanner**
11 **Councilmember Steve Kemp**
12 **Councilmember Austin Anderson**

13
14 **STAFF MEMBERS PRESENT:**

15 **City Manager John Willis**
16 **City Attorney Ryan Dooley**
17 **City Recorder Christina Fernandez**
18 **Assistant City Manager Director Robert Myers**
19 **Budget Manager Jared Edwards**
20 **Assistant Budget Manager Chad Moultrie**
21 **Finance Director Tiffany LaJoice**
22 **Operations Director Marc Mortensen**
23 **Government Affairs Director Shawn Guzman**
24 **Energy Services Director Bryan Dial**
25 **Water Services Director Scott Taylor**
26 **Human Resources Director Pennie Hancock**
27 **Communications and Marketing Director David Cordero**
28 **Community Development Director Carol Winner**
29 **Public Works Director Cameron Cutler**
30 **Police Chief Kyle Whitehead**
31 **Fire Chief Robert Stoker**
32 **Battalion Chief Coty Chadburn**
33 **Economic Development Director Chad Thomas**
34 **Parks and Community Services Director Shane Moore**
35 **Airport Director Dustin Warren**
36 **Executive Assistant Emilie Pinkelman**

37
38 **CALL TO ORDER:**

39 Mayor Pro Tem Larkin called the meeting to order and welcomed all in attendance.
40 An invocation was offered by Michael Kruse with the Unitarian Universalist Faith and
41 The Pledge of Allegiance to the Flag was led by Councilmember Tanner.

42
43 Link to call to order, invocation, and flag salute: [00:00:00](#) [Recording 1]

44
45 **DISCUSSION REGARDING THE FISCAL YEAR 2026-2027 BUDGET:**

46 Link to welcome and presentation from City Manager John Willis: [00:02:30](#)
47 [Recording 1]

48
49 [Agenda Packet \[Page 2\]](#)

50
51 Link to presentation from Budget Manager Jared Edwards, including discussion
52 between the City Council, Assistant City Manager Robert Myers, City Manager
53 John Willis, and Mr. Edwards: [00:11:30](#) [Recording 1]

54
55 [Agenda Packet \[Page 19\]](#)

5 Link to presentation from Assistant City Manager Robert Myers, including
6 discussion between the City Council, Police Chief Kyle Whitehead, City Manager
7 John Willis, Finance Director Tiffany LaJoice, Operations Director Marc Mortensen,
8 Airport Director Dustin Warren, Mayor Hughes, and Mr. Myers: [00:24:02](#)
9 [Recording 1]
10

11 [Agenda Packet \[Page 25\]](#)
12

13 Link to introduction from Assistant City Manager Robert Myers and presentation
14 from Assistant Budget Manager Chad Moultrie, including discussion between
15 Assistant City Manager Robert Myers, the City Council and City Manager John
16 Willis: [01:35:00](#) [Recording 1]
17

18 [Agenda Packet \[Page 34\]](#)
19

20 A recess was taken.
21

22 Link to presentation from Police Chief Kyle Whitehead and Fire Chief Robert
23 Stoker, including discussion between Mayor Hughes, the City Council, City
24 Manager John Willis, Mayor Hughes, Airport Director Dustin Warren, Chief
25 Whitehead and Chief Stoker: [00:00:00](#) [Recording 2]
26

27 [Agenda Packet \[Page 36\]](#)
28

29 Link to introduction from Assistant City Manager Robert Myers and presentation
30 from Assistant Budget Manager Chad Moultrie: [00:23:00](#) [Recording 2]
31

32 [Agenda Packet \[Page 37\]](#)
33

34 Link to introduction from Assistant City Manager Robert Myers and presentation
35 from Public Works Director Cameron Cutler, including discussion between
36 Assistant City Manager Robert Myers, the City Council, and Mr. Cutler: [00:24:13](#)
37 [Recording 2]
38

39 [Agenda Packet \[Page 38\]](#)
40

41 Link to introduction from Assistant City Manager Robert Myers and presentation
42 from Community Development Director Carol Winner: [00:30:00](#) [Recording 2]
43

44 [Agenda Packet \[Page 39\]](#)
45

46 Link to introduction from Assistant City Manager Robert Myers and presentation
47 from Operations Director Marc Mortensen: [00:33:04](#) [Recording 2]
48

49 [Agenda Packet \[Page 40\]](#)
50

51 Link to introduction from Assistant City Manager Robert Myers and presentation
52 from Parks and Community Services Director Shane Moore, including discussion
53 between the City Council, Assistant City Manager Robert Myers, City Manager
54

5 John Willis, Mayor Hughes, Budget Manager Jared Edwards, Finance Director
6 Tiffany LaJoice, City Attorney Ryan Dooley, and Mr. Moore: [00:40:20](#) [Recording
7 2]
8

9 [Agenda Packet \[Page 41\]](#)

10
11 Link to presentation from Assistant City Manager Robert Myers, including
12 discussion between the City Council, Finance Director Tiffany LaJoice, City
13 Manager John Willis, Mayor Hughes, and Mr. Myers: [00:56:08](#) [Recording 2]
14

15 [Agenda Packet \[Page 42\]](#)

16
17 A recess was taken.
18

19 Link to discussion and comments from the City Council, Mayor Hughes, and City
20 Manager John Willis: [00:00:00](#) [Recording 3]
21

22 Link to presentation from Assistant City Manager Robert Myers: [00:22:15](#)
23 [Recording 3]
24

25 [Agenda Packet \[Page 44\]](#)

26
27 Link to presentation from Water Services Director Scott Taylor, including
28 discussion between the City Council and Mr. Taylor: [00:25:27](#) [Recording 3]
29

30 [Agenda Packet \[Page 47\]](#)

31
32 Link to presentation from Energy Services Director Bryan Dial, including
33 discussion between the City Council and Mr. Dial: [00:33:40](#) [Recording 3]
34

35 [Agenda Packet \[Page 47\]](#)

36
37 Link to presentation from Finance Director Tiffany LaJoice: [00:36:15](#) [Recording
38 3]
39

40 [Agenda Packet \[Page 47\]](#)

41
42 Link to presentation from Public Works Director Cameron Cutler, including
43 discussion between the City Council and Mr. Cutler: [00:37:23](#) [Recording 3]
44

45 [Agenda Packet \[Page 47\]](#)

46
47 Link to presentation from Airport Director Dustin Warren, including discussion
48 between the City Council, Mayor Hughes, City Manager John Willis, Assistant City
49 Manager Robert Myers, and Mr. Warren: [00:41:48](#) [Recording 3]
50

51 [Agenda Packet \[Page 47\]](#)
52
53
54

5 Link to presentation from Assistant City Manager Robert Myers, including
6 discussion between the City Council, City Manager John Willis, Mayor Hughes, and
7 Mr. Myers: [00:59:18](#) [Recording 3]
8

9 [Agenda Packet \[Page 49\]](#)
10

11 Link to presentation from Parks and Community Services Director Shane Moore:
12 [01:05:55](#) [Recording 3]
13

14 [Agenda Packet \[Page 50\]](#)
15

16 Link to presentation from Public Works Director Cameron Cutler, including
17 discussion between the City Council and Mr. Cutler: [01:08:00](#) [Recording 3]
18

19 [Agenda Packet \[Page 50\]](#)
20

21 Link to introduction from Assistant City Manager Robert Myers and presentation
22 from Community Development Director Carol Winner: [01:11:12](#) [Recording 3]
23

24 [Agenda Packet \[Page 52\]](#)
25

26 Link to presentation from Assistant City Manager Robert Myers, including
27 discussion between the City Council, Parks & Community Services Director Shane
28 Moore, Mayor Hughes, City Manager John Willis, and Mr. Myers: [01:13:40](#)
29 [Recording 3]
30

31 [Agenda Packet \[Page 52\]](#)
32

33 Link to presentation from Assistant City Manager Robert Myers including
34 discussion between the City Council, City Manager John Willis, and Mr. Myers:
35 [01:20:23](#) [Recording 3]
36

37 [Agenda Packet \[Page 53\]](#)
38

39 Link to closing remarks from Assistant City Manager Robert Myers, including
40 discussion between the City Council, Mayor Hughes, City Manager John Willis,
41 Public Works Director Cameron Cutler, and Mr. Myers: [01:24:10](#) [Recording 3]
42

43 **REPORTS AND UPDATES FROM THE MAYOR, COUNCILMEMBERS, AND CITY**
44 **MANAGER:**

45 No reports were given.
46

47 **ADJOURN TO A CLOSED MEETING:**

48 **Request a closed session to discuss litigation, security, property**
49 **acquisition or sale or the character and professional competence or**
50 **physical or mental health of an individual.**
51

52 A closed meeting was not held.
53
54

5 **ADJOURN:**

6 Link to motion: [01:33:48](#) [Recording 3]
7

8 **MOTION:**

9 A motion was made by Councilmember Anderson to adjourn.

10 **SECOND:**

11 The motion was seconded by Councilmember Tanner.

12 **VOTE:**

13 Mayor Hughes called for a vote, as follows:
14

15 Councilmember Larkin – aye

16 Councilmember Larsen – aye

17 Councilmember Tanner – aye

18 Councilmember Kemp – aye

19 Councilmember Anderson – aye
20

21 The vote was unanimous and the motion carried.
22
23
24
25
26

27 _____
Christina Fernandez, City Recorder



Agenda Date: 06/04/2026

Agenda Item Number: 04

Subject:

Public hearing to receive input on the Fiscal Year 2026-27 Budget.

Item at-a-glance:

Staff Contact: Robert Myers

Applicant Name: City of St. George

Reference Number: N/A

Address/Location:

61 South Main Street

Item History (background/project status/public process):

State Law requires the City to hold a public hearing to receive citizen input prior to final adoption of the budget which must occur before June 30th each year. This year the City will hold two public hearings to gather citizen input on the FY 2026-27 Budget. Tonight's item will be this year's first public hearing with the second public hearing planned to be held on June 18, 2026. Final adoption of the FY 2026-27 Budget is planned for June 18, 2026 following the second public hearing. A copy of the FY 2026-27 Budget was presented to the City Council during the May 7th City Council meeting and has been publicly available on the city's website and in the City Recorder's Office since that time. Staff recommends holding a public hearing to receive input on the Fiscal Year 2026-27 Budget.

Staff Narrative (need/purpose):

The FY 2026-27 Budget and Business Plan is the city's action plan for delivering the high quality municipal services that our residents, businesses, and visitors desire and expect. Developed in alignment with the City Council's priorities outlined in the FY 2027 Business Plan, this budget reflects a commitment to strategic planning and investment as well as strong financial stewardship. Major investments in this year's budget are focused on achieving the City Council's priorities identified in the FY 2027 Business Plan. Some of these investments include enhancements in public safety with new equipment and improvements to facilities, critical utility and transportation infrastructure improvements, additions to the parks and trails system from the 2023 voter-approved General Obligation Bond, and targeted initiatives in operational excellence, workforce development and customer service. A copy of FY 2026-27 Budget is publicly available for review on the city's website at www.sgcityutah.gov/budget and through the City Recorder's Office. This year the city will hold two public hearings to gather citizen input on the FY 2026-27 Budget. Tonight's meeting includes the first public hearing. The second public hearing will be held on June 18, 2026 and final adoption of the FY 2026-27 Budget is planned for on June 18, 2026 following the second public hearing.

Name of Legal Dept approver: Ryan Dooley

Budget Impact: No Impact

Recommendation (Include any conditions):

Staff recommends holding a public hearing to receive input on the Fiscal Year 2026-27 Budget.

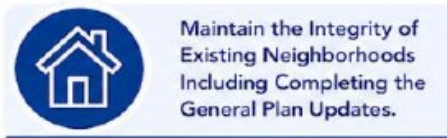


FY 2027 Tentative Budget

June 4, 2026

FY 2027 Business Plan

- Crafted based on guidance and direction of the City Council
- Serve as a roadmap for the city during FY 2027
- Foundation of the investments proposed for FY 2027



FY 2027

Budget Overview

Major Areas of Focus:

Enhancements in Public Safety:

- (1) replacement fire apparatus (year 2 payment)
- (13) Replacement vehicles
- Major equipment & technology purchases: PPE gear replacements, vehicle cameras and technology replacements

Critical Utility and Transportation Infrastructure Improvements:

- 1450 S Extension to Crosby Way (continuation)
- Southern Parkway Exit 5
- Graveyard Reservoir project (continuation)
- Airport Traffic Control Tower

Continued expansion of parks and trails network:

- G.O. bond funded projects includes: Sunbowl, Curly Hollow Park (Phase 1), Lizard Wash Park, and Thunder Junction expansion

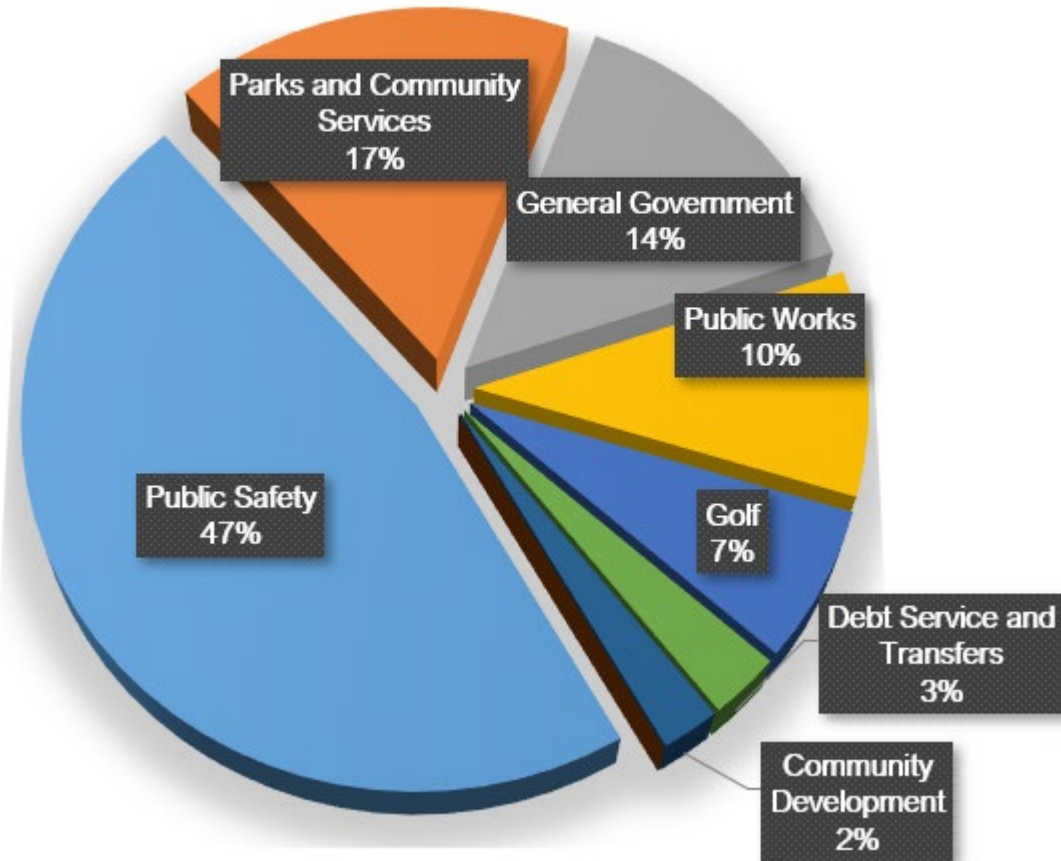
Initiatives for operational excellence, workforce development, and customer service

FY 2027 Budget Overview

Revenue Overview:

- FY 2027 Budget does not propose a property tax increase
- Fee increases across the city's services including golf, airport and utilities
- The FY 2027 Budget is balanced and maintains the city's strong financial position

FY 2027 General Fund
\$121,736,112



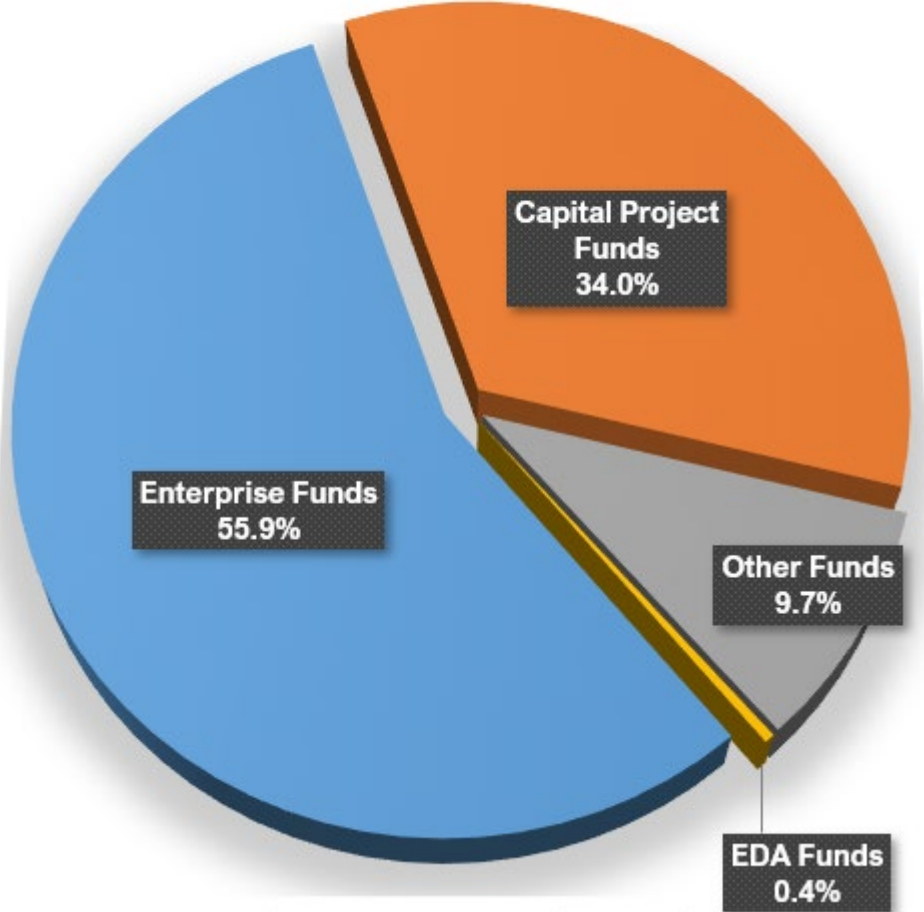
FY 2027 General Fund

Pays for the majority of services:

- Police, Fire and 911 Dispatch
- Street & Traffic Signal Maintenance
- Parks & Trails Maintenance and Parks Programming
- Development review, code enforcement
- Golf
- Administration & Support

Funded by: Property Tax, Sales Tax, Franchise Taxes, Overhead Reimbursements, Charges for service, fines, permits, and other revenues

FY 2027 All Other Funds - Expenses
\$418,463,520



FY 2027 All Other Funds

Pays for:

- Utility services
- Airport
- Major infrastructure projects
 - Streets, Drainage
 - Utilities
 - City facilities
 - Parks
- Suntran
- Other restricted purposes

Funded by: User fees, impact fees, grants, debt and other restricted revenues

FY 2027 Budget Overview

Unique Factors:

Growth & service area

Regional Hub

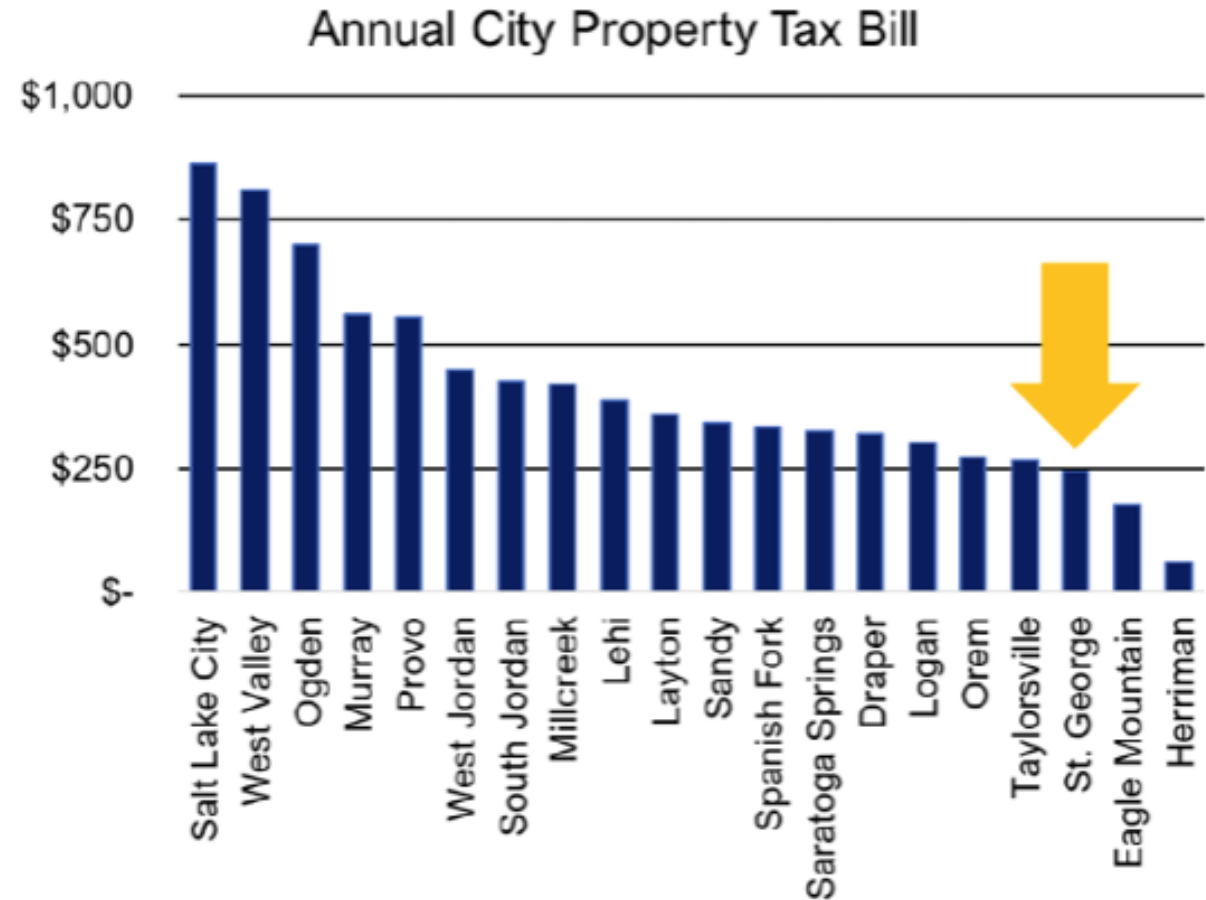
- Regional Airport
- Regional Wastewater Treatment Plant
- Suntran Bus Service
- 911 Dispatch

Electric Service

How do city property taxes compare statewide?

5th largest population city in the state.

3rd lowest property tax of the top 20 cities in the state.



Average primary home value of \$583,963. Includes 2023 G.O. Bond.



FY 2027 Tentative Budget

June 4, 2026



Agenda Date: 06/04/2026

Agenda Item Number: 05

Subject:

Public hearing and consideration of Ordinance No. 2026-046 vacating a portion of a municipal utility easement located five feet inside the northerly lot line and within the adjacent common area of Lot 406, Desert Color Resort Phase 4B and Phase 6.

Item at-a-glance:

Staff Contact: Todd Jacobsen

Applicant Name: Ryan Lay, Bush & Gudgell

Reference Number: PLANLRE26-011

Address/Location:

5322 South Pura Lane

Item History (background/project status/public process):

Lot 406 is currently configured with common area on its northern and western borders. The applicant is requesting the easement vacation to expand the property's northern boundary line into the adjacent common area to construct a slightly larger home. By vacating the requested municipal utility easements, some of which are designated in the common area, and by amending the subdivision plat, Lot 406 will increase in size. The required municipal utility easements on the proposed configuration of Lot 406 are proposed with the application of the subdivision amendment.

Staff Narrative (need/purpose):

A subdivision amendment for Lot 406, Desert Color Resort Phase 4B and Phase 6 has been submitted into City Inspect and is currently in the review process as reference number PLANFPA26-012.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Joint Utility Commission (JUC) has reviewed the proposed vacation and has recommended its approval.

Attachments

When Recorded Return To:
City of St. George
City Recorder's Office
61 S Main St
St. George, UT 84770

ORDINANCE NO. _____

Tax ID: SG-DCR-4B-6-406

**AN ORDINANCE VACATING A PORTION OF A MUNICIPAL UTILITY EASEMENT
LOCATED IN THE CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH**
(Lot 406, Desert Color Resort Phase 4B and Phase 6)

WHEREAS, a petition has been submitted to the St. George City Council requesting the vacation of a portion of a municipal utility easement located five feet inside the northerly lot line, as well as within the adjacent common area, of Lot 406, Desert Color Resort Phase 4B and Phase 6 (according to the official plat on file in the Office of the Washington County Recorder as Doc. No. 20230032066); and

WHEREAS, said portion is more particularly described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and incorporated by this reference; and

WHEREAS, a partial plat amendment is proposed to adjust the lot line between Lot 406 and its adjacent common area, thereby increasing the size of Lot 406 and decreasing the size of the common area; and

WHEREAS, the Joint Utility Commission (JUC) has reviewed the proposed easement vacation and has recommended approval thereof; and

WHEREAS, the City Council has determined that the adoption of this Ordinance does not negatively impact the health, stability, and/or formation of families within the City;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. George, Washington County, Utah, as follows:

1. **Vacation of Easement:** The portion of the municipal utility easement located five feet inside the northerly lot line, as well as within the adjacent common area, of Lot 406, Desert Color Resort Phase 4B and Phase 6, as more particularly described in Exhibit A and depicted in Exhibit B, is hereby vacated.
2. **Effective Date:** This Ordinance shall take effect upon adoption, recording, and posting in the manner required by law.

PASSED AND ADOPTED by the City Council of the City of St. George, Utah, on this ____ day of _____, 2026.

CITY OF ST. GEORGE:

ATTEST:

Jimmie B. Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:

City Attorney's Office

Jami Brackin, Deputy City Attorney

VOTING OF CITY COUNCIL:

Councilmember Larkin _____

Councilmember Larsen _____

Councilmember Tanner _____

Councilmember Kemp _____

Councilmember Anderson _____



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

St. George, Utah

www.bushandgudgell.com

Exhibit "A"
Legal Description

Beginning at a point that lies South $01^{\circ}15'53''$ West along the section line 2096.89 feet and due West 1798.95 feet from the North Quarter Corner of Section 25, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence North $56^{\circ}33'09''$ West 84.78 feet; thence North $33^{\circ}26'52''$ East 2.42 feet; thence North $59^{\circ}30'27''$ East 23.33 feet; thence southeasterly along a 194.72 foot radius non-tangent curve to the left, (long chord bears South $40^{\circ}15'43''$ East a distance of 77.64 feet), center point lies North $61^{\circ}14'18''$ East through a central angle of $23^{\circ}00'03''$, a distance of 78.17 feet; thence South $33^{\circ}17'41''$ West 1.60 feet to the point of beginning.

Containing 860 square feet or 0.02 acres.

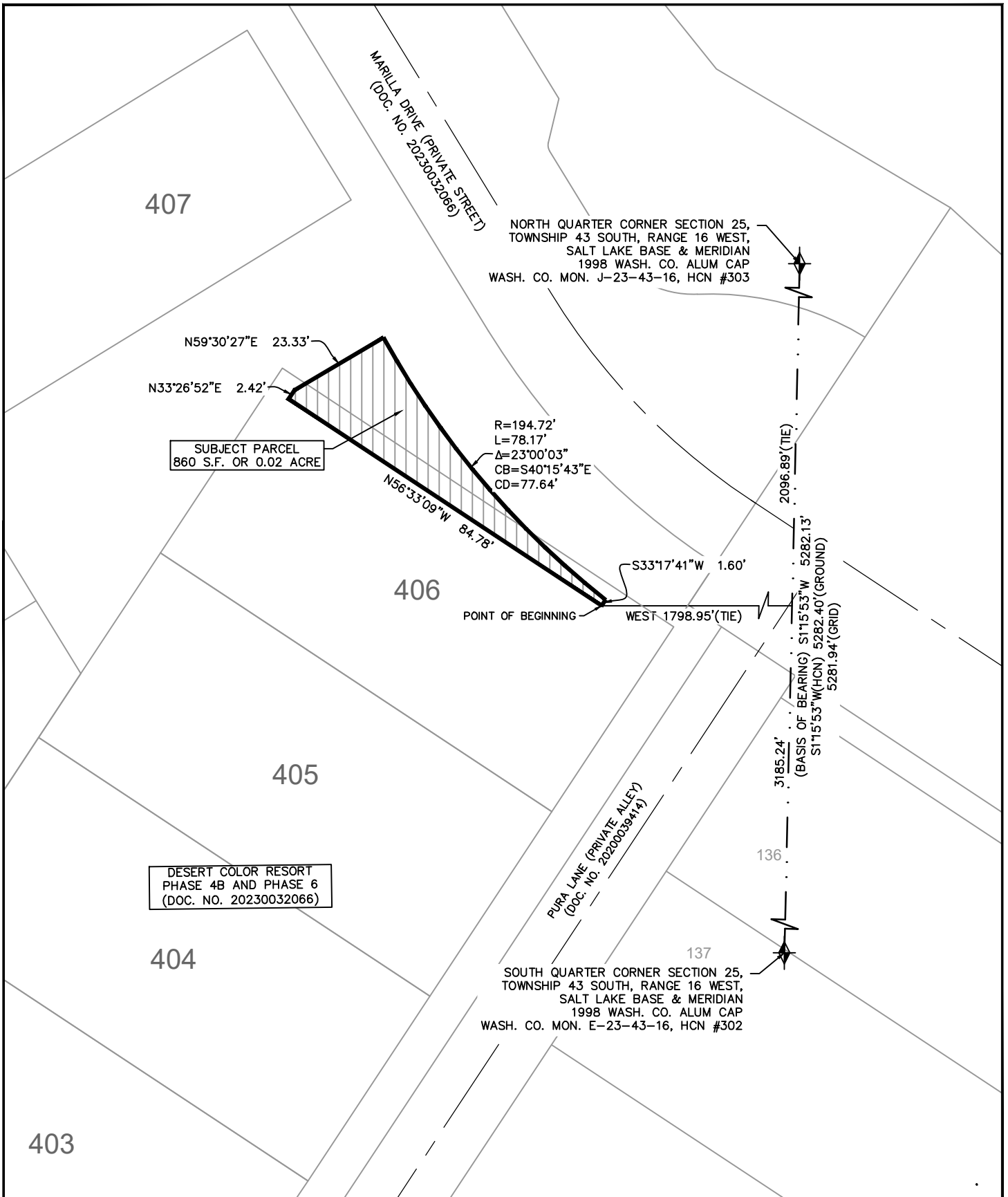


EXHIBIT B
0.02 ACRE PARCEL



BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

Agenda Date: 06/04/2026

Agenda Item Number: 06

Subject:

Consider approval of Ordinance No. 2026-047 to amend the Hillside Ridge Line Map at 785 West Sir Monte Drive. (Case No. 2026-HS-001 - Rath ADU)

Item at-a-glance:

Staff Contact: Wes Jenkins

Applicant Name: Greg Rath

Reference Number: 2026-HS-001

Address/Location:

785 W. Sir Monte Drive

Item History (background/project status/public process):

The City approved a hillside Ridge Line Map a number of years ago that designated on this map all ridgelines that were defined as a Cuesta Ridge or a Plateau Ridge. A ridgeline defined as a Cuesta Ridgeline was given a 100-foot setback from the ridgeline to any structure and a ridgeline defined as a Plateau Ridgeline was given a 50-foot setback from the ridgeline to any structure. All other ridgelines within the hillside overlay zone were given a 30-foot setback from the ridgeline to any structure. With the approval of the Ridge Line Map, the ridgelines along the south and west sides of this parcel were designated as a Cuesta with the 100-foot setback to the structure. The Hillside Review Board unanimously recommended approval of the hillside permit to change the west ridgeline on this parcel from a Cuesta Ridgeline as shown on the City's Ridgeline Map to a Ridgeline. The Planning Commission recommended approval, with a 5-2 vote.

Staff Narrative (need/purpose):

This property lies within the hillside overlay zone. There is a ridgeline on the south and west sides of this property. This ridgeline is defined as a Cuesta Ridgeline on the City's approved Ridgeline Map which means there is a 100-foot setback to any structure on this property. The Hillside Review Board conducted an on-site meeting and discussed whether, per the definition of a Cuesta in the city ordinance, the ridgeline along the west side of the property was a Cuesta. The Hillside Review Board agreed that the designation of a Cuesta for the south ridgeline along this property was correct. There was some discussion among the hillside members where the ridgeline along the west side of the property changed from a Cuesta to just a ridgeline with a 30-foot setback. There was some good discussion between the hillside members and in the end they agreed with the applicant's request. There was some discussion at the Planning Commission meeting similar to the discussion at the Hillside Board meeting. The Planning Commission vote was 5-2 with commissioners Fisher and Anderson voting in opposition to the request.

Name of Legal Dept approver: Jami Brackin

Budget Impact: No Impact

Recommendation (Include any conditions):

The Hillside Review Board unanimously recommended approval of the hillside permit to change the west ridgeline on this parcel from a Cuesta Ridgeline as shown on the City's Ridgeline Map to a Ridgeline. The Planning Commission vote was 5-2 in favor of this request.

Attachments

HILLSIDE REVIEW BOARD AGENDA REPORT: **03/24/2026**
 PLANNING COMMISSION AGENDA REPORT: **05/26/2026**
 CITY COUNCIL AGENDA REPORT: **06/04/2026**

Greg Rath Property – 785 W. Sir Monte Drive (SG-6-3-12-4311) Hillside Development Permit (Case No. 2026-HS-001)	
Request:	A Hillside Development Permit to adjust the designation of the ridgeline setback on parcel SG-6-3-12-4311 from "Cuesta" to "Ridgeline" to reduce the ridgeline setback from 100' to 30' for a residential ADU.
Applicant:	Greg Rath
Location:	785 W. Sir Monte Drive
General Plan:	Low Density Residential (LDR)
Existing Zoning:	Single Family Residential
Surrounding Zoning:	North Open Space
	South Open Space
	East Open Space
	West Open Space
Land Area:	Approximately 2.24 acres



BACKGROUND

This is a request is to change the ridgeline designation for the property located at 785 W. Sir Monte Drive (SG-6-3-12-4311) from "Cuesta" to a "Ridge line". (See Exhibit A, Ridge Line Map) This location is surrounded by open space, and the applicant would like to build an ADU Accessory Dwelling Unit on this lot. The approved city Ridge Line Map identifies the applicant's property as "Cuesta" with a 100' setback from the existing ridge line.

The applicant is requesting to change the ridgeline designation as shown on the Ridge Line Map from a "Cuesta" to a "Ridge Line" and propose a new ridgeline designation which the owner feels is more indicative of the actual ridge line.

APPLICABLE ORDINANCE(S) (Selected portions)

10-13A-6: Building Setbacks and Additional Design Standards:

- A. *Front Setback along Streets:* Along streets where the slope of the adjacent property to the street is over fifteen percent (15%), the minimum setback is twenty feet (20').
- B. *Setbacks:* All setbacks shall conform to the underlying zone criteria except as provided herein. No structure or accessory structure shall be constructed within the setback area as defined below. However, a see-through wrought iron fence with at least fifty percent (50%) of the fence open, landscaping, and a nonvertical swimming pool are permitted in the setback area.
 1. *Ridgelines:* All ridgelines as shown on the ridgeline map shall be subject to the setback provisions contained herein. Setbacks from ridgelines not identified on the ridgeline map shall be a minimum of thirty feet (30'), or greater if recommended in the geotechnical reports.
 2. *Plateaus:* On plateaus, the setback from the ridgeline shall be a minimum of fifty feet (50') unless a greater setback is recommended in the geotechnical reports.
- C. *Cuesta:* Where a ridgeline occurs on a cuesta, the minimum setback shall be one hundred feet (100') measured normal (perpendicular) to the closest point of the ridge, unless a greater setback is recommended in the geotechnical report.

EXHIBITS PROVIDED

1. Exhibit A – Ridge Line Map
“Exhibit A” in the packet shows the Ridge Line Map.
2. Exhibit B – Ridge Line Map - Site Location
“Exhibit B” is the Ridge Line Map zoomed into the location of the site reduction request.
3. Exhibit C – Aerial View from South
“Exhibit C” - Aerial View
4. Exhibit D - Images
Images are showing the location of the proposed ADU.

RECOMMENDATION

The Hillside Review Board conducted a site visit on March 24, 2026. A motion was made to recommend approval of the hillside permit for the application passing with a unanimous 4-0 vote with the following condition:

1. That the ridgeline on the south of the property extending to the east remain "Cuesta", passing with a unanimous 4-0 vote

General Plan – LDR (Low Density Residential)



Zoning - R-1-10



EXHIBIT A

Ridge Line Map

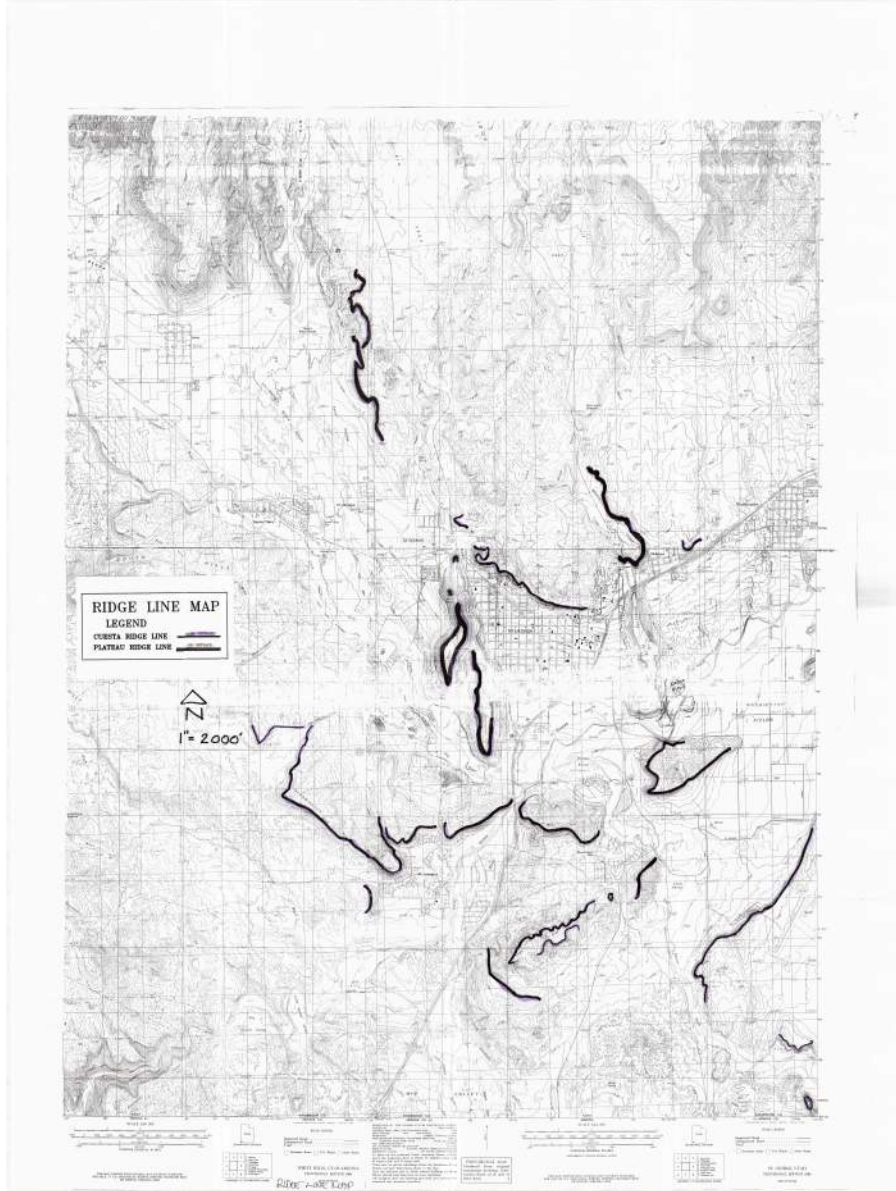


EXHIBIT A Ridge Line Map

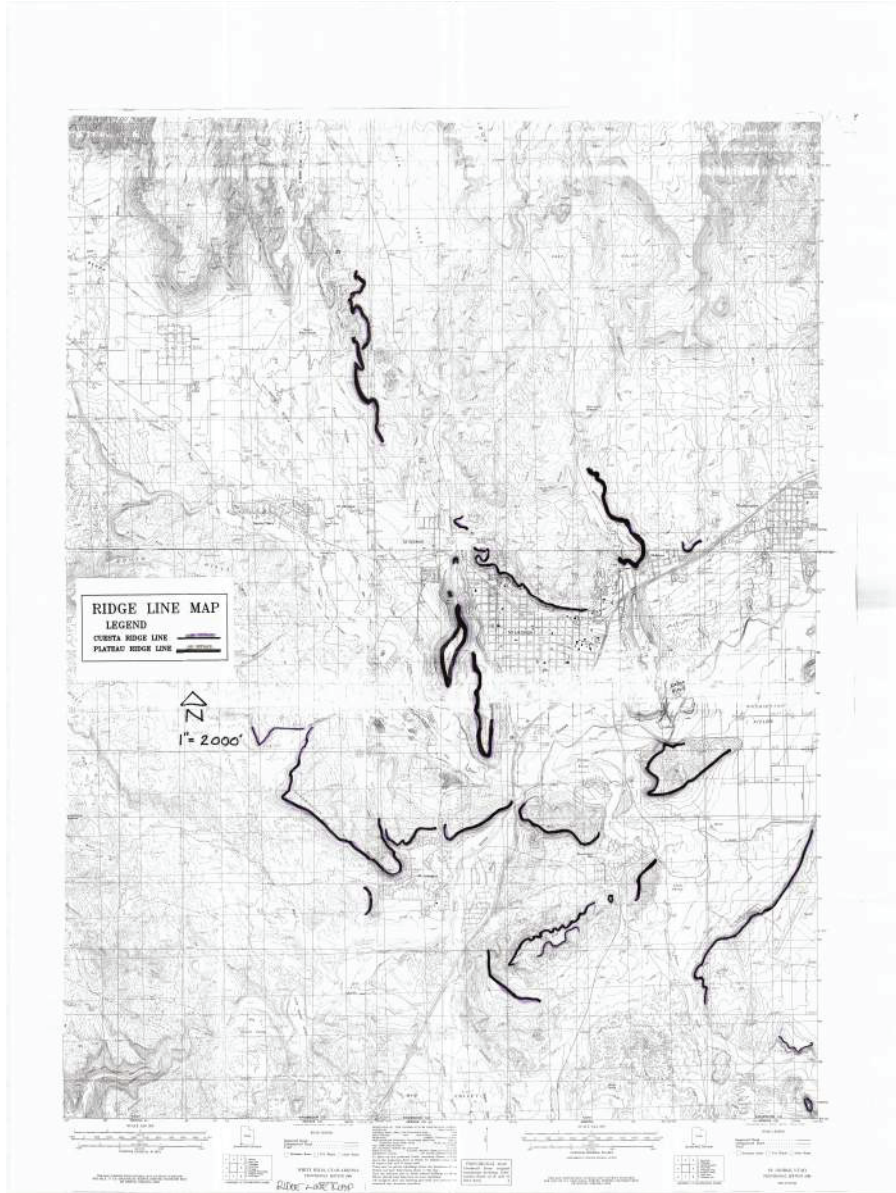


EXHIBIT B
Ridge Line Map
Ridgeline Designation
Location

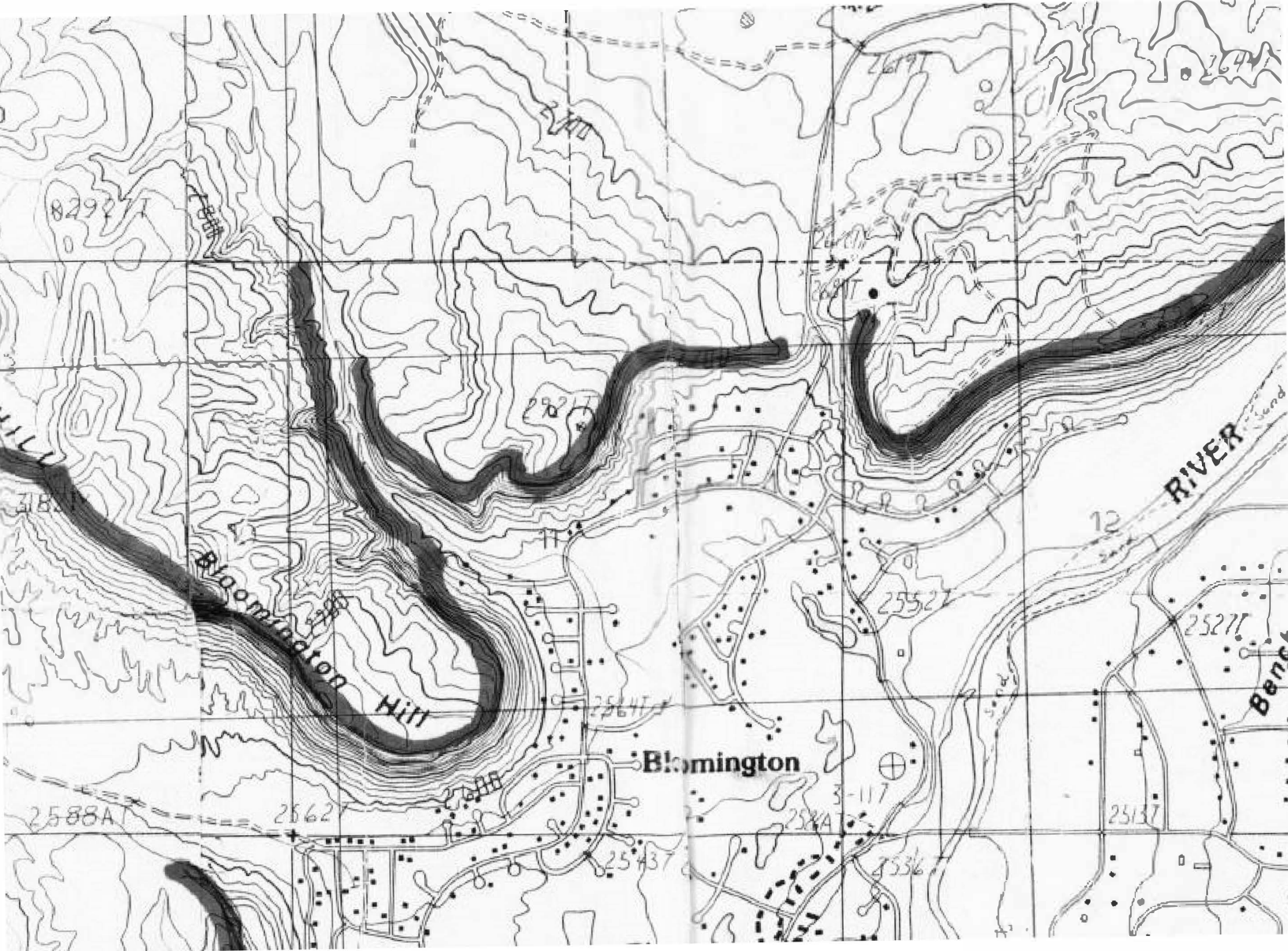


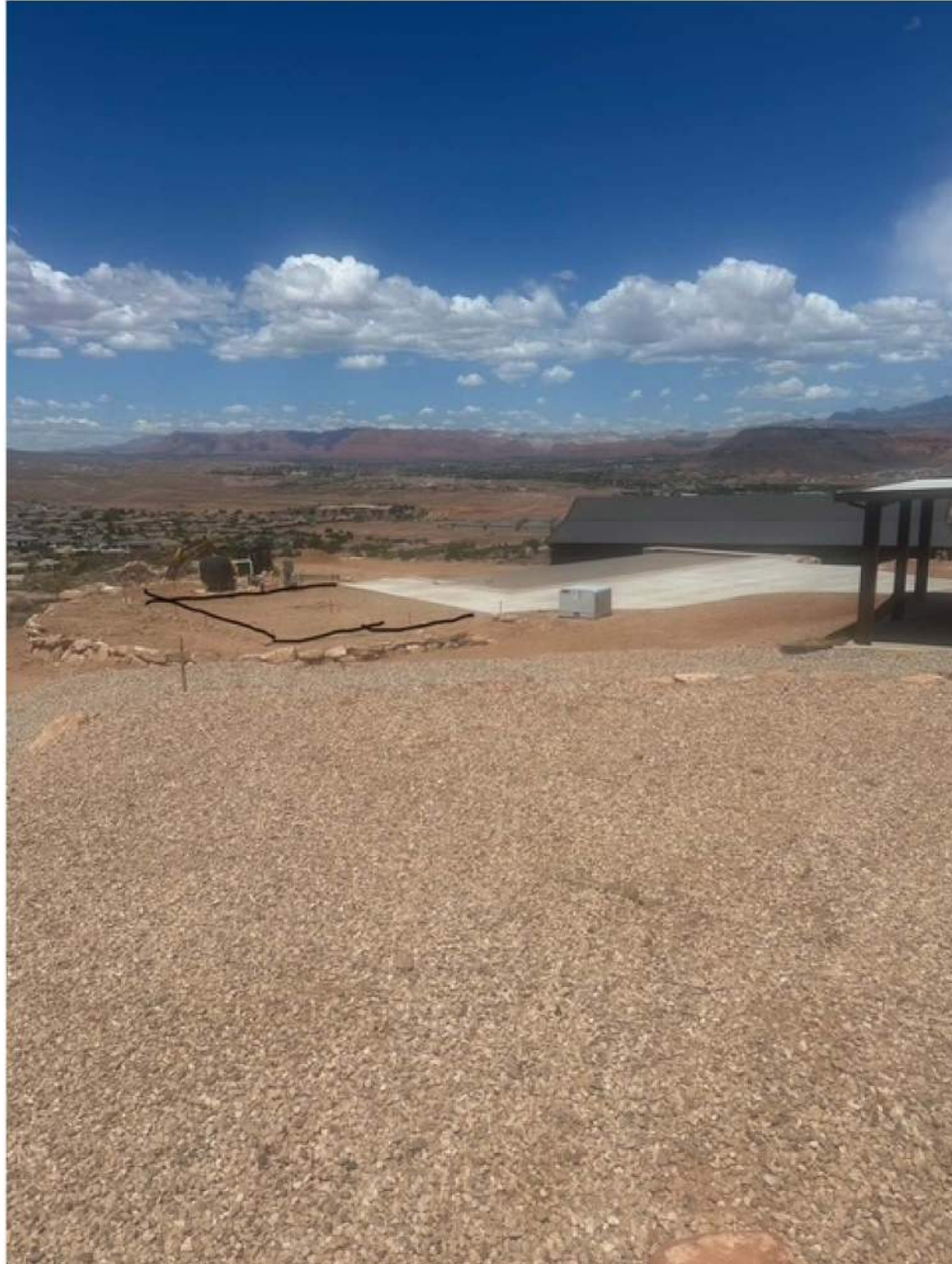
EXHIBIT C AERIAL VIEW FROM SOUTH



EXHIBIT D
IMAGES
785 W. Sir Monte Drive









ORDINANCE NO. _____

AN ORDINANCE AMENDING THE HILLSIDE RIDGE LINE MAP, TO ALLOW ADJUSTMENT TO THE DESIGNATION OF THE RIDGELINE SETBACK ON PARCEL SG-6-3-12-4311 FROM “CUESTA” TO “RIDGELINE” TO REFLECT THE PROPERTY’S ACTUAL CONDITIONS AND ALLOW FOR THE CONSTRUCTION OF A RESIDENTIAL ACCESSORY DWELLING UNIT. CASE No. 2026-ZRA-003

WHEREAS, the City Council has determined that it is in the best interest of the City and the public to amend the Hillside Ridge Line Map; to address ridgeline setback designation and allow for the construction of a residential Accessory Dwelling Unit; and

WHEREAS, after careful consideration, the city council has determined that amending the Ridge Line Map is in the best interest of the health, safety and welfare of the citizens of St. George; and

WHEREAS, the City Council has determined that the adoption of this Ordinance does not negatively impact the health, stability, and/or formation of families within the City;

WHEREAS, the Planning Commission held a public hearing on May 26, 2026, and thereafter forwarded a recommendation for approval on June 4, 2026, for the requested Hillside Ridge Line Map amendment to the City Council; and

NOW, THEREFORE, BE IT ORDAINED, by the St. George city council, as follows:

Section 1. Repealer. Any provision of the St. George city code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Enactment. The Hillside Ridge Line Map is hereby amended by adopting changes and revisions to the Hillside Ridge Line Map for the protection of the City and the public, as set forth in Exhibit ‘A’ attached hereto and incorporated herein.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon execution below and upon posting in the manner required by law.

APPROVED AND ADOPTED by the St. George City Council, this 4th day of June, 2026.

CITY OF ST. GEORGE:

ATTEST:

Jimmie B Hughes, Mayor

Christina Fernandez, City Recorder

APPROVED AS TO FORM:
City Attorney's Office

VOTING OF CITY COUNCIL:

Councilmember Larkin _____
Councilmember Larsen _____
Councilmember Tanner _____
Councilmember Kemp _____
Councilmember Anderson _____

Jami Brackin, Deputy City Attorney

EXHIBIT A
Proposed Amendment to Hillside Ridge Line Map

EXHIBIT A

Ridge Line Map

