

**ST. GEORGE CITY COUNCIL MINUTES  
REGULAR MEETING  
MAY 28, 2026, 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:**

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

**STAFF MEMBERS PRESENT:**

**City Manager John Willis  
Assistant City Manager Robert Myers  
City Attorney Ryan Dooley  
City Recorder Christina Fernandez  
Public Works Director Cameron Cutler  
Assistant Public Works Director Wes Jenkins  
Planner Brenda Hatch  
Planner Dan Boles**

**OTHERS PRESENT:**

**Applicant's representative Eric McFadden**

**CALL TO ORDER:**

Mayor Hughes called the meeting to order and welcomed all in attendance. The invocation was offered by Gonzalo Catarino with the Church of Jesus Christ of Latter-day Saints 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:**

Link to comments from Mayor Hughes: [00:03:40](#)

**CONSENT CALENDAR:**

- a. Consider approval to ratify a Cooperation Agreement with UDOT on the I-15 Widening Project for improvements at 700 South.**

BACKGROUND and RECOMMENDATION: Included in the UDOT I-15 Widening Project is the reconstruction of the 700 South underpass structure. Some of the existing curbing will be removed to accommodate the structure widening. While UDOT has acknowledged that the curbing being removed will be replaced, it would be better to reinstall the new curbing to the location that would allow 700 South to be widened for the center turn lane under the bridge. In order to match the new curb, additional widening of the local roadway is required. The cost of the additional widening of the roadway would be the responsibility of the City. This agreement estimates the cost of the additional widening improvements at \$166,357.75.

**b. Consider approval of a reimbursement agreement with Suncore for a trail and sidewalk within the Viviano subdivision.**

BACKGROUND and RECOMMENDATION: This item is for a new trail located on the easterly edge of Viviano running north and south from 1140 South to the Paseo subdivision. The remaining portion of trail to Merrill Road (to the north) has already been executed with the Paseo development. The contractor, Suncore, who is currently constructing the Viviano subdivision, would construct the new trail. The city would reimburse the contractor for an amount of \$121,782.

**c. Consider approval of a reimbursement agreement with Quality Excavation for asphalt pavement and roadbase.**

BACKGROUND and RECOMMENDATION: This item is to increase the pavement and roadbase thickness on both Movie Rock Drive and the Trails Parkway. The developer is required to install the roadway at the minimum pavement and roadbase thicknesses outline in our city standards. The city approved the construction drawings prior to the update of the city standards. The agreement covers the cost to increase the pavement section to the needed thickness. The cost of the reimbursement agreement is \$118,860.

**d. Consider approval for Real Property Exchange between the City of St. George and CDHC II LLC.**

BACKGROUND and RECOMMENDATION: This property exchange will allow the City to widen the sidewalk along 1450 East and will complete the trail connection between the existing Rim Rock Trail, Virgin River Trail and trail along Rim Rock Wash through Intermountain's campus. Staff recommends approval.

Link to presentation from City Manager John Willis, including discussion between the City Council and Public Works Director Cameron Cutler: [00:04:15](#)

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Link to motion: [00:06:00](#)

**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/VACATE MUNICIPAL A PORITON OF A UTILITY EASEMENT/ORDINANCE:**

**Public hearing and consideration of Ordinance No. 2026-040 vacating a portion of a municipal utility easement located along the easterly lot line of Lot 1 of Desert Color Commercial Phase 1.**

BACKGROUND and RECOMMENDATION: The subdivision plat for Desert Color Commercial Phase 1 was recorded in 2022. Subsequently, Crush Golf was constructed on Lot 1; however, the entire lot was not developed. A narrow strip of land along the north and east boundaries of Lot 1 remains undeveloped. The proposed easement vacation will help eliminate unnecessary encumbrances and create a cleaner, more cohesive development pattern in this area. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:06:30](#)

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Link to public hearing; no comments were received: [00:07:42](#)

Link to motion: [00:07:58](#)

**MOTION:**

A motion was made by Councilmember Anderson to approve Ordinance No. 2026-040 vacating a portion of a municipal utility easement located along the easterly lot line of Lot 1 of Desert Color Commercial Phase 1.

**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 MUNICIPAL UTILITY EASEMENT/ORDINANCE:**

**Public hearing and consideration of Ordinance No. 2026-041 vacating of a municipal utility easement located within the common and limited common area of South Desert Planned Development Phase 1 Subdivision.**

BACKGROUND and RECOMMENDATION: The subdivision plat identifies Lots 102 thru 112 as building pads surrounded by common and limited common areas. During construction, it was determined that the home designs exceed the buildable pad areas shown on the recorded subdivision plat. The developer is proposing to amend the subdivision plat to reflect the actual building footprints. By vacating the adjoining municipal utility easements located within the common and limited common areas,

and through the proposed plat amendment, the building pads for Lots 102 thru 112 will be expanded to accommodate the home designs. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:08:40](#)

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Link to public hearing; no comments were received: [00:09:57](#)

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

**MOTION:**

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-041 vacating of a municipal utility easement located within the common and limited common area of South Desert Planned Development Phase 1 Subdivision.

**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.

**TENTATIVELY ADOPT FY26-27 BUDGET/RESOLUTION:**

**Consider approval of Resolution No. 2026-007R tentatively adopting the FY 2026-27 City Manager Recommended Budget of the City of St. George and setting the public hearing dates.**

BACKGROUND and RECOMMENDATION: State law requires the recommended budget to be tentatively adopted and the public hearing dates to be set during a regular or special City Council meeting prior to considering adoption of the final budget in June. The final budget is required to be adopted before June 30th each fiscal year. The FY 2026-2027 City Manager Recommended Budget was presented to the City Council and made publicly available during the Thursday May 7, 2026 City Council Meeting. A copy of the FY 2027 budget is available on the city's website at [www.sgcityutah.gov/citybudget](http://www.sgcityutah.gov/citybudget) and through the City Recorder's Office. Tonight's item is to consider tentatively adopting the FY 2027 budget and to set the dates for this year's public hearings on the FY 2027 budget as Thursday June 4, 2026 and Thursday June 18, 2026 during the regularly scheduled City Council Meetings. Adoption of the Final FY 2027 budget is planned for Thursday June 18, 2026 following the public hearing. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Assistant City Manager Robert Myers, including comments from Mayor Hughes: [00:10:53](#)

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Link to motion: [00:15:17](#)

**MOTION:**

A motion was made by Councilmember Kemp to approve Resolution No. 2026-007R tentatively adopting the FY 2026-27 City Manager Recommended Budget of the City of St. George and setting the public hearing dates as presented, to include the proposed adjustment to the recommended budget for the three Police positions.

**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.

**ACCEPT OR DENY PETITION FOR ANNEXATION/RESOLUTION:**

**Consideration of Resolution No. 2026-008R to either accept or deny a Petition for Annexation for approximately 2.277 acres located at approximately 3430 East 3930 South.**

BACKGROUND and RECOMMENDATION: The property proposed for annexation is located at approximately 3430 East 3930 South and is identified as Tax ID No. 6615-A. This resolution is an initial step in the annexation process. If accepted, the City will proceed with the required statutory steps for review and consideration of the proposed annexation under Utah law.

Link to Mayor Hughes noting that he has a conflict on this item and left the meeting, introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins, including discussion between the City Council, Mayor Pro Tem Larkin, City Attorney Ryan Dooley, applicant's representative Eric McFadden, and Mr. Jenkins: [00:16:18](#)

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Link to motion: [00:35:08](#)

**MOTION:**

A motion was made by Councilmember Kemp to approve Resolution No. 2026-008R to deny a Petition for Annexation for approximately 2.277 acres located at approximately 3430 East 3930 South with the suggestion that the

applicant re-file as soon as possible and bring the entire parcel (6615-A) into the City so the City can start the process.

**SECOND:**

The motion was seconded by Councilmember Larkin.

**VOTE:**

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

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

The motion failed.

Link to motion: [00:36:01](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve Resolution No. 2026-008R to accept the Petition for Annexation for approximately 2.277 acres located at approximately 3430 East 3930 South.

**SECOND:**

The motion was seconded by Councilmember Larsen.

**VOTE:**

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

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

The motion carried.

**GENERAL PLAN AMENDMENT/ORDINANCE:**

**Consider approval of Ordinance No. 2026-042 amending the City's General Plan by changing the general plan from LDR (Low Density Residential) to COM (Commercial) on approximately 2.2 acres generally located west of the Tuscan Hills and Tuscan Heights development. (Case No. 2026-GPA-005 - Larson Property)**

BACKGROUND and RECOMMENDATION: The General Plan on the subject property calls for LDR (Low Density Residential), LDR, OS (Open Space), and SL (Sensitive Land) are prevalent in the area. With some of the changes anticipated in the area, the applicant is asking for a change of general plan designation from LDR (Low Density Residential) to COM (Commercial) on 2.2 acres of their property. At their meeting held on April 28, 2026, the Planning Commission held a public hearing, and recommended approval with no conditions, with a vote of 6-0; there were two public comments with concerns about the potential commercial uses at the site.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch, including discussion between the City Council and Assistant Public Works Director Wes Jenkins: [00:37:03](#)

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Link to motion: [00:40:05](#)

**MOTION:**

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-042 amending the City's General Plan by changing the general plan from LDR (Low Density Residential) to COM (Commercial) on approximately 2.2 acres generally located west of the Tuscan Hills and Tuscan Heights development.

**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. 2026-043 amending the Atkinville Interchange Area Zone Planned Development Commercial zone on approximately 3.04 acres generally located east of Pioneer Road and north of Sun River Parkway. (Case No. 2026-PDA-010 - Irvine Mixed Commercial Use)**

BACKGROUND and RECOMMENDATION: The proposal is for a new, three-story mixed commercial use building. The underlying general plan is PD (Planned Development). At their meeting held on April 28, 2026, the Planning Commission held a public hearing, and recommended approval with two conditions, with a vote of 6-0; there were no public comments.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council and Mr. Boles: [00:40:43](#)

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Link to motion: [00:46:54](#)

**MOTION:**

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-043 amending the Atkinville Interchange Area Zone Planned Development Commercial zone on approximately 3.04 acres generally located east of Pioneer Road and north of Sun River Parkway.

**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. 2026-044 amending the Desert Color Planned Development Commercial zone on approximately 0.75 acres located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive. (Case No. 2026-PDA-011 - Taco Bell Desert Color)**

BACKGROUND and RECOMMENDATION: The proposal is for a fast-food restaurant (Taco Bell) in the Desert Color PD-C (Planned Development Commercial) zone. At their meeting held on May 12, 2026, the Planning Commission held a public hearing and recommend approval with two conditions, with a vote of 5-0; there were no public comments.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles: [00:47:28](#)

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Link to motion: [00:50:54](#)

**MOTION:**

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-044 amending the Desert Color Planned Development Commercial zone on approximately 0.75 acres located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive with the conditions outlined in the packet.

**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. 2026-045 amending the City Zoning Map by changing the zone from PD-R (Planned Development Residential) and R-1-7 (Residential Single-Family 7,000 sq ft lot minimum) to R-1 (Single-Family) on approximately 101.61 acres generally located north of South Desert Townhomes and the current end of Hamilton Drive. (Case No. 2026-ZC-007 - Southern Hills East Areas 5-9)**

BACKGROUND and RECOMMENDATION: The underlying general plan is MDR (Medium Density Residential) 5-9 DUA (Dwelling Units per Acre). At their meeting held on April 28, 2026, the Planning Commission held a public hearing recommending approval with no conditions, by a unanimous vote of 6-0. No public comments were received.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch: [00:51:30](#)

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Link to motion: [00:54:43](#)

**MOTION:**

A motion was made by Councilmember Tanner to approve Ordinance No. 2026-045 amending the City Zoning Map by changing the zone from PD-R (Planned Development Residential) and R-1-7 (Residential Single-Family 7,000 sq ft lot minimum) to R-1 (Single-Family) on approximately 101.61 acres generally located north of South Desert Townhomes and the current end of Hamilton Drive.

**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.

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

No appointments were made.

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

Link to reports from Mayor, Councilmembers, and City Manager: [00:55:50](#)

**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: [00:59:18](#)

**MOTION:**

A motion was made by Councilmember Larkin 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 Tanner.

**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.

/s/Christina Fernandez

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Christina Fernandez, City Recorder