

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 3, 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
Assistant City Manager Robert Myers
Several Staff Members from Parks and Community Services
Assistant Budget Manager Chad Moultrie
Energy Services Director Bryan Dial
Assistant Public Works Director Wes Jenkins
Planner Brian Dean
Community Development Director Carol Winner**

OTHERS PRESENT:

**Members of the St. George Youth City Council
Members of the Daughters of the American Revolution
Several residents
Applicant Curt Gordon
Applicant Jared Bates
Architect Steve Beesley
Ray Draper with YESCO**

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. The invocation was offered by Will Jones with the Church of Jesus Christ of Latter-day Saints and The Pledge of Allegiance to the Flag was led by Councilmember Tanner.

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

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

Link to Mayor Hughes recognizing the Youth City Council Members in attendance: [00:02:14](#)

a. Read a Proclamation proclaiming September 17 – 23, 2026 as Constitution Week.

Link to Mayor Hughes reading a proclamation proclaiming September 17 – 23, 2026 as Constitution Week; the proclamation was accepted by member of the Daughters of the American Revolution: [00:03:40](#)

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b. Read a Proclamation proclaiming October 3, 2026 as Marathon Day.

Link to Councilmember Anderson reading a proclamation proclaiming October 3, 2026 as Marathon Day; the proclamation was accepted by staff members from Parks and Community Services: [00:10:32](#)

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COMMENTS FROM THE PUBLIC:

No comments were given.

Link to Mayor Hughes noting that item 8 has been removed from the agenda:
[00:18:42](#)

CONSENT CALENDAR:

a. Consider approval of an agreement to purchase a real property (SG-5-2-34-42001 & SG-5-2-34-434) from Windmill Plaza LLC, Quality Development LLC, and K&D Family, LLC.

BACKGROUND and RECOMMENDATION: This item is for the acquisition of the real property that contains an existing City sewer line and storm drain line. The City is interested in acquiring the property to control and protect the existing public utility infrastructure. It is expected that a trail will be installed on this property. The appraised value of the property is \$216,535. Staff recommends approval.

b. Consider approval of an amendment to a Professional Services Agreement with Bowen, Collins, & Associates for additional engineering services and construction related services for the Virgin River Sewer Outfall replacement project.

BACKGROUND and RECOMMENDATION: This Professional Services Contract amendment with Bowen, Collins, & Associates will cover additional engineering services and construction related engineering services for the Virgin River Outfall Replacement Project. This project will replace and upsize the exiting 48-inch diameter sewer line from the Man o War bridge in Bloomington to the St. George Regional Water Reclamation Facility. This project is essential for wastewater conveyance and treatment. The existing sewer line is at capacity and needs to be upsized to accommodate the expected growth of St. George, Washington, Ivins, and Santa Clara. The cost of the amendment is \$272,369. Staff recommends approval.

c. Consider approval to allow the Southern Utah Wine Guild (formerly known as St. George Wine Club) to serve wine at their December social taking place at the Social Hall.

BACKGROUND and RECOMMENDATION: This is the first event the Wine Guild has held at the Social Hall, a City-owned facility. Applicants Doug and Marianne Hamilton are requesting approval to serve wine at this event. Staff recommends approval subject to approval from the Events Review Committee and DABS with the condition that the applicant provide a Certificate of Insurance with the

required endorsements and all other requirements of the Special Event Permit.
the Special Event Permit.

Link to presentation from City Manager John Willis: [00:19:02](#)

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Link to motion: [00:19:18](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larsen.

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.

AMEND MASTER FEE SCHEDULE/RESOLUTION:

Consider approval of Resolution No. 2026-018R amending and adopting fees for various services and recreational activities.

BACKGROUND and RECOMMENDATION: This item is to consider a amendments to the City's Master Fee Schedule to include the following: 1) an increase to the Jury Fee for the Art Museum; 2) an increase for Food Booth fees for the Arts Festival; and 3) adoption of a Power Cost Adjustment (PCA). Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from Assistant Budget Manager Chad Moultrie, including discussion between the City Council and Energy Services Director Bryan Dial: [00:19:39](#)

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Link to motion: [00:22:23](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2026-018R amending and adopting fees for various services and recreational activities.

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.

Link to comments from Mayor Hughes: [00:22:56](#)

INTENT TO CONSIDER ADJUSTING BOUNDARY LINE/RESOLUTION:

Consider approval of Resolution No. 2026-019R declaring the City's intent to consider adjusting a common boundary line with Washington City.

BACKGROUND and RECOMMENDATION: The City Recorder's office received a request to adjust the boundary line with Washington City at the intersection at Hilton Williams Drive and Ara Parkway. The purpose of the adjustment is to correct a discrepancy in the legal description of the St. George Airport Addition, recorded as Document No. 2010004137 in the Washington County Recorder's Office. At their meeting held on August 26, 2026, Washington City Council approved a resolution declaring their intent to consider the boundary line adjustment.

Link to introduction from City Manager John Willis and presentation from Public Works Director Wes Jenkins, including discussion between the City Council and Mr. Jenkins: [00:24:06](#)

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Link to motion: [00:27:17](#)

MOTION:

A motion was made by Councilmember Anderson to approve Resolution No. 2026-019R declaring the City's intent to consider adjusting a common boundary line with Washington City.

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.

CONDITIONAL USE PERMIT:

Consider approval of a Conditional Use Permit for an approximately 54,500 sq. ft. RV Storage development; on approximately 4.6 acres located at 5517 S Desert Trail. (Case No. 2026-CUP-005 - Flightline RV Storage)

BACKGROUND and RECOMMENDATION: The proposal is for a three (3) building development with an aggregate ground floor footprint square footage of 20,000 square feet or more on approximately 4.6 acres. At their meeting held on August 25, 2026, the Planning Commission recommended approval with a vote of 6-0 and one condition.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, City Manager John Willis, Assistant Public Works Director Wes Jenkins, applicant Curt Gordon, and Mr. Dean: [00:28:03](#)

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Link to motion: [00:38:08](#)

MOTION:

A motion was made by Councilmember Kemp to approve the Conditional Use Permit for an approximately 54,500 sq. ft. RV Storage development on approximately 4.6 acres located at 5517 S Desert Trail, with the additional condition that gate on the front of the project is a minimum of 50' from the public roadway.

SECOND:

The motion was seconded by Councilmember Larsen.

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.

PD AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-069 amending the Atkinville Interchange Areas Zone Planned Development Commercial zone on approximately 2 acres generally located east of Pioneer Road and north of Sun River Parkway. (Case No. 2026-PDA-017 - Pioneer Office Building)

BACKGROUND and RECOMMENDATION: The proposal is for a new, three-story commercial building. The underlying general plan is PD (Planned Development). At their meeting held on August 11, 2026, the Planning Commission held a public hearing, and recommended approval with no conditions, with a vote of 5-0; there were no public comments.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, applicant Jared Bates, Architect Steve Beesley, and Mr. Dean: [00:38:56](#)

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

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-069 amending the Atkinville Interchange Areas Zone Planned Development Commercial zone on approximately 2 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.

AMEND CITY CODE/ORDINANCE:

Consider approval of Ordinance No. 2026-071 amending portions of Title 9 of City Code as it relates to animated signs.

BACKGROUND and RECOMMENDATION: On April 2, 2026, in a public joint work meeting, City Council, staff, and the applicant discussed allowing Electronic Message Signs (EMS) adjacent to residential zones. Staff took the information discussed in the meeting along with the previously submitted material from the applicant and created Exhibits A and B. The Planning Commission held a public hearing on August 11, 2026, and recommended approval with a 7-0 vote and no conditions.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, Community Development Director Carol Winner, Mayor Hughes, Ray Draper with YESCO, and Mr. Dean:

[00:44:16](#)

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Link to motion: [01:06:00](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-071 amending portions of Title 9 of City Code as it relates to animated signs.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

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

The motion carried.

APPOINTMENTS TO BOARDS AND COMMISSIONS OF THE CITY:

No appointments were made.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Mayor, Councilmembers, and City Manager: [01:06:48](#)

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.

A closed meeting was not held.

ADJOURN:

Link to motion: [01:14:58](#)

MOTION:

A motion was made by Councilmember Larkin to adjourn from the regular meeting to the work meeting.

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.

/s/Christina Fernandez

Christina Fernandez, City Recorder