

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
OCTOBER 16, 2025, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall
Councilmember Jimmie Hughes
Councilmember Dannielle Larkin
Councilmember Natalie Larsen
Councilmember Michelle Tanner
Councilmember Steve Kemp**

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Assistant City Manager Robert Myers
Water Services Director Scott Taylor
Assistant Public Works Director Wes Jenkins
Planner Brenda Hatch
Planner Dan Boles
Community Development Director Carol Winner**

OTHERS PRESENT:

**Members of the Washington County Youth Coalition
Members of the Dixie Elks Lodge
Brennan Dougherty with Southwest Forensic Nursing & Healthcare
Representatives from the Dove Center**

CALL TO ORDER:

Mayor Randall called the meeting to order and welcomed all in attendance. An invocation was offered by Major Bob Schmig with the Salvation Army and The Pledge of Allegiance to the Flag was led by Councilmember Larkin.

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

MAYOR'S RECOGNITIONS AND UPDATES:

Read a proclamation proclaiming 2025-2026 as an Alcohol Free School Year.

Link to Mayor Randall reading a proclamation proclaiming 2025-2026 as an Alcohol Free School Year; the proclamation was accepted by members of the Washington County Youth Coalition: [00:01:44](#)

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

Read a proclamation proclaiming October 23 – 31, 2025 as Red Ribbon Week.

Link to Councilmember Kemp reading a proclamation proclaiming 2025-2026 as an October 23 – 31, 2025 as Red Ribbon Week; the proclamation was accepted by members of the Dixie Elks Lodge: [00:08:19](#)

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

Read a proclamation proclaiming November 8, 2025 as Forensic Nurses Day.

Link to Councilmember Tanner reading a proclamation proclaiming November 8, 2025 as Forensic Nurses Day; the proclamation was accepted by Brennan Dougherty: [00:11:03](#)

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

Read a proclamation proclaiming October as Domestic Violence Awareness Month.

Link to Councilmember Larkin reading a proclamation proclaiming October as Domestic Violence Awareness Month; the proclamation was accepted by representatives from the Dove Center: [00:14:56](#)

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

CONSENT CALENDAR:

a. Consider approval of the purchase of a John Deere 160P Excavator for the Water Services Department.

BACKGROUND and RECOMMENDATION: This item is for the purchase of the John Deere excavator from RDO Equipment Company in the amount of \$234,500 through a cooperative contract with Sourcewell. This purchase replaces an existing unit in the fleet that has reached the end of its useful life. This item was included in the FY 2026 budget for replacement.

b. Consider approval of the purchase of 2020 Freightliner 114 SD Manitex Crane for Energy Services.

BACKGROUND and RECOMMENDATION: This item is to purchase a 2020 Freightliner 114 SD Manitex Crane from Crane Monsters Corporation in the total amount of \$310,000. This purchase replaces the existing crane within the city's fleet which has reached the end of life. This item was included in the FY 2026 budget. Staff recommends approval.

c. Consider approval of a contract with Patriot Construction for the Construction of the Industrial Water Tank.

BACKGROUND and RECOMMENDATION: The existing Industrial Tank has been in operation for many decades. The tank was constructed as an earthen reservoir with a Hypalon liner and concrete lid. The tank has liner has failed and been repaired in the past, and the concrete lid lacks structural integrity. The Industrial Tank will be replaced with a reinforced concrete tank of similar size. Six bids were received for the Tank Replacement Project with the low bid from Patriot Construction. Bid amounts ranged from \$2.5 to \$3.2 Million. Staff recommends approval of the contract in the amount of \$2,505,464.29.

d. Consider approval to award bid to Interstate Rock Products, Inc. for the Desert Color New Costco (SR-7) Traffic Signal.

BACKGROUND and RECOMMENDATION: This project is for the installation of a traffic signal at the intersection of SR-7 (Costco) and Desert Color Parkway. This traffic signal project was a formal bid and two bids were received. The low bid was received from Interstate Rock Products. The bid alternate is included in the project cost to repave the entire intersection. Staff recommends awarding the bid to Interstate Rock Products, Inc in the amount of \$405,460.75.

e. Consider approval to award bid to Signature Striping Solutions, Inc. for the FY 2026 Crack Seal Project.

BACKGROUND and RECOMMENDATION: This item is to award a bid for the FY 2026 crack seal project for the maintenance of city streets. A total of seven (7) bids were received; the low bid was from Signature Striping Solutions in the amount of \$433,600. Staff recommends awarding the bid to Signature Striping Solutions in the amount of \$433,600.

f. Consider approval to award bid to Suncore Construction and Materials, Inc. for construction of the SR-7 Active Transportation Path.

BACKGROUND and RECOMMENDATION: This item is to award a bid to construct six miles of a 12-foot-wide multi-use trail along SR-7 in St. George and Hurricane. Formal bids were requested and the City received eight bids. The low bid was received from Suncore Construction and Materials, Inc. in the total amount of \$8,090,155.00 which includes the Base Bid and all five additive alternates. This item was included in the FY 2026 budget, FY 2026 business plan, the city's park & trail master plan and active transportation plan. Funding for the project is split between UDOT (80%) and the City of St. George (20% for STG segment) and the City of Hurricane (20% for Hurricane segment). Staff recommends approval.

g. Consider approval to award Guaranteed Maximum Price (GMP) Amendment #1 to Hughes General Contractors for demolition and supervision fee for bleacher subcontractor management of the Dixie Sunbowl Renovation Project.

BACKGROUND and RECOMMENDATION: This item is to award GMP Amendment #1 for demolition and supervision fee for bleacher subcontractor management of the Dixie Sunbowl Renovation Project to Hughes General Contractors (CM/GC contractor for the project) in the amount of \$422,924.00. This GMP Amendment #1 is for Hughes to oversee the work performed by Sage Demolition, perform necessary work to accommodate the demolition, and supervision fee for Bleachers International. Also included in GMP Amendment #1 is Hughes' first month of General Conditions costs in the amount of \$45,275.00. Staff recommends awarding the bid to Hughes General Contractors in the amount of \$422,924.

h. Consider approval to award a change order to Civil Science Infrastructure, Inc. for additional professional services for the Thunder Junction Phase 2 project.

BACKGROUND and RECOMMENDATION: This item is to award a change order to Civil Science Infrastructure, Inc. for additional professional services for the Thunder Junction Phase 2 project in the amount of \$196,300. This change order included additional design work to support the expanded scope of Thunder Junction Phase 2 including civil engineering design, landscape architecture design, coordination with suppliers and manufacturers, architectural design, structural engineering design, site electrical/M&P/fire protection, and additional project coordination/meetings. This project was included in the 2023 Trails, Parks & Recreation General Obligation Bond (GO Bond) and is included in the FY 2026 Budget and Business Plan. Staff recommends approval of the change order in the amount of \$196,300.

i. Consider approval of an Independent Contractor Agreement with InfoWest to provide fiberoptic connectivity to five (5) traffic signals.

BACKGROUND and RECOMMENDATION: The City of St. George and UDOT partner with local fiberoptic communication companies to provide connectivity to traffic signals. This project will provide better and more reliable communication to several traffic signal locations throughout the city. Staff recommends approval of the agreement in the amount of \$127,145.

j. Consider approval of a Professional Services Agreement with Rosenberg Associates for the design of a culvert crossing on Halfway Wash at 540 North Dixie Drive.

BACKGROUND and RECOMMENDATION: This item is to consider award of a professional service agreement with Rosenberg for the design of a culvert crossing on Halfway Wash at 540 North Dixie Drive. The existing culverts at Dixie Drive are deteriorating and undersized. This project will design a new culvert crossing. Staff recommends approval of the agreement in the amount of \$143,000.

k. Consider approval of an agreement for the Sale of Real Property to the Thomas Ramsey and Kelly Ramsey Revocable Family Living Trust for city property deemed surplus at 346 West 600 North for 0.20 acres.

BACKGROUND and RECOMMENDATION: Mr. Ramsey recently discovered that 0.02 acres of land directly in front of his residence, previously assumed to be part of his property, is actually city-owned. During the planning stages of an addition to his home this issue came to light. The area includes a portion of his driveway and front yard. Mr. Ramsey is seeking to purchase 0.02 acres from the city in order to continue his expansion project. Staff recommends approval.

l. Consider approval of a Real Property Donation Agreement between City of St. George and Desert Canyons Land, LLC.

BACKGROUND and RECOMMENDATION: This donation of 12.673 acres is part of the Desert Canyons Master Plan open space. This is land that is identified in the Desert Canyons Development Agreement. This land contains trails that connect to other Desert Canyons open space and trails. Staff recommends approval..

m. Consider approval of a cooperative agreement between Spin and St. George for the operation of an electric scooter share program.

BACKGROUND and RECOMMENDATION: Spin has operated in St. George under a former agreement since 2020. The new agreement has an initial 2 year term and auto renews annually for a total of 5 years. This enters into a new cooperative agreement with Spin, an electric scooter share operator, to continue operations in the St. George public right-of-way. Staff recommends approval.

n. Consider approval of a Water Right & Water Share Exchange Agreement with the Washington County Water Conservancy District.

BACKGROUND and RECOMMENDATION: The City desires to enter into an agreement with the Washington County Water Conservancy District to exchange some groundwater rights that the City owns for shares in the St. George Clara Fields Canal Company. The City owns several groundwater rights in the airport vicinity. The water quality in that area of the City is extremely poor. Advanced water treatment (reverse osmosis) is required to treat the groundwater to a quality that it could be for either drinking water or irrigation water. The WCWCD owns shares in the St. George Clara Fields Canal Company, whose source of water is the Santa Clara River and Gunlock Reservoir. Shares in this canal company are beneficial to the City because the quality of water is such that it can be used without additional treatment. In addition, the infrastructure to convey the water to city parks, cemeteries, schools, or residential areas already exists. The City would realize an immediate benefit from this exchange agreement.

p. Consider approval of the minutes from the meetings held on September 25, 2025 (work meeting); and September 25, 2025 (regular meeting).

Link to presentation from City Manager John Willis, including noting that item 2o will be removed and a clarification on item 2k – it should read .02 acres, not .20 acres:
[00:19:02](#)

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

Link to motion: [00:19:36](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FY25-26 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2025-024R to review and approve amendments to the Fiscal Year 2025-26 Budget.

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

Link to introduction from City Manager John Willis and presentation from Assistant City Manager Rober Myers; including discussion between the City Council and Mr. Myers: [00:19:57](#)

[Agenda Packet \[Page 202\]](#)

Link to public hearing; no comments were provided: [00:26:25](#)

Link to motion: [00:26:45](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2025-024R to review and approve amendments to the Fiscal Year 2025-26 Budget as presented, excluding #7.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/JOINT AGENCY REGIONAL WATER CONSERVATION PLAN/RESOLUTION:

Public hearing and consideration of Resolution No. 2025-025R adopting a Joint Agency Regional Water Conservation.

BACKGROUND and RECOMMENDATION: The Water Conservation Act requires each water conservancy district and public water system to submit a water conservation plan to the Utah Division of Water Resources and update the plan every five years. The City of St. George updated its water conservation plan in November 2023 and is not due for an update until Dec 2028. Since each regional municipality has enacted uniform water conservation ordinances, and are uniform in their water conservation efforts, the development and adoption of a regional water conservation plan will

provide some administrative efficiencies in complying with the Water Conservation Act.

Link to introduction from City Manager John Willis and presentation from Water Services Director Scott Taylor; including discussion between the City Council and Mr. Taylor: [00:27:14](#)

[Agenda Packet \[Page 206\]](#)

Link to public hearing; no comments were provided: [00:32:06](#)

Link to motion: [00:32:22](#)

MOTION:

A motion was made by Councilmember Larsen to approve Resolution No. 2025-025R adopting a Joint Agency Regional Water Conservation Plan.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE ROADWAY/ORDINANCE:

Public hearing and consideration of Ordinance No. 2025-082 vacating a portion of 600 North Street, located along the frontage of 346 West 600 North ST (SG-1751-A-1-C).

BACKGROUND and RECOMMENDATION: This roadway is part of the original platted street system in downtown St. George, which includes a 90-foot-wide right-of-way. The current property line lies about 20 feet behind the curb and gutter. The applicant is proposing an addition to the front of the existing home; however, because the house is positioned close to the right-of-way line, it does not meet current setback requirements. Vacating this roadway will allow the applicant to meet those requirements and adjust the property line to approximately 5 feet behind the curb and gutter. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:32:48](#)

[Agenda Packet \[Page 235\]](#)

Link to public hearing; no comments were provided: [00:33:40](#)

Link to motion: [00:33:58](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2025-082 vacating a portion of 600 North Street, located along the frontage of 346 West 600 North Street.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/VACATE PUBLIC UTILITY AND DRAINAGE EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2025-083 vacating a portion of a public utility and drainage easement, located at approximately 1000 South on the west side of 3000 East Street.

BACKGROUND and RECOMMENDATION: During the initial planning for a stub road extending from 3000 East Street into the Moorland Park development, the road and associated easements were granted to the City. As planning progressed, it was determined that the stub road and easements needed to be shifted approximately 100 feet to the north. This adjustment aligns the stub road and easements with the adjacent Viviano at Red Cliffs development and provides the appropriate deceleration and acceleration lanes. This easement vacation removes the original alignment and cleans up all unnecessary easements. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:34:26](#)

[Agenda Packet \[Page 239\]](#)

Link to public hearing; no comments were provided: [00:35:17](#)

Link to motion: [00:35:24](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2025-083 vacating a portion of a public utility and drainage easement, located at approximately 1000 South on the west side of 3000 East Street.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE PUBLIC UTILITY AND DRAINAGE
EASEMENT/ORDINANCE:**

Public hearing and consideration of Ordinance No. 2025-084 vacating a public utility and drainage easement, located along the southerly boundary of Lot 6, Desert Canyon Town Center Commercial Subdivision Phase 1 Amended.

BACKGROUND and RECOMMENDATION: UDOT relinquished a portion of the Southern Parkway, now owned by Desert Canyons Land LLC. The owner intends to incorporate this parcel into Lot 6 of the Desert Canyon Town Center Commercial Subdivision Phase 1 Amended. This easement vacation will be followed by a subdivision amendment establishing new easements along the revised lot line. The Joint Utilities Commission recommends approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:35:51](#)

[Agenda Packet \[Page 244\]](#)

Link to public hearing; no comments were provided: [00:36:38](#)

Link to motion: [00:36:53](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2025-084 vacating a public utility and drainage easement, located along the southerly boundary of Lot 6, Desert Canyon Town Center Commercial Subdivision Phase 1 Amended.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE PUBLIC UTILITY AND DRAINAGE
EASEMENT/ORDINANCE:**

Public hearing and consideration of Ordinance No. 2025-085 vacating a public utility and drainage easement located between Lots 26 and 39, Stone Cliff Phase 1.

BACKGROUND and RECOMMENDATION: Both lots are owned by the same individual. All improvements, which include the existing home and landscaping extend across the shared lot line of both lots. The owner is in the process of amending the subdivision to combine the two lots into one lot. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins; including discussion between the City Council and Mr. Jenkins: [00:37:23](#)

[Agenda Packet \[Page 248\]](#)

Link to public hearing; no comments were provided: [00:38:02](#)

Link to motion: [00:38:17](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-085 vacating a public utility and drainage easement located between Lots 26 and 39, Stone Cliff Phase 1.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

**PUBLIC HEARING/VACATE PUBLIC UTILITY AND DRAINAGE
EASEMENT/ORDINANCE:**

Public hearing and consideration of Ordinance No. 2025-086 to vacate a utility drainage easement located between Lot 13 and Lot 11 in the Westridge Subdivision Phase 2.

BACKGROUND and RECOMMENDATION: Both parcels are owned by the same individual who plans to build a duplex on the vacant lot at 1505 W 1040 N ST. During the building permit review process, it was discovered that the home design was based on the existing block walls rather than the actual lot lines. Vacating this easement will allow the lots to be amended so the lot lines align with the block walls,

ensuring the home design fits the property. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:38:44](#)

[Agenda Packet \[Page 252\]](#)

Link to public hearing; no comments were provided: [00:39:25](#)

Link to motion: [00:39:30](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2025-086 to vacate a utility drainage easement located between Lot 13 and Lot 11 in the Westridge Subdivision Phase 2.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND PLANNED DEVELOPMENT ZONE/ORDINANCE:

Consider approval of Ordinance No. 2025-087 amending the Entrada Zone Plan Planned Development PD-R (Planned Development Residential) zone on approximately 0.92 acres located at 2200 North Anasazi Trail. (Case No. 2025-PDA-025 - Anasazi Hills Phase 4)

BACKGROUND and RECOMMENDATION: This proposal is to add one residential unit to the Entrada Zone Plan. Currently the Entrada Zone Plan is entitled to 824 units on 791.22 acres, averaging 1.04 DUA (dwelling units per acre). If approved, the totals would be 825 units, 792.14 acres, averaging 1.04 DUA. The underlying general plan is LDR (Low Density Residential). At their meeting held on September 23, 2025, the Planning Commission held a public hearing and recommended approval with no conditions voting 6-0. There were no public comments.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch; including comments from Mayor Randall: [00:40:05](#)

[Agenda Packet \[Page 256\]](#)

Link to motion: [00:42:07](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-087 amending the Entrada Zone Plan Planned Development PD-R (Planned Development Residential) zone on approximately 0.92 acres located at 2200 North Anasazi Trail.

SECOND:

The motion was seconded by Councilmember Tanner.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND PLANNED DEVELOPMENT ZONE/ORDINANCE:

Consider approval of Ordinance No. 2025-088 amending the White Dome Commercial PD-C (Planned Development Commercial) zone on approximately 1.54 acres located on the northeast corner of River Road and White Dome Drive. (Case No. 2025-PDA-026 - Maverik St. George White Dome)

BACKGROUND and RECOMMENDATION: The proposal is for a gas station/convenience store. The underlying general plan is COM (Commercial). At their meeting held on September 23, 2025, the Planning Commission held a public hearing, and recommended approval with conditions, with a vote of 7-0; 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: [00:42:41](#)

[Agenda Packet \[Page 272\]](#)

Link to motion: [00:46:08](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-088 amending the White Dome Commercial PD-C (Planned Development Commercial) zone on approximately 1.54 acres located on the northeast corner of River Road and White Dome Drive, with the condition from the Planning Commission.

SECOND:

The motion was seconded by Councilmember Hughes.

Link to further discussion between the City Council and Mr. Boles, and vote: [00:46:58](#)

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND PLANNED DEVELOPMENT ZONE/ORDINANCE:

Consider approval of Ordinance No. 2025-089 amending the Tonaquint Center PD-C (Planned Development Commercial) zone on approximately .89 acres, located at 1664 South Dixie Drive. (Case No. 2025-PDA-024 - St. George Day Spa)

BACKGROUND and RECOMMENDATION: This request is to amend this PD-C for the purpose of developing Lot 6 of the Dixie Commons subdivision. The proposal is to add an 8,952 square foot building that will be split into two units. The day spa will take up one of the units leaving the remaining portion for a future tenant. On January 8, 1998, the City Council approved the Tonaquint Center PD-C (Planned Development Commercial). The zone change was from R-1-10 to PD-C. Over the years the Tonaquint Center has developed with a variety of commercial uses and many subsections with Dixie Commons being one of them. On September 23, 2025, the Planning Commission held a public hearing on this item and ultimately, with a 5-0 vote, recommended approval with conditions.

Link to introduction from City Manager John Willis and presentation from Community Development Director Carol Winner: [00:47:52](#)

[Agenda Packet \[Page 297\]](#)

Link to motion: [00:50:55](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2025-089 amending the Tonaquint Center PD-C (Planned Development Commercial) zone on approximately .89 acres, located at 1664 South Dixie Drive, including the update plan recommended by the Planning Commission.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

AMEND PLANNED DEVELOPMENT/ORDINANCE:

Consider approval of Ordinance No. 2025-090 amending the City Zoning Map by changing the zone from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential) on approximately 10.26 acres located generally at the terminus of Chandler Drive at approximately 2000 West. (Case No. 2025-ZC-015 - Zen Trails Townhomes)

BACKGROUND and RECOMMENDATION: The proposal is for a multi-family project consisting of 90 townhome units with a density of approximately 8.77 dwelling units per acre. The underlying general plan is MDR (Medium Density Residential, 4-9 units per acre). At their meeting held on September 23, 2025, the Planning Commission held a public hearing, and recommended approval with conditions, and with a vote of 6-0; there were no public comments.

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

[Agenda Packet \[Page 325\]](#)

Link to motion: [00:56:06](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2025-090 amending the City Zoning Map by changing the zone from PD-C (Planned Development Commercial) to PD-R (Planned Development Residential) on approximately 10.26 acres located generally at the terminus of Chandler Drive at approximately 2000 West, with the conditions of the Planning Commission as detailed in the packet.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

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

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

The vote was unanimous and the motion carried.

APPOINTMENTS:

Appointments to Boards and Commissions of the City.

Link to Mayor Randall recommending the reappointment of Brandon Anderson, Lori Chapman, Nathan Fisher, and Austin Anderson to the Planning Commission for 2-year terms; expiring 2028: [00:56:41](#)

Link to motion: [00:56:58](#)

MOTION:

A motion was made by Councilmember Kemp to reappoint Brandon Anderson, Lori Chapman, Nathan Fisher, and Austin Anderson to the Planning Commission for 2-year terms.

SECOND:

The motion was seconded by Councilmember Larsen.

VOTE:

Mayor Randall called for a vote, as follows:

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

The vote was unanimous and the motion carried.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Link to reports from Mayor, Councilmembers, and City Manager: [00:57:10](#)

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: [00:57:45](#)

MOTION:

A motion was made by Councilmember Larsen to adjourn.

SECOND:

The motion was seconded by Councilmember Larkin.

VOTE:

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

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

The vote was unanimous and the motion carried.

/s/Christina Fernandez

Christina Fernandez, City Recorder