

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
FEBRUARY 19, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

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

EXCUSED:

Councilmember Michelle Tanner

STAFF MEMBERS PRESENT:

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

OTHERS PRESENT:

**Applicant Lonnee Gubler
Applicant Adam Allen**

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Pastor Greg Wright with Westside Baptist Church 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, PROCLAMATIONS, AND UPDATES:

There were no recognitions, proclamations, or updates.

CONSENT CALENDAR:

- a. Consider award of bid to Irby Utilities for the purchase of 750 Primary Wire for the Circuit from Canyon View project.**

BACKGROUND and RECOMMENDATION: This item is for the purchase of 750 Primary wire that will be used for the Circuit from Canyon View project. The city received three bids, Irby Utilities provided the lowest bid with acceptable lead times. Staff recommends award of the bid to Irby Utilities in the amount of \$224,000.

- b. Consider approval to award bid to Suncor Construction and Materials, Inc. (formerly Sunroc) for the Mall Drive and 450 North Traffic Signal Project.**

BACKGROUND and RECOMMENDATION: The project consists of the installation of a traffic signal at the intersection of Mall Drive and 450 North. The project was advertised as a formal bid, and three bids were received. The lowest responsive bid was submitted by Suncor. Staff recommends award of the bid to Suncore Construction and Materials, Inc. in the amount of \$247,572.20.

c. Consider approval of purchasing playground equipment via a Sourcewell Contract with Landscape Structures for Southern Hills Park (Poppy Park).

BACKGROUND and RECOMMENDATION: This proposed purchase is to provide new playground equipment for Southern Hills Park (Poppy Park) and is for materials, delivery, and installation. The proposed playground equipment includes a tower structure with multiple slides, swings, spinners, zip line, and shade. Staff received a quote from Landscape Structures through the Sourcewell cooperative contract for this purchase. Staff recommends approval of the purchase from Landscape Structures in the amount of \$583,957.80.

d. Consider Amendment #2 to Task Order #5 for Whitaker Construction for the General Aviation Taxilane Project.

BACKGROUND and RECOMMENDATION: The FAA participation identified in Schedule I is limited to paving 35 feet of the eligible taxilane width. Under the current contract scope, the remaining 45 feet would not be paved as part of this project, resulting in an incomplete taxilane section adjacent to the hangar area. This item is to include the 45 feet as part of the pavement project. Staff recommends approval contingent upon approval of the associated budget amendment.

e. Consider approval of a Non-Federal Reimbursable Agreement between DOT/FAA and the City of St. George for the telecommunications for the Aircraft Control Tower.

BACKGROUND and RECOMMENDATION: The purpose of this agreement is to provide for FAA approved telecommunications infrastructure between the new air traffic control tower at the St George Regional Airport (SGU) and the Los Angeles Air Route Traffic Control Center (ARTCC) (ZLA). The use of FAA approved communication services/equipment will allow the sponsor's facility to conduct safe air traffic operations in the National Airspace System (NAS). The cost of the associated work and equipment is \$209,101.64. Staff recommends approval of the agreement.

f. Consider approval of a Reimbursement Agreement between Washington City and St. George City for the Merrill Road and Harvest Lane Traffic Signal Project.

BACKGROUND and RECOMMENDATION: Washington City is installing a traffic signal at the intersection of Merrill Road and Harvest Lane. The south side of Merrill Road is in St. George. A private land developer in the area is contributing

\$50,000 toward the project based on its traffic impacts to the intersection. The remaining portion of the project will be split between Washington City and the City of St. George. Washington City will act as the lead agency for the project and design and bid the project. Staff recommends approval of the agreement.

g. Consider approval for the Elks Lodge to serve alcohol at their events held at the covered pavilion on City-owned property adjacent to their parking lot for the remainder of 2026.

BACKGROUND and RECOMMENDATION: The Elks Lodge holds multiple events and fundraisers on their property each year for its members. The pavilion located near their building is on City property, where they often hold events and would like to be able to serve alcohol at the fundraisers and events. Their events are for members only and are not open to the public. Staff recommends approval with conditions that the applicant: 1) obtain approval of a Local Authority Consent for each event; and 2) reapply for City Council approval for each future year.

Link to presentation from City Manager John Willis: [00:02:37](#)

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Link to motion: [00:03:03](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Kemp.

VOTE:

Mayor Hughes called for a vote, as follows:

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/AMEND FY25-26 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2026-003R 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 Robert Myers: [00:03:20](#)

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Link to public hearing; there were no comments: [00:04:48](#)

Link to motion: [00:05:09](#)

MOTION:

A motion was made by Councilmember Larsen to approve Resolution No. 2026-003R to review and approve amendments to the Fiscal Year 2025-26 Budget.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-005 vacating a municipal utility easement, located on Lots 104 and 105 of Desert Canyons Town Center West Commercial Subdivision.

BACKGROUND and RECOMMENDATION: Lots 104 and 105 of the Desert Canyons Town Center West Commercial Subdivision are being amended through a subdivision amendment. As part of this amendment, the lots will increase in size, and the associated easements will be relocated to the new lot lines. The Joint Utility Commission (JUC) reviewed the proposed vacation and recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:05:44](#)

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Link to public hearing; there were no comments: [00:06:34](#)

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

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-005 vacating a municipal utility easement, located on Lots 104 and 105 of Desert Canyons Town Center West Commercial Subdivision.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-006 vacating an easement for utility and drainage purposes, located at the rear of Lot 18 of River's Edge at Sunbrook.

BACKGROUND and RECOMMENDATION: The original subdivision plat designated the area behind Lots 16–21 as common area. Later, this common area was divided up by property owners, resulting in portions being assigned to the respected individual lot owners. The applicant for Lot 18 proposes to construct a swimming pool in this area and must therefore merge a parcel into the existing lot. As part of this process, the easement along the current rear lot line will be vacated, and new easements will be granted along the revised lot lines. The Joint Utility Commission (JUC) reviewed the proposed vacation and recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:07:30](#)

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Link to public hearing; there were no comments: [00:08:18](#)

Link to motion: [00:08:32](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2026-006 vacating an easement for utility and drainage purposes, located at the rear of Lot 18 of River's Edge at Sunbrook.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-007 vacating of a right-of-way easement for sewer pipeline, located on the south side of Riverside Drive between the Comfort Inn and Culver’s.

BACKGROUND and RECOMMENDATION: This is an old sewer line easement that runs north and south across the property. The line has been abandoned and is no longer in use. The Joint Utility Commission (JUC) reviewed the proposed vacation and 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 Water Services Director Scott Taylor: [00:09:19](#)

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Link to public hearing; there were no comments: [00:11:46](#)

Link to motion: [00:12:05](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-007 vacating of a right-of-way easement for sewer pipeline, located on the south side of Riverside Drive between the Comfort Inn and Culver’s.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-008 vacating a utilities, drainage, and irrigation easement, located between Lots 56 & 57, Lots 57 & 58, Lots 58 & 59, Southgate Hills Subdivision Phase 5.

BACKGROUND and RECOMMENDATION: These four lots are owned by a father and son, with the son owning Lots 56 and 57 and the father owning Lots 58 and 59. Each intends to merge their respective lots into a single lot - Lots 56 and 57 into one lot, and Lots 58 and 59 into another. Along with the mergers, the shared lot line between the two newly created lots will be adjusted to align with existing on-site landscaping. This adjustment will help resolve existing conditions, as a dwelling unit currently extends across the lot line between Lots 58 and 59. The Joint Utility Commission (JUC) reviewed the proposed vacation and recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:12:38](#)

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Link to public hearing; there were no comments: [00:13:47](#)

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

MOTION:

A motion was made by Councilmember Anderson to approve Ordinance No. 2026-008 vacating a utilities, drainage, and irrigation easement, located between Lots 56 & 57, Lots 57 & 58, Lots 58 & 59, Southgate Hills Subdivision Phase 5.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-009 vacating a municipal utility easement, located in common area between Lot 216 and Diamondbacks Drive, Suniva Phase 2.

BACKGROUND and RECOMMENDATION: When the home was built on Lot 216 it was built on the lot line which resulting in a violation of the setback requirements. The common area next to this lot is being merged into Lot 216 to provide the appropriate setback requirement. This common are is a blanket municipal utility easement and needs to be vacated prior to amending the subdivision plat. The Joint Utility Commission (JUC) reviewed the proposed vacation and 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: [00:15:01](#)

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Link to public hearing; there were no comments: [00:16:41](#)

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

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-009 vacating a municipal utility easement, located in common area between Lot 216 and Diamondbacks Drive, Suniva Phase 2.

SECOND:

The motion was seconded by Councilmember.

VOTE:

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

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

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-010 vacating a Sewer Easement in Santa Clara, UT.

BACKGROUND and RECOMMENDATION: The developer will be dedicating a new public street running east-west in a new alignment between Rachel Drive and Red Mountain Drive in Santa Clara in which public utilities, including the sewer line, will be relocated. Staff recommends approval.

Link to introduction from City Manager John Willis and presentation from City Attorney Ryan Dooley, including clarification from Water Services Director Scott Taylor and discussion between the City Council and Mr. Taylor: [00:17:38](#)

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Link to public hearing; there were no comments: [00:19:14](#)

Link to motion: [00:19:33](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2026-010 vacating a Sewer Easement in Santa Clara, UT.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-011 amending the City's General Plan by changing the land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres generally located west of Dixie Drive and south of Canyon View Drive. (Case No. 2025-GPA-19 - Dixie Drive)

BACKGROUND and RECOMMENDATION: The proposal is to amend the City's General Plan by changing the land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres generally located west of Dixie Drive and south of Canyon View Drive. At their meeting held on February 10, 2026, the Planning Commission held a public hearing and recommended approval with no conditions, with a vote of 5-1. There was one public comment at this meeting and three written comments.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean, including discussion between the City Council, City Manager John Willis, applicants Lonnee Gubler and Adam Allen, and Mr. Dean: [00:19:58](#)

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Link to motion, including comments from Councilmember Anderson: [00:37:50](#)

MOTION:

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

SECOND:

The motion was seconded by Councilmember Anderson.

Link to discussion regarding the motion between the City Council, Assistant Public Works Director Wes Jenkins, City Manager John Willis, City Attorney Ryan Dooley, and applicant Lonnee Gubler, and substitute motion: [00:38:54](#)

Link to substitute motion: [00:52:18](#)

**SUBSTITUTE
MOTION:**

A motion was made by Councilmember Larkin to continue this item.

SECOND:

The motion was seconded by Councilmember Anderson.

Link to City Manager John Willis outlining what the Council would like to review when the item returns for consideration, including comments from the City Council, and vote: [00:52:44](#)

VOTE:

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

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

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-012 amending the City's General Plan by changing the land-use map from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 17.64 acres generally located west of Mesa Palms Drive and north of Curly Hollow Drive. (Case No. 2025-GPA-020 - Tonaquint 35 Acres)

BACKGROUND and RECOMMENDATION: The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. This General Plan Amendment (GPA) is for approximately 17.64 acres of land generally located west of Mesa Palms Drive and north of Curly Hollow Drive. This application proposes to change the General Plan land use from LDR (Low Density Residential) to MDR (Medium Density Residential). The property is currently zoned R-1-8 (Single Family Residential 8,000 SF min lot size) and R-1-10 (Single Family Residential 10,000 SF min lot size). At their meeting held on January 13, 2026, the Planning Commission held a public hearing and recommended approval with a vote of 6-0; no public comments were made.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch: [00:54:15](#)

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Link to motion: [00:55:45](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-012 amending the City's General Plan by changing the land-use map from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 17.64 acres generally located west of Mesa Palms Drive and north of Curly Hollow Drive.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-013 amending the City's General Plan by changing the land-use map from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres generally located at the northwest corner of 1800 North and 2100 West. (Case No. 2025-GPA-022 - Sullivan 1800 North GPA)

BACKGROUND and RECOMMENDATION: The General Plan serves as a guide for land-use decisions and contains policies to direct the development of the City. Historically, this area was designated as Low Density Residential (LDR), which allows for up to 4 dwelling units per acre. In 2025, the City updated the General Plan and redesignated this area as Agricultural Estates (AE). While this designation still allows for up to 4 dwelling units per acre, it requires larger lots to maintain a rural and agricultural character, allowing animals by right. This application proposes a change to Medium Density Residential (MDR) allowing 5-9 dwelling units per acre. At their meeting held on February 10, 2026 the Planning Commission held a public hearing and recommended approval with a vote of 6-0. There were comments from the public concerned about turning agricultural into a higher density, worried about privacy in the back yards close to this project, and traffic concerns.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch, including discussion between the City Council and Ms. Hatch:

[00:56:25](#)

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Link to motion: [00:58:40](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-013 amending the City's General Plan by changing the land-use map from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres generally located at the northwest corner of 1800 North and 2100 West.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

GENERAL PLAN AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-014 amending the City's General Plan from AE (Agriculture Estates) to LDR (Low Density Residential) on approximately 11.97 acres generally located on the northwest corner of 2450 South and 3210 East. (Case No. 2026-GPA-018 - Sullivan General Plan)

BACKGROUND and RECOMMENDATION: The applicant has submitted an application on behalf of the property owner to change the General Plan designation on the subject property. The Planning Commission held a public hearing on the request and is recommending approval with a 6-0 vote.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles: [00:59:37](#)

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Link to motion: [01:01:30](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-014 amending the City's General Plan from AE (Agriculture Estates) to LDR (Low Density Residential) on approximately 11.97 acres generally located on the northwest corner of 2450 South and 3210 East.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2026-015 amending the City Zoning Map by changing the zone from A-1 (Agricultural) to PD-C (Planned Development Commercial) on approximately 8.46 acres located on the northeast corner of 2450 South and 3000 East. (Case No. 2025-ZC-023 - Sullivan PD-C 2450 South)

BACKGROUND and RECOMMENDATION: The proposal is to change the zoning to PD-C (Planned Development Commercial) with a use list. This is a request for an initial zone change establishing the zoning and use list on the property only. The underlying general plan is COM (Commercial). At their meeting held on January 13, 2026, the Planning Commission held a public hearing and recommended approval with a vote of 6-0, and with a condition. There was one public comment.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including discussion between the City Council, applicant James Sullivan, and Mr. Boles: [01:02:16](#)

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Link to motion: [01:06:55](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2026-015 amending the City Zoning Map by changing the zone from A-1 (Agricultural) to PD-C (Planned Development Commercial) on approximately 8.46 acres located on the northeast corner of 2450 South and 3000 East.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PLANNED DEVELOPMENT AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-016 amending the Desert Color Planned Development Commercial zone on approximately 0.65 acres located east of Desert Color Parkway, between Southern Parkway and Black Mountain Drive. (Case No. 2026-PDA-001 - Dutch Bros Desert Color)

BACKGROUND and RECOMMENDATION: The proposal is for a coffee shop. The underlying general plan is PD (Planned Development). At their meeting held on February 10, 2026, the Planning Commission held a public hearing, and recommend approval with a single condition, 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, City Manager John Willis, and Mr. Boles: [01:07:32](#)

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Link to motion: [01:13:41](#)

MOTION:

A motion was made by Councilmember Anderson to approve Ordinance No. 2026-016 amending the Desert Color Planned Development Commercial zone on approximately 0.65 acres located east of Desert Color Parkway, between Southern Parkway and Black Mountain Drive.

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 – absent
Councilmember Kemp – aye
Councilmember Anderson – aye

The vote was unanimous and the motion carried.

PLANNED DEVELOPMENT AMENDMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-017 amending the Black Ridge Planned Development Commercial zone on approximately 3.44 acres located on the northeast corner of Black Ridge Drive and 250 West. (Case No. 2026-PDA-033 - Black Ridge Restaurants)

BACKGROUND and RECOMMENDATION: In November 2024, a site plan was approved allowing two restaurant pads, and while only one had elevations at the time, Rodizio Grill is now seeking approval of its elevations for the second pad. At their meeting held on February 10, 2026, the Planning Commission recommended approval with no conditions; one letter was received from a neighboring business owner concerned over the potential loss of views.

Link to introduction from City Manager John Willis and presentation from Planner Dan Boles, including comments from the City Council: [01:14:25](#)

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Link to motion: [01:17:58](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-017 amending the Black Ridge Planned Development Commercial zone on approximately 3.44 acres located on the northeast corner of Black Ridge Drive and 250 West.

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 – absent
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: [01:18:40](#)

ADJOURN TO A CLOSED MEETING:

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

Link to motion: [01:22:07](#)

MOTION:

A motion was made by Councilmember Kemp to adjourn to a closed meeting to discuss litigation update and property acquisition.

SECOND:

The motion was seconded by Councilmember Anderson.

VOTE:

Mayor Hughes called for a vote, as follows:

Councilmember Larkin – aye
Councilmember Larsen – nay
Councilmember Tanner – absent

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Councilmember Kemp – aye
Councilmember Anderson – aye

The motion carried.

/s/Christina Fernandez

Christina Fernandez, City Recorder