



**Washington City Council
Regular Meeting Minutes
March 25, 2026**

Meeting held in the Council Chambers of Washington City Hall, located at 111 North 100 East, Washington, Utah, and broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>. All briefing documents and exhibits can be found at the webpage above or by clicking [here](#).

Mayor and Council Present: Mayor Kress Staheli, Council Members Troy Belliston, Kimberly Casperson, Craig Coats, Bret Henderson, Kurt Ivie

Staff Present: City Manager Jeremy Redd, City Recorder Tara Pentz, City Attorney Thad Seegmiller, IS Director David Woodcock, Deputy Recorder Hana Park, Community Development Director Eldon Gibb, Public Works Director Blake Fannesbeck, Economic Development Director Rusty Hughes, Lieutenant Josh Finona, Leisure Services Director Barry Blake, Power Director Rick Hansen, Assistant Power Director Scott Hughes, Assistant Public Works Director John Hehnke, City Planner Sebastian Ferguson, Legal Assistant Marinn Duncan,

Audience: Geraldine Pedroza, Brandee Walker, Josh Horlacher, Eric McFadden, Jacob Warren, Michael Uzelac, Craig Hopkinson, Jim Wagner, Linda Wagner, Mike Collins, Marcella Collins

Invocation: Sharon Shores, Universal Life Church Ministries

Pledge of Allegiance: Council Member Kurt Ivie

Meeting commenced at 6:02P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/1YXwlzsXm64?t=7577>

Council Member Belliston made a motion to approve the agenda. Council Member Coats seconded the motion; which passed unanimously.

2. ANNOUNCEMENTS

<https://youtube.com/live/1YXwlzsXm64?t=7593>

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/1YXwlzsXm64?t=8140>

Council Member Belliston declared a conflict with item 7a and abstained from the vote.

4. CONSENT AGENDA

<https://youtube.com/live/1YXwlzsXm64?t=8155>

a. APPROVAL OF MINUTES

- i. Consideration to approve the minutes from the City Council Meeting of 2/25/26.**

a. BOARD AUDIT REPORT

- i. Consideration to approve the Board Audit Report from February 2026**

Council Member Ivie made a motion to approve the consent agenda. Council Member Coats seconded the motion; which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

5. PUBLIC HEARING

- a. Public Hearing and consideration to approve an Ordinance for Easement Abandonment EV-26-02 located at Lions Head Subdivision Lots 164 and 165. Applicant: Cody Arnoldson**

<https://youtube.com/live/1YXwlzsXm64?t=8212>

Assistant Public Works Director John Hehnke reviewed the Ordinance.

Mayor Kress Staheli opened the public hearing.

No comments were made.

Mayor Kress Staheli closed the public hearing.

Council Member Coats made a motion to approve an Ordinance for Easement Abandonment EV-26-02 located at Lions Head Subdivision Lots 164 and 165. Council Member Ivie seconded the motion; which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>

b. Public Hearing and consideration to approve Height Waiver HW-26-01 for a church located at Waters Edge Way and Groves Parkway. Applicant: Sky Engineering

<https://youtube.com/live/1YXwlzsXm64?t=8310>

Community Development Director Eldon Gibb reviewed the Height Waiver application.

Mayor Kress Staheli opened the public hearing.

No comments were made.

Mayor Kress Staheli closed the public hearing.

Council Member Casperson made a motion to approve a Height Waiver HW-26-01 for a church located at Waters Edge Way and Groves Parkway. Council Member Belliston seconded the motion; which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Nay</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

c. Continuation of a Public Hearing for the Emergency Services Sales and Use Tax.

<https://youtube.com/live/1YXwlzsXm64?t=8425>

Mayor Kress Staheli opened the public hearing.

No comments were made.

Mayor Kress Staheli closed the public hearing.

6. RESOLUTIONS

a. Consideration to approve a Resolution imposing an Emergency Services Sales and Use Tax subject to voter approval and submitting the question to the voters at the November 2026 General Election.

<https://youtube.com/live/1YXwlzsXm64?t=8526>

City Manager Jeremy Redd presented the Resolution.

Council Member Belliston made a motion to approve a Resolution imposing the Emergency Services Sales and Use Tax subject to voter approval and submitting the

question to the voters at the November 2026 General Election. Council Member Henderson seconded the motion; which failed with the following role call vote:

Council Member Belliston	Aye
Council Member Casperson	Nay
Council Member Coats	Nay
Council Member Henderson	Aye
Council Member Ivie	Nay

Council Member Coats made a motion to approve items 6a and 6c with the following conditions, to implement a .33% Sales Tax restricted specifically for EMS services, to submit the remaining 1% Sales Tax to the voters for approval to include a 50% reduction in Washington City's property tax if approved. Council Member Belliston seconded the motion; which passed with the following role call vote:

Council Member Belliston	Aye
Council Member Casperson	Nay
Council Member Coats	Aye
Council Member Henderson	Aye
Council Member Ivie	Nay

b. Consideration to approve a Resolution expressing policy intent regarding funding of Emergency Services.

Removed

c. Consideration to approve a Resolution imposing the Emergency Services Sales and Use Tax in the amount of .33 percent.

d. Consideration to approve a Resolution authorizing and approving the amended and restated Power Pooling Agreement with the Utah Associated Municipal Power Systems for the Pool Project; authorizing execution and delivery thereof; and related matters.

<https://youtube.com/live/1YXwlzsXm64?t=11810>

Assistant Power Director Scott Hughes reviewed the Resolution.

Council Member Coats made a motion to approve a Resolution authorizing and approving the amended and restated Power Pooling Agreement with the Utah Associated Municipal Power Systems for the Pool Project. Council Member Ivie seconded the motion; which passed with the following role call vote:

Council Member Belliston	Aye
Council Member Casperson	Aye
Council Member Coats	Aye
Council Member Henderson	Aye
Council Member Ivie	Aye

e. Consideration to approve a Resolution for Coral Canyon Area 5 Supplemental Terms Agreement.

<https://youtube.com/live/1YXwlzsXm64?t=12425>

City Attorney Thad Seegmiller reviewed the Resolution.

Council Member Belliston made a motion to approve a Resolution for Coral Canyon Area 5 Supplemental Terms Agreement with an additional condition of a first time owner occupant provision in the initial sale. Council Member Casperson seconded the motion; which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Nay</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

f. Consideration to approve a Resolution for a Land Lease Agreement with Barco Holdings, LLC.

<https://youtu.be/1YXwlzsXm64?t=13985>

City Attorney Thad Seegmiller reviewed the Resolution.

Council Member Ivie made a motion to approve a Resolution for a Land Lease Agreement with Barco Holdings, LLC. Council Member Henderson seconded the motion; which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

7. ORDINANCES

a. Consideration to approve an Ordinance for Zone Change Z-26-01 from C-2 to DM located at 127 E Telegraph Street. Applicant: MRW Design Associates

<https://youtube.com/live/1YXwlzsXm64?t=14770>

Community Development Assistant Director Eldon Gibb reviewed the Ordinance.

Council Member Casperson made a motion to approve an Ordinance for Zone Change Z-26-01 from C-2 to DM located at 127 E Telegraph Street. Council Member Coats seconded the motion which passed with the following role call vote:

Council Member Belliston	Abstained
Council Member Casperson	Aye
Council Member Coats	Aye
Council Member Henderson	Aye
Council Member Ivie	Aye

b. Consideration to approve an Ordinance for Zone Change Z-26-02 to update the Alaia PCD site plan located at Washington Fields Road and Groves Parkway. Applicant: Alaia Development Corporation

<https://youtube.com/live/1YXwlzsXm64?t=15118>

Community Development Assistant Director Eldon Gibb reviewed the Ordinance.

Council Member Coats made a motion to table the Ordinance for Zone Change Z-26-02 to update the Alaia PCD site plan located at Washington Fields Road and Groves Parkway, to the Council Meeting on April 8th, with a condition that the developers finish the landscaping along Washington Fields Road adjacent to developed properties. Council Member Belliston seconded the motion which failed with the following role call vote:

Council Member Belliston	Aye
Council Member Casperson	Nay
Council Member Coats	Aye
Council Member Henderson	Nay
Council Member Ivie	Nay

Council Member Ivie made a motion to approve an Ordinance for Zone Change Z-26-02 to update the Alaia PCD site plan located at Washington Fields Road and Groves Parkway with the condition they return to City Council on April 8th with a landscape plan. Council Member Casperson seconded the motion which passed with the following role call vote:

Council Member Belliston	Nay
Council Member Casperson	Aye
Council Member Coats	Nay
Council Member Henderson	Aye
Council Member Ivie	Aye

c. Consideration to approve an Ordinance for Zone Change Z-26-03 to from A-20 to C-2 located at 4090 S Washington Fields Rd. Applicant: Craig Hopkinson

<https://youtube.com/live/1YXwlzsXm64?t=16100>

Community Development Assistant Director Eldon Gibb reviewed the Ordinance.

Council Member Coats made a motion to approve an Ordinance for Zone Change Z-26-03 to from A-20 to C-2 located at 4090 S Washington Fields Rd. Council Member Belliston seconded the motion which passed with the following role call vote:

Council Member Belliston Aye
Council Member Casperson Aye
Council Member Coats Aye
Council Member Henderson Aye
Council Member Ivie Aye

d. Consideration to approve an Ordinance for Zone Change Z-26-04 from R-1-8 and PUD to PUD and R-1-8 located at Smith Creek Drive and Beartrap Canyon Drive. Applicant: Philip Plumb

<https://youtube.com/live/1YXwlzsXm64?t=16250>

Community Development Assistant Director Eldon Gibb reviewed the Ordinance.

Council Member Ivie made a motion to approve an Ordinance for Zone Change Z-26-04 from R-1-8 and PUD to PUD and R-1-8 located at Smith Creek Drive and Beartrap Canyon Drive. Council Member Casperson seconded the motion which passed with the following role call vote:

Council Member Belliston Aye
Council Member Casperson Aye
Council Member Coats Aye
Council Member Henderson Aye
Council Member Ivie Aye

e. Consideration to approve an Ordinance for Zone Change Z-26-05 from R-1-10 to PUD-C located at 400 West and Merrill Road. Applicant: Strata Homes

<https://youtube.com/live/1YXwlzsXm64?t=16375>

Community Development Assistant Director Eldon Gibb reviewed the Ordinance.

Following City employees spoke to this item:

- Assistant Public Works Director John Hehnke
- Public Works Director Blake Fannesbeck

Council Member Coats made a motion to approve an Ordinance for Zone Change Z-26-05 from R-1-10 to PUD-C located at 400 West and Merrill Road with the following conditions; within PUD number 1 the automobile vehicle lube service area shall not exceed .7 acres and must maintain a minimum distance of 200 feet from the lots along Orilla Drive. Council Member Belliston seconded the motion which passed with the following role call vote:

Council Member Belliston Aye
Council Member Casperson Aye
Council Member Coats Aye
Council Member Henderson Aye

f. Consideration to approve an Ordinance for General Plan Amendment G-26-01 from BUS to MHD, located approximately at 965 S 100 East. Applicant: Rosenberg & Associates

<https://youtube.com/live/1YXwlzsXm64?t=17185>

Community Development Assistant Director Eldon Gibb reviewed the Ordinance.

Council Member Belliston made a motion to approve an Ordinance for General Plan Amendment G-26-01 from BUS to MHD, located approximately at 965 S 100 E with a condition they improve 100 East all the way down to Industrial Drive. Council Member Coats seconded the motion which passed with the following role call vote:

Council Member Belliston	Aye
Council Member Casperson	Nay
Council Member Coats	Aye
Council Member Henderson	Aye
Council Member Ivie	Nay

g. Consideration to approve an Ordinance amending Washington City Code Title 10 Chapter 3-3-C-2-v - Preliminary Plats.

<https://youtube.com/live/1YXwlzsXm64?t=18185>

Community Development Assistant Director Eldon Gibb reviewed the Ordinance.

Council Member Henderson made a motion to approve an Ordinance amending Washington City Code Title 10 Chapter 3-3-C-2-v - Preliminary Plats with the finding and condition of staff and as recommended by the planning commission. Council Member Ivie seconded the motion which passed with the following role call vote:

Council Member Belliston	Aye
Council Member Casperson	Aye
Council Member Coats	Aye
Council Member Henderson	Aye
Council Member Ivie	Aye

h. Consideration to approve an Ordinance amending Washington City Code Title 2 Chapter 1 - Historic Preservation Commission.

<https://youtube.com/live/1YXwlzsXm64?t=18500>

City Recorder Tara Pentz reviewed the Ordinance.

Council Member Casperson made a motion to approve an Ordinance amending Washington City Code Title 2 Chapter 1 - Historic Preservation Commission. Council Member Coats seconded the motion which passed with the following role call vote:

Council Member Belliston Aye
Council Member Casperson Aye
Council Member Coats Aye
Council Member Henderson Aye
Council Member Ivie Aye

8. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

<https://youtube.com/live/1YXwlzsXm64?t=18540>

Council Members reported on their assigned committees.

9. CITY MANAGER REPORT

<https://youtube.com/live/1YXwlzsXm64?t=18770>

10. CLOSED SESSION

- a. Purchase, exchange, or lease of property;
- b. Pending or potential litigation;
- c. Character or professional competence of an individual.

Removed

11. ADJOURNMENT


<https://youtube.com/live/1YXwlzsXm64?t=18778>

Council Member Casperson made a motion to adjourn the meeting. Council Member Belliston seconded the motion; which passed unanimously.

Meeting adjourned at 9:13 P.M.

Passed and approved on the 8th day of April, 2026.

Attest by:



Tara Pentz, City Recorder



Washington City



Kress Staheli, Mayor

