

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
MAY 7, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

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

STAFF MEMBERS PRESENT:

**City Manager John Willis
City Attorney Ryan Dooley
City Recorder Christina Fernandez
Water Services Director Scott Taylor
Several staff members from the Wastewater Treatment Division
Assistant Public Works Director Wes Jenkins
Budget Manager Jared Edwards
Assistant City Manager Robert Myers
Planner Brenda Hatch
Fire Chief Robert Stoker
Planner Dan Boles
Planner Brian Dean
Community Development Director Carol Winner**

OTHERS PRESENT:

**Marty Lane with the Dixie Elks Lodge
Applicant Greg Balderree**

CALL TO ORDER:

Mayor Hughes called the meeting to order and welcomed all in attendance. An invocation was offered by Father Rob Willmann with Grace Episcopal Church and The Pledge of Allegiance to the Flag was led by Councilmember Larsen.

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

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

b. Recognition of recent awards given to the Wastewater Treatment Division.

Link to Water Services Director Scott Taylor recognizing the Wastewater Treatment Division: [00:02:10](#)

COMMENTS FROM THE PUBLIC:

Link to Mayor Hughes outlining the rules for commenting: [00:11:03](#)

Link to comments from resident Robert Hrifko: [00:11:53](#)

Link to comments from resident Curt Sorweid: [00:17:45](#)

Link to comments from resident Thomas Quiroz: [00:21:58](#)

Link to City Manager John Willis noting that items 3c and 12 have been removed from the agenda: [00:23:35](#)

CONSENT CALENDAR:

a. Consider approval to award bid to Contech Engineered Solutions for a pedestrian bridge for the Fort Pearce Wash Trail project.

BACKGROUND and RECOMMENDATION: This item is to award a bid to provide a pedestrian bridge for the proposed Fort Pearce Wash Trail project. Formal bids were requested for the bridge, and the City received four bids. This bid is for materials and delivery only. HHI Corporation was the apparent low bid, however they withdrew their bid and the City accepted their withdrawal. Contech Engineered Solutions was the next low bidder. This project is a 2023 Trails, Parks and Recreation G.O. Bond project and the trail is on the City's Trail Master Plan. Staff recommends approval to award the bid to Contech Engineered Solutions in the amount of \$365,600, contingent upon approval of the associated budget amendment.

b. Consider approval to award bid to TrueNorth Steel for a pedestrian bridge for the Santa Clara River Trail.

BACKGROUND and RECOMMENDATION: This item is to award a bid for a pedestrian bridge for the proposed Santa Clara River Trail project. Formal bids were requested for the bridges, and the City received four bids. This bid is for materials and delivery only. True North Steel is the low bidder. This project is a 2023 Trails, Parks and Recreation G.O. Bond projects and the trail is on the St George City Parks and Trail Master Plan. Staff recommends awarding the bid to True North Steel in the amount of \$380,453, contingent upon approval of the associated budget amendment.

d. Consider approval to award bid to Gardner Brothers Drilling for the replacement of Gunlock Well #6.

BACKGROUND and RECOMMENDATION: This item is to consider award of a bid for the replacement of Gunlock Well #6. The Gunlock Well #6 is one of 11 wells that provides drinking water to the west side of the City. The well has been in operation for over 40 years and has reached the end of its useful life. Formal bids were requested and the city received back 1 bid. Staff recommends awarding the bid to Gardner Brothers Drilling in the amount of \$1,034,420.

e. Consider approval to award bid to Inliner Solutions for the 2026 Sewer Relining Project.

BACKGROUND and RECOMMENDATION: The Water Services Department budgets for sewer line rehabilitation on an annual basis. Through routine video inspection of the wastewater collection system, deteriorating wastewater lines are identified and evaluated for full replacement or rehabilitation. Rehabilitation of a sewer line

consists of lining the interior of the pipeline with a PVC or fiberglass mesh material. Relining of the pipeline can be done without excavation and with very little disruption to service or surface improvements. This project happens annually to repair sewer mains that are deteriorating. There were 7 bids received for this project, ranging from \$740,980 to \$1,337,700, with the average bid being \$965,067. Staff recommends awarding the bid to Inliner Solutions in the amount of \$740,980.

f. Consider approval to award bid to Miller Tree & Excavation LLC for the construction of a borehole under I-15 at 400 East and installation of conduit.

BACKGROUND and RECOMMENDATION: The UDOT I-15 project requires the overhead power crossing I-15 at 400 East to be raised. To minimize pole height, the distribution power line will be installed beneath I-15 through a borehole. This bid was issued for construction of the borehole beneath I-15 at 400 East. The bid closed on April 24, 2026, and four bids were received. After evaluation of the bids, staff recommends awarding the contract to Miller Tree & Excavation LLC in the amount of \$50,000.

g. Consider approval of a Professional Services Agreement with Bowen Collins for design of the Millcreek Sewer Lift Station.

BACKGROUND and RECOMMENDATION: This item is to consider awarding a professional services agreement for the design of the Millcreek Sewer Lift Station. This section of sewer line requires upsizing to meet the demands of growth in the area. This line conveys a large portion of wastewater from Washington City. Due to the location of the line in proximity to the Millcreek Power Generation Facility, and tight easement constraints through a residential development, several alternatives were evaluated and it was determined that a lift station would be constructed to shave the peak flow from the pipeline, allowing the existing sewer line to remain in place. This contract includes the design of a new lift station. Staff recommends approval of a professional services agreement with Bowen Collins in the amount of \$184,326 for the design of the Millcreek Sewer Lift Station.

h. Consider approval of an agreement with Alpha Engineering for design of the Sunbrook Golf Club pump station.

BACKGROUND and RECOMMENDATION: This item is to consider approval of an agreement for the design of a new Sunbrook Golf Course pump station. Over the past decade the Black Rock and Wood Bridge irrigation pump stations at Sunbrook Golf Club have had significant issues and failures. These stations are more than 35 years old and are in need of complete replacement. Three years ago the City Water Department engaged Alpha Engineering for an assessment to identify options to improve reliability and water-saving measures at the most cost-effective price-point. It was determined combining replacing the two existing pump stations into a single new pump station was the most economical approach. Staff recommends award of a contract to Alpha Engineering for the

design of a new Sunbrook Golf Course pump station contingent upon approval of the associated budget amendment.

- i. **Consider approval of the minutes from the meetings held on March 26, 2026 (work meeting); March 26, 2026 (regular meeting); April 2, 2026 (work meeting); April 2, 2026 (regular meeting).**

Link to presentation from City Manager John Willis: [00:23:47](#)

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

Link to motion: [00:24:21](#)

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.

MAYOR'S RECOGNITIONS, PROCLAMATIONS, AND UPDATES:

- a. **Read a Proclamation proclaiming May 1 – 7 as Youth Week.**

Link to Councilmember Tanner reading a proclamation proclaiming May 1 – 7 as Youth Week; the proclamation was accepted by members of the Dixie Elks Lodge: [00:24:38](#)

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

PUBLIC HEARING/VACATE REUSE WATER LINE EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-029 vacating a reuse water line easement located on Lot 1, Milepost 2 East Parcel (South St. George Costco).

BACKGROUND and RECOMMENDATION: This easement was granted by the State of Utah, acting by and through the School and Institutional Trust Lands Administration, to the City of St. George in June 2008, prior to the subdivision of the property. In February 2025, the subdivision plat for Mile Post 2 East Parcel was recorded. The easement is located near the westerly and southwesterly lot lines of this subdivision. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:28:10](#)

[Agenda Packet \[Page 116\]](#)

Link to public hearing; no comments were made: [00:30:07](#)

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

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-029 vacating a reuse water line easement located on Lot 1, Milepost 2 East Parcel.

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.

PUBLIC HEARING/VACATE PORTION OF MUNICIPAL UTILITY EASEMENT/ORDINANCE:

Public hearing and consideration of Ordinance No. 2026-030 vacating a portion of a municipal utility easement located along the north lot line of Lot 121 of the White Hills Subdivision.

BACKGROUND and RECOMMENDATION: When Quality Development graded the area north of Lot 121 of the White Hills Subdivision, it created a triangular-shaped parcel directly north of the lot. A graded downhill slope lies north of this triangular parcel. Because this graded area can only be reasonably used in conjunction with Lot 121, it makes sense to incorporate it into said Lot 121. Vacating the existing easement and relocating it along the incorporated area will minimize easement encumbrances on the homeowner's property. The Joint Utilities Commission recommended approval.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:31:10](#)

[Agenda Packet \[Page 120\]](#)

Link to public hearing; no comments were made: [00:32:14](#)

Discussion between the City Council and Mr. Jenkins: [00:32:30](#)

Link to motion: [00:33:30](#)

MOTION:

A motion was made by Councilmember Anderson to approve Ordinance No. 2026-030 vacating a portion of a municipal utility easement located along the north lot line of Lot 121 of the White Hills 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.

**VACATE A PORTION OF VISTA RIDGE ESTATES PHASE II
SUBDIVISION/ORDINANCE:**

Consideration of Ordinance No. 2026-031 vacating a portion of the Vista Ridge Estates Phase II Subdivision located at 1331 North Dixie Downs Road.

BACKGROUND and RECOMMENDATION: The subdivision plat was recorded on 12/07/1989. When the subdivision was built, in the upper northwest corner of the subdivision a block wall was built 10 feet inside the subdivision boundary. There is a City sewer line on the north side of this block wall. Because of the location of the block wall the HOA does not maintain this area. The City will take this area and maintain it along with our utilities. It is proposed to vacate approximately 156 feet by 10 feet. The HOA has approved this action through their required HOA meetings.

Link to introduction from City Manager John Willis and presentation from Assistant Public Works Director Wes Jenkins: [00:34:06](#)

[Agenda Packet \[Page 124\]](#)

Link to motion: [00:37:14](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-031 vacating a portion of the Vista Ridge Estates Phase II Subdivision located at 1331 North Dixie Downs Road.

SECOND:

The motion was seconded by Councilmember Tanner.

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/AMEND FY25-26 BUDGET/RESOLUTION:

Public hearing and consideration of Resolution No. 2026-008R 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 Budget Manager Jared Edwards, including comments from the City Council: [00:37:58](#)

[Agenda Packet \[Page 129\]](#)

Link to public hearing; no comments were made: [00:42:31](#)

Link to motion: [00:42:44](#)

MOTION:

A motion was made by Councilmember Larkin to approve Resolution No. 2026-008R to review and approve amendments to the Fiscal Year 2025-26 Budget as presented.

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.

SUBMISSION AND FILING OF FY26-27 CITY MANAGER RECOMMENDED BUDGET:

Submission and filing of the FY 2026-27 City Manager Recommended Budget with the City Council (Discussion only).

BACKGROUND and RECOMMENDATION: The City's budget represents the financial plan for delivering the high-quality municipal services that residents, businesses, and visitors expect and depend upon. Development of the budget requires a significant investment of time across all levels of the organization as staff works to prepare a balanced plan that advances the City Council's priorities for the upcoming fiscal year. The FY 2027 Recommended Budget and Business Plan includes targeted investments across all nine City Council priority areas. Staff is proud to submit the FY 2026–27 City Manager Recommended Budget and Business Plan to the City Council and community for your consideration. A copy of the budget will be available for public review following tonight's City Council meeting on the City's website at www.sgcityutah.gov/budget and at City Hall in the City Recorder's Office. Several key dates are scheduled as part of the this year's budget process, including: May 21 for the FY 2027 Budget Work Meeting; May 28 for tentative adoption of the FY 2027 Budget and setting of public hearing dates; June 4 for the FY 2027 Budget Open House and first public hearing; and June 18 for the second public hearing and final adoption. No action is required on tonight's item.

Link to introduction from City Manager John Willis and presentation from Assistant City Manager Robert Myers, including comments from the City Council: [00:43:15](#)

[Agenda Packet \[Page 132\]](#)

PUBLIC HEARING/PROGRAM YEAR 2026 (FISCAL YEAR 2027) ANNUAL ACTION PLAN:

Public hearing and approval of the Program Year 2026 (Fiscal Year 2027) Annual Action Plan (AAP) for the Community Development Block Grant (CDBG) program.

BACKGROUND and RECOMMENDATION: The 2026 AAP (Annual Action Plan) outlines proposed projects to be funded by the City's CDBG program to address identified needs during PY2026 FY2027. This is the third year of the City's 2024-2028 Consolidated Plan.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch, including clarification on the agenda and discussion between the City Council and Ms. Hatch: [00:47:20](#)

[Agenda Packet \[Page 133\]](#)

Link to public hearing; no comments were made: [00:50:02](#)

Link to motion: [00:50:17](#)

MOTION:

A motion was made by Councilmember Tanner to approve the Program Year 2026 (Fiscal Year 2027) Annual Action Plan (AAP) for the Community Development Block Grant (CDBG) program.

SECOND:

The motion was seconded by Councilmember Larkin.

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 PROHIBITED USE OF IGNITION SOURCES/FIREWORKS MAP/ORDINANCE:
Consider approval of Ordinance No. 2026-032 amending the prohibited use
of ignition sources/fireworks map.**

BACKGROUND and RECOMMENDATION: The Fire Department has identified areas around the City which are susceptible to fire hazards. Those areas have been mapped and are hereby submitted to the Council for restriction of fireworks and other ignition sources. The map also identifies public parks that are approved for personal firework use. Staff recommends approval of the ordinance approving the updated map.

Link to introduction from City Manager John Willis and presentation from Fire Chief Robert Stoker: [00:50:44](#)

[Agenda Packet \[Page 175\]](#)

Link to motion: [00:52:46](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2026-032 amending the prohibited use of ignition sources/fireworks map.

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. 2026-033 amending City Code, Sections 10-13E-4 Landmark Sites, 10-17B-9 Requirements for Specific Conditional

Use Permits, and 10-19-5 Off - Street Parking Requirements. (Case No. 2026-ZRA-017)

BACKGROUND and RECOMMENDATION: The applicant, Bare Foot Montessori is seeking a code amendment to facilitate opening a private school within a designated landmark site. The proposed changes include: Section 10-13-4 Landmark Sites: Adding "a private school serving students through grade eight" to Section B as a conditional use.- Section 10-17B-9 Requirements for Specific Conditional Use Permits: Amending requirements to mitigate the impact of this use on surrounding neighborhoods. - Section 10-19-5 Off-Street Parking Requirements: Clarifying parking requirements specific to this use. At their meeting held on March 24, 2026 the Planning Commission held a public hearing and recommended approval with 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, including discussion between the City Council and Ms. Hatch: [00:53:21](#)

[Agenda Packet \[Page 179\]](#)

Link to motion: [01:00:42](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2026-033 amending City Code, Sections 10-13E-4 Landmark Sites, 10-17B-9 Requirements for Specific Conditional Use Permits, and 10-19-5 Off - Street Parking Requirements, amending the language to state that if there was a circular drive, parking would still be allowed.

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.

HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a Hillside Development Permit for The Trails East on approximately 333 acres located on the East side of Highway 18, between approximately 3200 North and 4300 North. (Case No. 2026-HS-002 - The Trails East)

BACKGROUND and RECOMMENDATION: The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre

site. In March of 2026, the current owner of the property went through the process to change the General Plan on approximately 108 acres on the southern portion of the 333 acres of total property. The 108 acres went from LDR (Low Density Residential) to COM (Commercial). The Hillside Review Board met on site on March 31, 2026 and unanimously forwarded a positive recommendation for the permit. At their meeting held on April 14, 2026, the Planning Commission recommended approval with a 6-0 vote.

[Agenda Packet \[Page 213\]](#)

AND

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2026-034 amending the City Zoning Map by changing the zone from G&G (Gravel and Grazing) to PD-R (Planned Development Residential) on approximately 214 acres generally located on the east side of Highway 18 between approximately 3400 North and 4200 North. (Case No. 2026-ZC-004 - Trails East PD-R zone change)

BACKGROUND and RECOMMENDATION: The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre site. Earlier this year, the applicant brought forward an application to amend the general plan on approximately 108 acres from LDR (Low Density Residential) to COM (Commercial) in anticipation of approval of the overall commercial and residential project. At their meeting held on April 14, 2026, the Planning Commission held a public hearing and recommended approval with a 6-0 vote including conditions. A related hillside permit is also in review in connection with this application. This application makes up the majority of the residential portion of the proposed development (approximately 214 acres).

[Agenda Packet \[Page 376\]](#)

AND

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2026-035 amending the City Zoning Map by changing the zone from G&G (Gravel and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 10 acres generally located on the east side of Highway 18 at approximately 4100 North. (Case No. 2026-ZC-003 - Trails East PD-TNZ zone change)

BACKGROUND and RECOMMENDATION: The Trails zoning was approved in 2006 and was designed with 925 single-family units throughout the approximately 333-acre site. Earlier this year, the applicant brought forward an application to amend the general plan on approximately 108 acres from LDR (Low Density Residential) to COM (Commercial) in anticipation of approval of the overall commercial and residential project. At their meeting held on April 14, 2026, the Planning Commission recommended approval with a 6-0 vote including conditions. A related hillside permit is also in review in connection with this application.

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: [01:01:35](#)

[Agenda Packet \[Page 460\]](#)

Link to motion: [01:23:27](#)

MOTION:

A motion was made by Councilmember Larkin to approve the Hillside Development Permit for The Trails East on approximately 333 acres located on the East side of Highway 18, between approximately 3200 North and 4300 North, excluding the sections outlined by the Hillside Commission on the east side, from the hillside permit.

The motion was seconded by Councilmember Kemp.

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.

Link to motion: [01:24:08](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-034 amending the City Zoning Map by changing the zone from G&G (Gravel and Grazing) to PD-R (Planned Development Residential) on approximately 214 acres generally located on the east side of Highway 18 between approximately 3400 North and 4200 North as presented by staff with the additional hillside will need to be reviewed to get the final layout of residential lots.

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.

Link to motion: [01:25:15](#)

MOTION:

A motion was made by Councilmember Kemp to approve Ordinance No. 2026-035 amending the City Zoning Map by changing the zone from G&G (Gravel and Grazing) to PD-TNZ (Planned Development Traditional Neighborhood Zone) on approximately 10 acres generally located on the east side of Highway 18 at approximately 4100 North, with the condition that the northern property line where this project is adjacent to property not in the Rusty Cliffs project, the developer will install a 6'4" block wall that is now being shown as a private alleyway and that the plat map for this subdivision will have a note to notify future residents that they are buying in an area with agriculture uses.

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.

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 6.85 acres generally located west of Dixie Drive and south of Canyon View Drive. (Case No. 2025-GPA-19 - Dixie Drive)

BACKGROUND and RECOMMENDATION: This item was heard at the April 2, 2026, City Council meeting and was approved with changes. With those changes, the item then needed to go back through the statutory process. 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 no public comments at this meeting and staff received two written comments.

Link to introduction from City Manager John Willis and presentation from Planner Brian Dean: [01:27:10](#)

[Agenda Packet \[Page 465\]](#)

Link to motion: [01:28:54](#)

MOTION:

A motion was made by Councilmember Kemp 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 6.85 acres generally located west of Dixie Drive and south of Canyon View Drive.

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.

DEVELOPMENT AGREEMENT/ORDINANCE:

Consider approval of Ordinance No. 2026-036 for a development agreement to address parking calculations for the Crimson Heights Behavioral Health Planned Development. (Case No. 2025-DA-005 - Crimson Heights Behavioral Health Development Agreement)

BACKGROUND and RECOMMENDATION: This development agreement is to accompany the proposed zone change from R-3 (Multiple-Family Residential) to PD-C (Planned Development Residential) for a behavioral health center (Case 2025-ZC-022). The development agreement addresses the total number of parking spaces needed for the behavioral health center to operate. At their meeting held on March 24, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 5-0 with no conditions. No public comments were received.

[Agenda Packet \[Page 484\]](#)

AND

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2026-037 amending the City Zoning Map by changing the zone from R-3 (Multiple-Family Residential) to PD-C (Planned Development Commercial) on approximately 0.80 acres located at 691 South 300 East Street. (Case No. 2025-ZC-022 - Crimson Heights Behavioral Health)

BACKGROUND and RECOMMENDATION: The underlying general plan is DTCN (Downtown Connected Neighborhood) with the adjacent zoning of R-3 (Multiple-Family Residential) and R-1-8 (Single-Family Residential, 8,000 sq ft lots). At their meeting held on March 24, 2026, the Planning Commission held a public hearing and

recommended approval with a unanimous vote of 5-0 with the following conditions: 1) A six-foot-high block wall shall be constructed along the west property boundary to provide buffering for the adjacent residential property; 2) The existing block wall along the north property boundary shall be increased to a height of six feet up to the front setback line to provide buffering for the adjacent residential property; and 3) The access point from 300 East shall be designated as one-way exiting access and clearly marked with painted directional arrows. There were no public comments.

Link to introduction from City Manager John Willis and presentation from Brenda Hatch, including discussion between the City Council, City Manager John Willis, Community Development Director Carol Winner, applicant Greg Balderree, and Ms. Hatch: [01:29:38](#)

[Agenda Packet \[Page 533\]](#)

Link to motion: [01:42:10](#)

MOTION:

A motion was made by Councilmember Larkin to approve Ordinance No. 2026-036 for a development agreement to address parking calculations for the Crimson Heights Behavioral Health Planned Development.

SECOND:

The motion was seconded by Councilmember Tanner.

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 motion: [01:42:55](#)

MOTION:

A motion was made by Councilmember Larsen to approve Ordinance No. 2026-037 amending the City Zoning Map by changing the zone from R-3 (Multiple-Family Residential) to PD-C (Planned Development Commercial) on approximately 0.80 acres located at 691 South 300 East Street, with the conditions from the Planning Commission.

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.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2026-038 amending the City Zoning Map by changing the zone from ASBP (Airport Supporting Business Park) to C-2 (Commercial) on approximately 0.23 acres generally located south of Flowers Way and North of the Southern Parkway. (Case No. 2026-ZC-005 - Zion Bible Church)

BACKGROUND and RECOMMENDATION: The underlying general plan is COM (Commercial) with the adjacent zoning of C-2 (Highway Commercial) and ASBP (Airport Supporting Business Park). At their meeting held on April 14, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 6-0 with one condition. There were no public comments received.

Link to introduction from City Manager John Willis and presentation from Planner Brenda Hatch: [01:44:18](#)

[Agenda Packet \[Page 565\]](#)

Link to motion: [01:46:51](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2026-038 amending the City Zoning Map by changing the zone from ASBP (Airport Supporting Business Park) to C-2 (Commercial) on approximately 0.23 acres generally located south of Flowers Way and North of the Southern Parkway.

SECOND:

The motion was seconded by Councilmember Larkin.

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.

ZONE CHANGE/ORDINANCE:

Consider approval of Ordinance No. 2026-039 amending the City Zoning Map by changing the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-37.5 (Residential Estates, 37,500 square foot minimum lot

size) on approximately 2.87 acres generally located on 3430 East at approximately 2300 South. (Case No. 2026-ZC-006 - Woodhaven Estates Amended and Extended)

BACKGROUND and RECOMMENDATION: The underlying general plan is AE (Agricultural Estates) with adjacent zoning of A-1 (Agricultural, 40,000 square foot minimum lot size) and RE-37.5 (Residential Estates, 37,500-square foot minimum lot size). At their meeting held on April 14, 2026, the Planning Commission held a public hearing and recommended approval with a unanimous vote of 6-0 with no conditions. No public comments were received.

Link to introduction from City Manager John Willis and presentation from , including discussion between: [01:47:25](#)

[Agenda Packet \[Page 579\]](#)

Link to motion: [01:49:00](#)

MOTION:

A motion was made by Councilmember Tanner to approve Ordinance No. 2026-039 amending the City Zoning Map by changing the zone from A-1 (Agricultural, 40,000 square foot minimum lot size) to RE-37.5 (Residential Estates, 37,500 square foot minimum lot size) on approximately 2.87 acres generally located on 3430 East at approximately 2300 South.

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.

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: [01:49:45](#)

ADJOURN TO 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: [01:51:19](#)

MOTION:

A motion was made by Councilmember Tanner to adjourn and reconvene in the City Council work meeting.

SECOND:

The motion was seconded by Councilmember Larkin.

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