



**Washington City Council  
Regular Meeting Minutes  
September 13th, 2023**

Meeting held in the Council Chambers of Washington City Hall, located at 111 North 100 East, Washington, Utah, and broadcasted 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 Pro-Tem Kurt Ivie, Council Members Kimberly Casperson, Craig Coats, Bret Henderson, Ben Martinsen

**Staff Present:** City Manager Jeremy Redd, City Recorder Tara Pentz, City Attorney Thad Seegmiller, IS Director Steven Whittekiend, Community Development Director Drew Ellerman, City Planner Eldon Gibb, Public Affairs Officer Jordan Hess, Finance Director Brian Brown, Deputy Recorder Lexi Ruesch, Recorder Assistant Hana Park, Leisure Services Director Barry Blake, Assistant Public Works Director Blake Fannesbeck, Assistant Leisure Services Director Paul Walker, Economic Development Director Rusty Hughes, Fire Chief Matt Evans, New Project Development John Henke, Building Secretary Michelle Evans, Building Inspector Rob Dalley, Building Official Gary Carlile

**Audience:** Dick Saunders, Laurie Saunders, Troy Belliston, Brianna Wall, Chad Spencer, Jesse Trentadue, Adam Stuart, James Jessop, Major Bob Schmig, Karen Schmig, Garry Smith, Joyce Harrice, Michelle Harris, Ralph Bobik, Marilyn Payan, Frank Payan, Samantha Palmer, Cole Palmer, Clayton Cullivan, Joni Sullivan, Robert Jensen, Bonnie Zundel, Alan Zundel, John Manwela, Deb Carlile, Brianna Wall, Joshua Thatcher, Derek Larson, Brandee Walker, James Jessop, Seane ConnaDay, Kathleen Holzapfel, Gerard Holzapfel, Rick Richardson, Michelle Sundberg, Gregory Malmberg, Matt Chatterton, Wendy Chatterton, Peni Seve, Andrea Seve, Peni Seve Jr.

**Excused:** Mayor Kress Staheli

**Invocation** Major Bob Schmig with the Salvation Army  
**Pledge of Allegiance** Peni Seve Jr.

**1. APPROVAL OF AGENDA**

[https://youtube.com/live/Zc\\_CTONIprQ?t=7693](https://youtube.com/live/Zc_CTONIprQ?t=7693)

*Council Member Coats made a motion to approve the agenda moving items 8a and 9a to directly after the consent agenda and item 7c to directly before 7a. Council Member Martinsen seconded the motion; which passed unanimously.*

**2. ANNOUNCEMENTS**

[https://youtube.com/live/Zc\\_CTONIprQ?t=7806](https://youtube.com/live/Zc_CTONIprQ?t=7806)

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

[https://youtube.com/live/Zc\\_CTONIprQ?t=7959](https://youtube.com/live/Zc_CTONIprQ?t=7959)

None

**4. PROCLAMATION**

- a. **Reading of a Proclamation, in an effort to increase awareness of the anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention. Mayor Pro-Tem Ivie.**

[https://youtube.com/live/Zc\\_CTONIprQ?t=7965](https://youtube.com/live/Zc_CTONIprQ?t=7965)

Mayor Pro-Tem Ivie read the proclamation.

**5. CONSENT AGENDA**

[https://youtube.com/live/Zc\\_CTONIprQ?t=8122](https://youtube.com/live/Zc_CTONIprQ?t=8122)

**a. APPROVAL OF MINUTES**

- i. **Consideration to approve the minutes from the City Council Meetings of 08/23/2023 and 08/30/2023.**

**b. BOARD AUDIT REPORT**

- i. **Consideration to approve the Board Audit Report from August 2023.**

*Council Member Casperson made a motion to approve the consent agenda. Council Coats seconded the motion which passed unanimously.*

**6. PRELIMINARY PLAT**

- a. **Continuation of consideration to approve a Preliminary Plat for Desert Ridge Estates, Phases 1 & 2 located at approximately Florence Drive & Desert Cactus Drive. Applicant: Sunwood Homes**

[https://youtube.com/live/Zc\\_CTONIprQ?t=8500](https://youtube.com/live/Zc_CTONIprQ?t=8500)

James Jessop with Sunwood Homes discussed this application.

Brandy Walker provided some clarification on the lot characteristics.

*Council Member Coats made a motion to approve a Preliminary Plat for Desert Ridge Estates, Phases 1 & 2 located at approximately Florence Drive & Desert Cactus Drive with the findings and conditions of staff with the additional conditions: Condition 19 - five lots must be single story, and no more than two in a row; Condition 20 - rock wall with a max height at 8 feet on the south boundary of the lots between lots 215 through 234; Condition 21- the fill slope between lots 215 through 231 must have eyebrow walls breaking up and have 80% basalt landscape rock and 20% hydroseeded; Condition 22 - a restriction on the final plat that if phase 2 is disturbed by any means then all the hillside walls and landscaping between lots 215 through 234 be completed prior to final plat; Condition 23 - the open space south of the lots between 215 through 234 be deed restricted as natural open space; Condition 24 - no buildable area will be allowed on the back of lots for structures on lots 215 through 231. Council Member Martinsen seconded the motion; which passed with the following role call:*

<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>Mayor Pro-Tem Ivie</i>	<i>Nay</i>
<i>Council Member Martinsen</i>	<i>Aye</i>

## **7. PUBLIC HEARING**

- a. Public Hearing and consideration to approve Height Waiver HW-23-01 for a Church building steeple located at approximately 524 E. Washington Parkway. Applicant: Evans & Associates Architecture.**

[https://youtube.com/live/Zc\\_CTONIprQ?t=13230](https://youtube.com/live/Zc_CTONIprQ?t=13230)

Mayor Pro-Tem Ivie opened the public hearing.

- Ralph Bobik spoke to this item.

Mayor Pro-Tem Ivie closed the public hearing.

*Council Member Henderson made a motion to approve Height Waiver HW-23-01 for a Church building steeple located at approximately 524 E. Washington Parkway. Council Member Casperson seconded the motion; which passed with the following role call:*

<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>Mayor Pro-Tem Ivie</i>	<i>Aye</i>
<i>Council Member Martinsen</i>	<i>Aye</i>

- b. Public Hearing and consideration to approve Height Waiver HW-23-02 for an increase in height to a new single family residence located at 4811 S. Heartland Drive. Applicant: Clayton & Joan Sullivan**

[https://youtube.com/live/Zc\\_CTONIprQ?t=13695](https://youtube.com/live/Zc_CTONIprQ?t=13695)

Mayor Pro-Tem Ivie opened the public hearing.

The following individuals spoke to this item:

- Greg Malmberg
- Matt and Wendy Chatterton
- Garry Smith
- Samantha Palmer
- Clayton Sullivan
- John Manweiler
- Joan Sullivan
- Michelle Harris

Mayor Pro-Tem Ivie closed the public hearing.

Gary Carlyle with the Building Department provided additional information on this project.

*Council Member Coats made a motion to deny Height Waiver HW-23-02 for an increase in height to a new single family residence located at 4811 S. Heartland Drive for failure to meet code. Council Member Martinsen seconded the motion; which passed with the following role call:*

<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>Mayor Pro-Tem Ivie</i>	<i>Aye</i>
<i>Council Member Martinsen</i>	<i>Aye</i>

- c. **Public Hearing and consideration to approve an Ordinance for the eminent domain of certain property or billboards along with all associated rights in that property that, directly or indirectly, arise out of a lease that R.O.A. General, LLC formerly known as R.O.A. General, Inc. and now doing business as Reagan Outdoor Advertising (collectively "Reagan") had with the City to place and maintain two advertising structures or billboards on tax parcel ID W-168-A-1-D, which property location is approximately southeasterly from the intersection of Main Street and Buena Vista Boulevard. City Attorney Thad Seegmiller**

[https://youtube.com/live/Zc\\_CTONIprQ?t=12538](https://youtube.com/live/Zc_CTONIprQ?t=12538)

Attorney Joshua Thatcher addressed the Council on this matter.

Mayor Pro-Tem Ivie opened the public hearing.

No comments were made.

Mayor Pro-Tem Ivie closed the public hearing.

*Council Member Casperson made a motion to approve a Resolution for the eminent domain of certain property or billboards along with all associated rights in that property that, directly or indirectly, arise out of a lease that R.O.A. General, LLC formerly known as R.O.A. General, Inc. and now doing business as Reagan Outdoor Advertising (collectively "Reagan") had with the City to place and maintain two advertising structures or billboards on tax parcel ID W-168-A-1-D, which property location is approximately southeasterly from the intersection of Main Street and Buena Vista Boulevard. Council Member Martinsen seconded the motion; which passed with the following role call:*

<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>Mayor Pro-Tem Ivie</i>	<i>Aye</i>
<i>Council Member Martinsen</i>	<i>Aye</i>

## **8. ORDINANCES**

- a. Continuation of consideration to approve an Ordinance for General Plan Amendment G-23-05, to change from Residential Low Density (LD) to Neighborhood Commercial (NCOM), located approximately at Washington Fields Road and Merrill Road. Applicant: Rosenberg & Associate and Mino Properties, LLC.**

[https://youtube.com/live/Zc\\_CTONIprQ?t=8156](https://youtube.com/live/Zc_CTONIprQ?t=8156)

*Council Member Coats made a motion to approve an Ordinance for General Plan Amendment G-23-05, to change from Residential Low Density (LD) to Neighborhood Commercial (NCOM), located approximately at Washington Fields Road and Merrill Road. Council Member Henderson seconded the motion which passed with the following role call vote:*

<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>Mayor Pro-Tem Ivie</i>	<i>Aye</i>
<i>Council Member Martinsen</i>	<i>Aye</i>

- b. Continuation of consideration to approve an Ordinance amending a portion of the City Code Title 9, Chapter 8B, Section 6, Detached Residential Accessory Building Restrictions. Applicant: RJ Law Firm**

[https://youtube.com/live/Zc\\_CTONIprQ?t=16786](https://youtube.com/live/Zc_CTONIprQ?t=16786)

Community Development Director Drew Ellerman reviewed the code amendment application.

Applicant Representative Robert Jensen provided some additional clarification.

*Council Member Coats made a motion to deny an Ordinance amending a portion of the City Code Title 9, Chapter 8B, Section 6, Detached Residential Accessory Building Restrictions but work through City staff to rewrite the code on this matter. Council Member Martinsen seconded the motion which passed with the following role call vote:*

<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>Mayor Pro-Tem Ivie</i>	<i>Aye</i>
<i>Council Member Martinsen</i>	<i>Aye</i>

## **9. RESOLUTION**

- a. Consideration to approve a Resolution authorizing the Steel Solar 1A and Steel Solar 1B Projects Second Amendment and Restated Transaction Schedules under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems. Power Director Rick Hansen**

[https://youtube.com/live/Zc\\_CTONIprQ?t=8300](https://youtube.com/live/Zc_CTONIprQ?t=8300)

*Council Member Henderson made a motion to approve a Resolution authorizing the Steel Solar 1A and Steel Solar 1B Projects Second Amendment and Restated Transaction Schedules under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems. Council Member Coats seconded the motion which passed with the following role call vote:*

<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>Mayor Pro-Tem Ivie</i>	<i>Aye</i>
<i>Council Member Martinsen</i>	<i>Aye</i>

## **10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE**

[https://youtube.com/live/Zc\\_CTONIprQ?t=19326](https://youtube.com/live/Zc_CTONIprQ?t=19326)

*Council Members reported on their committee assignments.*

## **11. CITY MANAGER REPORT**

[https://youtube.com/live/Zc\\_CTONIprQ?t=19520](https://youtube.com/live/Zc_CTONIprQ?t=19520)

*City Manager Jeremy Redd provided his report.*

**12. CLOSED SESSION**

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

*Removed.*

**13. ADJOURNMENT**

[https://youtube.com/live/Zc\\_CTONIprQ?t=19709](https://youtube.com/live/Zc_CTONIprQ?t=19709)

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

*Meeting adjourned at 9:30 P.M.*

Passed and approved on the 27th day of September, 2023.

Attest by:



Tara Pentz, City Recorder



Washington City



Kress Staheli, Mayor