



**Washington City Council  
Regular Meeting Minutes  
June 26, 2024**

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 Steven Whittekiend, Deputy Recorder Hana Park, Legislative Affairs Officer Jordan Hess, Leisure Services Director Barry Blake, Assistant Leisure Services Director Paul Walker, Community Development Director Drew Ellerman, City Planner Eldon Gibb, Finance Director Brian Brown, Public Works Director Blake Fonnesbeck, Assistant Public Works Director Lester Dalton, Project Development John Henke, City Engineer Paul Mogle, Event/Rental Coordinator Tess Prisbrey, Power Director Rick Hansen, Economic Development Director Rusty Hughes, Police Chief Jason Williams, Fire Chief Matt Evans

**Audience:** Dick Saunders, Laurie Saunders, John Olsen, Melanee Olsen, Michelle Evans, Carmen Snow, Leah Hench, Jasiah Morgan, Sylvia Seegmiller, Rachel Paxman, Tyrel Hughes, Serra Nemelka, Tate Murphey, Deborah Bice, Glenda Caskey, Todd Prince, Mike Robinson, Charles Pavia, Austin Anderson, Kevin Pritchett, Jeff Sucher, Kim Sucher, Jen Englebright, Keaton Earl, Jade Hefley, Elly Englebright, Wyatt Higgins, Whitney Sucher, Morgan Sucher, Quinten Hench

**Invocation:** Deanna Martin, Church of Jesus Christ of Latter Day Saints

**Pledge of Allegiance:** Council Member Kurt Ivie

Meeting commenced at 6:01 P.M.

**1. APPROVAL OF AGENDA**

<https://youtube.com/live/SUt2kQ4oMIM?t=7500>

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

**2. ANNOUNCEMENTS**

<https://youtube.com/live/SUt2kQ4oMIM?t=7522>

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

<https://youtube.com/live/SUt2kQ4oMIM?t=8610>

Council Member Belliston declared he has been assisting the business owner with the application for Item 8a. Due to his involvement he will be abstained from the vote.

Council Member Coats declared his company did the exhibits for Item 11c. However he would be voting as he was not personally involved.

#### **4. YOUTH COUNCIL**

##### **a. Introduction and Oath of Office for the incoming Washington City Youth Council Members.**

<https://youtube.com/live/SUt2kQ4oMIM?t=8655>

Youth Council advisor Carmen Snow introduced the incoming Washington City Youth Council members.

City Recorder Tara Pentz performed the Oath of Office for the following Youth Council members.

• Rawley Coates	• Elly Englebright	• Brinley Macdonald
• Morgan Sucher	• Jack Hughes	• Jade Hefley
• Whitney Sucher	• Wyatt Higgins	• Quinten Hench

#### **5. PLANNING COMMISSION APPOINTMENT**

##### **a. Consideration to confirm the appointment of members to the Planning Commission. Mayor Kress Staheli**

<https://youtube.com/live/SUt2kQ4oMIM?t=9330>

Mayor Kress Staheli recommended the appointment of Kody Mitchell to serve on the Planning Commission.

*Council Member Belliston made a motion to confirm the appointment of Kody Mitchell to serve on the Planning Commission. Council Member Coats seconded the motion; which passed with the following role call:*

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

##### **b. Consideration to confirm the appointment of the Planning Commission Chair. Mayor Kress Staheli**

<https://youtube.com/live/SUt2kQ4oMIM?t=9430>

Mayor Kress Staheli made the recommendation to appoint Pete Bulloch as the Planning Commission Chair.

*Council Member Hednerson made a motion to confirm the appointment of the Planning Commission Chair to Pete Bulloch. Council Member Ivie seconded the motion; ?? which passed with the following role call:*

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

## **6. CONSENT AGENDA**

<https://youtube.com/live/SUt2kQ4oMIM?t=9518>

### **a. APPROVAL OF MINUTES**

- i. Consideration to approve the minutes from the City Council Meeting of 5/22/24.**

### **b. BOARD AUDIT REPORT**

- i. Consideration to approve the Board Audit Report from May 2024.**

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

## **7. AWARD OF BID**

- a. Consideration to award a bid for the construction of the Covington Home Parking Lot Project to Sitework Excavating in the amount of \$241,150.50. Leisure Services Director Barry Blake**

<https://youtube.com/live/SUt2kQ4oMIM?t=9556>

Leisure Services Director Barry Blake reviewed the bid.

*Council Member Coats made a motion to award the bid for Covington Home Parking Lot Project to Sitework Excavating for the amount of \$241,150.50. 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

<i>Council Member Henderson</i>	Aye
<i>Council Member Ivie</i>	Aye

## **8. CONDITIONAL USE PERMIT**

- a. **Consideration to approve Conditional Use Permit C-24-07 for a remodel of Zion Harley Davidson located at 2345 N. Coral Canyon Blvd.**  
**Applicant: Troy Belliston**

<https://youtube.com/live/SUt2kQ4oMIM?t=9860>

City Planner Eldon Gibb reviewed the Conditional Use Permit application.

Applicant Troy Belliston spoke to the Council regarding the conditional use permit application and answered Council questions.

*Council Member Ivie made a motion to approve Conditional Use Permit C-24-07 for a remodel of Zion Harley Davidson located at 2345 N. Coral Canyon Blvd. Council Member Henderson seconded the motion; which passed with the following role call:*

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

## **9. ORDINANCE**

- a. **Consideration to approve an Ordinance for Zone Change Z-24-02 revising the current design standards of the PUD-R located at 500 West 115 North. Applicant: Turner Rockworth Apartments, LLC.**

<https://youtube.com/live/SUt2kQ4oMIM?t=10160>

City Planner Eldon Gibb reviewed the Zone Change Ordinance.

Applicant Representative Serra Nemelka addressed questions from the Council.

*Council Member Coats made a motion to approve an Ordinance for Zone Change request Z-24-02 revising the current design standards of the PUD-R located at 500 West 115 North with the findings conditions provided with the amendment to condition number 13 to require the stoplight to be installed before the first CO issuance, adding condition number 14 requiring the developer to pay for the stoplight installation. Council Member Casperson seconded the motion; which passed with the following role call:*

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

Council Member Ivie

Aye

## **10. RESOLUTION**

- a. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Calendar Year 2024. City Manager Jeremy Redd**

<https://youtube.com/live/SUt2kQ4oMIM?t=10753>

City Manager Jeremy Redd discussed the Property Tax Levy for Washington City Calendar Year 2024.

*Council Member Belliston made a motion to approve a Resolution setting the Property Tax Levy for Washington City Calendar Year 2024 in the amount of 0.000762. Council Member Coats seconded the motion; which passed with the following role call:*

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

- b. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyon Calendar Year 2024. City Manager Jeremy Redd**

<https://youtube.com/live/SUt2kQ4oMIM?t=11385>

City Manager Jeremy Redd discussed the Property Tax Levy for SSD in Coral Canyon.

*Council Member Belliston made a motion to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyon Calendar Year 2024 in the amount of 0.001145. Council Member Henderson 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

- c. Consideration to approve a Resolution accepting the FY 2023/2024 Fraud Risk Assessment. Finance Director Brian Brown**

<https://youtube.com/live/SUt2kQ4oMIM?t=11460>

Finance Director Brian Brown reviewed a Resolution accepting the Fraud Risk Assessment.

*Council Member Ivie made a motion to approve a Resolution accepting the FY 2023/2024 Fraud Risk Assessment. 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>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

## **11. AGREEMENTS**

- a. Continuation of consideration to approve a Development Agreement with 2700 North Dev Partners Utah LLC and CC Cypress LLC. City Attorney Thad Seegmiller**

<https://youtube.com/live/SUt2kQ4oMIM?t=11677>

City Attorney Thad Seegmiller reviewed a Development Agreement with 2700 North Dev Partners Utah LLC and CC Cypress LLC.

Applicant Tate Murphey addressed the Council regarding the presented agreement.

*Council Member Coats made a motion to approve the Development Agreement with 2700 North Dev Partners Utah LLC and CC Cypress LLC, the development agreement as provided by staff with the following conditions; the trailhead within the project will be considered an amenity and paid for by the developer noting that the trailhead and the roadway is not impact fee eligible. Exhibit D, station 26, 103,000 needs to be updated not to show low water crossing across the boxed culvert and to meet city standards. update the language working with the Public Works and the City Attorney to address existing water lines in the road; clarifying the responsibilities of both the developer and the City. Council Member Ivie seconded the motion; which passed with the following role call:*

<i>Council Member Belliston</i>	<i>Nay</i>
<i>Council Member Casperson</i>	<i>Nay</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>

- b. Consideration to approve an agreement for Trail Construction and Maintenance between Washington City and the St. George and Washington Canal Company. City Manager Jeremy Redd**

<https://youtube.com/live/SUt2kQ4oMIM?t=14510>

City Manager Jeremy Redd reviewed an agreement for Trail Construction and Maintenance.

*Council Member Coats made a motion to table an agreement for Trail Construction and Maintenance between Washington City and the St. George and Washington Canal Company. Council Member Belliston seconded the motion; which passed with the following role call:*

<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>

- c. Consideration to approve an agreement for assignment of easements and facilities liability between Washington City and the St. George and Washington Canal Company. City Manager Jeremy Redd**

<https://youtube.com/live/SUt2kQ4oMIM?t=14563>

City Manager Jeremy Redd reviewed an agreement for assignment of easements and facilities liability between Washington City and the St. George and Washington Canal Company.

*Council Member Coats made a motion to table an agreement for assignment of easements and facilities liability between Washington City and the St. George and Washington Canal Company. Council Member Belliston seconded the motion; which passed with the following role call:*

<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>

## **12. MEMORANDUM OF UNDERSTANDING**

- a. Memorandum of understanding between Washington City Police Department and Washington County for Animal Shelter Services.**

<https://youtube.com/live/SUt2kQ4oMIM?t=17092>

Police Chief Jason Williams reviewed the Memorandum of Understanding for Animal Shelter Services.

*Council Member Ivie made a motion to approve the Memorandum of Understanding between Washington City Police Department and Washington County for Animal Shelter Services. Council Member Casperson seconded the motion which passed with the following role call vote:*

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

### **13. FINANCE**

#### **a. Quarterly Financial Report. Finance Director Brian Brown**

<https://youtube.com/live/SUt2kQ4oMIM?t=17290>

Finance Director Brian Brown reviewed the Quarterly Financial Report.

### **14. CITY MANAGER REPORT**

<https://youtube.com/live/SUt2kQ4oMIM?t=18580>

City Manager Jeremy Redd provided his report.

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

<https://youtube.com/live/SUt2kQ4oMIM?t=18268>

Council Members reported on their assigned committees.

### **16. CLOSED SESSION**

Removed.

### **17. ADJOURNMENT**

<https://youtube.com/live/SUt2kQ4oMIM?t=18670>

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

*Meeting adjourned at 9:11 P.M.*

Passed and approved on the 10th day of July, 2024.

Attest by:



Tara Pentz, City Recorder



Washington City



Kress Staheli, Mayor