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Minutes  
Regular Meeting  
May 28, 2014

Attendance: Mayor Kenneth Neilson, Councilmen Garth Nisson, Kress Staheli, Ronald Truman, Jeff Turek, City Manager Roger Carter, City Attorney Jeff Starkey, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Police Chief Jim Keith, Finance Supervisor Brian Brown, Administrative Services Manager Kimberly Ruesch, City Recorder Danice Bulloch; Audience: Niki Warner, Samantha Sadlier, GL Bower, Brian Brown

Meeting commenced at 6:03 P.M.

**Invocation:** Councilman Staheli

**Pledge of Allegiance:** Councilman Nisson

1. **APPROVAL OF THE AGENDA**

*Councilman Staheli made a motion to approve the agenda. Councilman Turek seconded the motion; which passed with the following roll call vote.*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

2. **ANNOUNCEMENTS**

Councilman Truman stated he has received a lot of positive feedback from the events held throughout the County for Memorial Day.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

*None*

4. **CONSENT AGENDA**

**APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 05/13/2014 and 05/14/2014.**

*Councilman Turek made a motion to approve the Consent Agenda. Councilman Truman second the motion; which passed with the following roll call vote:*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**5. UPDATE REPORT**

**A. Yearly update report from Southern Utah Shooting Sports Park.  
Washington City Representative Terry Miller**

Mr. Miller was not in attendance. Mayor Neilson reviewed the events currently taking place at the Southern Utah Sports Park.

**6. PLAT AMENDMENT**

**A. Consideration to approve a Plat Amendment for The Villas at Sienna Hills located at approximately 325 N. Red Stone Road. Applicant: Henry Walker Homes**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a second Amended Final plat for The Villas at Sienna Hills subdivision, located at approximately 325 North Red Stone Road. This particular second amendment request, is to turn the remaining portion of the project into Townhomes versus the tri-plex condominiums that currently exist on site. The current plat (which is the first amended final plat) shows a layout of townhomes that was proposed by the original developer which was approved back in March of 2012. The new owner (Henry Walker Homes) is proposing a different type of townhome footprint from the current approved final plat for townhomes.

Henry Walker is proposing a total buildout of the project with 72 units, that is the same number of units originally proposed when the project was all three-plex condo units. The current plat shows only 54 units with a mix of the already built three-plex condo units (24 units), and what was then proposed, as duplex townhome units (30 units).

Staff has reviewed the proposed amended final plat and finds it conforms to the PCD zoning that is part of the Sienna Hills Planned Community Development approval. The subdivision is also in conformance to the Subdivision Ordinance of the City. Staff is recommending that the new construction be as similar as possible in exterior finishes (styles, types, colors, etc.) as the current condo units.

The Planning Commission unanimously recommended approval of the Second Amended Final Plat for The Villas at Sienna Hills subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners”, shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a post maintenance agreement be recorded prior to the recording of the final plat.
6. The proposed townhome units will match the existing condominiums in exterior finish materials and color schemes.

Councilman Staheli clarified they are single car garages.

Community Development Director Ellerman stated they are oversized single car garages, which are at least 20 feet deep.

Councilman Staheli asked when the clubhouse would be completed.

Community Development Ellerman stated the clubhouse is completely finished, and is very nice.

*Councilman Truman made a motion to approve the Plat Amendment for The Villas at Sienna Hills located at approximately 325 N. Red Stone Road with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Nisson second the motion; which passed with the following roll call vote.*

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

**7. PUBLIC HEARINGS AND RELATED ORDINANCES/RESOLUTION**

**A. Public hearing for the consideration to adoption the 2014/15 FY Budget.  
City Manager, Roger Carter**

City Manager Roger Carter explained this is the public hearing portion of the budget approval process. The Council has already adopted a tentative budget, pending any changes they have, prior to adopting the final budget. He briefly reviewed the budget with Council.

Councilman Nisson asked how much the budget increased from the previous year.

City Manager Carter explained the increase in expenditure was 5% and the revenue was a 4% increase. The reason for the increase in expenses was due to the amount of funds allowed in the fund balance. With the increase in revenue, they money had to be used.

Councilman Truman noted there was much time spent on the budget, and he is happy with the extra money being allocated to roads within Washington City.

*No public comments were made.*

*Councilman Turek made a motion to close the Public Hearing. Councilman Truman seconded the motion; which passed with the following roll call vote:*

*Councilman Nisson Aye  
Councilman Staheli Aye  
Councilman Truman Aye  
Councilman Turek Aye*

**B. Public Hearing for the consideration to approve a Zone Change Application Z-14-04, requesting to change the present zone from OS (Open Space) and R-1-6 (Single Family 6,000 sq foot lots) to PCD (Planned Community Development) zone, to be known at Brillo del Sol, the property is located from Buena Vista Boulevard north to approximately 1250 North and from Main Street west to approximately 600 West (Millcreek Wash). Applicant: Henry Walker Homes**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 193 acres, located approximately at Buena Vista Blvd. and Main Street and northward to the expansion of Washington Parkway. The requested change is from the current zoning of Open Space (OS) and Single-Family Residential - 6,000 Sq. Ft. min. (R-1-6), to a proposed Planned Community Development (PCD) zoning designation.

The General Plan Land Use Designation for this location is Low Density Residential (LD), High Density Residential (HD), Civic (CV) and Neighborhood Commercial (NC). The surrounding General Plan Land Use Designations are Low Density Residential (LD), Medium Density Residential (MD) and Medium High Density Residential (MHD) to north and west, Community Commercial (CCOM), High Density Residential (HD) and Medium High Density Residential (MHD) to the east, and Community Commercial (CCOM) and Medium High Density Residential (MHD) to the south.

The surrounding zoning designations are Open Space (OS) to the north and west, Planned Community Development (PUD) and Service Commercial (C-2) to the south, Service Commercial (C-2), Multiple-Family Residential (R-3) and Single-Family Residential - 6,000 Sq. Ft. min. (R-1-6) to the east.

The PCD project name being proposed is Brillo del Sol. The project is being proposed as an

adult community that will consist of single family residential homes, townhomes, and a commercial assisted living facility as well. A large community center, church site, and future medical clinic/offices are also being proposed within the project boundary.

The project will have several types of residential units. The single family home sites will be broken into two (2) different types, one being standard 8,000 square foot lots (470 units), and the other being 6,000 square foot lots for a patio home design (164 units). The total of single family home lots will be 634. There will also be an area for townhomes (or multiple-family units), this area will consist of 84 units, thus bringing the total of all single family units to 718. An assisted living facility will also be a major part of the PCD, being located in the southeast corner of the project at the crossroads of Buena Vista Blvd. and Main Street. The assisted living facility will house some 200 possible residents.

With this PCD, Main Street will be extended north, along with a portion of the expansion Washington Parkway along the northern boundary of the project. Several acres within this proposed area will be left in a native state for open space amenities and trail systems.

Staff has reviewed the requested zone change and finds it to conform to the General Plan, the Zoning Ordinance and surrounding proposed development.

The Planning Commission unanimously recommended approval of Z-14-04, for the zone change request from Open Space (OS) and Single-family Residential - 6,000 square feet min. (R-1-6) to the proposed Planned Community Development (PCD), to the City Council, based on the following findings and such to the conditions below:

#### Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning will be compatible with surrounding developments.
3. The the utilities that will be necessary for this type of development will be readily accessible to the site.

#### Conditions

1. A Development Agreement will be required to be approved by the City Council to go along with this proposed Planned Community Development (PCD), and must be approved prior to the recording of any plat within the PCD.

Community Development Director Ellerman then stated if the proposed zone change were to be approved, the motions should reflect it being based on the proposed map. The book of details will be done at a later date.

Councilman Staheli stated the General Plan shows this area as low density residential. He would like to know if there is a current zoning on this parcel.

Community Development Director Ellerman stated the land is mostly open space at this time. The low density designation is 3.0 - 4.0 units per acre. The overall density with this development would not exceed 3.7 units, which is within the General Plan.

Councilman Staheli asked if Millcreek Springs Drive is public or private.

Community Development Director Ellerman stated Millcreek Springs Drive is public.

Councilman Staheli asked if all of the streets are private in this development.

Community Development Director Ellerman stated the developer does plan to have as many of the streets public as possible.

Councilman Nisson asked if the development would help to move the parkway along.

Community Development Director Ellerman stated with the development, the hope is the road development will move along at a faster pace.

*No public comments were made.*

*Councilman Truman made a motion to close the public hearing. Council Turek second the motion; which passed with the following roll call vote.*

*Councilman Nisson Aye  
Councilman Staheli Aye  
Councilman Truman Aye  
Councilman Turek Aye*

**C. Consideration to approve an ordinance adopting Zone Change request Z-14-04, to change present zone from OS and R-1-6 to PCD.**

Ben Willits reviewed a map with Council and explained the shared access to the north across the existing bridge.

Councilman Staheli asked if the roads are sized adequately and will accommodate golf carts.

Mr. Willits stated he has been working with Public Works in order to make certain they will be able to accommodate golf carts.

Councilman Staheli asked what the purpose would be of only having a sidewalk on one side of the road.

Mr. Willits stated they are proposing single load sidewalks because they are not applicable for this type of development. The type of clientele they will have in this area are more interested in trail systems.

Public Works Director Mike Shaw commented one of the issues they have with this development is the lack of two sidewalks. There are currently two roads within Washington City, which do not have a sidewalk on both sides, and they get many complaints.

Councilman Truman asked if this is something Staff can work with the developer on at the point of the preliminary plat.

Public Works Director Shaw stated they would.

*Councilman Staheli made a motion to approve the ordinance adopting Zone Change request Z-14-04, to change present zone from OS and R-1-6 to PCD with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Turek second the motion; which passed with the following roll call vote.*

*Councilman Nisson Aye*

*Councilman Staheli Aye*

*Councilman Truman Aye*

*Councilman Turek Aye*

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

Councilman Staheli stated they held their Downtown Committee Meeting. They did not have as good of a turnout as they had hoped, but they do have some great citizens on the committee. They would like to look at getting some money for the Committee in order to get some drawings in the future.

## **9. CITY MANAGER REPORT**

City Manager Roger Carter stated he and the Mayor attended an Economic Development Show in Las Vegas. They partnered with EDC Utah, which helped them to make a number of contacts. They have had a fairly large organization make contact with them already, and are quite hopeful of the outcome. The trail project anticipated completion is for July. The majority of slurry seal is complete, aside from a couple of items to be fixed. They are still working on the completion of either 3650 South or 3090 South to help with the traffic once Merrill Road is complete. Horrocks Engineering will be attending the Workshop Meeting on the 8th of July, which will include a very preliminary design on Exit 11. Suntran will also be in attendance at this meeting with regard to routing and budgeting. The cemetery expansion is nearly complete and the contractor is doing a fantastic job. There are some very nice areas for trees, and there will be the ability to place additional landscaping if so desired. The generation plant is nearly complete. It will take some time to get everything moved over, but once the Power Department has moved, the Parks Department will then move to their building on 300 East.

## **10. CLOSED SESSION**

- A. To discuss pending or potential litigation; and/or**
- B. Discussion regarding deployment of security personnel, devices, or systems.**

*Councilman Truman made a motion to move into Closed Session to discuss pending or potential litigation and deployment of security personnel, devices, or systems. Councilman Nisson seconded the motion; which passed with the following roll call vote:*

Councilman Nisson           Aye  
Councilman Staheli         Aye  
Councilman Truman         Aye  
Councilman Turek           Aye

Council left the Council Chamber to move into the Closed Session at 7:00 P.M.

Council left the Closed Session and returned to adjourn the Regular Meeting at 7:56 P.M.

**11.    ADJOURNMENT**

Councilman Turek made a motion to adjourn the meeting. Councilman Nisson seconded the motion; which passed with the following roll call vote:

Councilman Nisson           Aye  
Councilman Staheli         Aye  
Councilman Truman         Aye  
Councilman Turek           Aye

Meeting adjourned at 7:56 P.M.

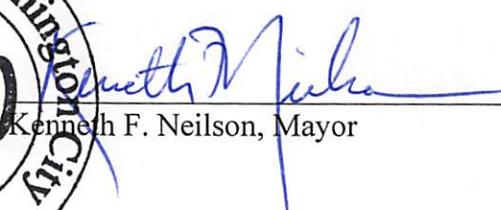
Passed and approved this 9th day of July 2014.

Attest by:

  
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Danice B. Bulloch, CMC  
City Recorder



Washington City

  
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Kenneth F. Neilson, Mayor

