
Agenda
Regular Meeting
October 22, 2014

Attendance: Mayor Kenneth Neilson, Councilmen Garth Nisson, Thad Seegmiller, 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, City Recorder Danice Bulloch, Audience: Ray Allton, Brandee Walker, Jack Pulsipher, Lori Raines, Jim Raines, Diana Lunt, Jason Lunt

Meeting commenced at 6:00 P.M.

Invocation: Councilman Seegmiller

Pledge of Allegiance: Mayor Kenneth Neilson

1. **APPROVAL OF THE AGENDA**

Mayor Neilson stated Item 8B would need to be removed from the agenda.

Councilman Seegmiller made a motion to approve the agenda with the removal of Item 8B. Councilman Nisson seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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**

Mayor Neilson reminded everyone of the Veterans Day Parade beginning at 11:00 A.M. on November 11th.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

None

4. **CONSENT AGENDA**

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of October 8, 2014.

Councilman Turek made a motion to approve the consent agenda. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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. FINAL PLATS

A. Consideration to approve the Final Plat for Casitas at Sienna Hills Phase 1, located at approximately 1900 E. Grapevine Crossing. Applicant: Brennan Holdings No 200, LLC

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for the Casitas at Sienna Hills, Phase 1 subdivision, located at approximately 1900 East Grapevine Crossing. This particular subdivision is proposing 30 lots on an area covering 5.19 acres. The specific location of this subdivision is zoned Planned Community Development (PCD), and part of the The Sienna Hills master planned development. The Preliminary Plat was approved back on March 12, 2014.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

The Planning Commission unanimously recommended approval of the Final plat for the Casitas at Sienna Hills, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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. When applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.
- 5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Councilman Staheli asked if there had been any changes since the approved preliminary plat.

Community Development Director Ellerman stated there had not been any changes.

Councilman Staheli made a motion to approve the the Final Plat for Casitas at Sienna Hills Phase 1, located at approximately 1900 E. Grapevine Crossing with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Truman seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

B. Consideration to approve the Final Plat for Brookhaven Fields Phase 4, located at approximately 240 W. Bloomfield Drive. Applicant: Salisbury Homes

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for the Brookhaven Fields, Phase 4 subdivision, located at approximately 240 West and Bloomfield Drive (3400 South). This particular subdivision is proposing 19 lots on an area covering 6.04 acres. The specific location of this subdivision is zoned Residential/Agricultural - One acre min. (RA-1), with density credits through the Bonus Density Program. The Preliminary Plat was approved back on November 22, 2011.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

The Planning Commission unanimously recommended approval of the Final plat for the Brookhaven Fields, Phase 4 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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. When applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Councilman Truman made a motion to approve the the Final Plat for Brookhaven Fields Phase 4, located at approximately 240 W. Bloomfield Drive with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Staheli seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

6. AWARD OF BID & RFP

A. Consideration to award the bid for the Treasure Valley Drive Storm Improvement 2014 Project. Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed the submitted bids with Council. JP Excavating was the lowest bidder, however, it was found they had an error in their bid. The second lowest bidder was Desert Hills Construction being the next lowest bidder at \$499,816.56. He recommend the award of bid go to Desert Hills Construction.

Councilman Truman asked if staff had worked with Desert Hills Construction in the past.

Public Works Director Shaw stated he has worked with them. They are a very good contractor, and he is comfortable with their work.

Councilman Seegmiller asked when they would be able to begin work.

Public Works Director Shaw stated they would begin 30 days from the award of bid.

Councilman Truman made a motion to award the bid for the Treasure Valley Drive Storm Improvement 2014 Project to Desert Hills Construction in the amount of \$499,816.56. Councilman Staheli seconded the motion; which passed with the following roll call vote:

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

7. PUBLIC HEARINGS AND RELATED ORDINANCES

A Public Hearing for consideration to approve an Ordinance adopting the Washington City Stormwater Capital Facilities Master Plan, which includes: Impact Fee Facility Plan, Impact Fee Study, and User Fee Study. Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed the updates to the Stormwater Capital Facilities Master Plan along with the Impact Fee. The additional developments they have added to the plan, the rates have increased slightly.

Councilman Staheli asked if any of the stormwater fees could be used for curb and gutter in the downtown area.

Public Works Director Shaw explained the downtown area would have to come from user fees rather than impact fee.

Councilman Truman asked if any residents have utilized our matching program for curb and gutter.

Public Works Director Shaw stated we have only had two at this point.

Council asked about the development agreement for Stucki Farms.

Public Works Director Shaw explained the parameters of the development agreement, along with the ability to apply for credits if the project were to be completed by the developer.

Mayor Neilson open the public hearing.

No public comments were made.

Councilman Turek made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

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

B. Consideration to approve an Ordinance adopting the Washington City

Stormwater Capital Facilities Master Plan Update for 2014, User Fees and Impact Fee.

Councilman Seegmiller explained this plan has been reviewed several times with the storms we have received as of late.

Councilman Seegmiller made a motion to approve an Ordinance adopting the Washington City Stormwater Capital Facilities Master Plan Update for 2014, User Fees of \$6.80 and Impact Fee in the amount of \$4,703 per acre. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

C. Public Hearing for the consideration to approve a Zone Change application Z-14-09, requesting to change the present zone from R-1-6 (Single Family Residential 6,000 sq. ft. minimum lots) to AP (Administrative and Professional) the property is located at approximately 181 East 200 North (Covington Home). Applicant: Washington City

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 0.31 acres, located approximately at 181 East 200 North (The Covington Home). The requested change is from the current zoning of Single-Family Residential - 6,000 sq. ft. min. (R-1-6) to a proposed Administrative Professional (AP) zoning designation.

The General Plan Land Use Designation for this location is Medium Density Residential (MD). The surrounding General Plan Land Use Designations are Medium Density Residential (MD) to the north, east, south and west. The surrounding zoning designations are Single-Family Residential - 6,000 sq. ft. min. (R-1-6) to the north, east, south and west.

The applicant is wishing to rezone this property to Administrative Professional (AP) for two reasons. The first, is that most city owned properties are zoned (AP), and the second, is that the city is considering using the facility (historic home and property) for other public uses, none of which are residential in nature. Certain uses may/could require Conditional Use Permit approval, depending on those specific uses.

Staff has reviewed the requested zone change, finding the request to be appropriate, in that, other city owned properties fall into the (AP) zoning designation. But, staff has concerns that future uses (such as a reception center or other possible uses) would be a burden on the neighborhood due to insufficient parking area(s). Also, this proposal is not in accordance with the General Plan (which is Medium Density Residential), but again, being that it is owned and operated by the City would allow for the consideration to be rezoned to the Administrative Professional zoning designation.

This item was tabled at the September 3, 2014 Planning Commission meeting, in an effort to give the commissioners more time to investigate and consider this application request. A lot of information was discussed in that previous planning meeting, time was needed to digest the comments and concerns that were brought forth.

The Planning Commission unanimously recommended approval for Z-14-09, for the zone change request from Single-Family Residential - 6,000 sq. ft. min. (R-1-6) to the proposed Administrative Professional (AP) zoning designation, to the City Council, based on the findings and subject to the conditions below:

Findings

1. That although the requested zoning does not conform to the land use designation of the General Plan, it does conform to other city owned properties.
2. The City wishes not only to protect this property, but also to use this property in a number of different civic ways, of which none of them are residential in nature.
3. If recommended for approval, strong limitations should be placed on this request to assure protection to the surrounding neighbors.

Conditions

1. If the property is ever sold by the City, the zoning will be returned to the R-1-6 zoning designation.
2. Parking is to be limited to on-sight and curbside directly adjacent to the Covington Home itself, with the exception of Youth Council events.
3. The hours of operation will be limited to 8:30 a.m. to 10:00 p.m..
4. The use will be limited to a public building and public offices as long as those offices do not distract from the character of the Covington Home and do not interfere with possible tours and events held at the property.

Councilman Seegmiller asked if there are plans to rent the building out.

Community Development Director Ellerman clarified the building would be used for City Events only.

Councilman Seegmiller stated the access around the building needs addressed. Unless individuals park on the sidewalk area, the vehicles are in the street.

Community Development Director Ellerman stated the parking has been a struggle for the building. At this point, there are not many options.

Councilman Seegmiller stated the term public building, may not be specific enough for this location.

Community Development Director Ellerman stated the current zone of this property only allows for residential.

Councilman Seegmiller clarified since the building has been purchased by Washington City, the

use has been non-conforming.

Community Development Director Ellerman confirmed he was correct.

Councilman Seegmiller stated he would like to see the following condition; the building will remain a historic public building or public offices so long as those public offices do not distract from the historic character.

Councilman Turek agreed with Councilman Seegmiller.

Judy Hoffman stated she lives across the street from the Covington Home. There are many children coming down the hill from the school, and she is concerned about their safety with additional traffic. There is also an issue with the parking. Over the past few weeks, the people going to the home park in the street, they park in front of her home, and in front of the other elderly individuals in the area. She is concerned about her property values as well.

Councilman Turek asked she is opposed to the Youth Council using the building or everyone.

Ms. Hoffman stated there are 17 Youth Council Members. All of those members drive, so when they have meetings there are a minimum of 17 cars parked around the home. The parking is an issue when they hold meetings, but they have talked with the Youth Council about it, and they try to do their best. They keep the area picked up.

Councilman Nisson asked if there were a parking area in the future, would they be willing to have a zone change.

Ms. Hoffman stated she would prefer not to have a parking structure in the residential zone.

Councilman Truman commented if the zone change is not completed, Washington City is then violating their own code by allowing the Youth Council to use the building. They are trying to accommodate the surrounding residents concerns as well.

Ms. Hoffman stated the tours do not really bother the neighborhood as much. They generally only have about 5 cars at a time.

Councilman Staheli reviewed the events held by Youth Council at the building along with their bi-weekly schedule.

Ms. Hoffman commented she as well as the other neighbors love the home, and are very happy it is being restored. However, the general consensus is nobody wants the zone change. This would affect the property values. They are also individual homeowners who are being affected much more than others by the parking.

Councilman Seegmiller asked how a historic home reduces the property values.

Ms. Hoffman stated it is not the home, but rather the zoning of commercial.

Councilman Truman stated the home has been beautified, which should bring the value up.

Councilman Seegmiller stated if we are not able to change the zoning to support the City use, then the home should be sold. It would not be able to be used as a residence with the City in ownership.

Ms. Hoffman stated she would want the surrounding owners to have input on the City owning or selling the home. She personally feels this should be a historical site.

Councilman Seegmiller agrees the building should be a historical site, which is why the City purchased the home. However, the building cannot be maintained by the City and used as a historical site doing tours and holding meetings without changing the zoning.

Community Development Director Ellerman reviewed the zone district for residential with Council. The intent is for a full-time residential dwelling.

Councilman Seegmiller asked if a variance could be granted to allow what is taking place.

Community Development Director Ellerman stated the use does not qualify for a variance. However, the Council could look at creating a Civic Zone.

Councilman Staheli asked if the AP Zone is a good fit for the building.

Community Development Director Ellerman stated a Civic Zone would probably be a better fit. It could be designed for City owned buildings.

Councilman Staheli asked what buildings owned by the City would a Civic Zone apply too.

Community Development Director Ellerman stated Council could design the zone and customize to our specific uses. The parameters could be set specifically to City owned buildings.

Jack Pulsipher stated he feels the City did a good thing purchasing the Covington Home. However, they also took on the responsibility of maintenance and restoration of the building. He does not feel a zone change is necessary. Washington City should keep the Covington Home as historic and let it be enjoyed for generations to come. It should also be made public that the City purchased the home as well as the price. The residents have a right to know how much it costed to purchase, and how much it is costing to restore.

Councilman Seegmiller stated it has been posted in the newspaper the City owns the home. We have also been holding tours weekly. The City has been open about the purchase, and he does not know what else can be done to let the community know.

Mr. Pulsipher stated he does not want a zone change, and does not feel it is necessary.

Councilman Turek stated they have had requests from the citizens for weddings or events. This is why it has been brought to the residents. However, in order to have the Youth Council Meetings and the tours, the zoning needs to be changed because it is currently residential.

Mr. Pulsipher commented the first thing that needs to happen is to restore the building. He is not in favor of changing the zone.

Councilman Turek stated he was personally concerned with weddings and events at the Covington Home. If the residents wanted them, then he would consider the request. However, he likes what has come back to Council, as far as keeping Youth Council meetings and allowing them to give historical tours.

Mr. Pulsipher stated there are other areas the Youth Council can meet. He would like the City to put out the costs of renovations.

Councilman Seegmiller stated they have some preliminary calculations for renovations, and they can be collected and made available.

Councilman Staheli asked Mr. Pulsipher how he feels about its current usage with Youth Council, tours, and the 3 or 4 City events each year.

Mr. Pulsipher stated he is fine with the use, but the Youth Council can meet anywhere.

Councilman Staheli asked Mr Pulsipher if a Historical or Civic Zone would be more appropriate.

Mr. Pulsipher stated he would agree a Historic or Civic Zone would be better.

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

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

D. Consideration to approve an Ordinance approving Zone Change Application Z-14-09, to change present zone from R-1-6 (Single Family Residential 6,000 sq. ft. minimum lots) to AP (Administrative and Professional).

Councilman Seegmiller made a motion to deny an Ordinance approving Zone Change Application Z-14-09, to change present zone from R-1-6 (Single Family Residential 6,000 sq. ft. minimum lots) to AP (Administrative and Professional) Zone. Councilman Staheli seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

E. Public Hearing for the consideration to approve a Zone Change application Z-14-10, requesting to change the present zone from AP (Administrative and Professional) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lots), the property is located at approximately 600 East 2100 South, east of Kay's Circle. Applicant: Judd Palmer

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 2.12 acres, located approximately at 600 East 2100 South. The requested change is from the current zoning of Administrative Professional (AP) to a proposed Single-Family Residential - 10,000 sq. ft. min. (R-1-10) zoning designation.

The General Plan Land Use Designation for this location is Low Density Residential (LD). The surrounding General Plan Land Use Designations are Neighborhood Commercial (NC) to south, and Low Density Residential (LD) to the north, east and west.

The surrounding zoning designations are Agricultural (AG) to the south and east, and Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) to the north and west.

The applicants are wishing to rezone this property to the Single-Family Residential - 10,000 sq. ft. min. (R-1-10) for the purpose of future residential development.

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-14-10, for the zone change request from Administrative Professional (AP) to the proposed Single-Family Residential - 10,000 sq. ft. min. (R-1-10) zoning designation, to the City Council, based on the following findings 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.

Mayor Neilson open the public hearing.

No public comments were made.

Councilman Seegmiller made a motion to close the public hearing. Councilman Nisson seconded the motion; which passed with the following roll call vote:

Councilman Nisson Aye
Councilman Seegmiller Aye

Councilman Staheli Aye
Councilman Truman Aye
Councilman Turek Aye

F. Consideration to approve an Ordinance approving Zone Change Application Z-14-10, to change the present zone from AP (Administrative and Professional) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lots).

Councilman Staheli made a motion to approve an Ordinance approving Zone Change Application Z-14-10, to change the present zone from AP (Administrative and Professional) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lots). Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

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

G. Public Hearing for the consideration to approve General Plan Amendment G-14-03. requesting to change the Land Use Designation from NCOMM (Neighborhood Commercial) to LD (Low Density Residential), the property is located at approximately 2100 S. Washington Fields Road. Applicant: Judd Palmer

Community Development Director Drew Ellerman reviewed:

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 2100 South Washington Fields Road. The requested area covers 2.10 acres. The current Land Use designation is Neighborhood Commercial (NC). The applicant is seeking approval to have the Land Use designation changed to the Low Density Residential (LD) designation as outlined in the General Plan.

The applicant is wishing to amend this parcel for future residential growth in this area. The current surrounding General Plan Land Use designations are Neighborhood Commercial to north, Low Density Residential to the east and west, and Open Space to the south.

The Planning Commission unanimously recommended approval of G-14-03 to amend the General Plan Land Use Map as outlined above and shown on the exhibit attached hereto, to the City Council.

Councilman Seegmiller asked about the lines represented on the map.

Community Development Director Ellerman stated they are the old alignment of Washington Fields Road, which have not been removed from the map.

Councilman Turek stated he feels the area, which is being changed, is more conducive to neighborhood commercial. Therefore, he does not understand why the whole area is not changing to Low Density.

City Manager Roger Carter stated there will most definitely be commercial in the fields. However, it appears it will go near the new Mall Drive, and will be in St. George City rather than Washington.

Mayor Neilson opened the public hearing.

No public comments were made.

Councilman Turek made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

H. Consideration to approve an Ordinance approving General Plan Amendment G-14-03, to change the Land Use Designation from NCOMM (Neighborhood Commercial) to LD (Low Density Residential).

Councilman Truman made a motion to approve an Ordinance approving General Plan Amendment G-14-03, to change the Land Use Designation from NCOMM (Neighborhood Commercial) to LD (Low Density Residential). Councilman Staheli seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

8. RESOLUTIONS

A. Consideration to approve a Resolution amending the Master Fee Schedule to reflect the recently approved impact fees for Public Safety, Transportation, and Stormwater, also adding or amending fees for Animal Control, Utility - Stormwater User fee, also reflect the pass through for Wastewater Treatment Impact from the City of St. George. City Recorder Danice Bulloch

City Recorder Danice Bulloch reviewed the changes to the Master Fee Schedule with Council.

Councilman Staheli made a motion to approve a Resolution amending the Master Fee Schedule to reflect the recently approved impact fees for Public Safety, Transportation, and Stormwater, also adding or amending fees for Animal Control, Utility - Stormwater User fee, also reflect the pass through for Wastewater Treatment Impact from the City of St. George. Councilman Turek

seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

B. Consideration to adoption a Resolution of the City Council Washington City, Utah authorizing the issuance and sale of not more than \$3,700,000 aggregate principal amount of the Municipal Building Authority of Washington City's Lease Revenue Bonds, Series 2014 and related matters. City Manager Roger Carter

Removed

C. Consideration for adoption of a Resolution of the City Council of Washington City acting as the Governing Board of the Coral Canyon Special Service District, Washington City, Utah authorizing the issuance and sale by the District of not more than \$3,600,000 aggregate principal amount of its General obligation Refunding Bonds, Series 2014 and related matters. City Manager Roger Carter

City Manager Roger Carter reviewed the request to refinance the Coral Canyon Special Service District bonds.

Councilman Seegmiller clarified the request is not a new debt, but rather refinancing an existing bond with a lower interest to save money.

City Manager Carter confirm he was correct.

Councilman Seegmiller made a motion to adopt a Resolution of the City Council of Washington City acting as the Governing Board of the Coral Canyon Special Service District, Washington City, Utah authorizing the issuance and sale by the District of not more than \$3,600,000 aggregate principal amount of its General obligation Refunding Bonds, Series 2014 and related matters.. Councilman Truman seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

9. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

None

10. CITY MANAGER REPORT

City Manager Roger Carter reminded Council of a meeting to be held on Tuesday, October 28th at 1:00 P.M. with Southern Utah Home Builders Association as well as the Community Development Department. Leisure Services has been working with Stucki Farms, they are estimating their completion date of their park just before the Parade of Homes. The Power Department will be coming to Council in January to review the upcoming needs of power in Washington City as well as the financial package for the Green Springs Substation. The signal light at the intersection of 2000 South and Washington Fields Road will go to bid on November 1st. The environmental studies have begun for the proposed options of Milepost 11, as well as a list of areas, which will require right of way acquisition. The section of Southern Parkway connecting Warner Valley and Washington Dam Road will go out to bid by January 1st.

11. ADJOURNMENT

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

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</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>

Meeting adjourned at 7:50 P.M.

Passed and approved this 25th day of November 2014.



Attest by:

Danice B. Bulloch
Danice B. Bulloch, CMC
City Recorder

Washington City

Kenneth F. Neilson
Kenneth F. Neilson, Mayor

