

---

Minutes  
Regular Meeting  
December 10, 2014

Present: Mayor Kenneth Neilson, Councilmen Garth Nisson, Kress Staheli, Thad Seegmiller, Jeff Turek, City Attorney Jeff Starkey, City Manager Roger Carter, City Recorder Danice Bulloch, Community Development Director Drew Ellerman, IT Director Steve Whittekiend, Public Works Director Mike Shaw, Administrative Services Manager Kimberly Ruesch, Finance Supervisor Brian Brown, Power Director Kelly Carlson, Audience: Jean Picard, Brandee Walker, Jim Raines, David Wittwer, Katherine Staheli, Brad LeBaron, Claudia LeBaron

Excused: Councilman Kress Staheli and Ronald Truman

Meeting commenced at 6:00 P.M.

**Invocation:** Councilman Turek

**Pledge of Allegiance:** Councilman Seegmiller

1. **APPROVAL OF THE AGENDA**

Mayor Neilson asked item 8A be removed from the agenda.

*Councilman Turek made a motion to approve the agenda with the removal of item 8A.  
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 Turek</i>	<i>Aye</i>

2. **ANNOUNCEMENTS**

Councilman Turek thanked all those who participated in the Christmas in Dixie event.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

*None*

4. **CONSENT AGENDA**

**APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 11/25/14.**

**BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for November 2014**

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

**5. FINANCIAL REPORTS**

**A. Presentation of the 2013/2014 Fiscal Year Audit. Hinton Burdick Hall & Spilker PLLC**

David Wittwer reviewed the Fiscal Year Audit with the Council members.

Councilman Turek thanked Mr. Wittwer for the presentation. It was very informative.

Councilman Nisson asked if there were any concerns with the audit.

Mr. Wittwer stated they did not have any concerns with the funds for Washington City.

**6. FINAL PLAT**

**A. Consideration to approve the final plat for The Terraces at Green Springs Phase 1 located at approximately Wiltshire Street and Concord Parkway.  
Applicant: Brennan Holdings No 100 LLC**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for The Terraces at Green Springs, Phase 1 subdivision, located at approximately Wiltshire Street and Concord Parkway. This particular subdivision is proposing 33 lots on an area covering 15.11 acres. The specific location of this subdivision is zoned Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12), and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The Preliminary Plat was approved back on August 27, 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 Terraces at Green Springs, 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 Seegmiller asked if there were any homeowners at the Planning Commission meeting.

Community Development Director Ellerman stated notification is not required at the Final Plat. Once a preliminary plat is granted, a final plat is given approval if all conditions are met.

*Councilman Seegmiller made a motion to approve the final plat for The Terraces at Green Springs Phase 1 located at approximately Wiltshire Street and Concord Parkway with the findings and conditions of Staff and as recommended by the Planning Commission. 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 Turek</i>	<i>Aye</i>

## 7. PUBLIC HEARINGS AND RELATED ORDINANCES

**A. Public Hearing for consideration to approve Zone Change application Z-14-11, requesting to change the present zone from A-20 (Agricultural 20 acres) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lots) located at approximately 2100 South Washington Fields Road. Applicant: Judd Palmer**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 2.10 acres, located approximately at 2100 South Washington Fields Road. The requested change is from the current zoning of Agricultural 20 acre (A-20) 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 north, Low Density Residential (LD) to the east and west, and Open Space to the south.

The surrounding zoning designations are Agricultural (AG) to the south and, and Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) to the north, and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) to east 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-14-11, for the zone change request from Agricultural 20 acre (A-20) 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. That the necessary utilities for this type of development will be readily accessible to the site.

Councilman Seegmiller asked if there were any concerns at the Planning Commission.

Community Development Director Ellerman stated there were not any questions or concerns in the zone change request. Most of the issues were addressed at the time of the General Plan Amendment.

Katherine Staheli commented she was hoping to see some type of lot layout. She would like to know if the zone change is granted, would the developer be required to bring a drawing to Council.

Councilman Turek stated the applicant will have to submit a drawing.

Ms. Staheli asked if there would be a public hearing on the subdivision.

Councilman Turek stated there will be a public hearing.

Councilman Seegmiller stated the plat does not come to Council until the zone change is approved.

Ms. Staheli asked if the plat could be denied if it is not like.

Councilman Seegmiller stated a preliminary plat can be denied.

*Councilman Seegmiller made a motion to close the public hearing. 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 Turek</i>	<i>Aye</i>

**B. Consideration to approve an Ordinance approving Zone Change request Z-14-11, changing present zone from A-20 (Agricultural 20 acres) to R-1-10 (Single Family Residential 10,000 sq. ft. minimum lots).**

*Councilman Turek made a motion to approve an Ordinance approving Zone Change request Z-14-11, changing present zone from A-20 (Agricultural 20 acres) 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:*

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

**8. ORDINANCES**

**A. Consideration to approve an Ordinance adopting the Washington City Parks and Recreation Master Plan / Impact Fee Facility Plan and Analysis. Leisure Services Director Barry Blake**

*Removed*

**B. Consideration to approve an Ordinance Amending the Net Metering Policy by revising the Application for Interconnection Review and the Net Metering Policy Agreement. Power Department Director Kelly Carlson**

*Councilman Turek made a motion to approve an Ordinance Amending the Net Metering Policy by revising the Application for Interconnection Review and the Net Metering Policy Agreement. 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 Turek</i>	<i>Aye</i>

**9. ANNUAL COUNCIL BUSINESS**

**A. Consideration to approve the 2015 Meeting Schedule for the City Council.**

City Recorder Danice Bulloch reviewed the proposed 2015 Meeting Schedule.

*Councilman Seegmiller made a motion to approve the 2015 Meeting Schedule as discussed. 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 Turek</i>	<i>Aye</i>

**B. Consideration to approve the 2015 Council Members assignments.**

Councilman Turek stated he has a conflict with the Youth Council Assignment. He had hoped to see if Councilman Staheli would be able to take this assignment. He has a conflict as well, but may be able to take the assignment in the Spring.

Councilman Seegmiller stated he is happy with his assignments as listed.

Councilman Nisson is satisfied as well.

Mayor Neilson stated he would discuss the assignments with Councilman Staheli and Truman, and would bring any changes as needed to Council.

*Councilman Seegmiller made a motion to approve the 2015 Council Member assignments. 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 Turek</i>	<i>Aye</i>

**C. Consideration to elect a 2015 Mayor Pro-Tem.**

*Councilman Seegmiller made a motion to continue with Councilman Turek as our 2015 Mayor Pro-Tem. 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 Turek</i>	<i>Aye</i>

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

*None*

**11. CITY MANAGER REPORT**

City Manager Carter stated the 2000 South traffic signal should be installed within the next 30 days.

Mayor Neilson stated the church property parcel was presented at the Planning Commission in St. George City this past week. They are looking at placing grocery store, commercial, and high density. The proposal was tabled to the next meeting.

Councilman Turek stated he had many of his neighbors voice their concerns to him as well. He would like to encourage all of the Washington City residents to stay involved. He did speak with the St. George Council, and the signal like for the new Mall Drive should be installed fairly soon, which will help with the traffic issues, but there will be impact with the new road regardless.

**12. 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 Turek</i>	<i>Aye</i>

*Meeting adjourned at 6:58 P.M.*

Passed and approved this 11th day of January 2015.



Attest by:

*Danice B. Bulloch*

Danice B. Bulloch, CMC  
City Recorder

Washington City

*Kenneth F. Neilson*  
Kenneth F. Neilson, Mayor

