
Minutes
Regular Meeting
January 14, 2015

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, Public Works Director Mike Shaw, Police Chief Jim Keith, Audience: John Stiedaman, Palpatine, Karl Larson, Brad LeBaron, Claudia LeBaron, Dylan Walden, Jordan Walden, D. Fuchs, Brandee Walker, Sherrie L. Reeder, Kyle Pasley, Rodger Mitchell

Meeting commenced at 6:00 P.M.

Excused: Councilman Ronald Truman

Invocation: Councilman Turek

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

2. **ANNOUNCEMENTS**

None

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

None

4. **CONSENT AGENDA**

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 12/09/14 and 12/10/14.

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

RENEWAL OF ALCOHOL LICENSES:

- A. Consideration to approve the following Off-Premise Licenses for: Albertsons, Freeway Chevron, Harts Gas & Food, Maverick, Red Cliffs Station, The Service Station, Walmart**
- B. Consideration to approve the following On-Premise Licenses for: Coral Canyon Grill, Don Pedro's, Red Robin Gourmet Burgers**
- C. Consideration to approve the following On-Premise Recreational Licenses for: Green Spring Golf Course, Coral Canyon Golf Course**

Councilman Staheli made a motion to approve the 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 Turek</i>	<i>Aye</i>

5. PLAT AMENDMENT

- A. Consideration to approve a plat amendment for The Meadows at Stucki Farms located at approximately 4800 S. Cattail Way. Applicant: Karl Larson**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of an Amended Preliminary Plat for The Meadows at Stucki Farms subdivision, located at approximately 4800 South Cattail Way. This subdivision is located within the Stucki Farms PCD. The amendment request is to introduce a Bungalow/ Casita type of dwelling unit within the southern portion of the existing subdivision. The new dwelling units will have common area surrounding the units and detached garages and parking area.

The current number of lots (or possible dwelling units) within the subdivision is 88, and the new number of lots will be 93, this is still within the density range for this given area within the approved PCD.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the PCD zoning that is part of the Stucki Farms Planned Community Development approval. The subdivision is also in compliance to the Subdivision Ordinance of the City.

The Planning Commission unanimously recommended approval of Amended Preliminary Plat for The Meadows at Stucki Farms subdivision to the City Council, based on the following findings and subject

to the following conditions:

Findings

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

Conditions

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. A Post Construction Maintenance Agreement needs to be recorded prior to the Final Plat recordation.
12. The area in the southernmost portion of the subdivision (which is the reason for the amended preliminary plat) proposed to be the Casita type dwelling units, will be required to be recorded with its own phase in order to account for the required common area between dwelling units. Which will also require its own CC&R's for maintenance purposes.
13. Note, that the detached parking area for the units in the southwest corner of the subdivision will need to be 10 open stalls (versus the 8 that are currently shown).

Councilman Staheli asked if this would attract a market for rental properties or primary residents.

Community Development Director Drew Ellerman stated this area of the PCD does not fall under the vacation rental designation. The Stucki Farms Development will have vacation type

rentals in future developments, however, the area is going to be for permanent residence.

Councilman Turek asked if the Fire Department has reviewed the project.

Community Development Director Ellerman stated we do have a conceptual approval from the Fire Marshall. He will review the final construction drawing, and if there are any issues, the developer will make changes at that time.

Councilman Seegmiller asked if the Planning Commission had any concerns with the proposal.

Community Development Director Ellerman stated the Planning Commission was in favor of the amendment, and there were no concerns at the public hearing from the audience.

Councilman Seegmiller commented he is concerned with the transition in the development. There are large parking structures next to very large lots in the development.

Community Development Director Ellerman stated the structures would be built prior to those lots being built on. Potential homebuyers will be aware of what is on the parcels adjacent to them.

Councilman Turek made a motion to approve a plat amendment for The Meadows at Stucki Farms located at approximately 4800 S. Cattail Way with the findings and conditions of Staff and as recommended by the Planning Commission. 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 Turek</i>	<i>Aye</i>

6. POLICE BUILDING UPDATE

A. Discussion and update on the Design Plan for the Police Building. Police Chief Jim Keith

Police Chief Jim Keith reviewed updates on the Design Plan for the proposed Police Building.

Councilman Staheli asked if the footprint of the building has grown.

Police Chief Keith stated the building has not gotten any larger. If anything, it may be slightly smaller.

Councilman Seegmiller asked if there would be court space in the building.

Police Chief Keith stated the court would stay in the office building.

Councilman Nisson asked how long would the building last.

Police Chief Keith stated the plan is for the building to be a long term facility. The building should last at least 40 years.

7. PLANNING COMMISSION APPOINTMENTS

A. Consideration to appoint the 2015 Planning Commission Chair. Mayor Kenneth F. Neilson

Mayor Neilson recommended retaining Jason Smith as the Planning Commission Chair.

Councilman Seegmiller made a motion to uphold the Mayor's recommendation to have Jason Smith serve as the 2015 Planning Commission Chair. 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 Turek</i>	<i>Aye</i>

B. Recommendation and consideration to appoint a member to the Planning Commission. Mayor Kenneth F. Neilson

Mayor Neilson recommended retaining Rex Papa in his position as a Planning Commissioner.

Councilman Turek made a motion to uphold the Mayor's recommendation to reappoint Rex Papa as a member to the Planning Commission. 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 Turek</i>	<i>Aye</i>

8. ORDINANCES

A. Consideration to approve an Ordinance modifying/amending Ordinance No. 93-26, by adjusting the Franchise Area" for Dixie-Escalante Rural Electric Association, Inc. City Manager Roger Carter

City Manager Carter stated the Ordinance will include the Sunrise Valley within the Franchise Area for Dixie Power. It is in the best interest to the customers as well as both power service providers.

Councilman Seegmiller made a motion to approve an Ordinance modifying/amending Ordinance No. 93-26, by adjusting the Franchise Area" for Dixie-Escalante Rural Electric Association, Inc. Councilman Staheli seconded the motion; which passed with the following roll call vote:

Councilman Nisson *Aye*
Councilman Seegmiller *Aye*
Councilman Staheli *Aye*
Councilman Turek *Aye*

9. AGREEMENT

A. Consideration to approve an Interlocal Agreement between the City of St. George and Washington City regarding SunTran Transportation Service. City Manager Roger Carter

City Attorney Jeff Starkey reviewed the Interlocal Agreement with Council.

Councilman Seegmiller commented he is happy with the costs list.

City Attorney Starkey asked if there is was potential of more funding for these types of transit.

Public Works Director Mike Shaw stated there is money available for paratransit as well as federal funding. Every years as part of the MPO, there is voting on these types of transit funding.

Councilman Staheli stated he would like to include the paratransit cost in the agreement.

City Attorney Starkey stated the paratransit cost was addressed. We are bound by the Federal Guidelines with regard to the paratransit costs.

Councilman Staheli stated it will be a great service to Washington City.

Councilman Staheli made a motion to approve an Interlocal Agreement between the City of St. George and Washington City regarding SunTran Transportation Service. Councilman Turek seconded the motion; which passed with the following roll call vote:

Councilman Nisson *Aye*
Councilman Seegmiller *Aye*
Councilman Staheli *Aye*
Councilman Turek *Aye*

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Councilman Staheli stated he met with the Community Education Channel. They want to support Washington City however they can. If there are any events, Washington City would like to have covered, we just need to contact them.

11. CITY MANAGER REPORT

City Manager Roger Carter updated Council on the East Regional Water Line. The project will

begin construction in January. The Treasure Valley Truck Line for stormwater will be completed in February. The 2000 South signal has been ordered, and will be bid out when we close to delivery of the equipment. We received \$250,000 in funding with City matched funds for Telegraph. Washington Fields Road Phase 4 right-of-way will begin in February. The new Milepost Exit 11 is moving forward in discussions at the Legislature. Any Council member who is interested in attending, please contact Staff in order to make travel arrangements. We are working on design of the Sullivan Park, and will hopefully be ready to go to bid in the near future. Sunrise Engineering is working on the Capital Facilities Impact Fees for Parks and will coming before Council in the next 30 to 45 days.

Councilman Turek made a motion to suspend the Regular Meeting in order to move into the Municipal Building Authority Meeting. 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 Turek</i>	<i>Aye</i>

Regular Meeting suspended at 6:58 P.M.

Council adjourned the Municipal Building Authority Meeting and reconvened the Regular Meeting at 7:06 P.M.

12. CLOSED SESSION

A. Discuss purchase, exchange or lease of property.

Councilman Staheli made a motion to move into Closed Session to discuss purchase, exchange or lease of property. Councilman Seegmiller second 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 Turek</i>	<i>Aye</i>

The Council moved into closed session at 7:15 P.M.

The Council adjourned the Closed Session and returned to the Regular Meeting at 8:50 P.M.

13. ADJOURNMENT

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

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

Meeting adjourned at 8:50 P.M.

Passed and approved on this 28th day of January 2015.

Washington City

Attest by:



Kenneth F. Neilson

Kenneth F. Neilson, Mayor

Danice B. Bulloch

Danice B. Bulloch, CMC
City Recorder