



Washington City Council
Workshop Meeting Agenda
April 22, 2026

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Workshop Meeting on **Wednesday, April 22, 2026 at 4:00 P.M.** hosted at Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. Approval of the Agenda
2. Ultra Water Efficiency Standards.
3. Requirements for covering loads.
4. Point S Tire Project Update.
5. Cell Tower Project.
6. Adjournment

POSTED on this 16th day of April 2026
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

ORDINANCE NO. 2026-XX

AN ORDINANCE AMENDING THE WASHINGTON CITY MUNICIPAL CODE BY ADDING SECTION 5-2-8 REGARDING UNSECURED OR UNCOVERED LOADS; ESTABLISHING REQUIREMENTS FOR COVERING LOADS; PROVIDING FOR ENFORCEMENT, PENALTIES, AND RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Washington City is authorized under Utah law to enact ordinances to protect the public health, safety, and welfare; and

WHEREAS, the City Council finds that materials such as sand, gravel, rock, soil, and other loose materials transported on public streets may spill, blow, or otherwise escape from vehicles, creating hazardous conditions for motorists, pedestrians, and property; and

WHEREAS, unsecured or uncovered loads contribute to roadway hazards, increased maintenance costs, and diminished quality of life within the City; and

WHEREAS, the City Council desires to establish a clear and enforceable standard requiring all such loads to be securely covered, regardless of load height, in order to promote safety and protect public infrastructure; and

WHEREAS, the City Council finds that adopting such regulations is in the best interest of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, AS FOLLOWS:

Section 1. Amendment.

Title 5 of the Washington City Municipal Code is hereby amended by adding a new section, to be numbered **Section 5-2-8**, to read as follows:

5-2-8: UNSECURED OR UNCOVERED LOADS PROHIBITED

A. Purpose.

The purpose of this section is to protect the public health, safety, and welfare by preventing the escape of materials from vehicles and the deposition of debris upon public streets, rights-of-way, and private property within the City.

B. Uncovered Loads Prohibited.

It shall be unlawful for any person to operate or permit to be operated any vehicle within the City transporting sand, gravel, rock, soil, aggregate, construction materials, or any other loose material unless such load is securely covered.

C. Applicability to All Loads.

The requirements of this section shall apply to all loads described herein, regardless of whether the load extends above, to, or below the sidewalls or bed of the vehicle. Any exception based on load height is hereby prohibited within the City.

D. Secure Covering Defined.

“Securely covered” means the load is enclosed or protected by a tarp, net, or other covering device that:

1. Is of sufficient strength and design to prevent any portion of the load from escaping; and
2. Is properly fastened to withstand normal vehicle operation, including wind and traffic conditions.

E. Spillage Prohibited.

No person shall operate, load, or cause to be operated any vehicle in such a manner that its contents, or any portion thereof, are spilled, deposited, blown, or otherwise released onto any street, alley, sidewalk, or other public or private property.

F. Removal of Materials.

Any person responsible for the deposition of material in violation of this section shall immediately remove such material or cause it to be removed. If the City performs such removal, the responsible party shall be liable for all costs incurred.

G. Public Nuisance Declared.

Any violation of this section is hereby declared to be a public nuisance and may be abated by the City in accordance with applicable law.

H. Penalty.

A violation of this section shall be punishable as a Class B misdemeanor, unless otherwise designated by resolution of the City Council. Each day and each occurrence shall constitute a separate offense.

I. Additional Remedies.

The City may pursue all available remedies, including civil enforcement, cost recovery, and nuisance abatement.

J. State Law – Supplemental.

This section is intended to supplement and be consistent with applicable provisions of Utah State law governing load securement and the operation of vehicles. Nothing herein shall be construed to permit any act prohibited by state law.

K. Exceptions.

This section shall not apply to:

1. Authorized City, county, or state vehicles engaged in roadway maintenance or emergency operations; or
2. Agricultural operations where minor and incidental spillage occurs, provided such activity does not create a hazard to the traveling public.

Section 2. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. Effective Date.

This ordinance shall take effect upon adoption and publication as required by law.

PASSED AND ORDERED POSTED on this ____ day of _____, 2026.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Kim Casperson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Craig Coats	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Bret Henderson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Kurt Ivie	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay

WASHINGTON CITY

DATE: April 22, 2026

PROJECT: 235 N Washington PKWY - Point S Tire project update and discussion regarding the block wall separating this commercial use from the residential homes to the west.

REVIEWED BY: Eldon Gibb, Community Director

Background

On January 22, 2025 the commercial project located at 235 North Washington Parkway (Point S Tire) was approved and is progressing quickly. The City Council approved the project with the additional condition which is copied below:

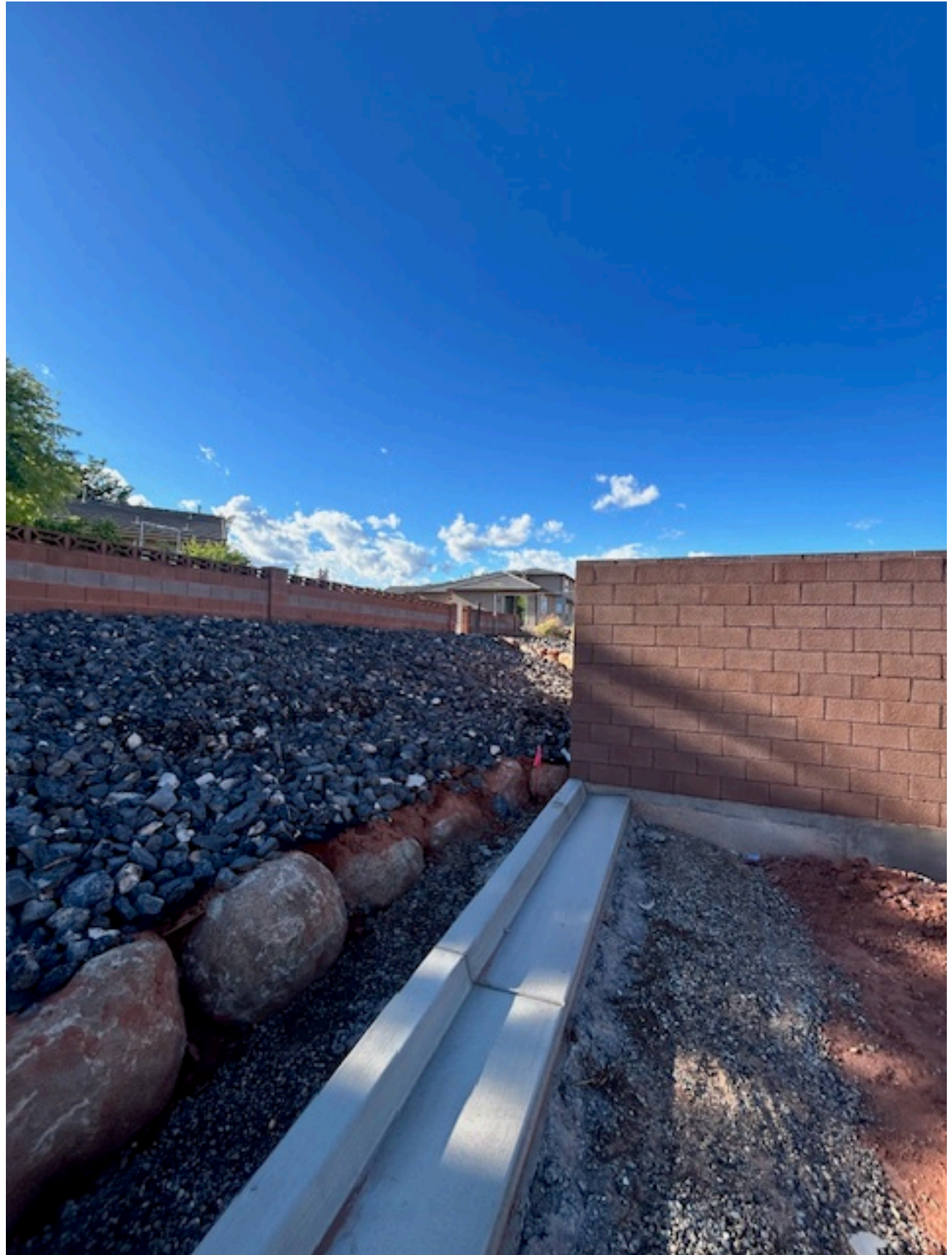
“The existing block wall on the west side must be raised to six feet to comply with city code, or a waiver must be obtained from adjacent property owners stating they do not require the wall to be raised.”

The applicant has had difficulty getting in touch with the residential property owners adjacent to the project to discuss raising the height of the block wall and has structural concerns of doing so. The applicant would like to discuss this with the City Council. The applicant has built an 8' foot privacy wall at the toe of the hill and has expressed interest in seeing if the City Council is OK with the location of this wall meeting the requirement of the condition.

If the applicant is (1) able to extend the block wall to the north tying into the refuse enclosure and continue the block wall to the south project line and (2) provide access to the sloped hill for maintenance purposes, staff feels comfortable supporting this request.























WASHINGTON CITY
CITY COUNCIL WORK MEETING
STAFF REVIEW

HEARING DATE:	April 22, 2026
ACTION REQUESTED:	Review and provide direction on proposed telecommunications facility (cell tower) in Highland Park
LOCATION:	1250 N Highland Parkway (Highland Park)
APPLICANT:	Anthemnet / Doug Kofford
OWNER:	Washington City
ENGINEER:	Nicholas M. Constantine, P.E., TEP OpCo, LLC
PRESENTED BY:	Rusty Hughes, Economic Development Director

PROJECT OVERVIEW

The applicant proposes a wireless telecommunications facility in Highland Park to address service gaps. The project is intended to improve service, public safety, and support both existing cell users and future growth.

The project includes an 80–85 foot tower (monopole, monopine, or stealth), a 2,500 square foot leased compound, screened ground equipment, and underground utilities with minimal site disturbance. No water or sewer is required, and all utilities will be underground.

The site is designed for multiple carriers, including Verizon, to reduce future tower needs. It is unmanned, with maintenance visits about twice per month.

BACKGROUND SUMMARY

The site was selected with City staff after evaluating several alternatives. The facility would be located on the east side of the park with access via a gravel drive and utility easement.

Because the site is City-owned, a lease agreement is required in addition to land use approvals.

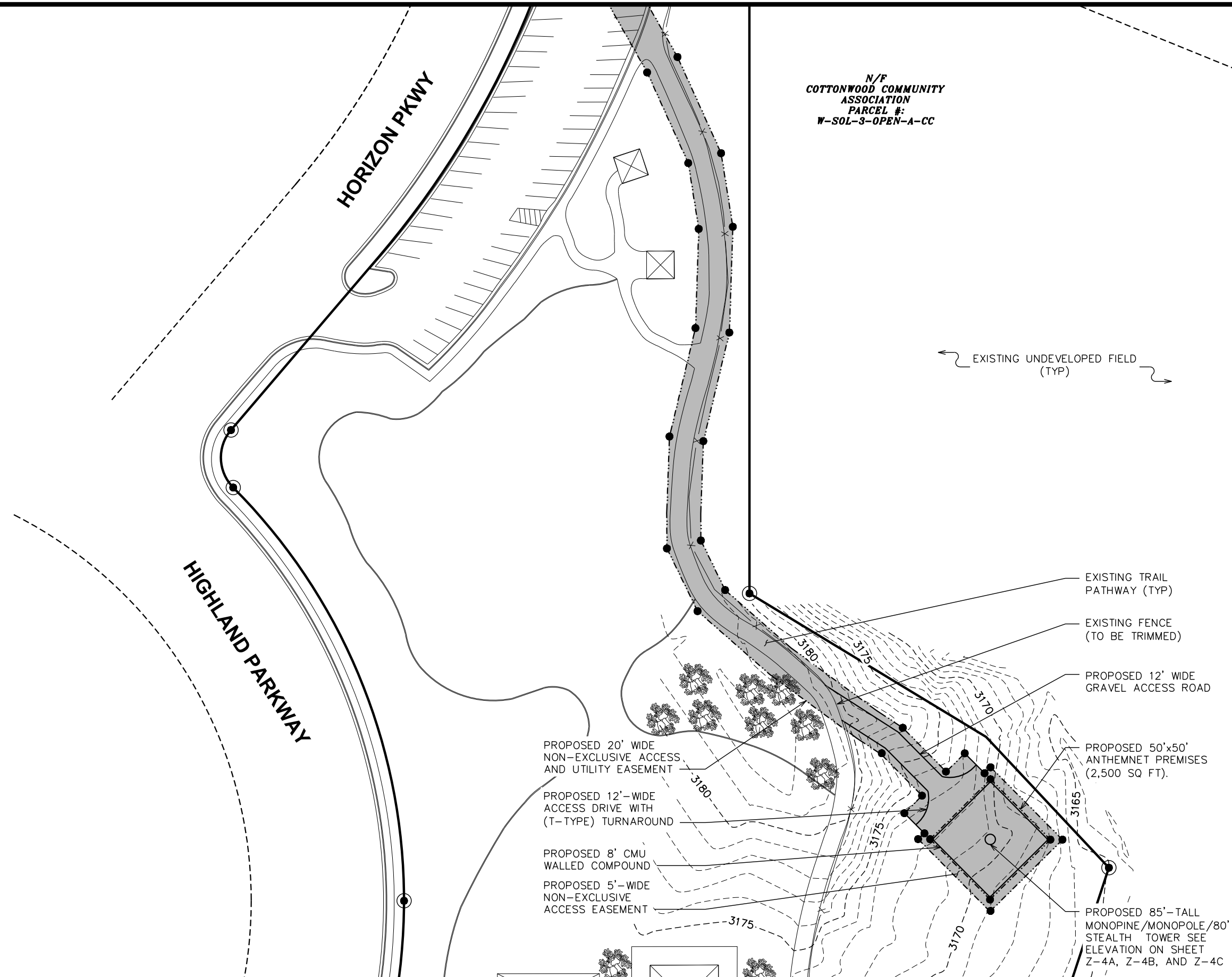
NEXT STEPS

Direct staff to proceed with lease negotiations and Conditional Use Permit processing.



Proposed Site





N/F
COTTONWOOD COMMUNITY
ASSOCIATION
PARCEL #:
W-SOL-3-OPEN-A-CC

PLANS PREPARED FOR:
ANTHEMNET
5151 HEADQUARTERS DRIVE
SUITE 170
PLANO, TX 75024
(469) 447-9540

PROJECT INFORMATION:
CORAL CANYON
1250 N HIGHLAND PKWY
WASHINGTON, UT 84780
(WASHINGTON COUNTY)
LAT: 37° 08' 57"N
LONG: 113° 27' 51"W

PLANS PREPARED BY:
TEP
TEP OPCO, LLC
4570 IVY STREET SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:
ZONING REVIEW

REV	DATE	ISSUED FOR:
C	03-18-26	ZONING
B	03-12-26	ZONING
A	02-23-26	ZONING

DRAWN BY: TRV | CHECKED BY: KES

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **Z-2** | REVISION: **C**
TEP#: 356401.505645

SITE PLAN
SCALE: 1" = 60'



TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OPCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TEP ENGINEERING, LLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, TEP ENGINEERING, LLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY, GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP OPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUISITE LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

NOTES:

1. PROPOSED CABLES TO BE RUN AS PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.

80'-0"±
T/ TOWER

75'-0"±
☉/ FUTURE ANTENNAS

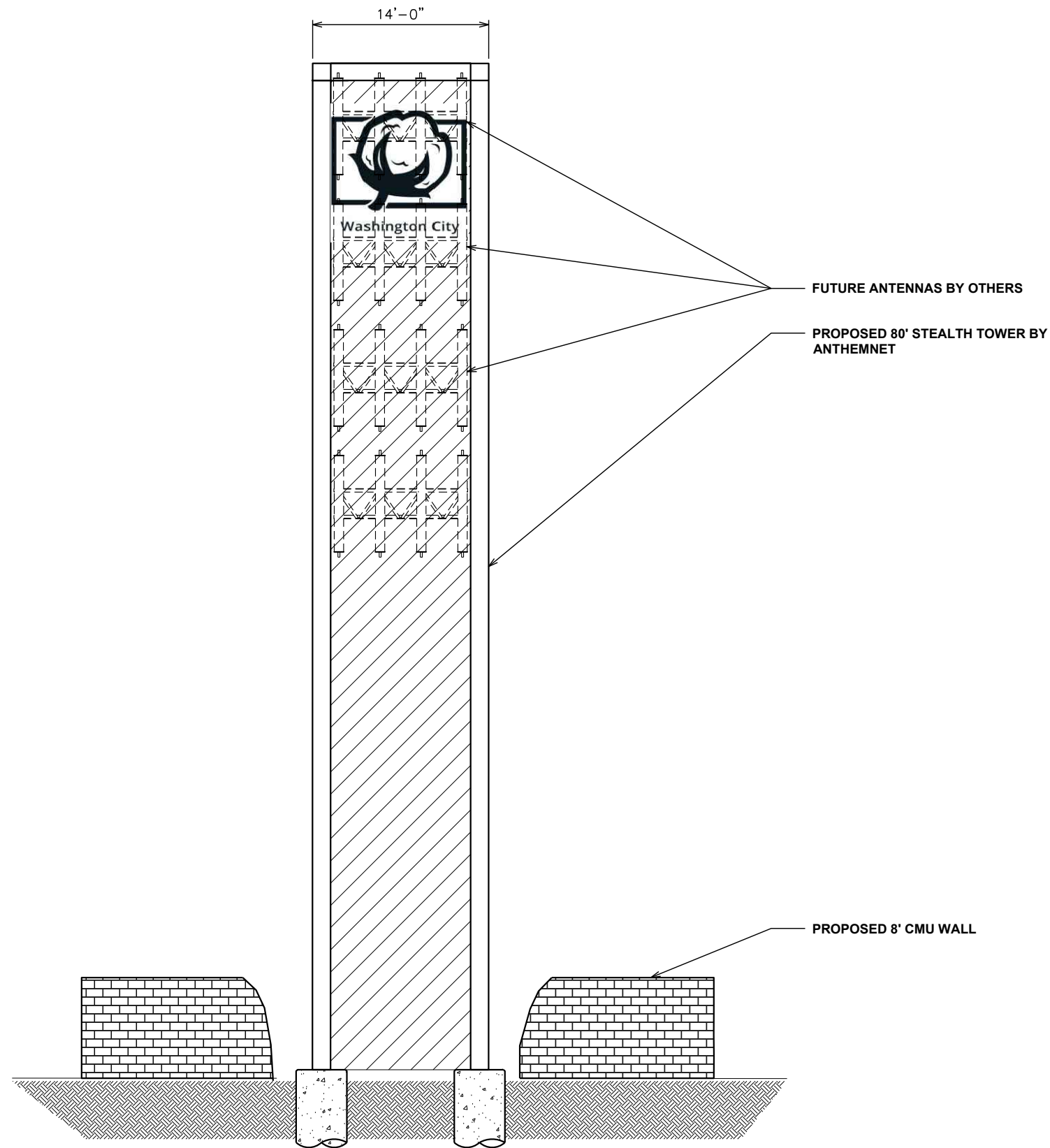
65'-0"±
☉/ FUTURE ANTENNAS

55'-0"±
☉/ FUTURE ANTENNAS

45'-0"±
☉/ FUTURE ANTENNAS

8'-0"
T/ CMU WALL

0'-0" (REFERENCE)
T/ GRADE

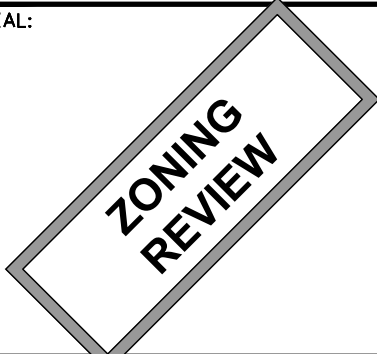


PLANS PREPARED FOR:
ANTHEMNET
 5151 HEADQUARTERS DRIVE
 SUITE 170
 PLANO, TX 75024
 (469) 447-9540

PROJECT INFORMATION:
CORAL CANYON
 1250 N HIGHLAND PKWY
 WASHINGTON, UT 84780
 (WASHINGTON COUNTY)
 LAT: 37° 08' 57"N
 LONG: 113° 27' 51"W

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 TEP OPCO, LLC
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 DENVER, CO 80216
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 www.tepgroup.net

SEAL:


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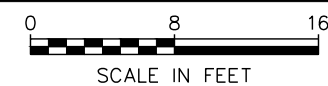
DRAWN BY: TRV | CHECKED BY: KES

SHEET TITLE:
STEALTH TOWER ELEVATION

SHEET NUMBER: **Z-4A** | REVISION: **C**
 TEP #: 356401.505645

TOWER ELEVATION - MONUMENT

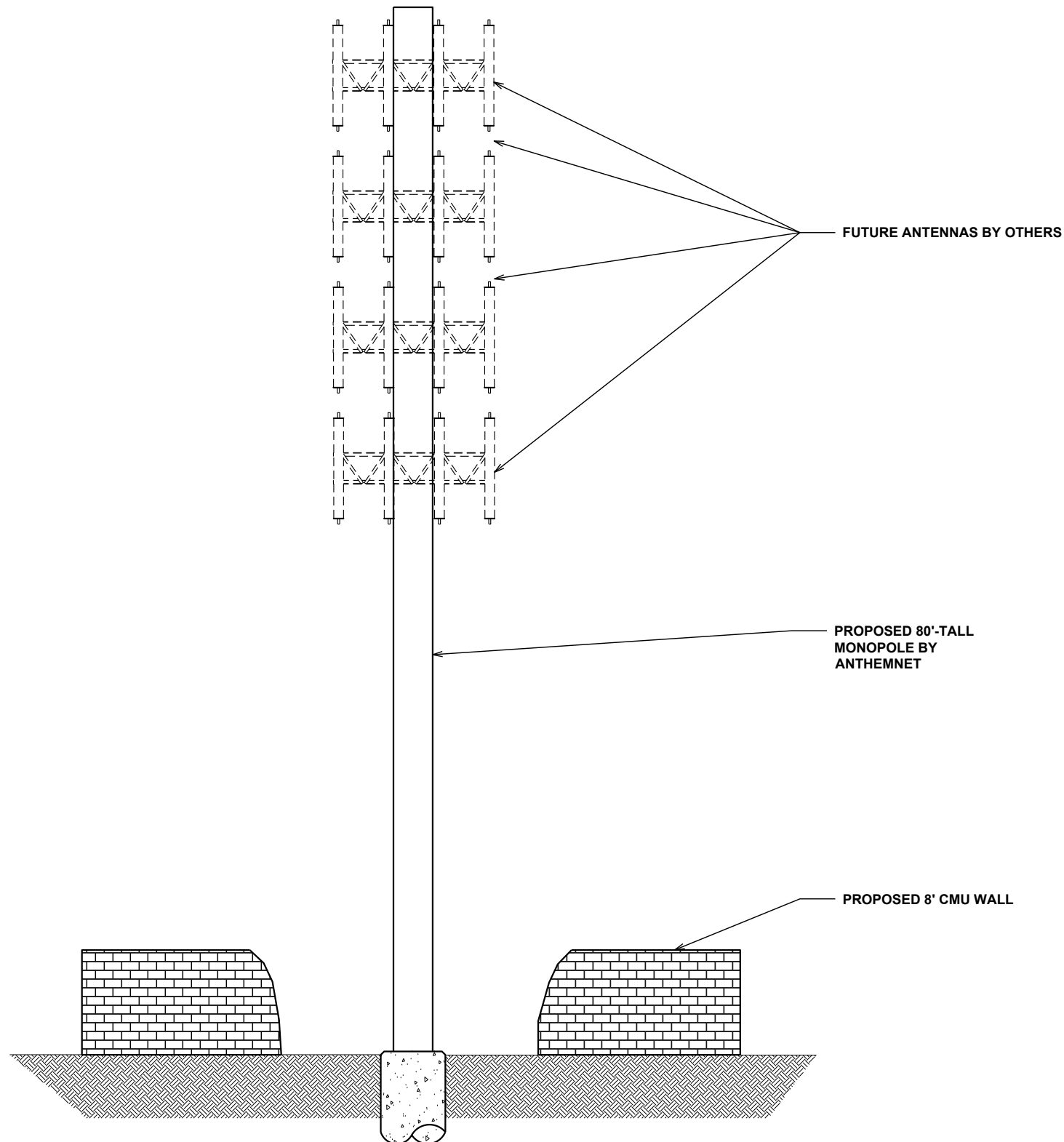
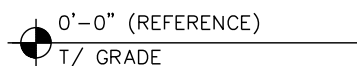
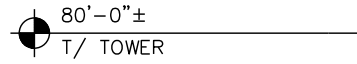
SCALE: 3/32" = 1'-0"



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NOTES:

COAX AND TRANSMISSION CABLES TO BE ROUTED INSIDE TOWER USING HOISTING GRIPS.



TOWER ELEVATION - MONOPOLE

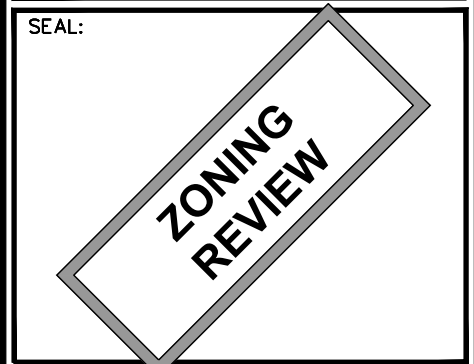
SCALE: 3/32" = 1'-0"



PLANS PREPARED FOR:
 \.anthemnet-logo.png
 5151 HEADQUARTERS DRIVE
 SUITE 170
 PLANO, TX 75024
 (469) 447-9540

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 1250 N HIGHLAND PKWY
 WASHINGTON, UT 84780
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PLANS PREPARED BY:
 \.TEP Logo.png
 TEP OPCO, LLC
 4570 IVY STREET SUITE B-100
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net



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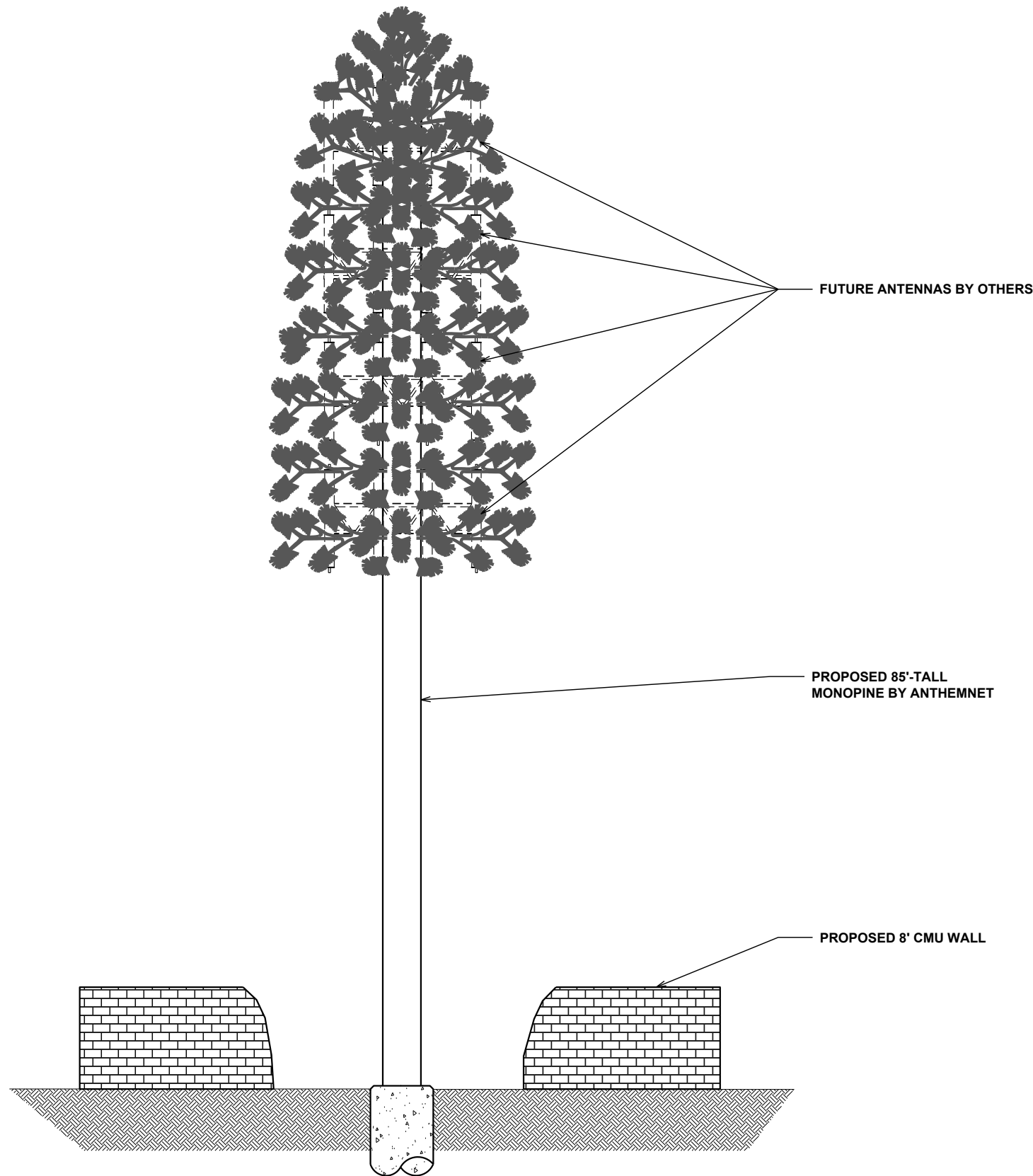
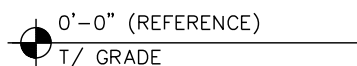
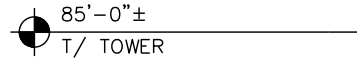
SHEET TITLE:
MONOPOLE TOWER ELEVATION

SHEET NUMBER: **Z-4B** | REVISION: **C**
 TEP #: 356401.505645

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NOTES:


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SEAL:


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A	02-23-26	ZONING

DRAWN BY: TRV | CHECKED BY: KES

SHEET TITLE:
MONOPINE TOWER ELEVATION

SHEET NUMBER: **Z-4C** | REVISION: **C**
 TEP #: 356401.505645

TOWER ELEVATION - MONOPINE

SCALE: 3/32" = 1'-0"



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