



Washington City Council
Regular Meeting Agenda
June 24, 2026

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, June 24, 2026 at 6:00 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>

Invocation
Pledge of Allegiance

1. APPROVAL OF AGENDA

2. ANNOUNCEMENTS

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. CONSENT AGENDA

a. APPROVAL OF MINUTES

- i. Consideration to approve the minutes from the City Council Meeting of 06/10/26.

5. PUBLIC HEARING

*****Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public Hearing and consideration to approve a Resolution opening and amending the 2025/2026 FY Budget. Finance Director Brian Brown

6. ORDINANCES

- a. Consideration to approve an Ordinance for Zone Change Z-26-12 to update the existing PUD-R for a business located at 3585 South Camino Real. Applicant: Sunrise Residential Treatment Facility.

7. RESOLUTIONS

- a. Consideration to approve a Resolution accepting the FY 2025/2026 Fraud Risk Assessment. Finance Director Brian Brown

- b. Consideration to approve a Resolution Consideration to approve a Resolution setting the Property Tax Levy for Washington City Calendar Year 2026.
- c. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyon Calendar Year 2026.
- d. Consideration to approve a Resolution authorizing the transfer of property interest for the George Washington Blvd Interchange Project.

8. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

9. CITY MANAGER REPORT

10. CLOSED SESSION

- a. Purchase, exchange, or lease of property;
- b. Pending or potential litigation;
- c. Character or professional competence of an individual.

11. ADJOURNMENT

POSTED this 18th day of June 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.

Briefing Document

Description: Budget Amendment for Fiscal Year 2025/2026 (FY2026)

Presenter: Brian Brown

Submitted By: Brian Brown, Finance Department

Recommendation: Staff proposes a Budget Amendment for the Fiscal Year 2025/2026

Background Information

The Fiscal Year 2026 Budget, covering the period from July 1, 2025, to June 30, 2026, was approved on June 11, 2025. Since then, several adjustments have become necessary. This amendment allocates public safety seizure funds, repairs, replaces office equipment damaged in the WCCC flood, covers operational costs, including credit card fees, utility billing, and newsletters, and retirement obligations for employees who retired this year.

Proposed Amendment

The proposed budget amendment would increase the total budget for Washington City from \$139,309,389 to \$139,949,389. Below is a summary of the budget amendment:

Fund	FY26 Original Budget	Budget Amend 6-24-26
General Fund	35,939,392	36,539,392
RAP Tax Special Revenue	530,000	530,000
Foundation	50,000	50,000
Municipal Building Authority	10,320,572	10,320,572
Coral Canyon S.S.D.	832,277	832,277
Capital Projects	19,946,236	19,946,236
Water	21,655,325	21,655,325
Sewer	7,895,791	7,895,791
Power	29,169,173	29,169,173
Storm Drain	12,970,623	13,010,623
Total Budget	139,309,389	139,949,389
Increase/(Decrease)		640,000

Attached is the Fiscal Year 2025/2026 Budget Amendment proposed for the 6-24-26 budget opening.

For more information on the proposed budget amendment, please contact the Finance Department. Copies of the budget amendment are available for review at washingtontcity.org/government/budget.

Budget Amendment 6-24-2026
General Ledger
Fiscal Year 2026

	Fund	Department	Account	Current Budget	Amended Amount	Amended Budget	Notes
Revenue	10 - GENERAL FUND	3890 Use of Prior Year Fund Balance	3890 - APPROPRIATE FUND BALANCE	-73,605	-339,000	-412,605	Use of Fund Balance
Revenue	10 - GENERAL FUND	4210 POLICE	3311 - FEDERAL SEIZURE FUNDS ESP EQUITABLE SHARING		-255,000	-255,000	Police Seizure Revenue
Revenue	10 - GENERAL FUND	4559 GOLF COURSE CLUB HOUSE	3496 - LEASE REVENUE	0	-6,000	-6,000	Snack Bar
Revenue	57 - STORM DRAIN	3890 Use of Prior Year Fund Balance	3890 - APPROPRIATE FUND BALANCE	5,886,178	-40,000	5,846,178	Use of Fund Balance
Revenue Total				5,812,573	-640,000	5,172,573	
Expense	10 - GENERAL FUND	4131 CITY MANAGER	4130 - EMPLOYEE BENEFITS	57,615	70,000	127,615	Retirement Health Benefits
Expense	10 - GENERAL FUND	4139 INFORMATION TECHNOLOGY	4130 - EMPLOYEE BENEFITS	58,979	90,000	148,979	Retirement Health Benefits
Expense	10 - GENERAL FUND	4143 TREASURER	4310 - PROFESSIONAL & TECHNICAL	250,000	23,000	273,000	Utility Bill Statements & Newsletter
Expense	10 - GENERAL FUND	4143 TREASURER	4550 - FEES & CHARGES	250,120	70,000	320,120	Utility Credit Card Processing Fees
Expense	10 - GENERAL FUND	4210 POLICE	4450 - SEIZURE EXPENSES	0	255,000	255,000	Police Seizure Expenses-5 Police Cars
Expense	10 - GENERAL FUND	4560 COMMUNITY CENTER	4110 - SALARIES/REGULAR	886,664	40,000	926,664	Retirement Vacation & Sick Payout
Expense	10 - GENERAL FUND	4560 COMMUNITY CENTER	4130 - EMPLOYEE BENEFITS	607,581	16,000	623,581	Retirement Vacation & Sick Payout
Expense	10 - GENERAL FUND	4560 COMMUNITY CENTER	4790 - OTHER PROJECTS	0	36,000	36,000	WCCC Flood Replacement Computers
Expense	57 - STORM DRAIN	5700 STORM DRAIN	4250 - SUPPLIES & MATERIALS	66,500	40,000	106,500	Millcreek Box Culvert Repair
Expense Total				2,177,459	640,000	2,817,459	



Washington City

Fiscal Year 2025-2026 Budget Amendment

<u>Funds</u>	<u>Current Budget</u>	<u>Amended Budget</u>	<u>Inc/Dec</u>
General Fund	35,939,392	36,539,392	600,000
RAP Tax Special Revenue	530,000	530,000	0
Washington City Foundation	50,000	50,000	0
Municipal Building Authority	10,320,572	10,320,572	0
Coral Canyon S.S.D.	832,277	832,277	0
Capital Projects	19,946,236	19,946,236	0
Water	21,655,325	21,655,325	0
Sewer	7,895,791	7,895,791	0
Power	29,169,173	29,169,173	0
Storm Drain	12,970,623	13,010,623	40,000
Total Budget	139,309,389	139,949,389	640,000

RESOLUTION R2025-XX

**A RESOLUTION AMENDING THE WASHINGTON CITY
2025/2026 FISCAL YEAR BUDGET**

WHEREAS, the City Council of Washington City, Utah, has adopted a budget for the 2025/2026 Fiscal Year; and

WHEREAS, the City Council has found it necessary to adjust revenues and expenditures for the fiscal year 2025/2026; and

WHEREAS, The Washington City Council held a duly noticed Public Hearing on June 24, 2026, to amend the 2025/2026 Budgets for the funds of Washington City; and

WHEREAS, the City Council has approved the changes to the Budgets.

THEREFORE, BE IT RESOLVED by the City Council of Washington City, Washington, Utah that the following Budgets for the Fiscal Year 2025/2026 were adopted:

Fund	FY26 Original Budget	Budget Amend 6-24-26
General Fund	35,939,392	36,539,392
RAP Tax Special Revenue	530,000	530,000
Foundation	50,000	50,000
Municipal Building Authority	10,320,572	10,320,572
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Storm Drain	12,970,623	13,010,623
Total Budget	139,309,389	139,949,389
Increase/(Decrease)		640,000

This Resolution shall be effective upon passage.

PASSED AND APPROVED on this 24th Day of June, 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
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: June 24th, 2026

ACTION REQUESTED: Z-26-12 - A request to update the existing PUD-R zoning for a proposed new building located at 3585 South Camino Real

APPLICANT: Dan Cox

OWNER: Sun Fields Commercial

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to update the existing PUD-R zoning located at 3585 South Camino Real. The entire site is approximately 3.63 acres with the original approval taking place on March 23, 2016 (Z-16-04). The plan for the original approval was to replicate the housing building at a later date with the condition that the maximum number of residents/students not exceed 60.

The applicant's plan to duplicate this building has since changed. The applicant is proposing a new building that will be used in a classroom / administrative type setting in support of Sunrise Academy's existing buildings. Currently, the classroom setting is off site which requires the students/residents to be transported.

The conditions of the original approval (Z-16-04) have been carried over to this amended plan and the conditions being added by staff. The surrounding zoning to this parcel is RA-1 (bonus density) to the north, R-1-15 to the east, R-1-8 to the south and PUD-C to the west.

Recommendation

On June 17, 2026 the Planning Commission reviewed this request and unanimously recommended approval with the findings and conditions below adding that the exterior material of the proposed building be improved to match the existing buildings:

Findings:

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

Conditions:

1. The project shall comply with the PUD zoning standards.
2. All required licensing as mandated by the State of Utah, will be obtained and maintained at all times during operation of the facility. A current copy of that license(s) will be on file in the office of the Community Development Department
3. Any site improvements will be done in accordance to the city adopted building, fire and other city codes.
4. A six foot (6') high block wall will be built along the north and east property boundaries. A six foot (6') high fence, built with stone pillars and rail fencing, as depicted in the original exhibits, will be built along the south and west property boundaries which run parallel with the street frontages. The wall plans shall be submitted for review, the wall shall be built prior to the opening of the academy.
5. The youth academy will only be allowed to house and have on site that which is allowed by state regulations and also in accordance with the building and fire codes which have been adopted by the city, but in no case, will the number of residents/students be greater than sixty (60). This PUD approval will allow for the type of multi-residential uses that are necessary for the housing of the students on site.
6. The youth academy will only be for youth between the ages of eight (8) to eighteen (18) years of age.
7. There will be a required ten foot (10') landscape strip along the street frontage of Camino Real and a thirty foot (30') landscape strip along 3650 South Street, between the fencing with stone pillars and the sidewalks of the aforementioned streets. Landscape and design will be submitted for staff review and approval before any work is started.
8. All landscape plans shall be submitted for review and approval prior to the start of any work.

9. Any changes to the project that differ from the approved site plan will require approval by the city through the amended PUD application process.

10. Drainage plan(s) will be submitted to the Public Works Department for review and approval for any work done on the entire site, which will include plans for drainage to be directed to the detention area(s). Grading permits shall be obtained prior to any land disturbing activity.

11. Any site work will require the approval of any and all construction drawings through the Public Works Department before any work is started.

12. A Post Construction Maintenance Agreement needs to be recorded prior to any work commencing on the site.

13. Exterior lighting will be directed inward to the property.

14. The proposed building will be set back a minimum of 10 feet from the property line to the north.

June 17, 2026 Planning Commission Minutes

https://youtube.com/live/_3POC-OeppM?t=288

Community Development Director Eldon Gibb reviewed the application.

Applicant Dan Cox spoke to the item.

Commissioner Bulloch opened the public hearing.

Eldon Copier spoke to the item.

Commissioner Bulloch closed the public hearing.

Commissioner Tupou made a motion to recommend approval to City Council Zone Change Z-26-12 with the findings and conditions of staff with an additional condition that the exterior of the building be uplifted to match the current buildings. Commissioner Davis seconded the motion; which passed with the following role call vote:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

Additional Narrative

The proposed building is intended exclusively for educational, therapeutic, and administrative purposes in support of Sunrise Academy's existing campus operations. The building will provide classroom space, educational support areas, therapy and counseling space, offices, staff work areas, and associated student service functions.

The building is not proposed for residential occupancy and will not be utilized for housing, overnight accommodations, sleeping quarters, dormitory space, or any other residential use. Students will utilize the building during scheduled educational programming, therapeutic programming, and related campus activities and will return to their assigned residential facilities at the conclusion of programming.

The building will operate during normal campus hours and while occupied for educational and therapeutic services. Access to the building will be controlled by staff. The facility includes multiple points of ingress and egress; however, entry into the building will be staff-managed and monitored. Doors will remain under staff control, and access will be limited to authorized students, staff, contractors, and approved visitors.

While access to the building will be controlled by staff for safety and operational purposes, the building is not being proposed as a secure detention, correctional, or lockup facility. The purpose of access control is to maintain student safety, provide appropriate supervision, and support the educational and therapeutic environment of the campus.

The proposed building expands Sunrise Academy's ability to deliver academic instruction, educational support services, therapy, counseling, and administrative functions within an existing campus setting while remaining consistent with the property's institutional and educational mission.

860 E
3520 S

Roadrunner Dr

970 E
3520 S

874 E

Lot 1

892 E

Lot 2

906 E

Lot 3

924 E

Lot 4

940 E

Lot 5

956 E

Lot 6

Camino Real

3585 S

Lot 1A

3611 S

Lot 1B

Location of
proposed
building

860 E
3650 S

George Washington Blvd

990 E
3650 S

990 E



Staheli Farms

Proposed building

940

956





Proposed building

924

906

892

S Camino Real
S Camino Real

E 3650 S

E 3650 S

E 3685 S

S 890 E

E 3650 S



Proposed building

ino Real

S Camino Real

S Camino Real



CONCEPTUAL LANDSCAPE PLAN

ZONE CHANGE & PERMIT APPLICATION

Note: This is a conceptual landscape plan. Final landscape design, plant species, and layout may be modified during design development and permitting to meet city requirements and site conditions.

LEGEND

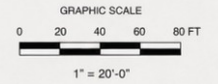
-  SHADE TREE
-  ACCENT TREE
-  SHRUB MASSING
-  ORNAMENTAL GRASSES
-  ROCK MULCH / DG

SITE INFORMATION

APN: xxx-xxx-xxx
 ZONING: Subject to Change
 SITE AREA: ±0.36 ACRES (±24,400 SF)
 BUILDING FOOTPRINT: ±7,128 SF (66' x 108')
 LANDSCAPE AREA: ±12,900 SF (±53%)



NORTH



RA-1

Bronco Dr

Roadrunner Dr

PUD-R

PUD-R

Camino Real

George Washington Blvd

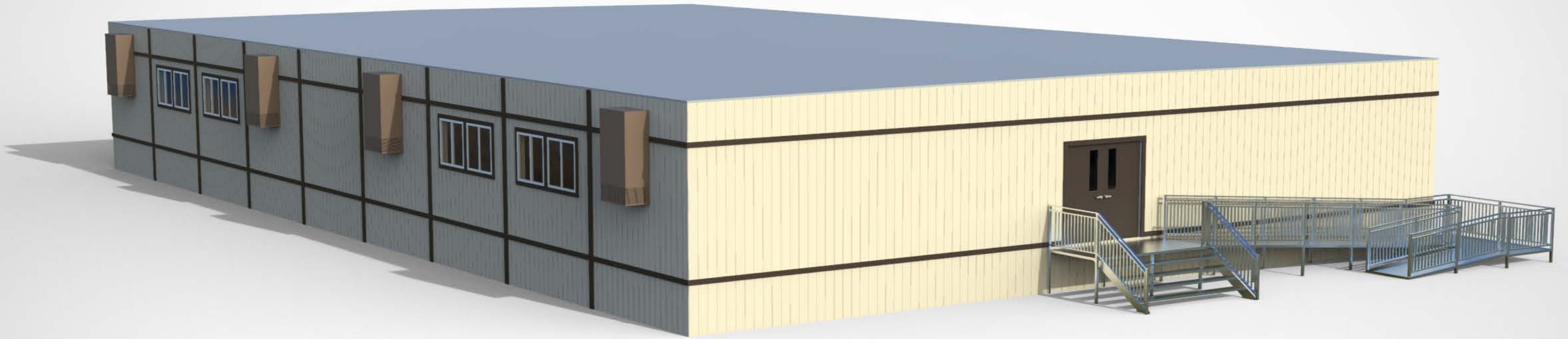
R-1-8

990 E

3685

3740 S

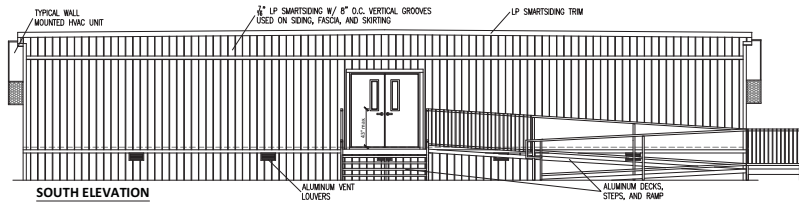
890 E



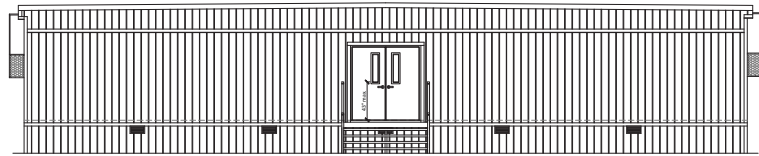




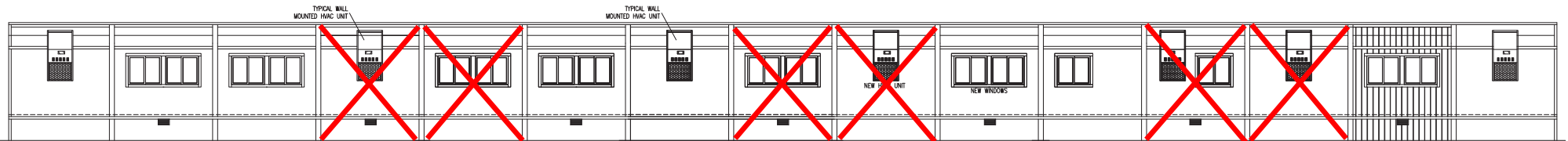




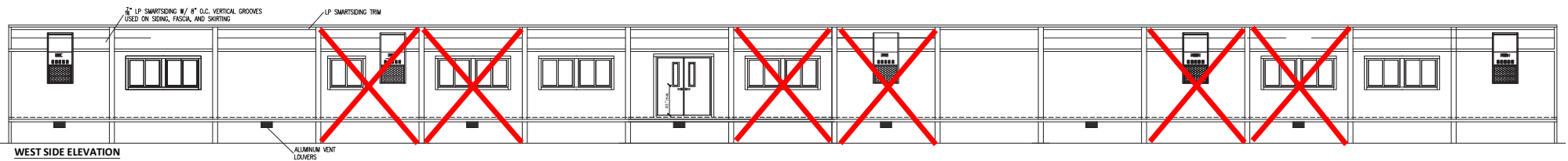
SOUTH ELEVATION



NORTH ELEVATION



EAST SIDE ELEVATION

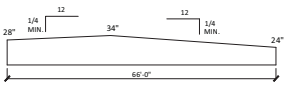


WEST SIDE ELEVATION



VESTA MODULAR		
500 SOUTH CENTER, 405T SOUTHFIELD, MI 48075 (248) 358-9300		
AMERICAN MODULAR CORP		
100 WHEELING, CT, 06435 300 SOUTH MAIN STREET		
EXTERIOR ELEVATIONS		
DATE: 5-22-2019	DRAWING SIZE: 180X600	DRWG. NO.: 1211-1-15
SCALE: 3/16"=1'-0"	DISTRICT: CRYSTAL LAKE, IL	PROJECT NO.: 18-2019-0121
DRAWN BY: E.L.R.	CHECKED:	
REV	DATE	DESCRIPTION
W.E.W.		A1
WALTER E. WOOD, P.E. LICENSED PROFESSIONAL ENGINEER NO. 000-000001 STATE OF ILLINOIS		PAGE: 2 OF 9 PLAN NO.: OCCUP. E

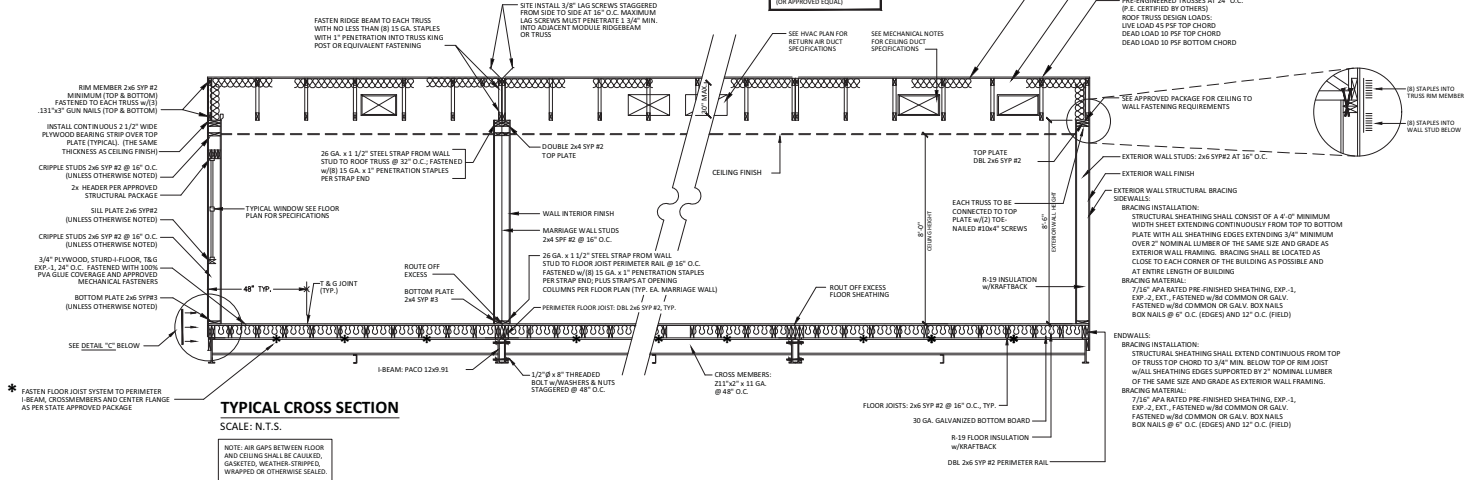
STATE(S): IL



ROOF SLOPE DETAIL
SCALE: N.T.S.

GENERAL NOTES:

- ALL INSULATION TO BE BATT TYPE W/ KRAFT PAPER ON WARM SIDE, AS FOLLOWS:
FLOOR ---- 6" (R-19) W/ VAPOR BARRIER
EXT. WALL ---- 6" (R-19) FACED AT WARM SIDE
INT. WALL ---- 3 1/2" (R-13) UNFACED
ROOF ---- 9" (R-30) UNFACED
- ALL STRUCTURAL LUMBER TO BE SPF #1, 2 UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- STRUCTURAL DESIGN, CONSTRUCTION & FASTENING SCHEDULE ARE IN ACCORDANCE W/2003 IBC
- ALL OPENINGS OVER 3"0" TO HAVE HEADERS. ALL HEADERS, UNLESS OTHERWISE NOTED, SHALL BE (2) 2" X 6" W/ 1/2" PLYWOOD SPACER, (2" X 6" WALLS). SHALL BE (3) 2" X 6" W/ (2) LAYERS 1/2" PLYWOOD (2" X 6" WALLS) SPACER (GLUED & NAILED) AND LIMITED TO 6'0" CLEAR SPANS.
- LVL BEAM LOCATIONS - MOD. #S (3,37), (23, 24, 40), (332)
LVL CONSTRUCTION - 6"0" L X 1-3/4" X 16' 2.0K, 3100 F2
- ALL INTERIOR PARTITIONS SHALL BE 2" X 4" WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE
- ALL MODULAR COMMON MATING WALLS SHALL BE DOUBLE 2" X 4" WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE
- INSTALL 2" "H-R" SHEATHING INSULATION TO THE LIVING SIDE OF THE EXTERIOR TRUSSES AND COVER "H-R" SHEATHING W/ 5/8" TYPE "X" FIRE CODE GYPSUM BOARD.
- DATA PLATE TO BE LOCATED @ INSIDE OF MAIN PANEL, (P-N), THIRD PARTY (A-N, U.S.) & STATE LABELS TO BE LOCATED ON FLOOR PLAN BY (C) (D)



TYPICAL CROSS SECTION
SCALE: N.T.S.

NOTE: AIR GAPS BETWEEN FLOOR AND CEILING SHALL BE CALKED, GASKETED, WEATHER-STRIPPED, WRAPPED OR OTHERWISE SEALED.

NOTE:
TRUSSES WHICH DO NOT FALL DIRECTLY OVER WALL STUDS SHALL BE STRAPPED TO TOP PLATE W/ (2) 26 GA. X 1 1/2" STRAP AND FASTENED W/ (8) 15 GA. X 1 1/2" STAPLES WITH MIN. 1" PENETRATION PER STRAP END. STRAP WALL STUDS EITHER SIDE OF TRUSS TO DOUBLE TOP PLATE W/ (1) 26 GA. X 1 1/2" STRAP WRAPPED AROUND DOUBLE TOP PLATE AND FASTENED W/ (8) 15 GA. X 1 1/2" STAPLES WITH MIN. 1" PENETRATION



ROOF SHEATHING DETAIL
SCALE: N.T.S.

GENERAL CROSS-SECTION NOTES:

- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
- ALL LAG BOLTS MUST COMPLY WITH ANSISMA 318.2.1. P/B = 40 X 5.1 MIN.
- EXTERIOR WALL STUDS MAY NOT BE NOTCHED OR CUT (DADO), UNLESS STUDS ARE DOUBLED.
- TRUSS BOTTOM CHORDS MUST BE BRACED IN ACCORDANCE WITH SPECIALTY ENGINEERS DESIGN DRAWING.

INTERIOR FINISH MATERIAL:

CEILING: T-GRID ACoustical INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. (PRE-FINISHED)

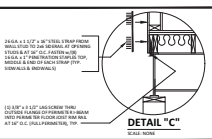
WALL: 5/8" TYPE X VINYL COVERED GYPSUM BOARD - THRU OUT; INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

FLOOR: VINYL BLOCK TILE - THRU OUT; INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

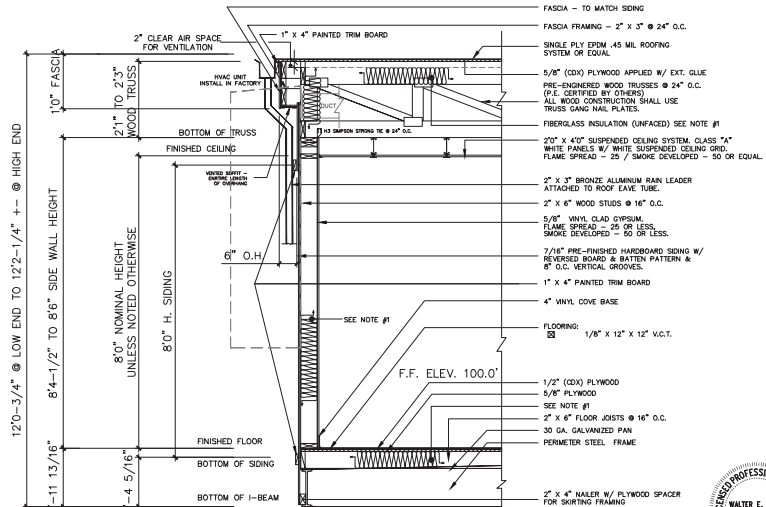
EXTERIOR FINISH MATERIAL:

ROOF: 45 MIL PPM SYNTHETIC MEMBRANE ROOFING INSTALLED OVER MIN. 1/2" DENS-DECK; INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

WALL: 7/16" APA RATED PRE-FINISHED SHEATHING, EXP.-1, EXP.-2, EXT., FASTENED W/ (8) COMMON OR GALV. FASTENERS W/ (8) COMMON OR GALV. BOX NAILS @ 6" O.C. (EDGES) AND 12" O.C. (FIELD)



DETAIL "C"
SCALE: N.T.S.



TYPICAL CROSS SECTION
SCALE: N.T.S.

VALID
WATER E. WOOD
062-06900
December 26, 2019
11:00 AM

VESTA MODULAR 300 SOUTH MAIN STREET SOUTHFIELD, MI 48075 (313) 555-9355			
AMERICAN MODULAR CORP 300 SOUTH MAIN STREET			
BUILDING CROSS SECTION			
DATE:	REVISION NO.:	ISSUE NO.:	DATE:
5-22-2019	1807466	1211-1-15	
DESIGNER:	ENGINEER:	DATE:	
NONE	CRYSTAL LAKE, IL	18-2019-0121	
PREPARED BY:	CHECKED BY:	DATE:	
LLS			
REV	DATE	BY	DESCRIPTION
W.E.W. REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 062-06900 EXPIRES 12/31/2021			PAGE: 8 OF 9 PLAN NO.: OCCUP: E

STATE(S): IL

ORDINANCE NO. 2026-xx

**AN ORDINANCE AMENDING THE ZONING
DESIGNATION WITHIN WASHINGTON CITY, UTAH**

WHEREAS, the Washington City Community Development Department has recommended the following Zone Change be adopted; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on June 17th, 2026, which public hearing was closed, for the purpose of considering the proposed Zone Change and the making of formal recommendation to the City Council; and

WHEREAS, the City Council, pursuant to applicable notice requirement, conducted a public hearing on June 24th, 2026; and

WHEREAS, the City Council has reviewed this information and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

WHEREAS, the City Council of Washington City, Utah, desires to amend the Official Zoning Map of Washington City, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described property is hereby amended by Zone Change request **Z-26-12** amending and adding to the previous Z-16-04 approval, for a new building located at 3585 South Camino Real particularly described in Exhibit A and as shown in Exhibit B as follows:

**Parcel ID and Detailed Legal Description in Exhibit A
Elevations, Architecture, and Design Elements in Exhibit B**

PASSED AND ORDERED POSTED on this 24th day of June 2026.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston Aye Nay

Kim Casperson Aye Nay

Craig Coats Aye Nay

Bret Henderson Aye Nay

Kurt Ivie Aye Nay

Exhibit A

Subdivision: WOOLSEY BLAKE AMD (W) Lot: 1A

Exhibit B



Briefing Document

Description: Fraud Risk Assessment Fiscal Year 2025-2026

Presenter: Brian Brown

Submitted By: Finance Department

Recommendation: Review the Fiscal Year 2025-2026 Fraud Risk Assessment

Background Information:

The Office of the Utah State Auditor developed the Fraud Risk Assessment program to assist local governments in identifying and mitigating risks related to fraud. In accordance with state requirements, the City has completed the Fiscal Year 2025–2026 Fraud Risk Assessment.

The assessment includes a review of key financial processes, operational controls, segregation of duties, and compliance practices designed to reduce risk.

The Finance Department will continue to evaluate internal control procedures and implement improvements, as appropriate, to maintain effective risk management practices and ensure continued compliance with applicable state standards.

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?				
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?				
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".				
4. Are all the people who have access to blank checks different from those who are authorized signers?				
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?				
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?				
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".				
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".				
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".				
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?				
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".				
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".				

* MC = Mitigating Control

RESOLUTION R2026-xx

A RESOLUTION ACKNOWLEDGING RECEIPT AND ACCEPTANCE OF THE WASHINGTON CITY FISCAL YEAR 2025-2026 FRAUD RISK ASSESSMENT AND DIRECTION TO FILE IT WITH THE STATE AUDITOR

WHEREAS, the Washington City Council met in regular session on June 24, 2026, to consider, among other things, to receive and accept the Washington City fiscal year 2025-2026 Fraud Risk Assessment and direction to file it with the State Auditor; and

WHEREAS, the office of the State Auditor and the State of Utah requires local municipalities to complete a Fraud Risk Assessment as outlined by the State Auditor's Office; and

WHEREAS, the Washington City Finance Department has completed an assessment for FY 2025-2026, a copy of which is attached here to; and

WHEREAS, the Council acknowledges receipt of the Assessment and has reviewed the Assessment.

THEREFORE, BE IT RESOLVED that the Council accepts and approves the Assessment.

BE IT FURTHER RESOLVED that the Finance Director, under the direction of the City Manager is directed to submit the assessment to the State Auditor of the State of Utah.

This Resolution shall be effective upon passage.

PASSED AND APPROVED on this 24th day of June 2026.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston Aye Nay

Kim Casperson Aye Nay

Craig Coats Aye Nay

Bret Henderson Aye Nay

Kurt Ivie Aye Nay



Washington City
Feels Like Home

Property Tax Discussion

June 2026

Certified Tax Rate (59-2-924)

A tax rate that will provide the **same ad valorem property tax revenues** for a taxing entity as were budgeted for the prior tax year.

Inverse Relationship of Value and Rate

Values ↑

Result in a

Lower Rate

Values ↓

Result in an

Increased Rate

This rate usually changes every year. Values never stay the same.

Tax Rate Formula

$$\begin{aligned} &\text{Last Year Budgeted Revenue} \\ &\quad \text{Divided by} \\ &\text{Current Year Taxable Property Values} \\ &= \\ &\text{TAX RATE} \end{aligned}$$

2026 Rate: .000760

Historical Rate Context:

2025: .000747 | 2024: .000762 | 2023: .000740 | 2022: .000753 | 2021: .001001

2026 Property Tax Calculation

BASE REVENUE

\$5,329,135

Applied Rate: **.000760**

Total Value: **\$7,012,019,995**

Adjusted for reappraisals, legislative mandates, and court orders.

NEW GROWTH REVENUE

\$383,285

New Growth Value: **\$504,322,950**

Rate Multiplier: (X) **.000760**

+ **Additional funding from city expansion**

Total Property Tax Revenue 2026

\$5,329,135

Coral Canyon Special District: Rate reduction from .001021 to .000137 (\$784,600 to \$114,596).

This represents an 85% reduction in its final year.

What Does My Property Tax Fund?

2025 ESTIMATE: \$550,000 HOME VALUE

55% Taxable Value (\$302,500) • Commercial/2nd Home 100% Taxable

Washington County	\$159.42
School District	\$1,529.14
Water Conservancy	\$124.63
Washington City	\$230.50
Mosquito Abatement	\$6.66
Total Tax	\$2,050.35

* **Note:** Coral Canyon SID - Add \$346.36 to the total above.

Questions?

Rate Neutral Comparison

If the City chose to remain Rate Neutral

- .000762 vs .000747 \$106,395 This Year

(Kept property tax rate the same each year regardless of property values increasing or decreasing)

2024 - 2025 Difference \$550k home = \$8.25 (.69/month)

City Revenue Difference 2021-2025 =

\$2,156,333 per year

Enough to fund 20 public safety positions

RESOLUTION R2026-XX

**A RESOLUTION SETTING THE PROPERTY TAX LEVY FOR
WASHINGTON CITY FOR TAX YEAR 2026**

WHEREAS, Washington City is required to establish the real and personal property tax levy for various municipal purposes, pursuant to § 10-6-133, Utah Code; and

WHEREAS, the City Council of Washington City desires to establish the property tax levy for the tax year 2026.

THEREFORE, it is hereby resolved by the City Council of Washington City, Utah, that:

1. Set Tax Levy. The property tax levy for real and personal property is hereby set at 0.000760 for the Tax Year 2026.
2. Effective Date. This Resolution shall take effect immediately.

PASSED AND APPROVED on this 24th Day of June, 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

RESOLUTION R2026-XX

**A RESOLUTION SETTING THE PROPERTY TAX LEVY FOR
CORAL CANYON SPECIAL SERVICE DISTRICT FOR TAX YEAR 2026**

WHEREAS, Washington City is required to establish the real and personal property tax levy for various municipal purposes, pursuant to § 10-6-133, Utah Code; and

WHEREAS, the City Council of Washington City desires to establish the property tax levy for the tax year 2026.

THEREFORE, it is hereby resolved by the City Council of Washington City, Utah, that:

1. Set Tax Levy. The property tax levy for real and personal property is hereby set at 0.000137 for the Tax Year 2026.
2. Effective Date. This Resolution shall take effect immediately.

PASSED AND APPROVED on this 24th Day of June, 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

Transfer of Property at George Washington and Southern Parkway Interchange Resolution Briefing Document

DESCRIPTION:

The resolution authorizes the Mayor and appropriate City officials to execute the documents necessary to complete the transfer of property interests associated with the interchange project to UDOT.

The transfer will allow UDOT to:

- Assume ownership of the applicable transportation facilities and property interests.
- Operate and maintain the interchange and related infrastructure as part of the state transportation system.
- Administer the property and facilities in accordance with state transportation requirements..

PRESENTED BY:

Paul Mogle

FISCAL IMPACT:

There is no direct fiscal impact associated with approval of this resolution. The resolution authorizes the execution of documents necessary to complete the transfer of property interests already acquired or utilized for the project.

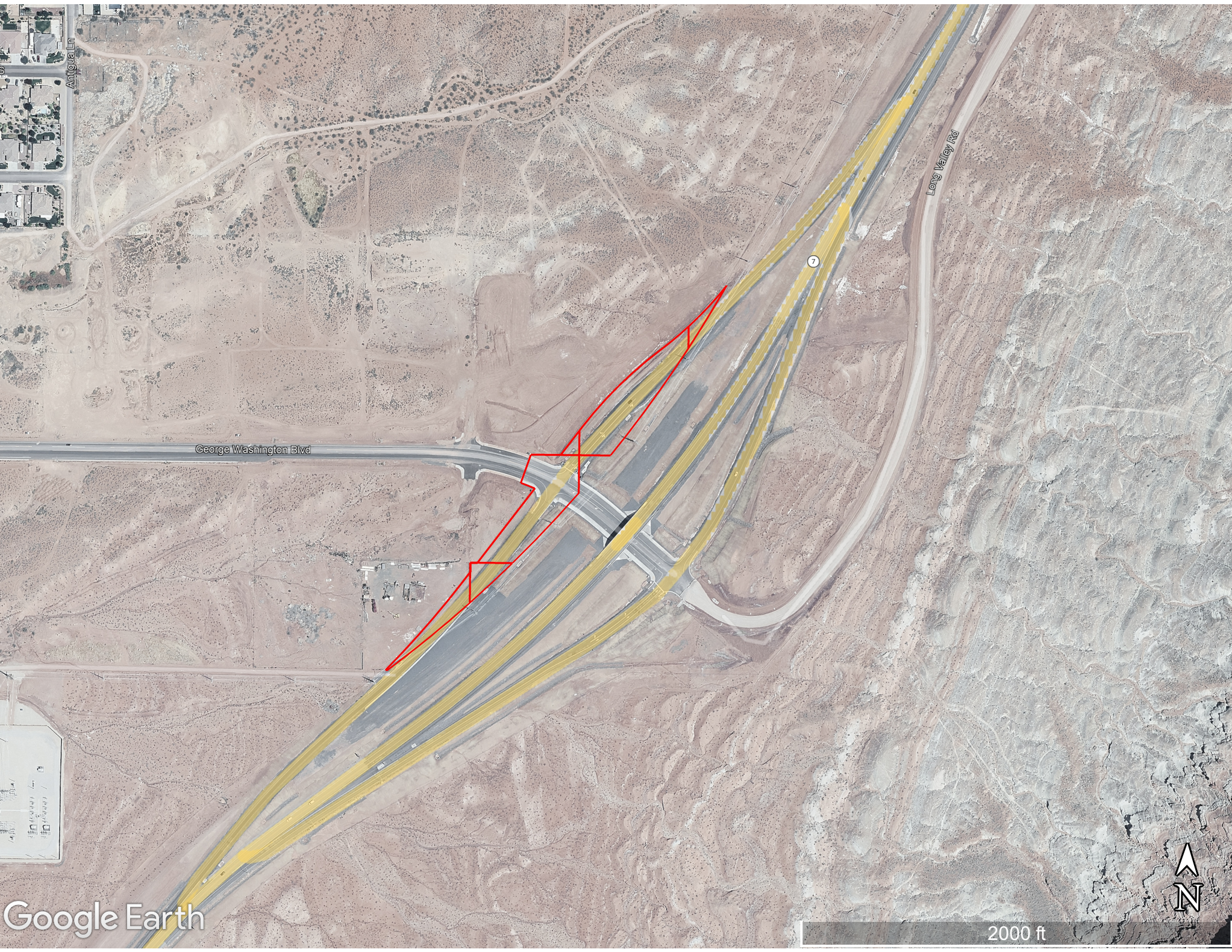
BACKGROUND INFORMATION:

Washington City participated in the planning, acquisition, and construction of the Southern Parkway and George Washington Blvd Interchange Project. The right of way property was funded in part through Cooperative Transportation Funds (COG Funds) and required the acquisition and conveyance of various property interests, rights-of-way, easements, and related parcels.

With construction substantially complete, UDOT has requested that the City transfer certain property interests and related transportation improvements to UDOT. This transfer is consistent with the long-term ownership and maintenance responsibilities associated with state transportation facilities

STAFF RECOMMENDATION:

Staff recommends approval of Resolution authorizing the Mayor to execute the necessary documents to transfer property interests associated with the George Washington Boulevard Interchange Project to UDOT.



Google Earth

2000 ft



RESOLUTION NO. R2026-XX

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE DEEDS, DONATION AGREEMENTS, AND RELATED DOCUMENTS NECESSARY TO TRANSFER PROPERTY INTERESTS ASSOCIATED WITH THE GEORGE WASHINGTON BOULEVARD AND SR-7 INTERCHANGE PROJECT TO THE UTAH DEPARTMENT OF TRANSPORTATION

WHEREAS, Washington City has participated in the planning, acquisition, and construction of the George Washington Boulevard and SR-7 Interchange Project; and

WHEREAS, the George Washington Boulevard and SR-7 Interchange Project was funded, in part, through the Cooperative Transportation Funds (COG Funds) administered through regional transportation partnerships; and

WHEREAS, property interests, rights-of-way, easements, and related parcels were acquired or conveyed to facilitate the construction and completion of the George Washington Boulevard and SR-7 Interchange Project; and

WHEREAS, upon completion of the project, it is necessary and appropriate to transfer certain property interests and related improvements to the Utah Department of Transportation (“UDOT”) for ownership, operation, maintenance, and administration as part of the state transportation system; and

WHEREAS, the City Council finds that the transfer of such property interests serves a public purpose and is in the best interest of Washington City and its residents; and

WHEREAS, UDOT has requested that the City execute deeds, donation agreements, and other documents necessary to complete the transfer of property interests associated with the George Washington Boulevard and SR-7 Interchange Project.

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

Section 1. The Mayor is hereby authorized and directed to execute any deeds, donation agreements, easements, affidavits, certifications, and other documents necessary or desirable to transfer property interests associated with the George Washington Boulevard and SR-7 Interchange Project to the Utah Department of Transportation.

Section 2. The Mayor, City Recorder, and other appropriate City officials are authorized to take such additional actions and execute such supplementary documents

as may be reasonably necessary to carry out the intent of this Resolution and complete the transfer.

Section 3. The City Council finds that the transfer of the property interests is for a public purpose related to the ownership, operation, maintenance, and administration of transportation facilities constructed as part of the George Washington Boulevard Interchange Project.

PASSED AND APPROVED on this 24th Day of June, 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