
Minutes
Regular Meeting
April 8, 2015

Present: Mayor Kenneth Neilson, Councilmen Thad Seegmiller, Kress Staheli, Ronald Truman, Jeff Turek, City Attorney Jeff Starkey, City Recorder Danice Bulloch, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Audience: John Stiedaman, Valerie Smith, Stuart McIvey, Conner McFadden, Brennan Shaw, Curtis Rogers, Brandee Walker, Jamie Young, Robbie Staheli

Excused: Councilman Garth Nisson and City Manager Roger Carter

Invocation: Councilman Seegmiller

Pledge of Allegiance: Brennan Shaw, Troup 1715

1. **APPROVAL OF THE AGENDA**

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

<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**

The Princess Pageant will be Saturday, April 11th at the Pine View High School.

Cotton Day's will be the week of April 25th to May 2nd.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

None

4. **CONSENT AGENDA**

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 3/24/15 and 3/25/15.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for March 2015.

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

<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. SPECIAL EVENT

A. Consideration to approve a Special Event for the bike course of the Ironman 70.3 St. George Triathlon, on May 2, 2015 from 8:00 A.M. to 12:00 P.M. Applicant: David Reid

Chief Keith explained the race will be the same course as previous years. There are no issues, as far as the Police Department is concerned.

City Attorney Starkey asked about the road closures.

Chief Keith stated they would not be completely closing any roads.

Councilman Staheli made a motion to approve a Special Event for the bike course of the Ironman 70.3 St. George Triathlon, on May 2, 2015 from 8:00 A.M. to 12:00 P.M. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<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. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Continuation of Public Hearing to consider amend the City Code, by amending portions of Title 9 Zoning Regulations, Chapter 18 Signs, Section 20 Special Standards for commercial signs on Buena Vista Boulevard, Telegraph Road, Washington Parkway and 300 East. Applicant: Washington City

Community Development Director Drew Ellerman reviewed:

This item was tabled for the second time at the City Council meeting of March 11, 2015. The purpose of the tabling was to allow the two councilmen that were absent, to have the chance to give input on the changes brought forth at the March 11th meeting.

The City is wishing to amend the City Code for the purpose of promoting orderly commercial signage with regards to the special standards section as it relates to Buena Vista Boulevard, Telegraph Road, 300 East and Washington Parkway.

Several months ago, the City Council requested to staff that the regulations in this specific

section of the sign ordinance be looked at and allow for some expansion of the size and height of signs on larger properties on the above listed streets and roads. The following changes are the outcome of that request along with an original proposal from the Planning Commission and two tablings from the City Council:

9-18-20: SPECIAL STANDARDS FOR COMMERCIAL SIGNS ON ~~BUENA VISTA BOULEVARD~~, TELEGRAPH ROAD, WASHINGTON PARKWAY AND 300 EAST:

- A. Scope: Notwithstanding other provisions of this chapter, this section shall take precedence and imposes additional restrictions for signs within commercial and industrial zones on ~~Buena Vista Boulevard~~, Telegraph Road from 300 East to 300 West, Washington ~~Boulevard~~ Parkway from Telegraph Road to Commerce Way, and all along 300 East.

All the other proposals were dismissed, and reverted back to the original regulations that currently exist.

With that said, staff is wishing to have our city code amended to add the above listed changes to the Sign ordinance.

The Planning Commission unanimously recommended approval of the Amendment to the Washington City Code, Title 9, Chapter 18, Section 20, Subsection (A) & (B)(1)(2) and (3) to the City Council, the City Council then modified that recommendation to only change the section title (eliminating Buena Vista Blvd., and subsection (A) as found in the following proposed Ordinance, based on the following findings:

Findings

1. To allow for larger signs on larger commercial properties in the restricted/limited areas of Buena Vista Boulevard, Telegraph Road, 300 East and Washington Parkway.

Councilman Truman stated he agrees with the proposed changes.

Councilman Staheli agreed with the 10' height limit and overall 100 square feet for the signage.

Community Development Director Ellerman reviewed the changes recommended by the Planning Commission. As per what Council is explaining now, there would need to be additional changes for height and overall size.

City Attorney Starkey asked if the Council felt comfortable with the changes.

Council members agreed with the proposed changes.

Community Development Director Ellerman stated he would make the necessary changes to be reflected in the Ordinance.

Jamie Young owner of Brigham's Playhouse, expressed support for changes to the sign ordinance. He appreciates the the support of the Mayor, Council, citizens, and visitors. They

have had many visitors since beginning their business in Washington City. Brigham's Playhouse has received numerous compliments and wonderful reviews, however, the number one complaint would be their business is difficult to find. They feel a better signage would definitely help their situation.

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

<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 an Ordinance amending Washington City Code 9-18-20 Signs.

Councilman Truman made a motion to approve an Ordinance amending Washington City Code 9-18-20 Signs with the refinement to reduce height max to 10' and mass to 100 ft. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<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-15-03, requesting to change the present zone from A-20 (Agriculture) to RA-½ (Residential Agricultural ½ acre lots) the property is located at approximately 300 East 2700 South. Applicant: Ray Cox

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 9.79 acres, located approximately at 300 East 2700 South. The requested change is from the current zoning of Agricultural - 20 acre min. (A-20) to a proposed Residential/Agricultural - ½ acre min. (RA-1/2) zoning designation. The applicant is simply wishing to rezone this parcel for future residential development.

The General Plan Land Use Designation for this location is Low Density Residential (LD). The surrounding zoning to this parcel is A-20 to the north, and RA-1/2 to the west, east, and south.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance. The Planning Commission reviewed this request at their March 18, 2015 meeting.

The Planning Commission unanimously recommended approval of Z-15-03, for the zone change request from Agricultural - 20 acre min. (A-20) to Residential/Agricultural - ½ acre min. (RA-1/2), to the City Council, based on the following findings.

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.

Councilman Truman asked if the roadway running along Pheasant Meadows would continue.

Community Development Director Ellerman stated the roadway has already been dedicated to the City.

Public Works Director Mike Shaw explained the dedication has been done, however, the improvements were deferred. If the deferment were to be called due, all of the current property owners would have to be assessed. Staff is currently working on the best option.

Councilman Truman asked if the previous developer was no longer around.

Public Works Director Shaw confirmed the developer is no longer in business, and the responsibility falls on the property owner. The homeowner should be aware of the deferral. It was recorded and would show on their title report.

No comments from the public.

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 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 adopting zone change request Z-15-03, to change present zone from A-20 to RA-½ zone.

Councilman Truman made a motion to approve an Ordinance adopting zone change request Z-15-03, to change present zone from A-20 to RA-½ zone. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<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>

7. FINAL PLAT

A. Consideration to approve the Final Plat for Westgate Hills Phase 2C, located at approximately 140 N. Cliffside Drive. Applicant: Richard Rogers

Community Development Director Drew Ellerman reviewed:
The applicant is requesting approval of a final plat for the Westgate Hills, Phase 2C subdivision, located at approximately 140 North Cliffside Drive. This particular subdivision

is proposing 10 lots on an area covering 12.26 acres. The specific location of this subdivision is zoned Planned Unit Development (PUD). The Amended Preliminary Plat was approved back on January 14, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat. The Planning Commission reviewed this request at their April 1, 2015 meeting.

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 amended 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.
6. "Common Areas" need to be also be labeled as "Retention Areas", and noted on final plat that the Home Owners Association and/or Property Owners will be responsible for maintenance of these areas.

Councilman Staheli made a motion to approve the Final Plat for Westgate Hills Phase 2C, located at approximately 140 N. Cliffside Drive. Councilman Turek seconded the motion; which passed with the following roll call vote:

<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. PLAT VACATION

A. Consideration to approve the Plat Vacation for Kennsington Subdivision Lot 2, located at approximately 3930 South 400 East. Applicant: Steve Kemp

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a Vacation of the Final Plat of the Kennsington Subdivision, located at approximately 3930 South 400 East. Recently, Parcel 1 of this subdivision was vacated through approval of the Planning Commission and City Council.

The proposed developer of a large portion of the remaining Parcel 2 is wishing to develop a project and needing to have the "Kennington Subdivision vacated to do so.

The Planning Commission unanimously recommended approval of the Vacation of the Kennington Subdivision to the City Council based on the following findings:

Findings

1. The vacated final plat is necessary for the recording of a new project within the city.
2. That the vacated final plat is in conformance of the Subdivision Ordinance as outlined.

Councilman Seegmiller made a motion to approve a Plat Vacation for Kennington Subdivision Lot 2, located at approximately 3930 South 400 East. Councilman Truman seconded the motion; which passed with the following roll call vote:

<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. RESOLUTIONS

A. Consideration to approve a Resolution approving the Municipal Wastewater Planning Program for the State of Utah, Water Quality Board. Mike Shaw, Public Works Director

Public Works Director Mike Shaw reviewed the Municipal Wastewater Planning Program Resolution with Council.

Councilman Turek acknowledged Staff for their great planning. He was recently told Washington City has the best wastewater planning program in the State of Utah.

Councilman Staheli made a motion to approve a Resolution approving the Municipal Wastewater Planning Program for the State of Utah, Water Quality Board. Councilman Turek seconded the motion; which passed with the following roll call vote:

<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>

10. AWARD OF BID

A. Consideration to award a bid for the 2015 Slurry Seal Project. Mike Shaw, Public Works Director

Public Works Director Mike Shaw reviewed the bids for the 2015 Slurry Seal Project. He recommend to the Council they award to the lowest bidder, American Pavement in the amount of \$424,062.92.

Councilman Seegmiller made a motion to award the bid for the 2015 Slurry Seal Project to American Pavement in the amount of \$424,062.92. Councilman Turek seconded the motion; which passed with the following roll call vote:

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

11. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

City Attorney Jeff Starkey updated Council on an agreement with Suntran. It has been sent on to the attorney, but he is not certain of the status. He has spoken with Kevin Lewis with regard to the Ironman agreement. He will get changes back to Council before the April 22nd meeting.

12. CITY MANAGER REPORT

None

13. ADJOURNMENT

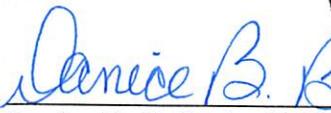
Councilman Turek made a motion to adjourn the meeting. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

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

Meeting adjourned at 6:55 P.M.

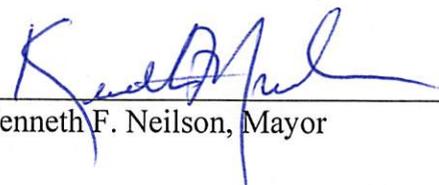
Passed and approved this 13th day of May 2015.

Attest by:


Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor