



Washington City Council

111 North 100 East
Washington City, UT 84780
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Agenda
Regular Meeting
January 13, 2016

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Meeting on Wednesday, January 13, 2016, at 6:00 P.M. in the Council Chambers of the Washington City Offices, located 111 North 100 East, Washington, Utah.

Invocation
Pledge of Allegiance

1. APPROVAL OF THE AGENDA
2. ANNOUNCEMENTS
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 12/9/2015.

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

ALCOHOL LICENSES:

- A. Consideration to approve the renewal of the following Off-Premise Licenses for: Albertson's, First Stop, Harts Gas & Food, Maverick, The Service Station, and Walmart
 - B. Consideration to approve the renewal of the following On-Premise Licenses for: Coral Canyon Grill, Don Pedro's, Royal Thai Cuisine
 - C. Consideration to approve the renewal of the following On-Premise Recreation Licenses for: Green Spring Golf Course and Coral Canyon Golf Course
5. PLANNING COMMISSION APPOINTMENTS

A. Recommendation and consideration to appoint a member to the Planning Commission. Kenneth Neilson, Mayor

B. Consideration to appoint the 2016 Planning Commission Chair. Kenneth Neilson, Mayor

6. PLAT AMENDMENT

A. Consideration to approve a Plat Amendment for the Heritage Fields Subdivision, Phase 3, 2nd Amended and Extended, to extend boundary of the subdivision for Lot 75, located at 1538 S. Heritage Fields Drive. Applicant: Mark and Heather Connon

7. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Public Hearing for consideration to approve Zone Change request Z-15-17 to change present zone from PUD (Planned Unit Development) to R-1-8 (Single Family Residential 8,000 Sq. Ft. Minimum) located in Indian Springs and lots north of Indian Circle. Applicant: Mike Stewart

B. Consideration to approve an Ordinance approving Zone Change Z-15-17 to change present zone from PUD to R-1-8

C. Public Hearing for consideration to approve a General Plan Amendment request G-15-05 to change the Land Use Designation from CCOM (Community Commercial) to MD (Medium Density), located at approximately 4300 S. Washington Fields Road. Applicant: Stephen Simister

D. Consideration to approve an Ordinance approving a General Plan Amendment G-15-05 to change Land Use Designation from CCOM to MD.

8. AGREEMENT

A. Consideration to approve a MOU agreement between The Groves LLC and Washington City for Storm Drain Impact Fee Credits for Stucki Farms. Public Works Director Mike Shaw

9. POWER DEPARTMENT

A. Consideration to approve an Ordinance creating the guidelines for a Power Board. Kelly Carlson, Power Department Director

10. RESOLUTIONS

A. Consideration to approve a Resolution amending the Master Fee Schedule to reflect changes to the Sports-Parks, Land Use, and Golf Course sections. Danice Bulloch, City Recorder

11. ANNUAL COUNCIL BUSINESS

- A. Consideration to approve the 2016 Meeting Schedule for the City Council.
- B. Consideration to approve the 2016 Council Members assignments.
- C. Consideration to elect a 2016 Mayor Pro-Tem.

12. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

13. CITY MANAGER REPORT

14. ADJOURNMENT

POSTED on this 8th day of January 2016

Danice B. Bulloch, CMC

City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Request 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.

Recorder Memorandum

MEETING DATE: *January 29, 2010*

TO: *Mayor & Council Members*

FROM: *Danice Bulloch, City Recorder*

REGARDING: *Alcohol License Renewals*

It is time again for all of our Alcohol License to be renewed. I have been in contact with Chief Keith regarding any issues which would prohibit the renewal of these licenses. There were two citations issued for under age sales. The management has dealt with both. Chief Keith and myself support re-issuing all of the licenses for 2016.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: January 13, 2016

ACTION REQUESTED: Second Amended and Extended Final Plat approval for Heritage Fields, Phase 3 subdivision, located at approximately 1538 So. Heritage Fields Dr.

APPLICANT: Mark and Heather Cannon

OWNER: Same

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a second Amended and Extended Final plat for the Heritage Fields, Phase 3 subdivision, located at approximately 1538 South Heritage Fields Drive. This particular second amendment request is solely focused on lot 75 in the platted area of the subdivision, The owners (the Cannon's) are wishing to add more square footage to their lot from the adjoining property owner to the west, that is not within the subdivision boundary area. Thus the request to extend the boundary through the amended plat process is being sought.

Staff has reviewed the proposed second amended (and extended) final plat and finds it conforms to the zoning at this particular location (PUD), the subdivision is also in conformance to the Subdivision Ordinance of the City. Staff is recommending that the second amendment (and extension) be recommended for approval.

The Planning Commission reviewed this request at their December 2, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Second Amended and Extended Final Plat for Heritage Fields, Phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

GENERAL NOTES:

1. A 10 FOOT PUBLIC UTILITIES EASEMENT (P.U.E.) IS LOCATED ALONG ALL FRONT LOT LINES AND 7.5 FOOT ALONG ALL REAR AND SIDE LOT LINES, IS RESERVED FOR PUBLIC UTILITIES AND SIDE DRAINAGE, UNLESS NOTED OTHERWISE.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH WASHINGTON CITY ZONING ORDINANCE.
3. WASHINGTON CITY IS EXPRESSLY GRANTED THE AUTHORITY TO REQUIRE ASSESSMENTS AGAINST THE HOMEOWNERS ASSOCIATION IF APPLICABLE.
4. LOTS 75-81 MUST MEET THE MINIMUM FINISH FLOOR ELEVATIONS NOTED ON THE TABLE ON THIS PLAT.
PROVIDE B.M. IS THE N.E. COR. OF SEC. 26 EL=2874.88
SITE B.M. IS THE R/A MONUMENT AT 1470 S. & CARMA STREET EL=2614.36
5. NO ALTERATIONS OR IMPROVEMENTS INCLUDING BANK STABILIZATION SHALL OCCUR WITHIN THE 100 YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING THE REQUIRED PERMITS FROM THE CITY AND THE US ARMY CORPS OF ENGINEERS.
6. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE IRRIGATION DITCH BEHIND LOTS 71-74.
7. NO DRIVEWAY ACCESS PERMITTED WITHIN 50 FEET OF CORNER CURVE RETURN AS NOTED ON THIS PLAT. (FOR CORNER LOTS)
8. 1470 SOUTH, 1575 SOUTH AND 300 EAST RIGHT OF WAYS ARE UTILITY EASEMENTS SUBJECT TO WATER, SEWER, AND PIPELINE EASEMENTS TO THE CITY OF ST. GEORGE, WASHINGTON CITY AND THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT AS SET FORTH IN SEPARATE RIGHT OF WAY EASEMENTS OF RECORD.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, MARK CANNON AND HEATHER CANNON, WHOM DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-10(6)

TRUSTEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, RUSSELL A. NELSON & JOAN NELSON WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE TRUSTEES OF THE NELSON FAMILY TRUST, AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID TRUST BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE NELSON FAMILY TRUST, AND THEY DID SO DULY ACKNOWLEDGE TO ME THAT THEY SIGNED SAID EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-10(6)

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE NUMBER 636243), AS PRESORIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERSEDED A RECOVERY OF THE ORIGINAL PLAT OF SAID SUBDIVISION AND AS WAS DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:
HERITAGE FIELDS SUBDIVISION, PHASE 3 AMENDED
AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH CORNER OF SECTION 26 AS ESTABLISHED ON THE ORIGINAL PLAT OF HERITAGE FIELDS SUBDIVISION, PHASE 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND RUNNING N 02'00" E 422.00' E ALONG THE N 1/4 SECTION 26 AS ESTABLISHED ON THE ORIGINAL PLAT OF HERITAGE FIELDS SUBDIVISION, PHASE 3, 304.78 FEET; THENCE S 89°57'48" E 58.63 FEET ALONG A LINE WHICH IS 25.00 FEET EQUIDISTANT AND PARALLEL TO THE SOUTH LINE OF LOT 2 OF "SMITHSON'S ENTRY" ACCORDING TO THE ORIGINAL RECORDED PLAT THEREOF TO THE NORTHWEST CORNER OF HERITAGE FIELDS SUBDIVISION, PHASE 3; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION FOR FIVE (5) COURSES AS FOLLOWS: S 36°00' E 879.26 FEET; S 54°00' E 125.00 FEET; S 36°00' W 75.38 FEET; N 89°57'48" W 46.33 FEET; AND S 17°24' W 151.33 FEET TO THE SOUTHWEST CORNER OF SAID HERITAGE FIELDS SUBDIVISION, PHASE 2; THENCE S 89°57'48" E ALONG THE SOUTH LINE OF SAID SUBDIVISION 247.92 FEET; THENCE S 91°54' W 89.02 FEET; THENCE S 23°56'24" W 198.45 FEET; THENCE N 82°32'30" W 283.97 FEET TO THE S 1/4 SECTION LINE OF SAID SECTION 26 AS ESTABLISHED ON THE ORIGINAL PLAT OF HERITAGE FIELDS SUBDIVISION, PHASE 3; THENCE N 03°22' E ALONG SAID SECTION LINE 870.12 FEET TO A POINT ON A 175.00 FOOT NON-TANGENT RADIAL CURVE TO THE RIGHT WHICH RADIUS BEARS S 58°29'28" E, THENCE 47.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°23'15"; THENCE N 29°17'51" W 175.51 FEET; THENCE N 49°47'51" E 75.30 FEET; THENCE S 64°00'00" E 20.00 FEET TO A POINT ON SAID SECTION LINE; THENCE N 03°22' E ALONG SAID SECTION LINE 179.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 588,464 SQ. FT. OR 13,510 ACRES

MORTGAGEE'S CONSENT TO RECORD

MERS, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

MORTGAGOR'S ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF MERS, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID MERS, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH MERS EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

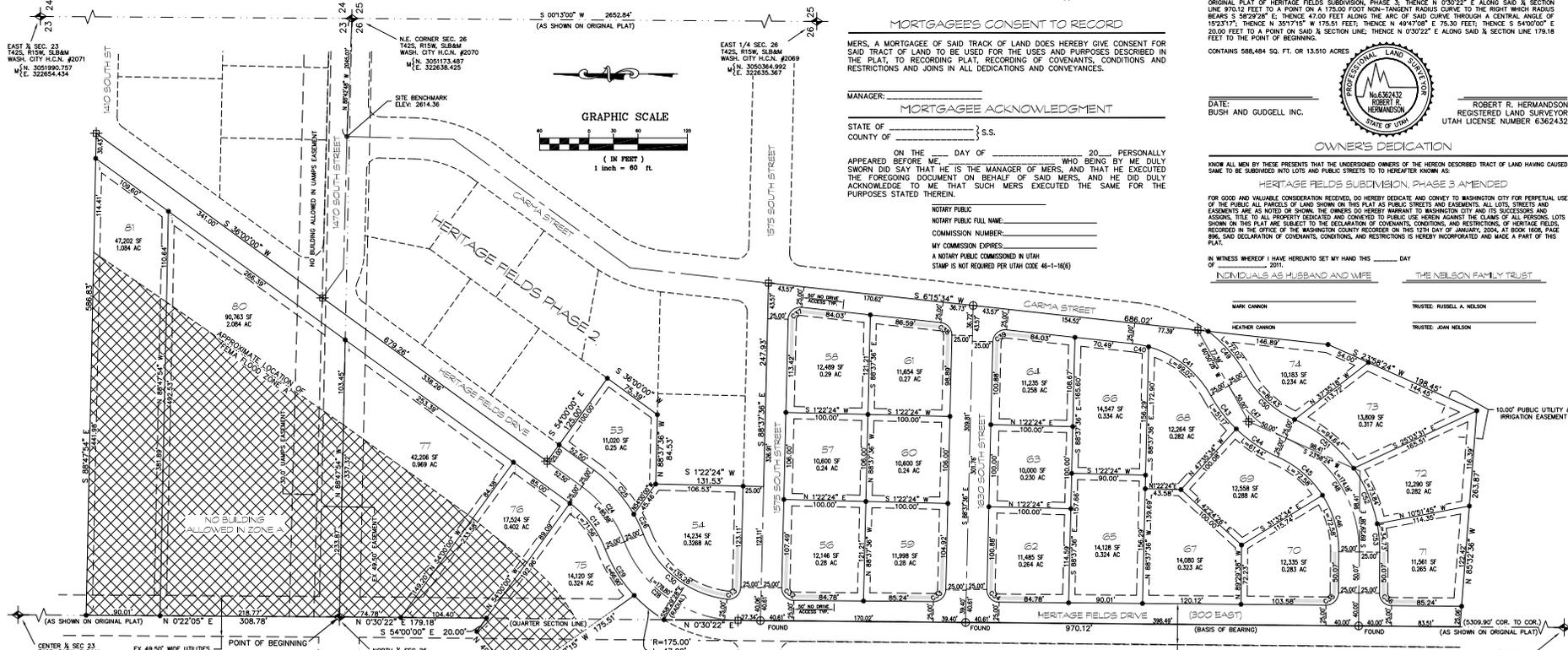
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-10(6)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREINAFTER KNOWN AS:
HERITAGE FIELDS SUBDIVISION, PHASE 3 AMENDED
FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN, THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS, LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HERITAGE FIELDS SUBDIVISION, PHASE 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH, AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 17TH DAY OF JANUARY, 2004, AT BOOK 1806 PAGE 846, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

INDIVIDUALS AS HUSBAND AND WIFE: _____
THE NELSON FAMILY TRUST: _____



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C12	71.58	125.00	32°47'57"	36.79
C13	24.98	15.00	92°52'17"	16.49
C14	20.21	15.00	94°24'57"	16.53
C15	85.88	150.00	32°48'07"	44.15
C16	73.03	175.00	23°34'35"	37.05
C18	27.18	175.00	92°33'07"	13.61
C19	178.80	150.00	68°17'45"	101.74
C20	66.90	175.00	21°54'07"	33.86
C21	135.28	125.00	62°02'26"	78.13
C21	24.53	15.00	92°54'39"	16.00
C22	23.79	15.00	92°52'02"	13.23
C23	23.33	15.00	90°07'58"	14.70
C24	23.79	15.00	92°52'02"	13.23
C25	23.50	15.00	90°00'00"	13.00
C26	23.66	15.00	90°00'00"	13.00
C27	24.84	15.00	94°53'07"	16.34

FINISH FLOOR ELEVATIONS

LOT	FLOOR ELEV.	MIN. FT. ELEV.
53	2811.33	2812.23
54	2811.33	2812.23
55	2811.33	2812.23
56	2811.33	2812.23
57	2811.33	2812.23
58	2811.33	2812.23
59	2811.33	2812.23
60	2811.33	2812.23
61	2811.33	2812.23
62	2811.33	2812.23
63	2811.33	2812.23
64	2811.33	2812.23
65	2811.33	2812.23
66	2811.33	2812.23
67	2811.33	2812.23
68	2811.33	2812.23
69	2811.33	2812.23
70	2811.33	2812.23
71	2811.33	2812.23
72	2811.33	2812.23
73	2811.33	2812.23
74	2811.33	2812.23
75	2811.33	2812.23
76	2811.33	2812.23
77	2811.33	2812.23
78	2811.33	2812.23
79	2811.33	2812.23
80	2811.33	2812.23
81	2811.33	2812.23

AMENDMENT NARRATIVE

THE PURPOSE OF THIS AMENDMENT IS TO EXTEND LOT 75 BY ADDING A PORTION OF PARCEL NUMBER W-2-28-1011 TO SAID LOT 75 AND TO AMEND THE OVERALL BOUNDARY OF THE HERITAGE ESTATES SUBDIVISION, PHASE 3 AMENDED AND ALSO TO VACATE THE ASSOCIATED EASEMENT AND TO ADJUST EASEMENTS AS SHOWN ON LOT 75 OF THIS PLAT. THIS PLAT MAKES NO REPRESENTATION AS TO THE ACCURACY OR VALIDITY OF THE ORIGINAL PLAT BOUNDARY. THE STREET MONUMENT SET ALONG HERITAGE FIELDS DRIVE AND CALLED ALONG THE QUARTER SECTION LINE OF SAID SECTION 26 WERE HELD AND USED FOR THE BASIS OF BEARING FOR THIS PLAT.

THE FLOORPLAN ELEVATIONS ARE PER THE ORIGINAL PLAT PREPARED BY BROWN CONSULTING. THIS AMENDMENT DOES NOT UPDATE OR ANALYZE THE FLOORPLAN FLOOR ELEVATION OR MINIMUM FLOOR ELEVATIONS. BEFORE STRUCTURES ARE BUILT OWNER MUST CONSULT A PROFESSIONAL ENGINEER TO OBTAIN RECOMMENDED FINAL FLOOR ELEVATION.

PUBLIC WORKS APPROVAL WASHINGTON CITY PUBLIC WORKS	APPROVAL OF PLANNING COMMISSION WASHINGTON CITY PLANNING COMMISSION CHAIRMAN	ENGINEER'S APPROVAL WASHINGTON CITY ENGINEER	APPROVAL AS TO FORM WASHINGTON CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY WASHINGTON CITY MAYOR
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BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 S. George, Utah 84701
Phone: 435.633.9100
www.bushandgudgell.com

HERITAGE FIELDS SUBDIVISION, PHASE 3 SECOND AMENDED & EXTENDED

SECTIONS 23 & 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLEBAM

SHEET 1 OF 1 SHEETS
FILE: 14-1114

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: January 13, 2016

ACTION REQUESTED: Z-15-17 - A request to rezone approximately 19.268 acres located at Indian Springs Subdivision and several lots on the north end of Indian Circle, from the current Planned Unit Development (PUD) zoning designation to a proposed Single-Family Residential 8,000 Sq. Ft. Min. (R-1-8) zoning designation.

APPLICANT: Mike Stewart

OWNER: Various owners

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to change the zoning of approximately 19.268 acres, including the Indian Springs Subdivision and several lots at the north end of Indian Circle which abut the subdivision. The requested change is from the current zoning of Planned Unit Development (PUD) to a proposed Single-Family Residential - 8,000 sq. ft. min. (R-1-8) zoning designation. The (R-1-8) request is at the request of Washington City, and the wish of the applicant to develop the land on the north end of Indian Circle.

The roughly 1.925 acres (the area driving this zone change request), along with other acreage, was set aside in the original PUD approval for open space as required by the Zoning Regulations. Some time after the zoning approval, the entire project went into foreclosure before any development occurred. The original project included, what is now three different subdivisions known as Indian Springs, River Shadow Estates and Mesa Shadow. During the foreclosure process, the land was purchased by three separate developers and the original PUD was never followed. The open space and park areas were never built as required as part of the PUD plan. These areas are just vacant land not being utilized.

This proposal is necessary to re-label these acreages to land designated for residential uses, and eliminate the non-functioning PUD designation. Nothing will be changed for the properties

within the Indian Springs Subdivision with the removal of the PUD zoning designation and moving them into the standard zoning designation of R-1-8. Just for informational purposes only, the R-1-8 designation is being given, due to the fact that the super majority of the lots within Indian Springs are 8,000 square feet or greater.

Staff has reviewed the requested zone change and finds it conforms to the Zoning Regulations. The Planning Commission reviewed this request at their November 18, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-15-17, for the zone change request from Planned Unit Development (PUD), to the proposed Single-Family Residential - 8,000 sq. ft. min. (R-1-8), to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the General Plan and the Zoning Regulations of Washington City.

~~Commissioner Papa motioned to recommend approval to City Council with the findings and conditions of staff with added Condition #14 that the Rialto Blvd be built to full width for construction proposed per staff.~~

~~Commissioner Henrie seconded the motion.~~

~~Motion passed unanimously.~~

6. ZONE CHANGE

- A. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-15-17 for Indians Springs and lots north of Indian Circle to change from PUD (Planned Unit Development) to R-1-8 (Single Family Residential minimum 8,000 sq ft lots). Applicant: Mike Stewart

Background

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 19.268 acres, located at Indian Springs Subdivision and several lots at the north end of Indian Circle. The requested change is from the current zoning of Planned Unit Development (PUD) to a proposed Single-Family Residential - 8,000 sq. ft. min. (R-1-8) zoning designation. The (R-1-8) request is at the request of Washington City, and the wish of the applicant to develop the land on the north end of Indian Circle.

The roughly 1.925 acres (the area driving this zone change request), along with other acreage, was set aside in the original PUD approval for open space as required by the Zoning Regulations.

Some time after the zoning approval, the entire project went into foreclosure before any development occurred. The original project included, what is now three different subdivisions known as Indian Springs, River Shadow Estates and Mesa Shadow. During the foreclosure process, the land was purchased by three developers and the original PUD was never followed.

The open space and park areas were never built as to the PUD plan. These areas are just vacant land not being utilized.

This proposal is necessary to re-label these acreages to land designated for residential uses, and eliminate the non-functioning PUD designation. Nothing will be changed for the properties within the Indian Springs Subdivision with the removal of the PUD zoning and moving them into the standard zoning designation of R-1-8. Just for informational purposes only, the R-1-8 designation is being given due to the fact that the super majority of the lots within Indian Springs are 8,000 square feet or greater.

Staff has reviewed the requested zone change and finds it conforms to the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-15-17, for the zone change request from Planned Unit Development (PUD), to the proposed Single-Family Residential - 8,000 sq. ft. min. (R-1-8), to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the Zoning Regulations.

Commissioner Papa asked if the intent is to create four lots.

Mr. Ellerman stated yes even though this is a zone change the layout is just so they can see what they are planning to do.

Commissioner Henrie asked why the 2 lots are not involved.

Mr. Ellerman stated Larry Adams owned the lots and he built homes then sold them. It was not apart of the Indian Springs subdivision.

Commissioner Smith asked if there are any concerns with the CC&Rs and HOA.

Mr. Ellerman stated that will be addressed when the plan comes in for approval.

Mike Stewart stated that presently he doesn't know if there are going to be 4 or 5 lots.

Commissioner Smith opened the public hearing.

Paul Baird stated he lives in Indian Springs and asked about the sliver parcel and why they don't do Mesa Shadows.

Mr. Ellerman answered when someone comes in wanting to do something in Mesa Shadow they will change the zone at that time.

Commissioner Shepherd asked for clarification of the boundaries.

Mr. Ellerman showed on the overhead what the boundaries would be. He stated the northern portion is added to the Indian Springs zoning but does not include it into the subdivision.

Commissioner Papa motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Shepherd motioned to recommend approval to City Council with the recommendation and findings of staff.

Commissioner Papa seconded the motion.

Motion passed unanimously.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: January 13, 2016

ACTION REQUESTED: G-15-05, A request to amend the General Plan Land Use Map in the area located at approximately 4300 South Washington Fields Road, from the current Community Commercial (CCOM) to the new proposed Medium Density Residential (MD) General Plan Land Use designation.

APPLICANT: Stephen Simister

OWNER: Same

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Approval

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 4300 South Washington Fields Road. The requested area covers 2.00 acres. The current Land Use designation is Community Commercial (CCOM). The applicant is seeking to have the Land Use designation changed to the Medium Density Residential (MD) designation as outlined in the General Plan.

The request to amend this parcel is due to a change in possible future development. The owner feels that all the frontage along Washington Fields Road will not be needed for commercial use, and now wishes to put these two (2) acres back into residentially designated property. The current surrounding General Plan Land Use designations are Medium Density Residential to the east, Community Commercial to the north, Very Low Density Residential to the west, and Park to the south.

The Planning Commission reviewed this request at their December 2, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of G-15-05 to amend the General Plan Land Use Map as outlined above, to the City Council.

Mr. Ellerman stated it is in an industrial park.

Commissioner Hardman stated he was surprised that it came as a conditional use permit in a permitted use per the zone.

Mr. Ellerman stated he felt that it is important to have a public hearing so neighbors can be aware of the change in setbacks. He stated it is pretty standard to do a conditional use permit.

Commissioner Shepherd asked if this affects a building next to this.

Mr. Ellerman stated it would not.

Commissioner Papa asked if the request is for one property line or 3 property lines.

Mr. Ellerman stated just the one to the south. He stated he will make sure that a copy of the request would be attached to the approval paperwork for the conditional use permit.

Commissioner Hardman asked for clarification on the overhead exhibit.

Mr. Ellerman reviewed the exhibits.

Doug Dennett stated there is a retaining wall about 3-4 in height. He stated they just want to utilize the parking. The building is for storing boats and items they want to keep in storage.

Commissioner Shepherd opened the public hearing.

No response.

Commissioner Papa motioned to close the public hearing.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

Commissioner Hardman motioned to approve the conditional use permit with the recommendation, findings and conditions of staff.

Commissioner Papa seconded the motion.

Motion passed unanimously.

7. GENERAL PLAN AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment request G-15-05 to change from CCOM Community Commercial to MD Medium Density located approximately 4300 South Washington Fields Road. Applicant: Stephen Simister

Background

Drew Ellerman stated the applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 4300 South Washington Fields Road. The requested area covers 2.00 acres. The current Land Use designation is Community Commercial (CCOM). The applicant is seeking to have the Land Use designation changed to the Medium Density Residential (MD) designation as outlined in the General Plan.

The request to amend this parcel is due to a change in possible future development. A short while back the owner thought the best use for this parcel that borders Washington Fields Road would be commercial development. But since that time, feels that all the frontage will not be needed for commercial use, and now wishes to put these two (2) acres back into residentially designated property. The current surrounding General Plan Land Use designations are Medium Density Residential to the east, Community Commercial to the north, Very Low Density Residential to the west, and Park to the south.

Recommendation

Staff recommends that the Planning Commission recommend approval of G-15-05 to amend the General Plan Land Use Map as outlined above, to the City Council.

Commissioner Shepherd asked Mr. Ellerman to show the General Plan Use Map.

Mr. Ellerman displayed the map and explained the General Plan Use and the surrounding property and projects.

Commissioner Shepherd asked if this is the only commercial on this side of the road.

Mr. Ellerman stated yes. He stated there is a school coming in the area.

Commissioner Papa asked about the commercial and an intersection in the area.

Mr. Ellerman stated they are going to come in with their zone change very soon. They were in the staff developers meeting this morning.

Commissioner Shepherd opened the public hearing.

No response.

Commissioner Hardman motioned to close the public hearing.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Commissioner Shepherd asked if the zoning will be the same as the adjacent project.

Mr. Ellerman stated yes.

Commissioner Martinsen motioned to recommend approval to City Council with the recommendation of staff.

Commissioner Papa seconded the motion.

Motion passed unanimously.

8. DISCUSSION ITEMS

A. Discussion of general information and future Planning Commission training.

Mr. Ellerman stated that there is a Planning Commission and City Council members training in St George on December 10, 2015 at 3:00 PM on public hearings and meetings. He announced that there would not be a meeting on December 16th.

Commissioner Papa motioned to adjourn the Planning Commission Meeting.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Meeting adjourned 6:55 PM

Washington City

Signed by:

Laurie Shepherd, Pro Tem
Laurie Shepherd, Pro Tem

Attested to:

Kathy Spring
Kathy Spring, Zoning Technician

**MEMORANDUM OF UNDERSTANDING BETWEEN
THE GROVES, LLC AND
WASHINGTON CITY, UTAH**

**REGARDING:
STORM DRAIN IMPACT FEE CREDITS FOR STUCKI FARMS**

I. AUTHORITY

Washington City has adopted impact fees for the Storm Water Improvements as identified in its Capital Facilities Plans approved and dated to be effective as of the 22nd day of October, 2014.

Groves, LLC is the property owner and has the rights to enter into this agreement. The property is further described in the Legal Description contained in "Exhibit A" of this agreement and made part thereof by this reference. The Stucki Farms community is a master-planned PCD, which contains improvements identified in the Washington City Capital Facilities Plans. Stucki Farms 'Master Drainage Plan' dated 22nd day of August, 2013 depicts an overall development discharge not exceeding 11.79 cfs for the 10yr/24hr event and 38.97 cfs for the 100yr/24hr event, this discharge included all upstream adjacent areas.

II. PURPOSE

The Washington City Capital Facilities Plan has identified the improvements required to complete the overall City Storm Water Master Plan. The Capital Facilities Improvements related to the property described in Exhibit A consist of storm drain piping improvements and detention basins as described in the Capital Facilities Plan as Projects ARP-01, ARP-02, and ARP-03. The total available credits for these projects shall be as defined below and do not include any land acquisition costs. It is anticipated that any property associated for these detention facilities will be in open space for the Stucki Farms development and not owned or maintained by the City. Land acquisition costs, if desired by the Developer and agreeable to the City, will be renegotiated at a later date.

ARP-01: This project, as it relates to the Stucki Farms Development, includes the trunk-line and collection system facilities along Washington Fields Road from the northern boundary of Stucki Farms south 6,140 feet to the future intersection proposed between Villages 6 and 7.

Potential credit = \$477,268.00 (477,268 / 6,140 = \$77.73 lf)

ARP-02: This project includes construction of detention facilities including all facilities for inlet/outlet structures, lining, fencing, access roadway, lining, spillway, and any other improvements necessary for a fully functioning facility. The facility will need to accommodate at least 18.9 acre-feet of storm water. The facility must reduce the flow of storm water from the area to facilitate the overall discharge from Stucki Farms and upstream adjacent areas to not exceed the previously approved discharge rates of 11.79 cfs for the 10yr/24hr event and 38.97 cfs for the 100yr/24hr event.
Potential credit = \$575,059.00

ARP-03: This project includes construction of detention facilities including all facilities for inlet/outlet structures, lining, fencing, access roadway, lining, spillway, and any other improvements necessary for a fully functioning facility. The facility will need to accommodate at least 4.9 acre-feet of storm water. The facility must reduce the flow of storm water from the area to facilitate the overall discharge from Stucki Farms and upstream adjacent areas to not exceed the previously approved discharge rates of 11.79 cfs for the 10yr/24hr event and 38.97 cfs for the 100yr/24hr event.
Potential credit = \$417,304.00

III. GENERAL PROVISIONS

The Storm Water flows, which facilitate the need for the Capital Improvements, do not affect the entire property as described in Exhibit A. - Village 11 and contiguous open space on the west face of the hillside are not part of the Stucki Farms drainage basin and have been excluded from any potential storm drain credits as part of this MOU. This area totals 34.9 acres and includes all property from the prominent ridgeline west. The right-of-way for Washington Fields Road as it exists today is also specifically excluded from this MOU. This area total 13.73 acres and contains the area previously dedicated to Washington City in 2011.

In order to account for and to apply the credit fairly, it is agreed that the Impact Fee Credit be applied only upon completion of the improvements for which the credit is requested.

Below is a summary of improvements installed and impact fees collected within Stucki Farms. This summary includes all potential credits.

1,626 feet of the facilities defined in ARP-01 have been installed which would equate to a credit of \$126,388.98. ($77.73 \times 1,626 = 126,388.98$)

The Meadows at Stucki Farms has previously paid impact fees on Phase 4 and Phase 5 totaling \$29,733.86. The Homesteads Phase 1 has previously paid impact fees totaling \$57,386.60.

Storm water impacts fees have been collected at the building permit stage from homes constructed within Phase 1, Phase 2, and Phase 3 of the Meadows at Stucki Farms totaling \$34,392.72.

Total: \$217,274.73 (126,388.98 + 57,386.60 + 34,392.72 = \$218,168.30)

Below is a summary of impact fees that should have been collected for each phase of the development as it has occurred based upon this MOU and the current impact fees for which the credits would apply.

Meadows Phase 1: \$34,284.87 (7.29 acres @ \$4,703.00 per acre)

Meadows Phase 2: \$29,017.51 (6.17 acres @ \$4,703.00 per acre)

Meadows Phase 3: \$36,805.68 (7.826 acres @ \$4,703.00 per acre)

Meadows Phase 4: \$21,624.39 (4.598 acres @ \$4,703.00 per acre)

Meadows Phase 5: \$8,578.27 (1.824 acres @ \$4,703.00 per acre)

Homesteads Phase 1: \$57,386.00 (12.202 acres @ \$4,703.00 per acre)

Total: \$187,696.72

To summarize the information listed above, the Stucki Farms development has a credit of \$30,471.58 (218,168.30 - 187,696.72 = \$30,471.58)

- It should be noted that there are 2 remnant open space parcels within the area that have yet to be platted, these areas must be platted. These areas are listed as parcel numbers W-5-3-1-336 with an area of 4.02 acres and W-5-3-1-334 with an area of 5.16 acres. The impact fees associated for these areas will be approximately \$18,906.06 and \$24,267.48 respectively.
- Total: \$43,173.54 (18,906.06 + 24,267.48 = \$43,173.54)
- It should also be noted that there remains to be built, 1 home within the Meadows Phase 1, which will be charged \$1,558.43, when it is built on. There remains to be built, 1 home within the Meadows Phase 2, which will be charged \$1,318.98, when it is built on. There remains to be built, 4 homes within the Meadows Phase 3, which will be charged \$1,533.57 per lot, when they are built on. These fees will be calculated as-per the current Impact Fee at \$4,703.00 per platted acre.
Total: \$9,041.69 (1,588.43 + 1,318.98 + (4 X 1,533.57) = \$9,041.69)

Therefore, upon building permits being issued for the remaining lots within the Meadows, there will be a total credit of: \$39,513.27 (30,471.58 + 9,041.69 = \$39,513.27)

This credit will be granted upon submittal of the final plat for the aforementioned remnant parcels. Based upon County GIS data the parcels W-5-3-1-336 and W-5-5-334 would be charged a combined impact fee of \$3,660.27. (43,173.54 - 39,523.27 = \$3,660.27) This amount is likely to change based upon more accurate acreage calculations that will be available upon creation of the actual plat for these parcels.

As future phases of Stucki Farms are developed, impact fee credits will be given for project ARP-01 when development occurs directly adjacent to Washington Fields Road. These credits will be as agreed upon prior to preliminary plat approval and will be based solely on the centerline length of Washington Fields Road adjacent to the phase at the previously calculated \$77.73 per lineal foot. These credits will be specifically noted in findings of staff when placed on the agenda for approval. It is the Developer's obligation to request these credits prior to submitting said preliminary plat for approval.

Any requested credits for projects ARP-02 or ARP-03 must be done prior to submittal of the preliminary plat for the phase in which the credit is to be requested. The credit will be granted with the understanding that the previously stated purpose of the project will be fully met with the completion of the phase.

It is understood by both parties that credits will not be requested or granted except as previously defined. If credits exceed what would normally be paid for a particular plat the credit will be applied toward future plats until the credit is fully used. In all cases where credits do not currently exist for improvement already completed within Stucki Farms full impact fees will be assessed at the time final plat is submitted.

The parties shall comply with the Terms and Conditions of the Storm Water Improvement requirements as identified in the Capital Facilities Plan as described above and in accordance with the Development Agreement between parties.

IV. TERMINATION

1. This MOU will terminate with the recording and payment of all fees required in conjunction with the last final plat for the projects contained within this agreement.

V. AMENDMENT OF THE AGREEMENT

This agreement may be amended by mutual consent of all parties and by the signing of an addendum document to this agreement. Changes to this MOU that are non-substantive, typographical or grammatical errors may be made by any party without prior written notification.

VI. EXECUTION

IN WITNESS WHEREOF, The parties have caused this agreement to be executed this ____ day of _____, 2016

This MOU will be effective as of the last date signed below:

GROVES, LLC

By: _____

Print Name: Karl Larson

Title: Managing Member

STATE OF UTAH)
 ss.
WASHINGTON COUNTY)

On the ____ day of _____, 20____, personally appeared before me Karl Larson, to me known to be the individual described in and who executed the document annexed hereto and who executed same in my presence or acknowledged said signature as a true and free act and deed, before me.

Notary Public

WASHINGTON CITY, UTAH

DATED this 13th day of January, 2016.

WASHINGTON CITY

Kenneth F. Neilson, Mayor

ATTEST:

Danice B. Bulloch, City Recorder

EXHIBIT A

Storm Water Impact Fee Credit Parcel

Legal Description

Overall Legal Description:

BEGINNING AT A POINT N 88°55'44" W 150.00 FEET ALONG THE SOUTH SECTION LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN FROM THE SOUTH 1/4 CORNER OF SAID SECTION 12, AND RUNNING THENCE N 88°55'44" W 2140.64 FEET ALONG SAID LINE TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20080032278, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) N 24°13'18" E 394.81 FEET; (2) THENCE N 65°46'35" W 3400.00 FEET; (3) THENCE S 24°13'25" W 55.29 FEET TO A POINT ON THE CENTER SECTION LINE OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 0°56'01" E 3722.52 FEET ALONG SAID LINE TO THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE S 88°55'08" E 2658.67 FEET ALONG SAID LINE TO A POINT ON THE WEST SECTION LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 1°03'08" E 1698.18 FEET ALONG SAID LINE; THENCE S 88°49'55" E 462.99 FEET, A PORTION OF BEING THE NORTH BOUNDARY LINE OF THE MEADOWS AT STUCKI FARMS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES, (1) S 2°26'32" W 43.01 FEET; (2) THENCE S 88°36'49" E 50.64 FEET; (3) THENCE N 2°19'47" E 43.20 FEET; (4) THENCE S 88°49'55" E 807.76 FEET ALONG SAID BOUNDARY AND THE NORTH BOUNDARY LINE OF THE MEADOWS AT STUCKI FARMS PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE S 1°05'33" W 1784.67 FEET ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION, ALSO BEING ALONG THE EAST BOUNDARY LINE OF MEADOWS AT STUCKI FARMS PHASES 3, 4 & 5 SUBDIVISIONS, ALL RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, TO THE WEST 1/16TH CORNER OF SAID SECTION 1; THENCE S 88°50'54" E 933.54 FEET ALONG THE SOUTH SECTION LINE OF SAID SECTION 1 TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTHERN PARKWAY ALSO KNOWN AS PROJECT S-LC53(45), AND RUNNING THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES, (1) S 1°00'52" W 460.26 FEET TO A POINT ON A 4100.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG THE ARC OF SAID CURVE 410.02 FEET THROUGH A CENTRAL ANGLE OF 5°43'47"; (3) THENCE S 4°42'56" E 751.86 FEET; (4) THENCE S 3°15'15" W 504.88 FEET; (5) THENCE S 1°26'42" E 350.57 FEET; (6) THENCE S 6°35'40" W 204.02 FEET; (7) THENCE S 68°40'10" W 41.61 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF WASHINGTON FIELDS ROAD (SOUTH MOUNTAIN PORTION), RECORDED AS DOCUMENT NO. 20110004479 AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S 4°43'03" E 90.43 FEET ALONG SAID LINE TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20110039030, RECORDED AND ON FILE AT

WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 67°01'29" E 45.10 FEET; (2) THENCE S 7°27'55" E 36.91 FEET TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100014912, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) N 88°51'28" W 368.64 FEET; (2) THENCE S 1°08'32" W 660.00 FEET; (3) THENCE S 88°51'28" E 364.84 FEET TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20110011858, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE S 88°51'28" E 97.67 FEET ALONG SAID PARCEL TO THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20110039032, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 6°45'11" E 127.20 FEET; (2) THENCE S 8°26'17" E 152.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID SOUTHERN PARKWAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES, (1) S 1°08'32" W 849.01 FEET; (2) THENCE S 88°51'28" E 4.79 FEET; (3) THENCE S 1°08'59" W 660.89 FEET; (4) THENCE S 1°12'20" W 0.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 588.66 ACRES MORE OR LESS

LESS AND EXCEPTING WASHINGTON FIELDS ROAD (SOUTH MOUNTAIN PORTION) DOCUMENT NO. 20110004479, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH.

CONTAINS 13.73 ACRES MORE OR LESS

CONTAINS 588.66 ACRES

LESS WASHINGTON FIELDS ROAD 13.73 ACRES

LESS AREA THAT DRAINS TO THE WEST (VILLAGE 11): 34.9 ACRES

TOTAL ACRES = 540.03

Presentation Executive Summary

Description:

Ordinance establishing a Power Board.

Presenter: Roger Carter

Submitted By: Kelly Carlson

Staff Recommendation:

Staff recommends the Council approve the Ordinance establishing the creation of a Power Board

Potentially Affected Areas:

Washington City service territory.

Background Information:

This action is recommended based on input from citizens requesting greater citizen participation in decisions made by the Council in regards to the Power Department.

Fiscal Impact:

Financial impacts would be governed by Council decisions based on Power Board needs.

Date: 2016-1-8

author: Kelly Carlson

TITLE 7-6 ELECTRICAL SERVICES

ARTICLE D POWER BOARD

Section 7-6D-1 Establishment of Power Board

Section 7-6D-2 Power Board

Section 7-6D-3 Number and Appointment of Members

Section 7-6D-4 Term

Section 7-6D-5 Vacancies

Section 7-6D-6 Qualification of Board Members

Section 7-6D-7 Compensation of Board Members

Section 7-6D-8 Board Meetings

Section 7-6D-9 Rules and Procedures

Section 7-6D-10 Quorum and Vote

Section 7-6D-11 Employees and Expenditures

7-6D-1 Establishment of Power Board. The Power Board is hereby established for the purpose of assisting the Washington City Power Department, hereinafter referred to in this title as the Department, and in providing operational and policy recommendations to the Washington City Council. The Power Board shall provide recommendations regarding the city's operation of the city's electrical utility system, and to perform their duties in a necessary and proper way to maintain the city's electric utility system in an orderly and economic manner, subject to advice, consent and approval of the Mayor and the City Council. The Power Board functions as an advisory board to the City Council and, as such, is a recommending body only with regards to the operation of this Department.

7-6D-2 Power Board. The Department shall be advised by the Power Board, which shall provide policy recommendations to the Department, under the direction of the Council. The Power Board may make recommendations for regulations and rules as it deems necessary for the proper functioning of the Department, shall see that the Department operates on a self-sustaining economic basis, and shall report to the Mayor and City Council whenever requested to do so.

7-6D-3 Number and Appointment of Members. The Power Board shall consist of five members who shall be appointed by the Mayor, with advice and consent of the City Council.

The City Council shall appoint from the members of the Power Board, a chairperson, whose term shall be for one year. The Power Board may create and fill other offices as it may deem necessary.

The Power Director shall assist the Power Board in carrying out its duties and shall work with the Power Board in matters affecting the operations of the Power Department.

7-6D-4 Term. The term of office of the appointed members of the Power Board shall be three (3) years and until their respective successors have been appointed. The member terms shall be filled so as to bring about staggered terms so that the terms of two (2) members expire each year. The City Council may reappoint any Power Board to any number of subsequent terms.

7-6D-5 Vacancies. Vacancies of appointed members occurring other than through the expiration of terms shall be filled for the remainder of the unexpired term by the City Council. The City Council shall have the right to remove any member of the Power Board for misconduct or nonperformance of duty. Nonperformance of duty shall include a repeated failure to attend power board meetings.

7-6D-6 Qualifications of Board Members. No person shall be appointed or serve as a member of the Power Board unless he shall be a resident of the city and receive electrical services from Washington City Power.

Any member of the Power Board shall have the right to resign from the Board upon thirty (30) days written notice to the Mayor and City Council or upon earlier appointment of a successor as set forth in paragraph 15-1-5.

7-6D-7 Compensation of Board Members. The Power Board may receive compensation for their services as determined by the City Council. Furthermore, the City Council shall provide for the reimbursement of the Power Board for actual expenses incurred, upon presentation of proper receipts and vouchers.

7-6D-8 Board Meetings. The Power Board shall conduct regularly scheduled meetings, which shall be properly advertised and open to the public.

7-6D-9 Rules and Procedures. The Power Board may adopt such rules and procedures as it may deem necessary for the proper conduct of its business. The Power Board shall keep a record of its proceedings, which shall be open to inspection by the public at all reasonable times.

7-6D-10 Quorum and Vote. A quorum, which constitutes three (3) members, is required to conduct a Power Board meeting. The concurring vote of at least three (3) members of the power board is required to carry any motion.

7-6D-11 Employees and Expenditures. The Power Board may, upon approval of the City Council, employ such staff as it may deem necessary for its work, and may contract consultants for any services it may require; provided, that the expenditures of the Power Board shall not be in excess of such sums as may be appropriated by the City Council.

RESOLUTION R2016-01

A RESOLUTION AMENDING THE MASTER FEE SCHEDULE FOR WASHINGTON CITY TO REFLECT THE CHANGES TO THE SPORTS-PARKS, LAND USE, AND GOLF COURSE SECTIONS

WHEREAS, Washington City charges set fees for services and use of facilities belonging to the City, and

WHEREAS, the City desires to make this fee schedule available to its citizens and customers, and

WHEREAS, it is necessary to change these fees on occasions to maintain fair and realistic fees for City services and use of City facilities.

NOW, THEREFORE, BE IT RESOLVED by the Washington City Council:

The council hereby adopts the attached Master Fee Schedule, to incorporate the amended fees for the various fees as follows;.

“See attached amended section to the Master Fee Schedule ”

APPROVED AND ADOPTED on this 13th day of January, 2016.

Washington City

Kenneth F. Neilson, Mayor

Attest:

Danice B. Bulloch, CMC
City Recorder

SPORTS, PARKS & CEMETERY

SPORTS LEAGUES	Resident	Non-Resident	
Youth Soccer	\$30.00	\$35.00	
Youth Fishing Program	\$30.00	\$35.00	reclassified
Youth Pee Wee Baseball	\$30.00	\$35.00	
Youth Flag Football	\$30.00	\$35.00	
Youth Basketball	\$30.00	\$35.00	
Late Fee	\$5.00	\$5.00	
Youth Basketball Camp	\$25.00		
Youth Soccer Camp	\$25.00		
Youth Volleyball Camp	\$25.00		

ADULT LEAGUES	Team Cost		
Basketball Team	\$300.00		
Softball Team	\$300.00		
Volleyball Team	\$300.00		

PARKS			
Baseball Diamonds	\$250.00	Per Day	
Rental on Small Pavilions	\$25.00	4 hour block / 2 tables or less.	
Deposit on Small Pavilions	\$50.00	Credit Card on file.	
Rental on Large Pavilions	\$50.00	4 hour block	
Deposit on Large Pavilions	\$50.00	Credit Card on file.	
Weddings	\$250.00	4 hour block / locations as per City Code)	
Field Rental			
Baseball/Softball Complex			Practice/League Rate
Without Lights (Resident)	\$5.00	Per Field Hour	
Without Lights (Non-Resident)	\$10.00	Per Field Hour	
Lighting (Resident)	\$20.00	Per Field Hour	
Lighting (Non-Resident)	\$30.00	Per Field Hour	
Tourment Rate	\$250.00	Per Day	Standard Rate (Resident/Non Resident)
Soccer Complex			Practice/League Rates
Without Lights (Resident)	\$10.00	Per Field Hour	
Without Lights (Non-Resident)	\$20.00	Per Field Hour	
Lighting (Resident)	\$40.00	Per Field Hour	
Lighting (Non-Resident)	\$60.00	Per Field Hour	
Tourment Rate	\$500.00	Per Day	Standard Rate (Resident/Non Resident)
	\$800-\$1000	Per Day	Multiple Games on one field (2-3)

CEMETERY	Amount	Week Day	Week End
Plots Resident	\$400.00		
Plots Non-Resident	\$700.00		
Interment		\$250.00	\$325.00
Interment Non-Resident		\$350.00	\$425.00
Interment Cremations/Infants		\$100.00	\$150.00
Disinterment		\$500.00	\$600.00
Certificate Change		\$40.00	

GREEN SPRINGS GOLF COURSE

SEASONAL FEES

Proposed Changes

FALL / WINTER: October to JANUARY			September - January & May	
Green Fees:	Description	Rate	Sunday - Thursday	Friday & Saturday
	9 Hole Rounds	\$24.00	\$15.00	\$17.00
	18 Hole Rounds	\$46.00	\$25.00	\$31.00
	Juniors	\$8.00	\$8.00	\$8.00
Punch Cards:	(10) 18 Hole Rounds	\$340.00	\$340.00	\$340.00
Cart Rentals:	9 Holes	\$7.00	\$7.00	\$7.00
	18 Holes	\$12.00	\$14.00	\$14.00
Driving Range:	Small Bucket	\$4.50	\$4.50	\$4.50
	Large Bucket	\$7.00	\$7.00	\$7.00
SUMMER: June to September			June - August	
Green Fees:	Description	Rate	Sunday - Thursday	Friday & Saturday
	9 Hole Rounds	\$15.00	\$15.00	\$15.00
	18 Hole Rounds	\$28.00	\$20.00	\$25.00
	Juniors	\$8.00	\$8.00	\$8.00
Punch Cards:	(10) 18 Hole Rounds	\$200.00	\$200.00	\$200.00
Cart Rentals:	9 Holes	\$7.00	\$7.00	\$7.00
	18 Holes	\$12.00	\$14.00	\$14.00
Driving Range:	Small Bucket	\$4.50	\$4.50	\$4.50
	Large Bucket	\$7.00	\$7.00	\$7.00
SPRING: February to May			February - April	
Green Fees:	Description	Rate	Sunday - Thursday	Friday & Saturday
	9 Hole Rounds	\$27.00	\$18.00	\$23.00
	18 Hole Rounds	\$52.00	\$35.00	\$45.00
	Juniors	\$8.00	\$8.00	\$8.00
Punch Cards:	(10) 18 Hole Rounds	\$340.00	\$340.00	\$340.00
Cart Rentals:	9 Holes	\$7.00	\$7.00	\$7.00
	18 Holes	\$12.00	\$14.00	\$14.00
Driving Range:	Small Bucket	\$4.50	\$4.50	\$4.50
	Large Bucket	\$7.00	\$7.00	\$7.00
Memberships				
Type	Dues	Length	Sunday - Thursday	Friday & Saturday
Six-Month	All Ages - \$500	April - Sept Oct-March	Sunday - Thursday Mandatory Carts	April - September October - March
Gold	Ages 21 to 59 - \$1500 Ages 60 to 74 - \$1200 Couple Pass - \$2025	1 year		
Platinum	Ages 21 to 59 - \$2000 Ages 60 to 74 - \$1600 Couple Pass - \$2700	1 year		
Corporate	110 Rounds - \$3000 55 Rounds - \$1600 30 Rounds - \$900 15 Rounds - \$500	1 year		

PLANNING AND ZONING DEPARTMENT

MAPS	Size	Price	Description	W/Aerials +
Streets	24X36	\$20.00	lg 36x48 \$30.00	\$10.00
Subdivisions	24X36	\$20.00	lg 36x48 \$30.00	\$10.00
Zoning	24X36	\$20.00	lg 36x48 \$30.00	\$10.00
CUP, BOA & Misc.	Size	Price	Also Required	Comments
Board of Adjustment - Appeal		\$100.00	\$1 for each mailing notice	
Board of Adjustment - Variance		\$200.00	\$1 for each mailing notice	
Conditional Use Permit		\$300.00	Acreage Fee* + \$1 for each mailing notice	
	*Acreage Fee 1-100 acres	\$50.00	Per Acre	
	101-500	\$25.00	Per Acre	
	Over 500	\$10.00	Per Acre	
Conditional Use Permit - Extension of Time		\$100.00		
Conditional Use Permit - Signs		\$100.00	\$1 for each mailing notice	
Model Home		\$50.00	For initial home + \$10.00 for each additional home	
Ordinance Amendment - Subdivision/Zoning		\$300.00		
Ordinance Packet/Book - Subdivision		\$10.00		
Ordinance Packet/Book - Zoning		\$20.00		
Sign Permit		\$35.00		
Site Plan Review		\$200.00	\$50.00 per acre over (1)one acre	
Special Planning Commission Meeting		\$50.00		
Temporary Use Permit		\$25.00		
SUBDIVISION / DEVELOPMENT	Size	Price	Also Required	Comments
Annexation		\$500.00	\$1 for each mailing notice	
Endangered Species Fee		\$250.00	Per acre	Due at Final Plat Application
General Plan Amendment		\$500.00	Acreage fee* + \$1 for each mailing notice	
	*Acreage Fee 1-100 acres	\$50.00	Per acre	
	101-500	\$25.00	Per acre	
	Over 500	\$10.00	Per acre	
Hillside Protection Overlay Zone - HP		\$300.00	Filling Fee + Acreage Fee	
	*Acreage Fee Per Acre	\$15.00		
Street/ROW/Easement - Abandonment / Vacation		\$400.00	\$1 for each mailing notice	
Street/ROW/Easement - Dedication Plat		\$100.00		
Subdivision Plat - Amendment / Vacation		\$400.00	\$1 for each mailing notice	
Subdivision Plat - Extension of Time		\$100.00		
Subdivision Plat - Final Approval		\$40.00	Per lot (\$400 minimum) + Endangered Species Fee + Storm Drain Impact	Endangered Species Fee list above. Storm Drain Impact listed under Impact Fees.
Subdivision Plat - Final Approval Revision		\$100.00		
Subdivision Plat - Minor		\$400.00	Endangered Species Fee + Storm Drain Impact	Endangered Species Fee list above. Storm Drain Impact listed under Impact Fees.
Subdivision Plat - Preliminary Approval		\$200.00	\$25 Per lot + \$1 for each mailing notice	

Washington City

ZONING	Size	Price	Also Required	Comments
Zone Change Request - Standard		\$300.00	Acreage fee* + \$1 for each mailing notice	
*Acreage Fee	1-100 acres	\$50.00	Per Acre	
	101-500	\$25.00	Per Acre	
	Over 500	\$10.00	Per Acre	
Zone Change Request - PUD/Planned Unit Development		\$400.00	Acreage fee* + \$1 for each mailing notice	
*Acreage Fee	1-100 acres	\$50.00	Per Acre	
	101-500	\$25.00	Per Acre	
	Over 500	\$10.00	Per Acre	
	Over 500	\$10.00	Per Acre	
Zone Change Request - PCD/Planned Community Development		\$500.00	Acreage fee* + \$1 for each mailing notice	
*Acreage Fee	200-500	\$25.00		
	Over 500	\$10.00		

PUBLIC MEETINGS

PUBLIC NOTICE is hereby given that Washington City's; City Council, Planning Commission, Board of Adjustments, Municipal Building Authority, and the Coral Canyon - Special Service District will hold their regularly scheduled meetings for the calendar year 2016 as follows:

WASHINGTON CITY 2016 MEETING SCHEDULE

CITY COUNCIL REGULAR MEETING

Second Wednesday at 6:00 p.m.*

Fourth Wednesday at 6:00 p.m.*

COUNCIL WORKSHOP SESSIONS

Held the Tuesday before City Council Meeting at 6:00 P.M.*

PUBLIC FORUM

Held in place of the quarterly Workshop, on January 26th, April 26st, July 26st, and October 25th.

There will be NO City Council Meetings held on August 11th, September 13th, & 14th,
November 8th, 23rd moved to 22rd, December 27th, & 28th

** Items to be presented for Council Meetings MUST be turned into the City Recorder Office by noon on Tuesday one week prior to the meeting.*

PLANNING COMMISSION

First Wednesday at 5:30 p.m.**

Third Wednesday at 5:30 p.m.**

*** Items to be presented MUST be turned into the Community Development Department approximately twenty (20) working days prior to the meeting. Contact Community Development Department for exact cutoff dates.*

BOARD OF ADJUSTMENTS

MUNICIPAL BUILDING AUTHORITY

CORAL CANYON - SPECIAL SERVICE DISTRICT

Meetings held as necessary.

NOTE: All meetings are held in the Council Chambers in the Washington City Offices at 111 North 100 East, Washington, Utah.

POSTED on this 14th day of January 2016.

Danice B. Bulloch, CMC

City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Request 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.

**COUNCIL MEMBER ASSIGNMENTS
2015**

Chamber of Commerce	Open
Community Center Celebrations/Events	Council Member Ron Truman Council Member Kress Staheli Mayor Kenneth Neilson
Community Education Channel	Council Member Kress Staheli
Dixie MPO	Council Member Jeff Turek
Economic Development/Business Advisory Committee	Council Member Kress Staheli Mayor Kenneth Neilson
Economic Development Council Washington County	Mayor Kenneth Neilson
Flood Control Authority	Council Member Jeff Turek
Legislative Policy Committee	Council Member Ron Truman
Lower Virgin River Fuel & Fire Plan	Council Member Thad Seegmiller
Shade Tree Committee	Council Member Thad Seegmiller
Solid Waste Board - Washington Co.	Council Member Thad Seegmiller
Southwest Mosquito Abatement	Council Member Garth Nisson
Washington City Employee Board of Appeals	Council Member Ron Truman Council Member Jeff Turek
Washington City New Hire Interviews	Council Member Jeff Turek
Washington City Investment Committee	Council Member Ron Truman
Washington City Planning Commission	Council Member Garth Nisson
Washington City Roads	Council Member Jeff Turek
Washington City Youth Council	Council Member Kress Staheli