

Minutes
Regular Meeting
June 22, 2016

Present: Mayor Kenneth Neilson, Council Members Troy Belliston, Kolene Granger, Garth Nisson, Thad Seegmiller, City Manager Roger City, City Attorney Jeff Starkey, Deputy Recorder Tara Pentz, Public Works Director Mike Shaw, Community Development Director Drew Ellerman, Police Chief Jim Keith, City Treasurer Kerry Wheelwright, IS Director Steve Whittekiend, Administrative Services Manager Kimberly Ruesch, Audience: Randy Mortenson, Karl Rasmussen, Jami Price, Jim Price, Mori Kessler

Excused: Council Member Jeff Turek

Meeting commenced at 6:00 P.M.

Invocation: Mayor Neilson

Pledge of Allegiance: Council Member Seegmiller

1. APPROVAL OF THE AGENDA

Council Member Seegmiller made a motion to approve the agenda. Council Member Belliston seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye*

2. ANNOUNCEMENTS

None

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 6/7/16 and 6/8/16.

Council Member Granger made a motion to approve the consent agenda. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye*

5. PRELIMINARY PLAT

A. Consideration to approve the Preliminary Plat for Silverado Townhomes, located at approximately 190 West 300 North. Applicant: Jim Price

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a Preliminary plat for the Silverado Townhomes subdivision, located at approximately 190 West 300 North. The applicant is proposing a subdivision containing 8 lots on an area of coverage of 0.96 acres. The zoning designation at this particular location is Planned Unit Development (PUD).

The request meets requirements as stated in the PUD approval, the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

The Planning Commission unanimously recommended approval of the Preliminary plat for the Silverado Townhomes P.U.D. subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. The preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. Appropriate sized area for detention need to be shown.
3. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
4. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
5. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer

shall be responsible for installing said retaining walls.

6. At the time of final plat submittal, the following documents shall also be submitted:

A. A title report.

B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

7. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

8. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

9. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

10. Driveway locations are to be approved by the Public Works Department.

11. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

12. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Council Member Seegmiller clarified there are a total of 8 units.

Community Development Director Ellerman stated he was correct. Each unit is two-story with a single car garage.

Council Member Seegmiller asked for clarification of the limited common area.

Mr. Karl Rasmussen reviewed the common areas on the map. There is a utility easement along the front portion of the buildings to the east as well.

Council Member Granger asked if they have determined where the curb, gutter, and sidewalk will be located.

Mr. Rasmussen stated they would be submitting construction drawings to Public Works Department, who will determine where it will be installed.

Council Member Nisson asked if the irrigation will carry storm drainage as well.

Mr. Rasmussen stated the irrigation line is for the warm springs.

Council Member Belliston made a motion to approve the Preliminary Plat for Silverado Townhomes, located at approximately 190 West 300 North with the findings and conditions of Staff and as recommended by the Planning Commission. Council Member Granger seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Nay

6. RESOLUTIONS

A. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Fiscal Year Beginning July 1, 2016. Kerry Wheelwright, Treasurer

City Treasurer Kerry Wheelwright reviewed the proposed property tax rate, as set by Washington County. The rate has decreased due to the increase in building in Washington City.

Council Member Seegmiller made a motion to approve Resolution setting the Property Tax Levy for Washington City Fiscal Year Beginning July 1, 2016. Council Member Belliston seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye

B. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyons for the Fiscal Year Beginning July 1, 2016. Kerry Wheelwright, Treasurer

City Treasurer Kerry Wheelwright reviewed the property tax rate for Coral Canyons as set by Washington County. This rate will remain unchanged, due to the debt service owed by Coral Canyon.

Council Member Granger asked who would receive interest accrued on any excess amount collected.

City Treasurer Wheelwright stated the excess amount remains in an untouched account to be paid toward the debt service of Coral Canyon. Any interested collect would be placed in this account as well.

Council Member Belliston made a motion to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyons for the Fiscal Year Beginning July 1, 2016. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye

C. Consideration to approve a Resolution adopting the 2016/2017 Fiscal Year Budget. Kimberly Ruesch, Administrative Services Manager

Administrative Services Manager Kimberly Ruesch reviewed the proposed Resolution for the 2016/2017 Fiscal Year Budget.

Council Member Seegmiller made a motion to approve a Resolution adopting the 2016/2017 Fiscal Year Budget. Council Member Belliston seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye*

D. Consideration to approve a Resolution opening and amending the 2015/2016 Fiscal Year Budget. Kimberly Ruesch, Administrative Services Manager

Administrative Services Manager Kimberly Ruesch explained the proposed Resolution is to close out the 2015/2016 Fiscal Year Budget.

Council Member Granger made a motion to approve a Resolution opening and amending the 2015/2016 Fiscal Year Budget. Council Member Seegmiller seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye*

7. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Council Member Granger stated Planning Commission held their initial meeting for the General Plan. She would like to have had a greater attendance. However, she did get a feel for many of the citizens who are interested in good planning.

City Attorney Starkey updated Council on the current Legislative issues, specifically HB362.

8. CITY MANAGER REPORT

City Manager Roger Carter reviewed the status of current projects in Washington City. The Hell Hole Trail and Trailhead has been completed. They hope to have plans for the options to reconstruct Telegraph Street by the next Workshop Meeting, as it is something we want to get to work on as soon as possible.

9. ADJOURNMENT

Council Member Seegmiller made a motion to adjourn the meeting. Council Member Granger seconded the motion; which passed with the following roll call vote:

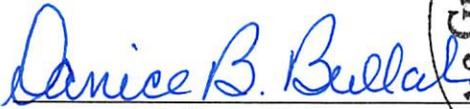
Council Member Belliston Aye
Council Member Granger Aye
Council Member Nisson Aye
Council Member Seegmiller Aye

Meeting adjourned at 7:01 P.M.

Passed and approved this 13th day of July, 2016.

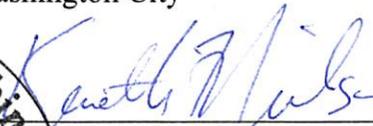
Washington City

Attest by:



Danice B. Bulloch, CMC
City Recorder




Kenneth F. Neilson, Mayor