
Minutes
Regular Meeting
June 26, 2019

Present: Mayor Kenneth Neilson, Council Members Troy Belliston, Daniel Cluff, Kolene Granger, Jeff Turek, Douglas Ward, City Attorney Jeff Starkey, Leisure Services Director Barry Blake, Police Chief Jason Williams, City Recorder Danice Bulloch, Public Works Director Mike Shaw, Assistant Community Center Director Kole Staheli, Assistant Community Center Director Benjamin Rae, Community Development Director Drew Ellerman, Audience: Cambrie Richardson, James Holt, MacKenzie Welch, Spencer Welch, Craig Coats, Jason Smith, Noel Jackson, Annette Jackson, Emily Holt, Ada Holt, James Holt, Caryl Curtis, Billie Ward, Mike Staheli, Cheri Burr, Dave Burr, Mori Kessler

Meeting commenced at 6:00 P.M.

Invocation: Council Member Cluff

Pledge of Allegiance: Council Member Ward

1. APPROVAL OF AGENDA

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

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

2. ANNOUNCEMENTS

Mayor Neilson announced the Lions Club will be holding their annual 4th of July Celebration in Veterans Park. There will be a breakfast as well as activities and lunch. This has been a Washington City tradition for nearly 60 years.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

- a. **APPROVAL OF MINUTES.** Consideration to approve the minutes from the City Council Meetings of 06/11/2019 and 06/12/2019.
- b. **FINAL PLAT** Consideration to approve the Final Plat for Roadrunner Ridge Phase 3, located approximately Bronco Drive and Roadrunner Drive.
Applicant: KG Development LLC, Kent Stanger

The applicant is requesting approval of a final plat for the Roadrunner Ridge, Phase 3 subdivision, located at approximately Bronco Drive and Roadrunner Drive. This particular subdivision is proposing 15 lots on an area covering 6.46 acres. The specific location of this subdivision is zoned Residential/Agricultural - One Acre Min. (RA-1) with Bonus Density Credits & Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The Preliminary Plat was approved back on October 9, 2013.

The Planning Commission unanimously recommended approval of the Final plat for the Roadrunner Ridge, Phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

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 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 under 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.

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

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>

Council Member Turek Aye
Council Member Ward Aye

5. YOUTH COUNCIL

a. Oath of Office for the new 2019 Youth Council Members. Advisor Carman Snow

City Recorder Danice Bulloch issued the Oath of Office for the new 2019 Youth Council Members.

6. PLAT AMENDMENT

a. Consideration to approve an amendment to the Ammerswil Estates Preliminary Plat, by adding 14 lots, located approximately 500 West 3090 South. Applicant: Walter Plumb

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of an Amended Preliminary plat for the Ammerswil Estates subdivision, located at approximately 500 West 3090 South. The reason for this amendment request, is to add 14 lots to originally approved preliminary plat. The original preliminary plat was approved on July 11, 2018.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

The Planning Commission unanimously recommended approval of the Amended Preliminary Plat for the Ammerswil Estates subdivisions to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of July 11, 2018 (adding an additional number "15" condition):

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended preliminary plat conforms to the Zoning and 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. A preliminary and 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.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City

for review and approval prior to submittal for final plat.

4. 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.

5. 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).

6. 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.

7. A final landscape 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.

8. 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.

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

10. 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.

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

12. Before the thirty-second (32nd) lot of this subdivision is recorded, an agreement will need to be provided with the adjoining property owner to the north or east, and a sufficient roadway provided and approved by the public works department. This is to meet the requirement of a secondary access for this development. An alternative to this condition would include the building of a roadway to the west which lies in the St. George city limits.

13. Due to the lack of minimum street width being presented on the preliminary plat, any proposed final plats will require that the minimum width of a half road be provided with sufficient easement (or dedication) acknowledgement as part of the final plat application.

14. Due at final plat application, sufficient easements for utilities being serviced from Merrill Road.

Council Member Belliston asked for clarification on the zoning.

Community Development Director Ellerman stated the area includes both R-1-10 and R-1-12 zoning, which he indicated on the map.

Council Member Belliston asked if the two lots along 3090 South have additional setback requirements.

Community Development Director Ellerman stated they must maintain the minimum 20 foot setback from the property line.

Council Member Turek noted he does not like private streets. They are narrow, and always end

up being an issue in the future.

Council Member Belliston commented it is a 34 foot private street. He asked if the lots would be too small if they were to go to public streets.

Brandi Walker explained the developer is trying to create tree lined streets, and a walkable neighborhood. Parking on the street should be a non issue, as the width of asphalt remains the same.

Council Member Belliston stated the residents in these neighborhoods come to the City when they have an issue with the streets. With the private roads, it will not be the responsibility of the City to take care of these issues.

Ms. Walker stated there will be a functioning HOA because there is a detention basin as well as the private streets.

Council Member Ward stated it does not seem fair for the residents on the public streets who will also be paying for the private streets with the same HOA fees.

Council Member Granger asked if the detention area is large enough to put some type of grass or picnic table area.

Ms. Walker explained the detention area is not very large. This is something the HOA would have to discuss.

Public Works Director Mike Shaw noted the homeowners would be responsible for maintaining the sidewalks even on the public streets as they fall outside of the City right-of-way.

Council Member Turek stated a note should be added, which states all private streets as well as all sidewalks within the development will be maintained by the HOA.

Council Member Belliston asked what is the smallest public street.

Public Works Director Shaw reviewed the public right-of-way standards.

Council Member Belliston made a motion to approve an amendment to the Ammerswil Estates Preliminary Plat, by adding 14 lots, located approximately 500 West 3090 South with the findings and conditions of Staff and as recommended by the Planning Commission with the additional conditions; a note be added to the plat, which states all sidewalks as well as all private streets will be maintained by the HOA, and the common area and detention area be landscaped to be usable space. Council Member Turek seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

Council Member Ward Aye

7. PUBLIC HEARINGS

- a. Public Hearing for the consideration to approve the vacation/abandonment for a portion of 100 South, approximately 11.25 ft. located between Main Street and 100 East on the south side of the road. Applicant: Rex Papa, Terrill Clove and Verdan Hapworth**

City Recorder Danice Bulloch reviewed the road vacation of 11.25 feet on 100 South.

No Public Comments were made.

Council Member Cluff made a motion to close the public hearing. Council Member Granger seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Cluff Aye
Council Member Granger Aye
Council Member Turek Aye
Council Member Ward Aye*

- b. Public Hearing for the consideration to adopt a Resolution to internally finance the Fleet Replacement Model for Fiscal Year 2020. The principal amount not to exceed \$298,000 will be loaned from the Sewer fund to the Fleet fund for a term of five years. The interest rate will be a fixed rate of 3.00% compounded semi-annually. Administrative Services Director Kimberly Ruesch**

Administrative Services Director Kimberly Ruesch reviewed the Fleet Replacement Model and how the funds will be transferred.

Council Member Granger asked if this is the same amount as the previous year.

Administrative Services Director Ruesch explained the dollar amount fluctuates each year based on the current rate and market.

No Public Comments were made.

Council Member Belliston made a motion to close the public hearing. Council Member Cluff seconded the motion; which passed with the following roll call vote:

*Council Member Belliston Aye
Council Member Cluff Aye
Council Member Granger Aye
Council Member Turek Aye
Council Member Ward Aye*

- c. Public Hearing for consideration to approve a Resolution to open and amend the Washington City 2018/2019 Fiscal Year Budget for the funds of Washington City. Administrative Services Director Kimberly Ruesch**

Administrative Services Director Kimberly Ruesch reviewed the amendments to the 2018/2019 Fiscal Year Budget.

No Public Comments were made.

Council Member Cluff made a motion to close the public hearing. Council Member Belliston seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

8. ORDINANCES

- a. Consideration to approve an Ordinance to approve the vacation/abandonment for a portion of 100 South, approximately 11.25 ft. located between Main Street and 100 East on the south side of the road.**

Council Member Cluff made a motion to approve an Ordinance approving the vacation/abandonment for a portion of 100 South, approximately 11.25 ft. located between Main Street and 100 East on the south side of the road. Council Member Ward seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

9. RESOLUTION

- a. Consideration to approve a Resolution to adopt the 2019/2020 Fiscal Year Budget for Washington City. Administrative Services Director Kimberly Ruesch**

Council Member Turek made a motion to approve a Resolution to adopt the 2019/2020 Fiscal Year Budget for Washington City. Council Member Belliston seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
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Council Member Cluff Aye
Council Member Granger Aye
Council Member Turek Aye
Council Member Ward Aye

b. Consideration to approve a Resolution authorizing a loan from the Sewer Fund to the Fleet Fund in accordance with the Fleet Replacement Model. Administrative Services Director Kimberly Ruesch

Council Member Granger made a motion to approve a Resolution authorizing a loan from the Sewer Fund to the Fleet Fund in accordance with the Fleet Replacement Model. Council Member Cluff seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Cluff Aye
Council Member Granger Aye
Council Member Turek Aye
Council Member Ward Aye

c. Consideration to approve a Resolution to open and amend the Washington City 2018/2019 Fiscal Year Budget for the funds of Washington City. Administrative Services Director Kimberly Ruesch

Council Member Granger made a motion to approve a Resolution to open and amend the Washington City 2018/2019 Fiscal Year Budget for the funds of Washington City. Council Member Belliston seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Cluff Aye
Council Member Granger Aye
Council Member Turek Aye
Council Member Ward Aye

d. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Fiscal Year Beginning July 1, 2019. City Treasurer Kerry Wheelwright

City Treasurer Kerry Wheelwright review the 2019 Certified Property Rate as supplied by Washington County. The rate has been reduced slightly due to the current market value.

Council Member Belliston made a motion to approve a Resolution setting the Property Tax Levy for Washington City Fiscal Year Beginning July 1, 2019. Council Member Turek seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Cluff Aye
Council Member Granger Aye

Council Member Turek Aye
Council Member Ward Aye

e. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyon for the Fiscal Year Beginning July 1, 2019. City Treasurer Kerry Wheelwright

City Treasurer Kerry Wheelwright review the 2019 Certified Property Rate for Washington City Special Service District for Coral Canyon as supplied by Washington County. The rate has been reduced due to the debt reinvestments.

City Manager Roger Carter noted when the debts are reinvested, it is shared with the Coral Canyon HomeOwners Association as well. The area has been built out to a point, Washington City is able to lower the property tax rates.

Council Member Ward asked how much longer is left on the debt service.

City Manager Carter stated they have approximately 9 years remaining.

Council Member Cluff 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, 2019. Council Member Turek seconded the motion; which passed with the following roll call vote:

Council Member Belliston Aye
Council Member Cluff Aye
Council Member Granger Aye
Council Member Turek Aye
Council Member Ward Aye

f. Consideration to approve a Resolution replacing Resolution R2017-19 by amending the Culinary and Raw Water Rates. Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed the Culinary and Raw Water Rates. Last year the rate increase was missed, and it will have to be doubled in accordance with the Water Conservancy District fees. The raw water base rate has been set at \$905 for the Coral Canyon Golf Course with an additional per gallon charge.

Council Member Ward clarified the residential charge is not changing.

Public Works Director Shaw explained the Washington City portion of the residential rate is not changing. However, there is a very small increase to the portion, which goes to the Water Conservancy District.

Council Member Cluff made a motion to approve a Resolution replacing Resolution R2017-19 by amending the Culinary and Raw Water Rates. Council Member Turek seconded the motion;

which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

g. Consideration to approve a Resolution amending the Master Fee Schedule for Culinary and Raw Water Rates and Community Center Fees.

Assistant Community Center Director Ben Rae reviewed the proposed adjustments to the Community Center Fees.

Council Member Cluff commented he does not have an issue raising the swim lesson rates, if fees are still affordable for our residents.

Assistant Community Center Director Rae continued his review, and explained there are additional costs incurred with regard to the daycare, due to the State of Utah requirements. This is the reasoning behind raising those hourly rates slightly. In addition, there is a slightly decreased cost for employees of the daycare.

Assistant Community Center Director Kole Staheli reviewed the proposed adjustments to the Recreation Rates.

City Manager Carter noted Washington City has a policy, no child is turned away if they are unable to pay for the children's program. The fees in place help cover these costs.

Assistant Community Center Director Staheli stated that is correct. It does not happen often, but they will not keep a child from participating. He explained the soccer field rates are the greatest increase. The fields are completely overloaded, and it is tearing up the fields with the excessive number of tournaments. The amount of time being put into the maintenance of the fields is exhausting the employees. He does not believe we should sacrifice our community programs, for the overabundance of tournaments.

Leisure Services Director Barry Blake noted the tournaments are a pay to play, and there are many children unable to play because of the exorbitant fees.

Council Member Belliston asked if there are plans to expand the Sullivan Soccer Park.

Leisure Services Director Blake stated they do have an expansion in the Master Plan.

Council Member Belliston commented Washington County has a TRT Fund, and if there is a plan in place, Washington City should be able to acquire some of those funds.

Leisure Services Director Blake stated they working on getting some of those funds now. Washington City is the city of choice, and the County is aware of it.

Council Member Ward stated he is fine blocking time for Washington City to be able to use the recreation spaces for our own community. At the same time, if the tournaments are using our spaces for tons of money, we should be able to charge them for the usage.

Council Member Belliston asked the policy on the scoreboards.

Assistant Community Center Director Staheli stated scoreboards are always available. However, Washington City does not have the staff to have someone available to run them for the entire length of the tournaments. If they want to utilize them, Staff will provide training for someone from the tournament to run the boards.

Council Member Turek made a motion to approve a Resolution amending the Master Fee Schedule for Culinary and Raw Water Rates and Community Center Fees with the adjustment swim lessons will be \$5 for the non-resident rate. Council Member Granger seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Council reported on their assigned committees.

11. CITY MANAGER REPORT

City Manager Roger Carter updated Council on current Washington City Projects.

12. CLOSED SESSION

a. To discuss pending or potential litigation.

Council Member Cluff made a motion to move into Closed Session to discuss pending or potential litigation. Council Member Granger seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

Council motion moved into closed session at 8:06 P.M.

Closed session commenced at 8:30 P.M.

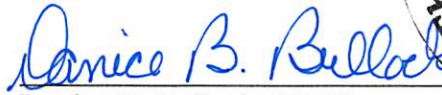
Council adjourned the Closed Session and returned to the Regular Meeting at 9:24 P.M.

13. ADJOURNMENT

Meeting adjourned at 9:24 P.M.

Passed and approved on this 14th day of August, 2019.

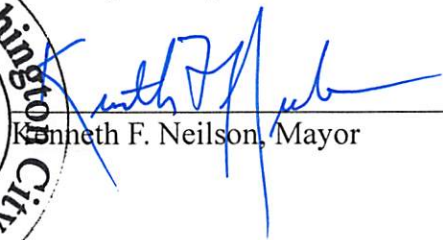
Attest by:



Danice B. Bulloch, MMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor