
Minutes
Regular Meeting
October 9, 2019

Present: Mayor Kenneth Neilson, Council Member Troy Belliston, Daniel Cluff, Kolene Granger, Douglas Ward, City Attorney Jeff Starkey, Deputy Recorder Tara Pentz, Public Works Director Mike Shaw, Community Development Director Drew Ellerman, Leisure Services Director Barry Blake, Police Chief Jason Williams, Audience: Bill Fries, Stevie Fries, Kent Rasmussen, Renee Rasmussen, Frank Payan, Marilyn Payan, Kristine Christensen, Charles Pakchoian, Sally Pakchoian, Karl Larson, John Wiscombe, Ginger Wiscombe, Katie Cluff, Stan Snow, Leo Dianne, Ron Romney, Curtis Anderson, Ron Reed, Art Reid, Katherine Reid, Steve Spears, Mary Spears, Ellen Dore, Heidi Blair, David Blair, Jim Lillywhite, Tom Saska, Terry Keefe, Jan Keefe

Excused: Council Member Jeff Turek and City Manager Roger Carter

Meeting commenced at 6:00 P.M.

Invocation: Council Member Cluff

Pledge of Allegiance: Council Member Granger

1. APPROVAL OF AGENDA

Council Member Belliston 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 Ward</i>	<i>Aye</i>

2. ANNOUNCEMENTS

Mayor Kenneth Neilson announced an open house and ribbon cutting at the new Coral Canyon Fire Station tomorrow, October 10, 2019 at 4:00 P.M.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

a. APPROVAL OF MINUTES. Consideration to approve the minutes from the City Council Meetings of 9/24/19 and 9/25/19.

b. BOARD AUDIT REPORT

i. Consideration to approve the Board Audit Report for August and September, 2019.

c. FINAL PLAT

**i. Consideration to approve the Final Plat for Rusted Hills Phase 4, located at approximately Bronco Drive and Fremont Street.
Applicant: Doug Dennett**

The applicant is requesting approval of a final plat for the Rusted Hills, Phase 4 subdivision, located at approximately Bronco Drive and Fremont Street. This particular subdivision is proposing 32 lots on an area covering 13.99 acres. The specific location of this subdivision is zoned Residential / Agricultural - 1 Acre Min. (RA-1) with Bonus Density program credits. The Amended Preliminary Plat was approved back on August 28, 2019.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat. The Planning Commission reviewed this request at their October 2, 2019 meeting.

The Planning Commission unanimously recommended approval of the Final plat for the Rusted Hills, Phase 4 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 amended preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "HomeOwners Association", or

“Property Owners” are used, they shall be changed to read as “Property Owners and/or HomeOwners Association”.

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

ii. Consideration to approve the Final Plat for Chaparral Ridge Phase 4, located at approximately Hidden Canyon Drive and Crooked Creek Drive. Applicant: Kent Rasmussen

The applicant is requesting approval of a final plat for the Chaparral Ridge, Phase 4 subdivision, located at approximately Hidden Canyon Drive and Crooked Creek Drive. This particular subdivision is proposing 12 lots on an area covering 5.71 acres. The specific location of this subdivision is zoned Single-Family Residential - 10,000 Sq. Ft. Min. The Preliminary Plat was approved back on August 7, 2002.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat. The Planning Commission reviewed this request at their October 2, 2019 meeting.

Staff recommends that the Planning Commission recommend approval of the Final plat for the Chaparral Ridge, Phase 4 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 where the terms “HomeOwners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or HomeOwners Association”.
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Council Member Belliston made a motion to approve the consent agenda. 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 Ward Aye

5. PROCLAMATION

- a. Washington City Youth Council reading of a Proclamation declaring this year to be a Drug Free Year. Washington City Youth Council Advisor Carmen Snow**

Cambrie Richardson, Youth Council Mayor read the Drug Free Year Proclamation.

6. PLANNING COMMISSION APPOINTMENT

- a. Consideration to confirm the Mayor's recommendation to appointment a member to the Planning Commission. Mayor Kenneth Neilson**

Mayor Kenneth Neilson made a recommendation to appoint Brian Musso to the Planning Commission as an alternate position and to move Monty Hollie to the regular Planning Commission position.

Council Member Belliston made a motion to confirm the Mayor's recommendation to appoint Brian Musso to the alternate Planning Commission position, and move Monty Hollie to the regular Planning Commission position. 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 Ward Aye

- b. Consideration to confirm the Mayor's recommendation to appoint a Planning Commission Chair. Mayor Kenneth Neilson**

Mayor Kenneth Neilson made a recommendation to appoint Craig Coats as the Planning Commission Chair.

Council Member Cluff made a motion to confirm the Mayor's recommendation to appoint Craig Coats as the Planning Commission Chair. 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 Ward Aye

7. PUBLIC HEARINGS

- a. Public Hearing for consideration to approve Zone Change request Z-19-12, a request to amend the PCD Planned Community Development for Stucki Farms. The specific amendment is to amend the Site Plan for Village 11, from low density to medium high. Applicant: Karl Larson**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to Amend portions of the Stucki Farms PCD project, as found in the Specific Site Plan Map (with associated densities table) of the PCD Project Plan.

More specifically:

Change proposed on the specific site plan map is:

- Change the use of Village 11 from low density residential to medium high Density residential.

A new zoning comparison chart will also be made a part of this amendment to the PCD.

*** the applicant wishes to point out that the overall residential unit count is remaining the same (or coming in under) the original PCD approval ***

Staff is uncomfortable on the proposed change as requested in this amendment. The request to change Village 11 from low density residential, all the way up the density scale to medium high density is too fast at this present time. This would result in possibly a 3-4 hundred percent increase in density in Village 11. I will also note that Village 11, while represented and made part of Stucki Farms PCD, actually sets on the other side of the major ridge in the northwest corner of the development, separating it in many ways from the planned community project as a whole. This increase would greatly affect the area in that part of our city, due to the fact that all the developable property around it is low density or very low density designated.

The Planning Commission reviewed this request at their September 18, 2019 meeting.

The Planning Commission unanimously recommended denial of Z-19-12, for the zone change request, Amending a portion (village 11) of the Stucki Farms PCD project plan, to the City Council. The Planning Commission stated as reason for denial that “due to this is not being harmonious to the surrounding area”. Staff also feels the density change of Village 11 from low density to medium high density is too drastic at this present time.

Findings

1. That the requested zoning amendment does not conform to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will not be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Stucki Farms PCD project plan.

Conditions

Only the amendments as outlined above (with associated exhibits/ maps), are made a part of this amendment to the Stucki Farms PCD project plan.

Bill Fries stated he purchased a home in 2018 at Stucki Farms. The developer sold a product of a great place to live and raise families. They are now asking for a rezoning of another area being rezoned from low density to high density. They recently held a Homeowners Association Meeting, where nothing was accomplished, as a representative, who did not know what was going on with the development. He asked on behalf of himself as well as his neighbors, for this request to be denied.

Council Member Belliston asked which neighborhood he resides in.

Mr. Fries stated his home is in the Meadows.

Council Member Belliston asked if The Cottages has been an issue.

Mr. Fries stated he does not have a problem with The Cottages.

Council Member Belliston noted the request is for the same zoning as The Cottages.

Mr. Fries stated he is fine with the cottages. However, the very large home built by the pool is the same density, with a vacation rental, and it is terrible.

Council Member Belliston stated the higher density would allow for additional properties to pay for the HOA fees. Also, these homes would not be seen from Stucki Farms.

Mr. Fries stated he still feels the density is going to put a burden on the development.

Stevie Vogel showed the marketing video for Stucki Farms.

Heidi Blair stated she lives in The Homesteads at Stucki Farms. She loves the area, and enjoys living there, however, she is concerned about the growth being too fast without the infrastructure to support it. She does not approve of the high density being approved.

Jim Lillywhite stated he lives in The Meadows. He feels he has been let down by the developer. When he first moved in, they had no HOA fees. However, they have had three increases in the HOA fees, so far. They anticipate seeing the HOA fees increase again soon. They have a problem with the park, and many people would like to see the park turned over to Washington City.

Council Member Belliston explained at this point, they have been told the park in Stucki Farms was not built to City standards. It cannot be taken until it does meet those standards.

Council Member Granger asked if it is the intent to have Village 11 use the same amenities.

Mr. Lillywhite noted he is upset about the usage of the pool by the renters in The Cottages.

Council Member Cluff clarified the request is for high density.

Council Member Belliston stated it would be 7 to 12 units per acre.

Council Member Cluff noted they have not asked for a vacation rental overlay.

Council Member Belliston stated the density they are requesting is the exact same density as The Cottages.

Council Member Cluff made a motion to continue the public hearing to November 13, 2019.

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 Ward</i>	<i>Aye</i>

8. ORDINANCES

- a. Consideration to approve an Ordinance adopting Zone Change request Z-19-09, a request from (PUD) Planned Unit Development to a (PUD-R) Planned Unit Development - Residential Multi-family, located on the northwest corner of 100 West and 100 South. Applicant: Curtis Anderson**

Community Development Director Drew Ellerman reviewed:

The two (2) week holdover is now completed, this item is ready for city council action.

The applicant is requesting approval to change the zoning of approximately 0.29 acres, located at approximately 100 West 100 South. The requested change is from the current zoning of Planned Unit Development (PUD), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose of developing the 0.29 acre into a multi-family residential project consisting of a twin home and a small single dwelling unit to make up the three (3) dwelling units as part of this proposed project. Each dwelling unit will have 3 bedrooms, 2 baths, and an oversized one car garage.

Staff has reviewed the requested zone change and finds it conforming to the general surroundings of the neighborhood with adjoining Millcreek Townhome development on the west boundary of this proposed project. Also, with the close proximity of commercial zoning to the north, this development fits well with the staggering of zoning types desired between commercial and single family zoning districts.

The Planning Commission unanimously recommended denial of Z-19-09, for the zone change request from Planned Unit Development (PUD), to the proposed Planned Unit Development - Residential (PUD-R), (requesting the Multi-Family Residential Development Standards) onto to the City Council, based on the following findings. The reason given in the motion for denial was “based on the concern that it doesn’t meet the neighborhood zone to the northeast”.

Findings

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

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.
4. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
6. Block walls (six feet in height min./max.) will be required along the north and west boundary of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.
7. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordation.
9. The driveways will be required to be a minimum of eighteen feet (18') wide to allow for garage access and an additional parking space as required for two spaces (one covered and one other parking stall).

Council Member Cluff noted it was good to have the two weeks to speak with the residents in the surrounding area. He is concerned with the proposal, and how it fits with the surrounding properties.

Council Member Granger stated she received an email stating this request has more parking than the previous proposal.

Council Member Cluff stated it may be greater than the previous PUD, but it is lacking in the overall development. The proposal does not give any advantage to additional open space.

Council Member Belliston stated there are homes to the west, which are similar to the request.

Council Member Ward noted one of the concerns of the Planning Commission is the lack of parking. However, as a PUD he expects to see more including the planning and design. He would like to see more effort in making this more contiguous to the surrounding homes.

Council discussed the overall PUD development.

Council Member Cluff made a motion to deny an Ordinance adopting Zone Change request Z-19-09, a request from (PUD) Planned Unit Development to a (PUD-R) Planned Unit Development - Residential Multi-family, located on the northwest corner of 100 West and 100 South does not meet the neighborhood zone to the northeast based on the Planning Commission recommendation. Council Member Belliston seconded the motion; which passed with the following roll call vote:

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

b. Consideration to approve an Ordinance adopting Zone Change request Z-19-10, a request from (PUD) Planned Unit Development to a revised (PUD-R) Planned Unit Development - Residential Multi-family, located at approximately 100 South Bella Vista Drive. Applicant: Stephen Howcroft

Community Development Director Drew Ellerman reviewed:
The two (2) week holdover is now completed, this item is ready for city council action.

The applicant is requesting approval to change the zoning of approximately 7.27 acres, located at approximately Bella Vista Drive and Bonnie Lane. The requested change is from the current zoning of Planned Unit Development - Residential (PUD-R), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose simply amending the 7.27 acres recently approved name and building designs of this development. The currently approved name is Lava Fields and the elevation style was a craftsman type appearance. The applicant wishes to change the name to Desert Flower and proposed a modern type of building finish and appearance. This portion of the project (the units west of Bella Vista Drive), still propose 40 units and carry over the original conditions of the previous approval (Z-18-04) including the townhome portion of the development.

Staff has reviewed the requested zone change and finds the simple amendment (changes) will be appropriate with the area and the current approved Z-18-04 zone change of April 11, 2018. Again, the only changes associated with this amendment are the name change to Desert Flower and the elevation finishes of the units west of Bella Vista Drive as depicted in the exhibits attached to this report. All other designs and conditions as previously approved are still in place as it pertains to this development and associated amenities, and listed below in the conditions. The Planning Commission reviewed this request at their August 21, 2019 meeting.

The Planning Commission unanimously recommended approval of Z-19-10, for the zone change/amendment request from Planned Unit Development - Residential (PUD-R), to the proposed Planned Unit Development - Residential (PUD-R), with requests for the Multi-Family Residential Development Standards onto to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.
3. The only changes as it pertains to the previously approved Z-18-04 and this amendment, are one, the name change to Desert Flower; and two, the elevation finishes to the exterior of the single family detached units west of Bella Vista Drive

Conditions

1. The project shall conform to the standards of the PUD Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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. Note: all drainage will be directed to 100 East Street.
4. The elevations of the buildings shall be as portrayed in this submittal.
5. Details for dumpster screening methods shall be submitted for review and approval with the building permit applications (when designed to use such trash removal method).
6. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved conceptual plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
7. Block walls (six feet in height min./max.) will be required along all boundaries of the development that border all other adjacent developments. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.
8. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
9. Public vs. private streets with associated cross sections, will need to be submitted to the public works department for review and approval.
10. 1100 East as shown will need to be constructed as part of this development.
11. A right turn lane will be required on Telegraph Street as part of the first phase of this development.
12. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordation.
13. No vinyl siding will be allowed throughout the project, if horizontal siding is used, it must be a "Hardie Siding" (or equivalent).
14. The units abutting the Horizons West development are only allowed to be single story units.
15. No overnight rental will be allowed anywhere within this development
16. All units must have a two-car garage with driveway width and depths allowing for two cars in the driveway area.
17. No more than 30 dwelling units will be allowed east of Bella Vista Drive, until all agreements are signed and approved for the extension of 1100 East to the south of Telegraph Street.

Council discussed the overall design, and the new colors submitted by the developer, which

move away from all of the white.

Council Member Belliston made a motion to approve an Ordinance adopting Zone Change request Z-19-10, a request from (PUD) Planned Unit Development to a revised (PUD-R) Planned Unit Development - Residential Multi-family, located at approximately 100 S. Bella Vista Drive. 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 Ward</i>	<i>Aye</i>

c. Consideration to approve an Ordinance adopting Zone Change request Z-19-11, a request from (PUD) Planned Unit Development to a (PUD-R) Planned Unit Development - Residential Multiple Family, located approximately 100 S. Bella Vista Drive. Applicant: Stephen Howcroft

Community Development Director Drew Ellerman reviewed:
The two (2) week holdover is now completed, this item is ready for city council action.

The applicant is requesting approval to change the zoning of approximately 13.77 acres, located at approximately 100 South Bella Vista Drive. The requested change is from the current zoning of Planned Unit Development (PUD), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose of developing the 13.77 acres into a multi-family residential project with 164 (156) apartment units and 27 townhome units for a total of 191 proposed dwelling units. The apartment portion of the development will be made up of thirty six (36) One-bedroom units, one hundred and four (104)(96) Two-bedroom units, and twenty four (24) Three-bedroom. The townhome portion will have nine (9) three-plexes. Each townhome dwelling unit will have 3 bedrooms, 2 baths, and two direct parking spaces (of which one will be required to be a covered parking stall).

The surrounding zoning to this proposed development is Service Commercial (C-2) to the north and east, PUD-R to the west and south. The density of this proposed project is 13.87 (13.2) per acre. The allowed density according to the General Plan Land Use Map is 7-12 units per acre (Medium High Density). The Planned Unit Development standards allow for an increase of units meeting the criteria as outlined in the ordinance. The developer is wishing to utilize the tree lined streets credit, increased recreational facility credit and the open space credit to account for the 1.87 (1.19) dwelling unit per acre increase over the project area. The required parking for project would be 292 (276) stalls for the apartment units, the applicant is showing 312 stalls. The visitor parking needed would be 38 (35) stalls required, so deducting the 292 (276) stalls for the dwelling units, a remainder of 20 (1) stalls is available for visitor parking. Staff will note that the project is showing and providing a RV storage area in the east portion of the development, this area needs to be utilized for the additional 18 visitor parking stalls required by the ordinance. The applicant is showing sufficient covered parking stalls for the apartment units, with the

townhome units having a two-car garage provided.

Staff has reviewed the requested zone change and finds it conforming to the PUD standards of the zoning regulations. The Planning Commission reviewed this request at their September 4, 2019 meeting, the Planning Commission, as part of their motion, made an additional condition to not have any four story buildings, this eliminating eight (8) dwelling units. This was made due to the need to adjust the parking numbers and also bring the dwelling unit count down from the proposed 191 units to a total of 183 dwelling units.

The Planning Commission unanimously recommended approval of Z-19-11, for the zone change request from Planned Unit Development (PUD), to the proposed Planned Unit Development - Residential (PUD-R), with request for the Multi-Family Residential Development Standards onto to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.
4. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
6. Block walls (six feet in height min./max.) will be required along the north and west boundary of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.
7. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordation.
9. The proposed amenities will be completed before one-third ($\frac{1}{3}$) build out of the development is completed. Roughly, before the 38th unit is completed within the project.
10. If any of the proposed buildings are to be higher than thirty five feet in height, a height waiver must first be obtained from the City Council. It appears that building #2 & #3 will be above the thirty five foot (35') height allowance.
11. Details for dumpster screening methods shall be submitted for review and approval with the building permit applications.

12. The southern extension of 1100 East will need to be constructed, or already in place, as part of this development.
13. All outdoor lighting will be directed inward toward of this development.
14. Dumpster screening, and retaining walls throughout the property shall blend in with the residential buildings. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.
15. No four-story units within the project, and the dwelling unit count will be 156 apartment units with 27 townhome units (183 total dwelling units).

Community Development Director Ellerman reviewed the density calculations with Council.

Council Member Belliston asked the roadway width of Bella Vista Drive.

Community Development Director Ellerman stated it is a 60 foot.

Council Member Belliston asked what a 60 foot road allows for.

Public Works Director Mike Shaw stated it would allow for 3 lanes with parking on the sides. There would not necessarily be a need for 5 lanes at this time.

Community Development Director Ellerman note 35% of this project is landscaped open space. This project request is taking under 20% of the land mass in building space. The amenity areas total 54,600, which is in excess of over 15,000 square feet of what is required.

Council Member Granger asked the rules at what percentage are amenities required to be built.

Community Development Director Ellerman stated there is not a rule of when, but it has been consistent to ask for amenities at no more and 33 percent. The Council can place a condition of amenity development.

Council Member Granger asked the plan for amenities.

Steve Howcroft stated they are hoping to be able to put all of the amenities as soon as possible as it would help sell the development. The intent is to most of the amenities at the first.

Council Member Belliston stated he has a technical concern on the 3D rendering. This plan does not show all of the amenities like the site plan.

Community Development Director Ellerman stated there was an issue at Planning Commission where they asked the developer to include the amenities on the actual site plan.

Council Member Granger stated she has a concern about the quality of life we expect people to live in. She does not feel it is appropriate to approve a four-story home without an elevator. She feels strongly this would affect the quality of life for those residents.

Council Member Cluff noted he remembers when the first request came through as a trailer park. However, the developer has done a nice job with amenities. He does not feel this is a responsible

development without 1100 East being secured.

Community Development Director Ellerman stated 1100 East has been addressed in condition 12 stating 1100 east must be constructed or in place as part of this development. In addition, condition 9 states at 1/3 of buildout the amenities must be in place.

Council Member Belliston asked about the bulb out on Bella Vista Drive.

James Jessop stated Bella Vista Drive is a very wide street, and it is very fast right now. The bulb out is to slow down the traffic.

Council Member Belliston stated he is concerned about people parking on Bella Vista Drive and hoping walls.

Mr. Jessop stated he knows exactly what he is talking about, but this development has so much more parking than the development in Washington City we have seen previously. The bulb outs are completely and totally for slowing traffic. It is cheaper to leave it the way it is, but it is not as aesthetically pleasing.

Community Development Director Ellerman reviewed the map showing the entire project area. The developer can build only 30 units east of Bella Vista Drive before 1100 East is built.

Council Member Granger stated she would like to commend the partnership of the developers, the community and the Council. The persistence has made a difference in what this project looks like.

Council Member Ward asked for the parking numbers.

Community Development Director Ellerman reviewed the overall parking, which exceeds Washington City requirements.

Council Member Belliston asked the name of the Development south of Bonnie Lane.

Community Development Director Ellerman stated everything south of Bonnie Lane is Desert Ridge.

Council discussed the traffic entering Telegraph, and if this would require a signal.

Public Works Director Shaw explained when this development is built out, it will definitely need signals, and possibly earlier.

Council Member Ward stated our code says developments should blend with existing developments.

Council Member Cluff stated this PUD is unique because it connects to existing commercial, such as the RV Storage along with the busy Telegraph Street.

Council Member Belliston stated he would much rather look at this development than the back of storage units.

Council Member Cluff stated he keeps going back to the request for trailers. This was a request for a trailer court, and this particular request is far better.

Council Member Granger stated the kind of homes on the ridge are not the kind of homes people would buy next to Telegraph. We want it to be beautiful, but acknowledge it next to commercial, and trailers, and a very busy road. She appreciates the efforts made by the developer.

Council Member Cluff stated he is still concerned about 1100 East not being solidified.

Council Member Ward stated he is comfortable with 1100 East because they cannot develop without it being in place. He would like to know what the developer anticipates for management of the amenities, and rv parking.

Mr. Howcroft stated the development group plans to manage the property with the investment group, with an onsite office. They will physically have an office placed in the clubhouse.

Council Member Ward asked how they keep their properties viable long term.

Mr. Howcroft stated they have a manual with rules and regulations for both the employees and well as the residents. This is the developer and investors asset, which means they want the project to remain viable more so than the City.

Council Member Ward asked about the maintenance of the RV Parking.

Mr. Howcroft stated this would be maintained by the internal management company as well.

Council Member Ward asked for clarification on the open space percentage.

Community Development Director Ellerman reviewed the open space with Council.

Council Member Ward noted he is concerned about the height as well.

Council Member Belliston made a motion to approve an Ordinance adopting Zone Change request Z-19-11, a request from (PUD) Planned Unit Development to a (PUD-R) Planned Unit Development - Residential Multiple Family, located approximately 100 S. Bella Vista Drive with the findings and conditions of Staff to include: approving the site plan on page 3 and 4, removing the 4th floor; RV Storage is limited those subdivision part of Desert Ridge, Desert Flower and Desert Trails, also Bella Vista Drive is signed with no on-street parking. 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 Ward</i>	<i>Aye</i>

9. AGREEMENT

- a. Consideration to approve an Agreement for the Majestic Hills Phases 3&4 Reimbursement, as part of the Sanitary Sewer Trunk Line as part of the Capital Facilities Master Plan. Public Works Director Mike Shaw**

Council Member Cluff made a motion to approve an Agreement for the Majestic Hills Phases 3&4 Reimbursement, as part of the Sanitary Sewer Trunk Line as part of the Capital Facilities Master Plan. 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 Ward</i>	<i>Aye</i>

10. ROAD DEDICATION

- a. Consideration to approve the Dedication Plat for Telegraph Phase II Amended and Extended Roadway Dedication, located along Telegraph Road from approximately 250 feet west of Washington Parkway to Coral Canyon Blvd. Public Works Director Mike Shaw**

Council Member Cluff made a motion to approve the Dedication Plat for Telegraph Phase II Amended and Extended Roadway Dedication, located along Telegraph Road from approximately 250 feet west of Washington Parkway to Coral Canyon Blvd. 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 Ward</i>	<i>Aye</i>

11. RESOLUTION

- a. Consideration to approve a Resolution to establish the allocation of RAP Tax funds. Finance Supervisor Brian Brown**

City Attorney Jeff Starkey reviewed the RAP Tax Resolution.

Council Member Ward stated he is not comfortable with allocating forty percent of the RAP Tax to recreational facilities and programs. He understood the point of this Resolution was specifically to set aside thirty five percent for a cultural arts facility only.

Council discussed the distribution options.

Council Member Belliston stated he would like to add up to twenty-five percent shall be appropriated toward grants for non-profit cultural organizations.

Council Member Cluff made a motion to approve a Resolution to establish the allocation of RAP Tax funds 1a will include the intention to have 35% to go toward a cultural arts facility to mean those funds are set aside for future use, 1b and 1c will be removed from the Resolution, and go back into the concept of RAP Tax. 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 Ward</i>	<i>Nay</i>

12. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Council reported on their assigned committees.

13. ADJOURNMENT

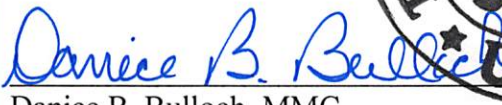
Council Member Granger made a motion to adjourn the meeting. Council Member Cluff seconded the motion; which passed with the following roll call vote:

<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 Ward</i>	<i>Aye</i>

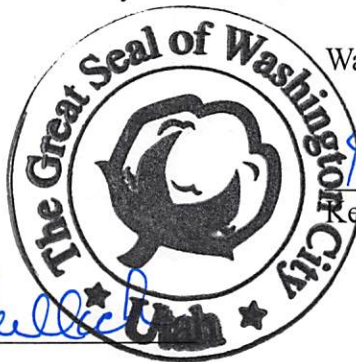
Meeting adjourned at 8:31 P.M.

Passed and approved on this 23rd day of October, 2019.

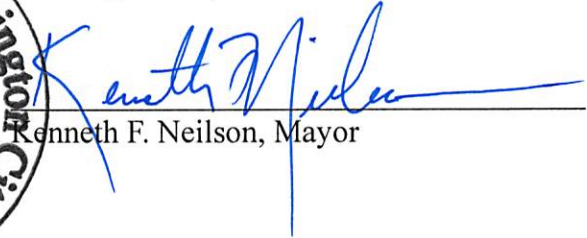
Attest by:



Danice B. Bulloch, MMC
City Recorder



Washington City



Kenneth F. Neilson, Mayor