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City Council Meeting Agenda  
Regular Meeting  
December 11, 2019

**PUBLIC NOTICE** is hereby given that the Washington City Council will hold a Public Meeting on Wednesday, December 11, 2019, 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 AGENDA
2. ANNOUNCEMENTS
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. CONSENT AGENDA
  - a. APPROVAL OF MINUTES. Consideration to approve the minutes from the City Council Meetings of 11/12/13 and 11/13/2019.
  - b. BOARD AUDIT REPORT. Consideration to approve the Board Audit Report for November 2019.
  - c. LOCAL CONSENT
    - i. Consideration to approve the renewal of the following Off-Premise License: Albertsons, First Stop, Freeway Chevron, Harts Gas & Food, Maverik, The Service Station, Terrible Herbst, Inc., Walmart
    - ii. Consideration to approve the renewal of the following On-Premise Licenses: Black Bear Diner, Coral Canyon Grill, Don Pedros, Koral Kafe, Red Robin Gourmet Burgers, Royal Thai Cuisine, St. Helens of Washington
    - iii. Consideration to approve the renewal of the following On-Premise Recreational Licenses: Coral Canyon Golf Course, Green Spring Golf Course

- iv. Consideration to approve the renewal of the following Bar License: Koral Kafe & Entertainment

d. FINAL PLATS

- i. Consideration to approve a Final Plat for Paseos at Sienna Hills Phase 1 located at approximately 900 North 2200 East extension of Grapevine Crossing. Applicant: Brennan Holdings No.100, Jim Raines.
- ii. Consideration to approve a Final Plat for Paseos at Sienna Hills Phase 2 located at approximately 1100 North 2200 East extension of Grapevine Crossing. Applicant: Brennan Holdings No.100, Jim Raines.
- iii. Consideration to approve a Final Plat for Queensridge located at approximately east of Harmon Land and Farmland Drive. Applicant: Stephen Simister.
- iv. Consideration to approve a Final Plat for Whitworth Estates located at approximately 240 East and north of Harvest Lane. Applicant: Justin Whitworth.
- v. Consideration to approve a Final Plat for Crimson Fields Phase 1 Subdivision located at approximately Treasure Valley Road 380 East. Applicant: Development Solutions Group Inc.
- vi. Consideration to approve a Final Plat for Crimson Fields Phase 2 Subdivision located at approximately Treasure Valley Road 435 East. Applicant: Development Solutions Group Inc.

5. FINANCE

- a. Presentation of the audited Financial Statements for the fiscal year ending June 30, 2019. Hinton Burdick, PLLC

6. MASTER FEE SCHEDULE

- a. Consideration to approve amendments to the master fee schedule for Washington County Solid Waste & Credit Card Fees. City Treasurer Kerry Wheelwright

7. PRELIMINARY PLAT

- a. Consideration to approve a Preliminary Plat for Lakeside at Stucki Farms located at approximately Stucki Farms Parkway and south of The Cross Roads at Stucki Farms. Applicant: Karl Larson.

8. ORDINANCES

- a. Consideration to approve an Ordinance for General Plan Amendment G-19-04, to change the current land use designation from OS (Open Space) to CCOM (Community Commercial), located approximately 3650 South 1500 East.

Applicant: Robert Steffes

- b. Consideration to approve an Ordinance for General Plan Amendment G-19-05, to change the current land use designation from OS (Open Space) to CCOM (Community Commercial), located approximately 3650 South 1300 East.  
Applicant: Doug Dennett

## 9. PUBLIC HEARINGS & RELATED ORDINANCES

- a. Public Hearing for Zone Change request Z-19-16, a request to change the current/existing Downtown Mixed Use (DM) zoning designation to Planned Unit Development - Commercial (PUD-C), located at 455 W. Vincent Lane.  
Applicant: Dove Center Lindsey Boyer, Executive Director
- b. Consideration to approve an Ordinance for Zone Change request Z-19-16, a request to change the current/existing Downtown Mixed Use (DM) zoning designation to Planned Unit Development - Commercial (PUD-C), located at 455 W. Vincent Lane.
- c. Public Hearing for Zone Change request Z-19-13, a request for adding the overlay zoning of Extraction to the current/existing Agricultural 20-Acre min. (A-20) zoning designation. The Overlay-Zone request is on roughly 7.00 acres located at approximately 273 East, just north of South Nichols Peak Road. Applicant: Larry Adams and Joseph Young
- d. Consideration to approve an Ordinance for Zone Change request Z-19-13, a request for adding the overlay zoning of Extraction to the current/existing Agricultural 20-Acre min. (A-20) zoning designation. The Overlay-Zone request is on roughly 7.00 acres located at approximately 273 East, just north of South Nichols Peak Road.
- e. Public Hearing to consider an amendment to the City Code, Modifying Regulations for Sections 9-8A-6, 9-8B-6, 9-8C-6 and 9-8D-6. Applicant: Washington City
- f. Consideration to approve an Ordinance to amend the City Code, Modifying Regulations Sections 9-8A-6, 9-8B-6, 9-8C-6 and 9-8D-6.
- g. Public Hearing to consider an amendment to the City Code, for Detached Accessory Dwelling Units, Sections 9-8A-7 and 9-8B-7. Applicant: Washington City
- h. Consideration to approve an Ordinance to amend the City Code, for detached Accessory Dwelling Units, Sections 9-8A-7 and 9-8B-7.
- i. Public Hearing to consider an amendment to the City Code, regarding Guest Parking requirements for Multiple Family Developments Section 9-16-12.  
Applicant: Washington City

- j. Consideration to approve an Ordinance to amend the City Code, regarding Guest Parking requirements for Multiple Family Developments, Section 9-16-12.
- k. Public Hearing to consider an amendment to the City Code, for the Height Regulations, Sections 9-8D-4, 9-9-4, 9-10A-4, 9-10B-4, 9-10C-4 and 9-11-4. Applicant: Washington City
- l. Consideration to approve an Ordinance to amend the Height Regulations, Sections 9-8D-4, 9-9-4, 9-10A-4, 9-10B-4, 9-10C-4 and 9-11-4.
- m. Public Hearing to consider an amendment to the City Code, for Title 6 Chapter 7 Public Ways and Property, Standardized Street Addressing. Applicant: Washington City
- n. Consideration to approve an Ordinance amending City Code by adopting Title 6 Chapter 7 Public Ways and Property, Standardized Street Addressing.

#### 10. MOU & AGREEMENTS

- a. Consideration to approve a Memorandum of Understanding for Impact Fee Credits for the Shooting Star Park. Leisure Service Director Barry Blake
- b. Consideration to approve an agreement between St. George City and Washington City for the provision of public transit. City Manager Roger Carter
- c. Consideration to move forward with the drafting of an Interlocal Agreement (or like instrument) between Washington City and Hurricane Valley Fire for the bonding and purchase of a ladder truck. City Manager Roger Carter

#### 11. BID AWARDS

- a. Consideration to award the bid for the Main Street Project. Public Works Director Mike Shaw
- b. Consideration to award the bid for The Boilers Park Project. Leisure Service Director Barry Blake
- c. Consideration to award the bid for the Improvements for the Green Springs Park Improvements Project. Leisure Service Director Barry Blake

#### 12. LETTER

- a. Consideration to draft a clarification letter regarding Northern Corridor.

#### 13. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

#### 14. CITY MANAGER REPORT

#### 15. ADJOURNMENT

POSTED this 6th day of December 2019  
Danice B. Bulloch, MMC  
City Recorder

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*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 Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.*

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