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Minutes  
Regular Meeting  
December 11, 2019

Present: Mayor Kenneth Neilson, Council Member Troy Belliston, Daniel Cluff, Kolene Granger, Jeff Turek, Douglas Ward, City Attorney Jeff Starkey, City Manager Roger Carter, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Administrative Services Director Kimberly Ruesch, Leisure Services Director Barry Blake, IS Director Steven Whittikiend, Audience: Cari Bishop, Caitlin Whitney, Dick Saunders, Laurie Saunders, Kurt Ivie, Jason Smith, Mike Tate, Sherrie Tate, Markee Pickett, Madonna Melton, Lindsey Boyer, Meeja McAllister, Adam Allen, Don Wiley, Thomas Nisson, Sandra Stephens, Karl Larson

Meeting commenced at 6:00 P.M.

**Invocation:** City Manager Roger Carter

**Pledge of Allegiance:** Council Member Kolene Granger

**1. APPROVAL OF AGENDA**

*Council Member Belliston made a motion to approve the agenda. 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>

**2. ANNOUNCEMENTS**

Mayor Kenneth Neilson thanked Council Members Belliston, Granger and Turek for their dedicated service to Washington City. They have faced great challenges with dignity and class, and will be missed as the outgoing Council Members.

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

*None*

#### **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.

The applicant is requesting approval of a final plat for the Paseos at Sienna Hills, Phase 1 subdivision, located at approximately 900 North 2200 East (an extension of Grapevine Crossing). This particular subdivision is proposing 5 lots on an area covering 0.88 acres. The specific location of this subdivision is zoned Sienna Hills Planned Community Development (PCD). The Preliminary Plat was approved back on August 8, 2018.

The Planning Commission unanimously recommended approval of the Final plat for the Paseos at Sienna Hills, Phase 1 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.
6. The Section monuments have the County Reference Numbers called out on the plat before it goes to City Council.

- 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.**

The applicant is requesting approval of a final plat for the Paseos at Sienna Hills, Phase 2 subdivision, located at approximately 1100 North 2200 East (an extension of Grapevine Crossing). This particular subdivision is proposing 49 lots on an area covering 16.47 acres. The specific location of this subdivision is zoned Sienna Hills Planned Community Development (PCD). The Preliminary Plat was approved back on August 8, 2018.

The Planning Commission unanimously recommended approval of the Final plat for the Paseos at Sienna Hills, Phase 2 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.

6. There is lacking four (4) regular visitor parking stalls and two (2) elongated recreational vehicle parking stalls from the approved preliminary plat. These six (6) missing stalls need to be added to the final plat before moving onto the City Council meeting of December 11, 2019.

7. The Section monuments to be called out on the plat with the County Reference Numbers before the plat goes on to the city council.

**iii. Consideration to approve a Final Plat for Queensridge located at approximately east of Harmon Land and Farmland Drive. Applicant: Stephen Simister.**

The applicant is requesting approval of a final plat for the Queensridge subdivision, located at approximately along Washington Fields Road and north of Majestic Fields Elementary school. This particular subdivision is proposing 20 lots on an area covering 9.35 acres. The specific location of this subdivision is zoned Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12). The Preliminary Plat was approved back on March 13, 2019.

The Planning Commission unanimously recommended approval of the Final plat for the Queensridge 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.
6. All common areas shall have a blanket Public Utility and Drainage Easement, reflected in the General Notes section of the final plat.

7. The current note located on lot #10 be corrected to call out general note #7 and not note #5, ALSO - this note needs to add language stating that the temporary turn-around can only be vacated and/or released with the extension and continuation of the street to the adjoining development to the north.
8. Note #2 Geotech Report, needs to be revised to include the date of the report.
9. The Section monuments to be called out on the plat with the County Reference Numbers before the plat goes on to the city council.

**iv. Consideration to approve a Final Plat for Whitworth Estates located at approximately 240 East and north of Harvest Lane. Applicant: Justin Whitworth.**

The applicant is requesting approval of a final plat for the Whitworth Estates subdivision, located at approximately 240 East and north of Harvest Lane. This particular subdivision is proposing 26 lots on an area covering 10.308 acres. The specific location of this subdivision is zoned Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12). The Preliminary Plat was approved back on February 26, 2019.

The Planning Commission unanimously recommended approval of the Final plat for the the Whitworth Estates 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.
6. The Section monuments to be called out on the plat with the County Reference Numbers before the plat goes onto the city council.
7. The existing drainage easement on the northern boundary needs to be vacated with this plats recordation. The water is now piped and runs in the public right-of-way.

**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.**

The applicant is requesting approval of a final plat for the Crimson Fields, Phase 1 subdivision, located at approximately Treasure Valley Road and 380 East. This particular subdivision is proposing 17 lots on an area covering 5.325 acres. The specific location of this subdivision is zoned Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8). The Preliminary Plat was approved back on January 9, 2019.

The Planning Commission unanimously recommended approval of the Final plat for the Crimson Fields, Phase 1 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.
6. The basis of bearing and the monument number used, shall be required to be on the plat before recordation of the plat.

**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.**

The applicant is requesting approval of a final plat for the Crimson Fields, Phase 2 subdivision, located at approximately Treasure Valley Road and 435 East. This particular subdivision is proposing 24 lots on an area covering 6.285 acres. The specific location of this subdivision is zoned Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8). The Preliminary Plat was approved back on January 9, 2019.

The Planning Commission unanimously recommended approval of the Final plat for the Crimson Fields, Phase 2 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.
6. The basis of bearing and the monument number used, shall be required to be on the plat before recordation of the plat.

*Council Member Turek 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>
<i>Council Member Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

**5. FINANCE**

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

Dave Whitwer reviewed a powerpoint presentation overviewing the audited Financial Statements.

**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**

City Treasurer Kerry Wheelwright reviewed the amendments to the master fee schedule.

*Council Member Belliston made a motion to approve amendments to the master fee schedule for Washington County Solid Waste & Credit Card Fees. 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>

**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.**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a Preliminary plat for the Lakeside at Stucki Farms subdivision, located at approximately Stucki Farms Parkway and south of The Cross Roads at Stucki Farms. The applicant is proposing 51 lots on an area of coverage of 23.03 acres. The zoning designation at this particular location is Planned Community Development - Stucki Farms (Stucki Farms-PCD). The surrounding zoning is PCD to the north, south, east and west.

The proposed subdivision conforms to the approved zoning. The request meets 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 Lakeside at Stucki Farms 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. That the 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 any Certificates of Occupancy can be issued within this subdivision, the master amenity known as the "FarmHouse" will have its Certificate of Occupancy already awarded.
13. In the north-west corner, through lots 31 and 32 there will be provided access to the lake.
14. All Open Space within the vicinity will be completed at final plat application time.

Council Member Cluff stated he would like to see where the access to the lake is going to be for maintenance.

Brandy Walker explained the access to the lake around the homes is going to be private. The main access to the lake is going to be on the road frontage. In addition, there is a cul-de-sac walking access to the lake. It can be used and accessed by everyone, but the residents backyards are going to be private.

Council Member Turek stated he does have an issue with accessibility. The rear of the homes have no access. This does not seem like it is a benefit to the community as an open space.

Council Member Belliston noted this current plan does not show the contouring of the lake. He feels if the actual contouring were shown it would better for Council to review.

Ms. Walker explained there is going to be beach access on specific points on the lake. This will direct individuals to access in these locations. Otherwise, there may be areas, which would be at a steeper grade, which they would deter access.

Council Member Cluff asked as which point the amenity of the lake will be developed.

Ms. Walker stated the detention need is for the property further to the South. The Village 3 portion of the development does not require this lake for detention.

Carl Larson explained this request is for preliminary plat for the entire Village 3. However, they only plan to develop 9 lots in the first phase of this Village. There is planning required for the lake in order to make it usable for irrigation as well as detention.

Council Member Ward asked why they only plan to develop 9 lots.

Mr. Larson explained the first phase will develop the road, in order to access this area of the development.

Council Member Granger noted it may be beneficial to come to Council with two separate preliminary plats.

Council Member Turek agreed. He would prefer approving the preliminary plat with the 9 lots they are requesting. He would not feel comfortable approving the preliminary plat without design on the lake.

City Attorney Jeff Starkey clarified the rear yard of the homes would not go into the lake, which means the area around the lake is limited common area. In effect, those homeowners would not have any more right to access the lake than anyone else.

Ms. Walker stated this is correct. They can do additional designs on the lake and the area surrounding.

Council Member Ward clarified the lake is being used for irrigation, recreation, as well as flood control.

Mr. Larsen stated this is correct, and it will be engineered for all of these purposes.

*Council Member Belliston made a motion to approve Phase 1 Preliminary Plat for Lakeside at Stucki Farms, which includes lots 1-9 and lots 20-22 located at approximately Stucki Farms Parkway and south of "The Cross Roads" at Stucki Farms, with the findings and conditions of Staff and as recommended by the Planning Commission. 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>

## 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**

Council Member Cluff stated he does like the zoning as it at this time. On the north side of this road, there are already homes built. None of the residents have an issue with the Neighborhood Commercial. He feels we need to slow down and talk about what we are doing in the fields.

Council Member Belliston stated he feels we are talking about two different things right now. This is a general plan amendment request, and he is discussing zoning.

Council Member Cluff stated the surrounding neighbors do not have an issue with the current zoning.

Council Member Belliston explained during the public hearing we did have residents saying they were fine with the some of the uses in a community commercial.

Community Development Director Drew Ellerman stated there is always an option to go with a PUD Commercial.

Council Member Cluff stated he would feel better with a PUD on this particular item.

Council Member Ward clarified the design guidelines would come to Council after the General Plan designation.

*Council Member Cluff made a motion to approve an Ordinance for General Plan Amendment G-19-04, to change the current land use designation from OS (Open Space) to PUD-C (Planned Unit Development - Commercial), with the understanding, as the study goes through, Council can make recommendations located approximately 3650 South 1500 East. 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>

- 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**

Community Development Director Drew Ellerman reviewed:  
The two week holdover is now completed, this item is ready for City Council action.

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 3650 South 1300 East. The requested area covers 3.48 acres. The current Land Use designation is “Detention Pond” and Open Space (OS). The applicant is seeking approval to have the Land Use designation changed to Community Commercial (CCOM) for the possibility to develop the area into a future commercial project.

The surrounding General Plan Land Use designations are Detention Pond and Open Space (OS) to the west, Open Space (OS) and Neighborhood Commercial (NCOM) to the north, Neighborhood Commercial (NCOM) to the east, and Detention Pond and Open Space (OS) to the south.

As stated above, the applicant is wishing to amend this parcel, in hopes for future commercial development at this location. The Community Commercial designation allows for the C-2 and C-3 zoning designation. The property is currently designated as Detention Pond and Open Space due to previous design of the regional debris basin which it sets in. Recently, surrounding developments have required more research of the area and it has been found that the current debris basin can be, and currently is, being re-designed and allowing for property to be removed from the necessary size of the basin itself. This parcel is one of those areas being applied for coming out of the designated debris basin boundary.

Staff has reviewed the request change and finds no problem with the minor adjustment from neighborhood commercial to community commercial especially with the possible future highway interchange to the east of this requested area. It needs to be stated that before any zone change would be allowed to be applied for, that the “formal approval” from the Flood Control Authority, and FEMA approval of a LOMR would have to be in place. Currently the Flood Control Authority has given a verbal agreement, but all the required filings with associated new maps etc., have not been officially granted. They feel comfortable moving forward at this present time.

The Planning Commission, by a vote of 3-2, recommended denial for the proposed G-19-05 application, to amend the General Plan Land Use Map from the current “Detention Pond” and Open Space (OS) designation, to the proposed Community Commercial (CCOM) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council. The reason stated for recommendation of denial was “doesn’t fit harmoniously with the area”.

*Council Member Cluff made a motion to approve an Ordinance for General Plan Amendment G-19-05, to change the current land use designation from OS (Open Space) to PUD-C (Planned Unit Development - Commercial), with the understanding, as the Washington Fields Development study goes through, City Council can make recommendations based on the design guidelines, located approximately 3650 South 1300 East. 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

## **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**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 0.54 acres, located at approximately 455 West Vincent Lane. The requested change is from the current zoning of Downtown Mixed Use (DM) to the proposed Planned Unit Development - Commercial (PUD-C) zoning designation. The (PUD-C) request is for the purpose of seeking a solution to a proposed request. Currently the parcel is being used by the Dove Center, an organization that assist abused women and children, as a counseling center and temporary dwelling units for the needed mothers and children until a more permanent residence can be found. The Dove Center wishes to expand the number of dwelling units and downsize the office space used in the current layout of the building. The wish to remodel the lower (main) floor adding dwelling units. ALL current zoning districts within the city do not allow for dwelling units on the ground floor in addition to office space utilization on that same ground floor.

The applicant and staff are wishing to utilize the Planning Unit Development - Commercial zoning district in seeking planning commission and city council approval to allow this commercial mixed use zone to accomplish the only alternative to the problem that exists. Staff feels confident that this zoning use could be a solution in meeting the unique circumstance that faces the Dove Centers request and needs at this present time. Do to the organizations use and structure, staff does not feel that this would be a detriment to the surrounding properties. The General Plan Land Use Designations for this location is the Historic Downtown (HD) designation. The (HD) designation allows for the zoning district of Downtown Mixed Use, but do to special circumstances, staff feels this is request of a modified PUD-C, is the only option for the applicant. The surrounding zoning to this parcel is R-3 to the north, R-1-8 to the south, and C-2 to the east and west.

The Planning Commission unanimously recommended approval of Z-19-16, for the zone change request from Downtown Mixed Use (DM) to the proposed Planned Unit Development - Commercial (PUD-C) zoning designation, to the City Council, based on the following findings.

### **Findings**

1. That the requested zoning meets 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 uses will be as they appeared and approved in the attached exhibits and according to the

approved PUD-C zoning designation as outlined in the city code.

2. This approval is specifically for the DOVE Center foundation, if the property is sold, the new owners would be required to make a new application for any use(s) of the subject property.

Council Member Granger asked if this same thing could be accomplished by a Conditional Use Permit.

Community Development Director Ellerman explained he has scoured his zoning codes, and this is the only zone he feels would be appropriate for this use.

No public comments were made.

*Council Member Granger 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>

- 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.**

Community Development Director Drew Ellerman reviewed:

The two week holdover is now completed, this item is ready for City Council action.

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 3650 South 1500 East. The requested area covers 15.13 acres. The current Land Use designation is Neighborhood Commercial (NCOM), Open Space (OS) and Detention Pond. The applicant is seeking approval to have the Land Use designation changed to Community Commercial (CCOM) for the possibility to develop the area into a future commercial project when the Highway 7 interchange is developed.

The surrounding General Plan Land Use designations are Neighborhood Commercial (NCOM) to the north and east, Detention Pond to the west, and Open Space (OS) to the south.

As stated above, the applicant is wishing to amend this parcel, in hopes for future commercial development at this location. The Community Commercial designation allows for the C-2 and C-3 zoning designation, whereas the Neighborhood Commercial designation only carries the AP and C-1 commercial zoning districts.

Staff has reviewed the request change and finds no problem with the minor adjustment from neighborhood commercial to community commercial especially with the possible future highway interchange to the east of this requested area. It needs to be stated that before any zone change

would be allowed to be applied for, that the “formal approval” from the Flood Control Authority, and FEMA approval of a LOMR would have to be in place. Currently the Flood Control Authority has given a verbal agreement, but all the required filings with associated new maps etc., have not been officially granted. They feel comfortable moving forward at this present time.

The Planning Commission by a vote of 4-1, recommended approval for G-19-04 application, to amend the General Plan Land Use Map from the current Neighborhood Commercial (NCOMM) designation, to the proposed Community Commercial (CCOM) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

*Council Member Belliston made a motion 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. 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>

- 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**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to add the “Extraction Overlay Zone” designation to this currently Agricultural - 20 Ac. Min. (Ag-20) zoned property. The area requested is approximately 7.00 acres in size and located at approximately 273 East, South Nichols Peak Road.

The proposed change is for the purpose of having the availability to excavate and remove material from the development site at the address (area) stated above. This material is being removed from the site in preparation for agricultural development on Mr Adams property.

This item was tabled at the Planning Commission meeting of October 16th, with the commissioners wishing to visit the site before they made a decision on a recommendation to go forward to the city council. The commissioners did a site visit on Tuesday, October 29th, accompanied by two members of the Hillside Committee. The Planning Commission then resumed discussion on the regularly scheduled meeting of November 6, 2019.

The Planning Commission unanimously recommended approval of Z-19-13, for the zone change request of adding the Extraction Overlay Zone to the currently/existing Agricultural - 20 Acre

Min. (Ag-20), specifically the southwest face of Nichols Peak, to the City Council, based on the following findings and subject to the conditions below:

#### Findings

1. That the proposed use, at this particular location, is necessary to provide for the overall progression of Mr. Adams agricultural development; and
2. The proposed use will comply with the regulations and conditions specified in this article for such use; and
3. The proposed use will conform to the intent of the general plan.
4. That the conditions as approved by the Hill Side Protection Committee will be followed for mitigation into the Hill Protection Overlay area.

#### Conditions

1. No part/portion of the extraction operation will be permitted closer than 100 feet to a residential subdivision.
2. A grading permit will be obtained for the Washington City Public Works Department before work will commence.
3. Extraction operations shall be strictly controlled so as to minimize any possible contamination of 'any' ground water.
4. Hours of operation will be limited to 7:00 A.M. to 7:00 P.M. excluding Sundays (no work shall be done) or legal holidays.
5. All equipment on and off the site, utilized in the extraction process shall be operated and maintained so as to minimize the creation and dissemination of noise and vibration from the site. Access and haulage roads on the site shall be maintained in a dust free condition.
6. A time limit of twelve months will be allowed for this Overlay Zone approval, an additional 15 calendar days may be applied for/granted by staff, due to weather or other related delays of down time. The time limit starts the day after City Council approval of the Extraction Overlay Zone.
7. The finished grade(s) of the newly created area(s) will be as approved by the HillSide Committee, also, trees will be planted along the slope base of each hillside cut at as approved by the HillSide Committee.
8. No more rock or soils can be removed or disturbed from the north knob (the area directly north of land falling within this Overlay Zone area).
9. The attached exhibit will be complied with, it carries the conditions in the renderings applied to the project by the Hillside Committee.

Council Member Belliston asked if 12 months is necessary. In the previous request, we have given a maximum of 180 days. He feels we should limit the length of time as much as possible.

Council Member Cluff stated we have our Hillside Ordinance for a reason. He is not happy with what has been currently done, and to allow anything further, is inappropriate.

Council Member Ward stated in allowing this request, we do get the opportunity to allow for conditions to mitigate the excavation.

Council Member Cluff noted, the request is for a significant expansion of what has already been done. If they want to fix within a foot of where this excavation has been done, he would be in



favor, but to do additional damage, he is not okay with the request.

Community Development Director Ellerman stated he understands what is being said, but this is what happens when we work in government.

Council Member Cluff stated what is proposed is not going to make this better. It is not a mitigation. In fixing this problem, the request is to double the damage, which has already been done.

Sherrie Tate stated she would like the engineer to explain what is happening.

Jason Smith stated he is representing the applicant. If Council does not do something, they are absolutely wrong. We currently have a pile of rubble. He is not in favor of this request, he does not like what has been done. Unfortunately, at this point, something has to be done to make it look better. The hillside is going to outlive any of us, it is sheer rock.

Council Member Turek asked if there is a way to remove the rubble without extending the cut. This was illegally done.

Mr. Smith explained the loose rock is the only thing being removed in this request.

Council Member Cluff stated if the only thing being done is clean up, he is not opposed. However, he is absolutely not in favor of an expansion.

Mr. Smith stated there is approximately 80,000 yards of clean up. There is no more blasting, and the material has to be loose for them to remove it.

Public Works Director Mike Shaw noted Merrill Road is not going to be completed, which means they will have to use Nichols Peak Road. The weight is going to destroy Nichols Peak Road.

Council Member Granger stated a condition can be placed, which does not allow any movement of the material until Nichols Peak is complete.

Matthew Ferguson stated putting more danger along this hill makes him very nervous. This is going to be a huge cliff, and kids are going to try and play on this. He does not feel more danger is a good thing. The scaring does not bother him as much as having more cliffs.

Council Member Cluff asked if there are any specific dangers in this area.

Mr. Ferguson stated kids are getting up the road and long boarding, and getting on the roof of the house. He does not see anything good happening if there is a sheer face.

Ms. Tate stated she feels the rocks should be moved. However, she does have a huge concern about moving the rock through the farm, because it is going to be dangerous on those small roads.

Justin Whitworth asked if this 80,000 tons of rubble is going to be making money.

Council Member Belliston stated they will be selling the rock.

Mr. Whitworth stated he does not feel it is appropriate for someone to make a significant amount of money for doing something wrong.

City Manager Roger Carter stated the process for this operation was never reviewed or approved, which is why they were shut down.

Council Member Cluff stated he does not feel this is an Ag Operation, but a mining operation.

Council Member Turek stated when you are selling the rocks as they are digging out, it is not Ag Operation.

*Council Member Belliston made a motion to close the public hearing. 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>

- 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.**

*Council Member Turek made a motion to deny 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 more damage is going to occur, and this request is going to exacerbate the damage, which has already been done. 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 Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Nay</i>

- 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**

Community Development Director Drew Ellerman reviewed the proposed changes to the City Code.

No public comments were made.

*Council Member Granger 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>

**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.**

*Council Member Belliston made a motion 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. 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>

**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**

Community Development Director Drew Ellerman reviewed the proposed changes to the City Code.

No public comments were made.

*Council Member Granger 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>

**h. Consideration to approve an Ordinance to amend the City Code, for detached Accessory Dwelling Units, Sections 9-8A-7 and 9-8B-7.**

*Council Member Granger made a motion to approve an Ordinance to amend the City Code, for detached Accessory Dwelling Units, Sections 9-8A-7 and 9-8B-7. 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>

- 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**

Community Development Director Drew Ellerman reviewed the proposed changes to the City Code.

No public comments were made.

*Council Member Turek 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>

- j. Consideration to approve an Ordinance to amend the City Code, regarding Guest Parking requirements for Multiple Family Developments, Section 9-16-12.**

*Council Member Belliston made a motion to table an Ordinance to amend the City Code, regarding Guest Parking requirements for Multiple Family Developments, Section 9-16-12 in order to allow Staff an opportunity to add separate calculations for multi-family, townhomes and mixed use. 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>Nay</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Nay</i>
<i>Council Member Ward</i>	<i>Nay</i>

Council Member Ward stated he would prefer to get this on the books now, and then come back to Council with an amendment, once Staff has the chance to add the different categories.

Council Member Turek noted he would be in favor of moving forward with this item as well, in order to get the parking increased now. The separate categories can come back again.

*Council Member Turek made a motion to approve an Ordinance to amend the City Code, regarding Guest Parking requirements for Multiple Family Developments, Section 9-16-12 with the direction to move forward in adding categories for multi-family, townhomes and mixed use. Council Member Ward 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>Nay</i>
<i>Council Member Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

**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**

Community Development Director Drew Ellerman reviewed the proposed changes to the City Code.

No public comments were made.

*Council Member Belliston made a motion to close the public hearing. 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>

**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.**

*Council Member Ward made a motion to deny 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 we had an Ordinance which was changed recently, he would like to have an opportunity to use the current ordinance. Council Member Cluff seconded the motion; which dies 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>Nay</i>
<i>Council Member Turek</i>	<i>Nay</i>
<i>Council Member Ward</i>	<i>Aye</i>

*Council Member Ward made a motion to table 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 to January 22, 2020. 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>

**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**

Community Development Director Drew Ellerman reviewed the proposed changes to the City Code.

No public comments were made.

*Council Member Cluff made a motion to close the public hearing. 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>

**n. Consideration to approve an Ordinance amending City Code by adopting Title 6 Chapter 7 Public Ways and Property, Standardized Street Addressing.**

*Council Member Belliston made a motion to approve an Ordinance amending City Code by adopting Title 6 Chapter 7 Public Ways and Property, Standardized Street Addressing. 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>

**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**

Leisure Services Director Barry Blake reviewed the MOU with Council.

*Council Member Belliston made a motion to approve a Memorandum of Understanding for Impact Fee Credits for the Shooting Star Park. 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>

**b. Consideration to approve an agreement between St. George City and Washington City for the provision of public transit. City Manager Roger Carter**

City Manager Roger Carter reviewed the agreement between St. George City and Washington City for the provision of public transit. He would like to ask if Council are to approve this item, they add a clause to allow for non-substantive legal wording to be added to the agreement as needed.

Council Member Granger asked if this use would always be subsidized.

City Manager Carter stated there is technically no impact upon our funds, but would make us eligible to pull the transit funds.

Council Member Granger asked if the usage is not adequate, does Washington City have the ability to discontinue.

City Manager Carter noted there is the ability to withdraw. However, there is a one-year stipulation for withdrawal. There is a demand for low income housing, and affordable housing. Public Transportation is going to help with these uses.

Council discussed the benefit of public transit in Washington City.

Council Member Turek noted this is going to benefit individuals with disabilities, who have stood before him, and stressed the need.

Council Member Belliston thanked St George City as well as SunTran with their willingness to expand to Washington City.

*Council Member Belliston made a motion to approve an agreement between St. George City and Washington City for the provision of public transit subject to legal council approval. 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>

Council Member Granger     Aye  
Council Member Turek       Aye  
Council Member Ward        Aye

**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**

City Manager Carter reviewed the need to move forward with drafting an Interlocal Agreement between Washington City and Hurricane Valley Fire for the purchase of a ladder truck. The agreement itself would come back to Council once it is ready.

*Council Member Turek made a motion 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. 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

**11. BID AWARDS**

**a. Consideration to award the bid for the Main Street Project. Public Works Director Mike Shaw**

Public Works Director Mike Shaw reviewed the bid for the Main Street Project.

*Council Member Belliston made a motion to award the bid for the Main Street Project to Interstate Rock in the amount of \$3,637,396.85. 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

**b. Consideration to award the bid for The Boilers Park Project. Leisure Service Director Barry Blake**

Leisure Services Director Barry Blake reviewed the bids for The Boilers Park Project.

*Council Member Turek made a motion to award the bid for The Boilers Park Project to JP Excavation in the amount of \$1,522,448.69. 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>Nay</i>

**c. Consideration to award the bid for the Improvements for the Green Spring Park Improvements Project. Leisure Service Director Barry Blake**

Leisure Services Director Barry Blake reviewed the bids for the Green Spring Park Improvements Project.

*Council Member Granger made a motion to award the bid for the Improvements for the Green Springs Park Improvements Project to John Orton Excavation Inc. in the amount of \$297,901.95. 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>

**12. LETTER**

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

Council Member Granger noted in all of the Northern Corridor there is no part of it where it affects homes other than Washington City. She would ask Public Works Director Mike Shaw to present a map with an alternative route, and if this route were to be used, it would be paid for by funds for the Northern Corridor and not Washington City.

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

Council Member Turek thank the Citizens of Washington City who have entrusted him throughout his term as a City Council Member. He thanked Council for their working relationship, as well as his family for allowing him this opportunity. He would like to thank Staff for their friendships, and all they do for this community.

Council Member Belliston stated he has enjoyed serving on the Council. He has met wonderful people, and enjoyed those relationships. He would like to thank everyone who has supported him.

Council Member Granger thanked Council. She has enjoyed serving with all of these Council Members. This has been a delightful experience for her. She appreciates her time with Washington City, and the Council.

Council Member Ward commented he will miss the wisdom of the outgoing Council. He appreciates the leadership, and all they have taught him.

Council Member Cluff stated Council is a lot of work. He would like to give a special thanks to Council Member Turek for his length. In addition, he is deeply grateful and humble with what they have taught him on this Council.

#### **14. CITY MANAGER REPORT**

City Manager Carter stated on behalf of all of the Staff, it has been a pleasure. It has been an honor to affiliate with this Council.

#### **15. ADJOURNMENT**

*Council Member Cluff made a motion to adjourn the meeting. 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>

*Meeting adjourned at 9:08 P.M.*

Passed and approved on this 8th day of January, 2020.

Washington City

Attest by:

*Danice B. Bulloch*

Danice B. Bulloch, MMC  
City Recorder



*Kenneth F. Neilson*  
Kenneth F. Neilson, Mayor