

---

Minutes  
Workshop Meeting  
September 24, 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, Leisure Services Director Barry Blake, Community Development Director Drew Ellerman, Audience: Steve Hall, Joe Phillips, Rex Torgenson, Kurt Ivie, Craig Coats, Brett Burgess, Kress Staheli, Greg Sant

Meeting commenced at 6:06 P.M.

**1. Approval of Agenda**

*Council Member Turek made a motion to approve the agenda noting the Mayor would be excused at 6:30 P.M. for approximately 45 minutes in order to attend the Homecoming Parade for Pine View High School. 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> |
| <i>Council Member Turek</i>     | <i>Aye</i> |

**2. Discussion of RAP Tax allocation. City Manager Roger Carter**

City Manager Roger Carter Discussed RAP Tax Allocation.

Council Member Belliston stated he would like the opportunity to put money aside for an asset for the arts, which everyone could use.

Council Member Ward stated putting the facility together would be the easy part, but getting use of the facility would be the difficult part.

Council Member Granger noted the reality is, whatever decision made today, could be changed by future Council.

Council Member Turek stated he believes giving direction now, it would encourage future Councils to continue on. He feels having a facility is a great idea. If there is a place to house the arts, which would include theaters, it may assist in keeping those businesses more viable.

Council Member Cluff commented he would be more in favor of this after participating in the discussion.

Council discussed the previous uses of the RAP Tax, and the direction Council would like to go moving forward.

City Manager Carter reviewed the RAP Tax collection today, and the expenditures with Council.

Council Member Turek asked if there is any desire to have curbside parks.

Council Member Belliston stated St. George has Art Around the Corner, which are the curbside style parks.

City Manager Carter noted he recently met with Art Around the Corner, and they have an interest in coming to Washington City.

It was the consensus of Council to move forward with drawing up a Resolution setting money aside for the arts. They would like this placed on the next available workshop meeting.

### **3. Discussion on Bonus Density and Pocket Parks. Community Development Director Drew Ellerman**

Community Development Director Drew Ellerman reviewed the Bonus Density Zoning, including Pocket Parks.

Council Member Belliston asked which developments have the Bonus Density Zone.

Community Development Director Ellerman reviewed the Bonus Density Subdivisions.

City Manager Roger Carter noted the PUD zoning will override some of the bonus density requests.

Council Member Granger stated one of her largest concerns is the noted “usable open space.” She does not feel a gravel detention basin is usable.

Community Development Director Ellerman explained detention basins are not given bonus density credits.

Council discussed what types of items are given for bonus density, as well as the request process.

Council Member Cluff asked the size of a park, in which the City would accept.

Community Development Director Ellerman stated they are 4 acres.

Council Member Granger noted many times 4 acres is not something, which would work to give up in a development. Council may need to look at doing smaller pocket parks, in order to give the bonus density.

City Manager Carter explained Council could accept a smaller park area as some form of bonus density, but it would need to be understood, the City would not accept the park, which means the HOA would be responsible for maintenance.

Council Member Cluff stated he would the Council to set standards to the amenities inside the parks as well.

Council discussed the types of amenities they would each like to focus on.

Community Development Director Ellerman reviewed plans for previously developed Bonus Density Subdivisions.

Council discussed different types of credits for potential amenities to be given in developments.

It was the consensus of Council to review this on an additional workshop in order to see areas where we can expand on Bonus Density and Pocket Park areas.

#### **4. Discussion of the Parks and Recreation Capital Facility and Impact Fee Study. Leisure Service Director Barry Blake**

Leisure Service Director Barry Blake updated and reviewed the Parks and Recreation Capital Facility and Impact Fee Study.

Council Member Ward clarified youth sports will no longer be held in Veterans Park.

Leisure Service Director Barry Blake stated this is correct. They have relocated the sports to other Washington City Parks.

Council Member Cluff noted there have been some pluses and minuses to these changes.

Leisure Service Director Barry Blake continued with his review. He also noted the Shooting Star Park with have a grand opening at 6:00 PM on October 4th.

Joe Phillips and Steve Hall with Sunrise Engineering reviewed the proposed Capital Facility and Impact Fees with Council. With this a spreadsheet was reviewed to inform the Council of what level of service would be received based on the amount of the Impact Fees as previously requested by Council.

City Manager Carter explained this spreadsheet is very helpful, as it shows Council what will be provided based on the dollar amount of impact fee collected. It is up to the City Council to determine what is the most important priorities for Washington City.

Council discussed what they feel are priorities for them, and to best distribute collected fees.

It was the consensus of the Council to hold off making a final determination on fees pending further review and discussion.

## 5. Closed Session

### a. Discuss purchase, exchange, or lease of property.

*Council Member Cluff made a motion to move into closed session to discuss the purchase, exchange or lease of property. Council Member Belliston seconded the motion; which passed with the following roll call vote:*

|                                      |            |
|--------------------------------------|------------|
| <i>Council Member Troy Belliston</i> | <i>Aye</i> |
| <i>Council Member Daniel Cluff</i>   | <i>Aye</i> |
| <i>Council Member Kolene Granger</i> | <i>Aye</i> |
| <i>Council Member Jeff Turek</i>     | <i>Aye</i> |
| <i>Council Member Douglas Ward</i>   | <i>Aye</i> |

*Council motion to move into closed session at 8:43 P.M.*

Closed session commenced at 8:55 P.M.

Council adjourned the Closed Session and returned to the Regular Meeting at 9:21 P.M.

## 6. Adjournment

*Meeting adjourned at 9:21 P.M.*

Passed and approved on this 9th day of October, 2019.

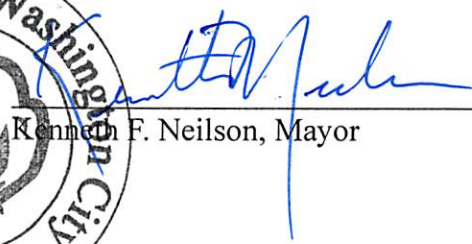
Washington City

Attest by:



Danice B. Bulloch, MMC  
City Recorder



  
Kenneth F. Neilson, Mayor