
Minutes
Regular Meeting
May 8, 2013

Present: Mayor Pro-Tem Jeff Turek, Councilmen Bill Hudson, Thad Seegmiller, Kress Staheli, Ronald Truman, City Attorney Jeff Starkey, City Manager Roger Carter, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Human Resource Director Ruth Holyoak, Power Director Kelly Carlson, IT Director Steve Whittekiend, Administrative Services Manager Kimberly Ruesch, Treasurer Kerry Wheelwright, Aquatic Director Ben Ray, Fire Chief Brent Hafen, Officer Scott Durfey, Audience: Jim Raines, Dixie Andrus, Marc Cram, G.L. Bowers, Walter Plumb, Craig Hopkinson

Meeting commenced at 6:00 P.M.

Mayor Kenneth Neilson was excused from the meeting.

Invocation: Councilman Seegmiller

Pledge of Allegiance: Councilman Hudson

1. **APPROVAL OF THE AGENDA**

Councilman Hudson made a motion to approve the agenda. Councilman Seegmiller seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

2. **ANNOUNCEMENTS**

A. **Award of the Washington City Power Scholarship. Jeff Turek, Mayor Pro-Tem**

Mayor Pro-Tem Turek announced the Mayor's Walk beginning at 9:00 A.M. The walk will be held this Saturday, May 11th. He would like to invite everyone to participate.

Natalie Scorsby stated she is the Youth Council City Manager. She would like to invite Council to

attend the Youth Council Graduation from 6:30 to 7:30 P.M. on Wednesday May 15th.

Mayor Pro-Tem Turek awarded Tayosha Turek with the Washington City Power Scholarship. She is a co-valedictorian at Pine View High School this year.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

None

4. **CONSENT AGENDA**

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 4/23/13.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for April 2013.

Councilman Hudson made a motion to approve the consent agenda. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

5. **PRELIMINARY PLAT AMENDMENT**

A. Consideration to approve an Amendment to the Preliminary Plat for the Coral Ridge Townhomes, by changing the number of units from 203 to 171 units by allowing larger buildings with additional living space, located approximately at 4200 East 2000 North. Applicant: Henry Walker Homes

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of an amended preliminary plat for the Coral Ridge Townhomes subdivision, located approximately at 4200 East 2000 North. The site is zoned PCD (Planned Community Development) and is part of the Coral Canyon Master Plan. The applicant is wishing to amend a portion of the developed area, by reducing the number of townhomes. The project was originally planned with 203 total units, and this amendment is reducing that number down to 171 total units.

The subdivision sits on a parcel covering 26.09 acres, making a 6.55 dwelling units per acre ratio (the original ration was at 7.78 d.u./ac.). The reason for the application to amend the plat and reducing the number of units, is simply market driven. The current smaller, more narrow units, are just not selling as well as the larger (more square footage) units. This new plat and design eliminate a large number of the remaining un-platted and un-built smaller units and replace them with the larger, more popular home designs.

As with the original preliminary plat approval, the 4.15 acre area of open space in the northwest

portion of the project shall remain as natural open space. Also, the open space between (and surrounding) all the units will be required to be landscaped in like manner with the existing built out areas. The roads within the development will still be required to have at least twenty-six feet (26') of asphalt paving, which is allowed for private streets.

The development of the future un-platted area(s) will be required to match the design and color patterns of the existing exterior finishes of phase 1 and 2.

The Planning Commission unanimously recommended approval of the amended preliminary plat for the Coral Ridge Townhome subdivision, to the City Council, based on the findings and subject to the following conditions:

Findings

1. That the amended preliminary plat meets the land use designation of the approved PCD.
2. That the amended preliminary plat conforms to the Zoning Ordinance and Subdivision Ordinance as conditioned.

Conditions

1. A 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 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 the submittal for final plat.
4. The construction drawings shall adequately address the 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, restrictions, and restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&R's).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners. A note shall be placed on the plat stating that the City has the right to assess the property owners 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 for final plat. Landscaping and fencing shall be installed prior to the occupancy of the building 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 plat stating that the City has the right to assess the property owners 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.

Councilman Hudson stated he likes how they have kept the parking off of the roads for the high-density area.

Councilman Staheli made a motion to approve an Amendment to the Preliminary Plat for the

Coral Ridge Townhomes, by changing the number of units from 203 to 171 units by allowing larger buildings with additional living space, located approximately at 4200 East 2000 North with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Hudson seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

6. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Public Hearing for consideration to approve a Zone Change application Z-13-05, requesting to change the present zone from PUD (Planned Unit Development) to C-2 (Service Commercial) zone, located approximately at 850 East 100 South. Applicant: Kendall Turner

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 7.30 acres, located approximately at 850 East 100 South. The requested change is from the current zoning of PUD to a proposed C-2 (Service Commercial) zoning designation. The purpose of the rezone request is to expand the current recreational vehicle storage business (Bella Vista Storage) which is adjacent to Telegraph Street.

Recently, a General Plan Land Use Map amendment for this same location was approved by the Planning Commission and City Council. This request is the next step in the process for the applicant's wish to expand their current business (recreational vehicle storage facility).

With the recent approval of the amendment to the General Plan Land Use Map at this particular location, from Medium Density Residential (MD) to the Community Commercial (CCOM), staff would like to recommend approval of this requested zone change.

The Planning Commission unanimously recommended approval of Z-13-05, for the zone change request from Planned Unit Development (PUD) to Service Commercial (C-2), 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. That the requested zoning will be compatible with surrounding developments.
3. The the utilities that will be necessary for this type of development will be readily accessible to the site.

Councilman Truman asked if there was any opposition to this zone change at the Planning Commission meeting.

Mr. Ellerman stated they have received many calls because of the noticing. However, after explaining the request, none of the adjacent parcel owners have had anything negative to say about

the project other than the dust, which has been stirred up from the grading of the property. Staff has contacted the property owner about the dust, and they have been very accommodating trying to keep the dust to a minimum.

Councilman Seegmiller asked where the existing storage area was located.

Mr. Ellerman showed the location of the adjacent storage on the map.

No comments from the audience were made.

Councilman Hudson made a motion to close the public hearing. Councilman Truman seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

B. Consideration to approve an Ordinance adopting Zone Change request Z-13-05, to change present zone from PUD to C-2 zone.

Councilman Seegmiller made a motion to approve an Ordinance adopting Zone Change request Z-13-05, to change present zone from PUD to C-2 zone. Councilman Hudson seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

C. Public Hearing for consideration to approve a Zone Change application Z-13-06, requesting to change the present zone from OS (Open Space) to R1-8 (Single Family 8,000 sq. ft. lots) zone, located at approximately 3650 South 1100 East. Applicant: Walter Plumb

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 56.09 acres, located approximately at 3650 South 1100 East. The requested change is from the current zoning of Open Space (OS) to a proposed Single-family Residential - 8,000 square feet min. (R-1-8) zoning designation.

Recently, a General Plan Land Use Map amendment for this same location was approved by the Planning Commission and City Council. This application request is the next step in the process for the applicant's wish to rezone this parcel and make it ready for future development.

With the recent approval of the amendment to the General Plan Land Use Map at this particular location, from Very Low Density Residential (VLD) to the Low Density Residential (LD), staff

would like to recommend approval of this requested zone change.

The Planning Commission by a vote of 3 to 2, recommend approval of Z-13-06, for the zone change request from Open Space (OS) to Single-family Residential - 8,000 square feet min. (R-1-8), 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. That the requested zoning will be compatible with surrounding developments.
3. The the utilities that will be necessary for this type of development will be readily accessible to the site.

Councilman Seegmiller asked for the location of the underground drainage pipes.

Public Works Director Mike Shaw reviewed the location with Council.

Mr. Ellerman stated with the pipes running through the property, it would be it very difficult to max out the property with the density being requested.

Councilman Staheli asked if the pipes could be moved by the developer.

Mr. Shaw stated he has seen them moved in the past. However, they are very large concrete pipes, and getting the approval to change the alignment would be very expensive, if it were even possible. The pipes would most like have to be under a road, as they have to accessible, without any structures including fencing.

Councilman Hudson asked what the difference in lots would be if the zoning were changed from R-1-10 rather than R-1-8.

Mr. Ellerman stated the difference would be approximately 50 lots.

Jim Raines stated the proposed plan generates approximately 176 lots. The R1-8 request is to accommodate the difficult parcel. The parcel is surrounded by major arterial roadways, as well as the general plan designated commercial and high-density. They feel the market justifies higher density as requested.

Councilman Hudson asked if they plan to utilize the bonus density program.

Mr. Raines stated they are asking for a straight zone, as the bonus density is not a good fit with the geometry of the land.

Councilman Seegmiller clarified there is a road planned for where the pipes are located.

Mr. Raines stated with the size of the pipes, they would be more appropriately located in roads.

Councilman Staheli clarified the property to the North is designated as very low density.

Mr. Raines confirmed he was correct. However, the parcel is overall very low density. The tentative layout would be 3.14 units per acre, which is basically a R1-10 zone. The applicant is

asking for the R1-8 because of the configuration due to the geography and the easements for the drainage pipes.

Councilman Staheli stated his biggest concern is the size of the lots. He does understand there are unique issues with this parcel. He would like to know if an R1-8 zone can be approved with a limit to the number of lots.

Mr. Ellerman stated the number of lots cannot be stipulated at the zone change.

Councilman Staheli stated he would like to have some guarantee the property would not be maxed out with 8000 sq ft lots.

Mr. Ellerman stated once the zoning is approved, the applicant or developer could change, and they could maximize the property.

Mr. Raines stated he is happy to commit to the 176 lots. Walt Plumb is one of the largest developers in Utah. They are quality developers with the highest reputation.

Walter Plumb introduced himself. They have developed many properties in Washington City along with Ivins and Santa Clara City. He was developing Treasure Valley with Ence Homes, when he noticed there were only two entrances to the Washington Fields, and no commercial areas. When he began looking for commercial property, this property came up, and he was happy with the commercial designation adjacent. There would be no way to develop the land with more than 176 lots.

Councilman Staheli asked if the Council would be reviewing a preliminary plat soon if the zone change were to be approved.

Mr. Plumb stated they would like to start very soon, as long as the engineering issues are resolved.

Councilman Seegmiller noted this parcel does also have airplanes passing overhead, and would not be ideal for estate lots.

Mr. Plumb agreed, this is not an ideal estate lot subdivision, but will still be very nice project. The fields area is in need of some smaller scale housing as well.

Dixie Andrus stated she is not concerned about the project itself. She is more concerned about the intersections. The corners are very dangerous, and with the added traffic there will be a problem.

Councilman Hudson made a motion to close the public hearing. Councilman Truman seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

D. Consideration to approve an Ordinance adopting Zone Change request

Z-13-06, to change present zone from OS to R1-8 zone.

Councilman Truman stated every time there is a zone change, the high-density creeps into the fields, which is one of the last remaining untouched areas in Washington. He does not feel the request is appropriate for the area, nor with the wishes of our residents.

Councilman Hudson stated he feels the 176 units is a fair number of units for the property. If the zone change is approved, would the Council have the ability to then deny an application if there are additional lots.

Councilman Seegmiller commented Council does have the right to deny the application.

Mayor Pro-Tem Turek stated he was originally against the general plan amendment. However, with the layout of the land, and the number of lots being proposed, he feels 176 lots would be appropriate for the area.

Mr. Ellerman stated the Planning Commission felt comfortable with the decision due to the adjacent designations of Commercial, a school and major roads.

Mayor Pro-Tem Turek stated the developer is basically committing to an R1-10 zone, which he is comfortable with. The project would also provide a nice buffer zone between the commercial and the lower density lots.

Councilman Staheli stated while he can appreciate the general plan designations, however, he does not feel those commercial areas will be developed any time soon.

Councilman Seegmiller made a motion to approve an Ordinance adopting Zone Change request Z-13-06, to change present zone from OS to R1-8 zone. Councilman Hudson seconded the motion; which passed with the following roll call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Nay</i>
<i>Councilman Truman</i>	<i>Nay</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

7. TENTATIVE BUDGET

A. Consideration to approve a Resolution accepting the 2013/2014 Fiscal Year Tentative Budget for Washington City and setting the date for a Public Hearing to consider adoption of the Final Budget. Roger Carter, City Manager

City Manager Carter reviewed the Resolution for the Tentative Budget.

Councilman Hudson clarified the request is not an approval of the budget, but rather setting the date to come before Council at a Public Hearing.

Council members invited the citizens to take a look at the tentative budget, and feel free to give input at the public hearing.

Councilman Hudson made a motion to approve a Resolution accepting the 2013/2014 Fiscal Year Tentative Budget for Washington City and setting the date for a Public Hearing to consider adoption of the Final Budget on May 22, 2013. Councilman Seegmiller seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

8. COMMUNITY CENTER

A. Consideration to all the renting and/or leasing of the Community Center on Sundays. Councilman Bill Hudson

Councilman Hudson explained after discussion at the Workshop Meeting, Council has determined it would not be appropriate to allow the use of the Community Center on Sunday. He then reviewed the policy with Council.

Councilman Hudson made a motion to approve the policy, which does not allow the usage of the Community Center on Sundays. Councilman Staheli seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

9. SIEMENS REPORT

A. Consideration to approve the Technical Energy Plan presented by the Siemens Industry, Inc. Roger Carter, City Manager

Councilman Hudson made a motion to table the Technical Energy Plan presented by the Siemens Industry, Inc. to the next workshop and regular meetings to be held on May 21, 2013. Councilman Truman seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Mayor Pro-Tem Turek</i>	<i>Aye</i>

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Councilman Staheli stated Cotton Days was a huge success. He would like to thank all of those

employees who participated in the event.

Councilman Seegmiller stated he attended the Junior Rodeo as Council Representative. He would like to thank the Larsen's for their continued support of the Cotton Days events.

11. CITY MANAGER REPORT

City Manager Carter stated Washington Fields Phase 6 will be closing on May 23rd. Southern Parkway Airport to Warner Valley will be completed in September. The Southern Parkway from Washington Dam Road to Sand Hollow should be completed in November. The Southern Parkway from Warner Valley to Washington Dam design has started. The slurry seal project will begin on May 28th. He would like to encourage everyone to visit the Covington Home. They hope to have the landscaping completed for the Mayors Walk. He plans to come before Council within the next to meetings with a proposed cemetery location. They are looking to refinance the generator units located in Hurricane because of the lower interest rates. He is very excited out the "yourwashington.org". With any new project, there is a process. However, he would like to encourage all residents to take a look at the website, and feel free to make comments.

12. ADJOURNMENT

Councilman Hudson made a motion to adjourn the meeting. Councilman Truman seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

Meeting adjourned at 7:14 P.M.

Passed and approved this 22nd day of May 2013.

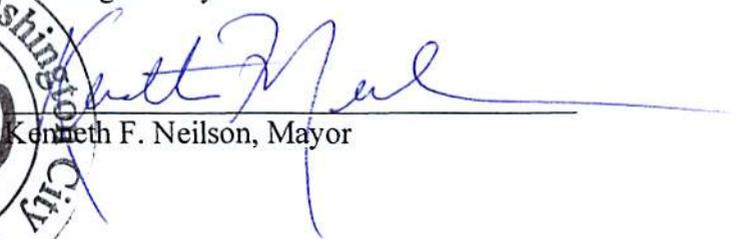
Attest:



Danice B. Bulloch, CMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor