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Minutes  
Regular Meeting  
June 12, 2013

Present: Mayor Kenneth Neilson, Councilmen Bill Hudson, Thad Seegmiller, Kress Staheli, Ron Truman, Jeff Turek, City Attorney Jeff Starkey, City Manager Roger Carter, Deputy Recorder Tara Pentz, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Police Chief Jim Keith, Finance Director Brian Brown, Administrative Services Manager Kimberly Ruesch, Audience: Mark Cram, Paeto Ena, Sherrie Reeder, Sara Lang, G.L. Bowers, Mori Kessler

**Invocation:** Councilman Hudson  
**Pledge of Allegiance:** Councilman Turek

Meeting commenced at 6:00 P.M.

**1. APPROVAL OF THE AGENDA**

*Councilman Hudson made a motion to approve the 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>Councilman Turek</i>	<i>Aye</i>

**2. ANNOUNCEMENTS**

*None*

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

*None*

**4. CONSENT AGENDA**

**APPROVAL OF MINUTES:** Consideration to approve the minutes from the City Council Meetings of 05/21/13 and 05/22/13.

**BOARD AUDIT REPORT:** Consideration to approve the Board Audit Report for

**May 2013.**

*Councilman Hudson made a motion to approve the consent 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>Councilman Turek</i>	<i>Aye</i>

**5. PLANNING COMMISSION APPOINTMENT**

**A. Recommendation and consideration to appoint a member to the Planning Commission. Kenneth F. Neilson, Mayor**

Mayor Kenneth F. Neilson recommended Donn Williams, who is the current alternate, move to take the open position as full Planning Commissioner. Planning Commissioner Williams would complete his existing term, and Ben Martinsen to be appointed as the new alternate for a 3 year term.

*Councilman Staheli made a motion to move Donn Williams to the open position of Planning Commissioner where he will continue his remaining term, and appoint Ben Martinsen as the new alternate to the Planning Commission for a term of 3 years, as recommended by Mayor Kenneth F. Neilson. 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>Councilman Turek</i>	<i>Aye</i>

**6. FINAL PLATS**

**A. Consideration to approve the Final Plat for Hobble Creek Phase 5, located approximately at 200 East 700 South. Applicant: Rick Salisbury, Salisbury Homes**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for Hobble Creek, Phase 5 subdivision, located at approximately 200 East 700 South. This particular phase of the subdivision is proposing 13 lots on an area covering 4.43 acres. The specific location of this subdivision is zoned R-1-6 (Single-Family Residential - 6,000 sq. ft. min.). The Preliminary Plat was approved back on July 27, 2011.

Staff has reviewed the requested proposal, and the proposed final plat, phase 5, conforms to the approved preliminary plat.

The Planning Commission unanimously recommended approval of the Final plat for the

Hobble Creek, Phase 5 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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".

Councilman Hudson clarified the location of this phase.

Mr. Ellerman reviewed the existing Hobble Creek Phases with the Council members.

Councilman Staheli asked how many phases are in the Hobble Creek Development.

Mr. Ellerman stated the final phases are on the agenda for approval tonight.

*Councilman Hudson made a motion to approve the Final Plat for Hobble Creek Phase 5, located approximately at 200 East 700 South with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Truman 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>Councilman Turek</i>	<i>Aye</i>

**B. Consideration to approve the Final Plat for Hobble Creek Phase 6, located approximately at 100 E. Foothill Drive. Applicant: Rick Salisbury, Salisbury Homes**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for Hobble Creek, Phase 6 subdivision, located at approximately 100 East Foothill Drive. This particular phase of the subdivision is proposing 9 lots on an area covering 3.14 acres. The specific location of this subdivision is zoned R-1-6 (Single-Family Residential - 6,000 sq. ft. min.). The Preliminary Plat was approved back on July 27, 2011.

Staff has reviewed the requested proposal, and the proposed final plat, phase 6, conforms to the approved preliminary plat.

The Planning Commission unanimously recommended approval of the Final plat for the Hobble Creek, Phase 6 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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".

Councilman Hudson asked if Foothill Drive would be completed to 100 East.

Mr. Ellerman stated the road would be complete. The landscape strip would be maintained by the Homeowners Association as noted on the plat.

*Councilman Hudson made a motion to approve the Final Plat for Hobble Creek Phase 6, located approximately at 100 E. Foothill Drive with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Truman 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>Councilman Turek</i>	<i>Aye</i>

**C. Consideration to approve the Final Plat for Hobble Creek Phase 7, located approximately at 100 East 755 South. Applicant: Rick Salisbury, Salisbury Homes**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a final plat for Hobble Creek, Phase 7 subdivision, located at approximately 100 East 755 South. This particular phase of the subdivision is proposing 8 lots on an area covering 4.19 acres. The specific location of this subdivision is zoned R-1-6 (Single-Family Residential - 6,000 sq. ft. min.). The Preliminary Plat was approved back on July 27, 2011.

Staff has reviewed the requested proposal, and the proposed final plat, phase 7, conforms to the approved preliminary plat.

The Planning Commission unanimously recommended approval of the Final plat for the Hobble Creek, Phase 7 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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".

Mr. Ellerman stated he would like to add a condition for a 20 foot trail easement through the open space. The trail is part of our master trail plan, and was left off the plat by mistake.

Councilman Staheli asked if the Homeowners Association would be responsible to maintain the landscaping in the detention area.

Public Works Director Mike Shaw stated there would be a document recorded for the easement and maintenance of the detention basin along with the subdivision.

*Councilman Hudson made a motion to approve the Final Plat for Hobble Creek Phase 7, located approximately at 100 East 755 South with the findings and conditions of Staff and as recommended by the Planning Commission with the additional condition there will be a 20 foot trail easement within the open space. Councilman Truman 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>Councilman Turek</i>	<i>Aye</i>

## 7. **RESOLUTIONS**

### A. **Consideration to approve a Resolution adopting the 2013/2014 Fiscal Year**

**Budget. Roger Carter, City Manager**

City Manager Roger Carter briefly reviewed the Final Budget totals with Council.

Councilman Truman wanted to thank the employees for all they do as they will not be receiving pay increases for another year.

Councilman Staheli explained budget review process, specifically with regard to raises. It has been several years since the majority of the employees have had raises, so hopefully at some point, the money could be found without going into the fund balance to do so.

Councilman Seegmiller stated he is proud of our financial situation at Washington City, and all of the work that has been put into the budget.

*Councilman Truman made a motion to approve a Resolution adopting the 2013/2014 Fiscal Year Budget. 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>Councilman Turek</i>	<i>Aye</i>

**8. SIEMENS REPORT**

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

City Manager Roger Carter explained the Siemens Technical Energy Plan.

Councilman Truman stated he would like an appropriate legal document, which Staff and Legal Council feels comfortable with.

City Attorney Jeff Starkey stated the approval could be made upon appropriate legal contract language.

Mr. Mark Cram stated the contract would be reviewed between both legal areas to make sure the document is appropriate once Council gives direction of what areas of the audit they would like to approve.

City Manager Carter stated Staff would like to have the contractual items back to Council for the first meeting in August.

Councilman Seegmiller clarified the vote tonight would approve to move forward to finalize the contract.

Council Members discussed which items they would be interested in approving.

City Attorney Starkey stated he does not anticipate having any issues, which could not be rectified

with respect to the Contract.

Councilman Staheli suggested any motion to be made should not include the solar panels. It is a very big expense with a much longer repayment.

*Councilman Hudson made a motion to approve the Technical Energy Plan presented by the Siemens Industry, Inc to include all areas of the audit with the exclusion of the solar panels at the Community Center. Councilman Turek seconded the motion; which passed with the following role call vote:*

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

## **9. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE**

Councilman Staheli stated the CEC has given Washington City a bid proposal to provide city own equipment to include three cameras, a controller, and a touch monitor. Thereby give us additional control over what Washington City wants to do with the recordings.

JR McRay with CEC stated one of the people would still come to the meetings, but the proposal would eliminate the need for cords, and the meetings would be in HD. It would allow for better quality recordings, and can be stored and used by Washington City.

City Attorney Starkey asked who would maintain the equipment.

Councilman Staheli stated Washington City would purchase and own the equipment, so it would be reasonable to assume it would be maintained by Washington City.

Councilman Seegmiller stated he attended a Flood Control Authority Committee Meeting. They are working on rebuilding the dams, and are discussing the percentages of funds to be reimbursed to the Cities who have had flooding. He has enjoyed attending the meetings with the adjacent Cities.

Councilman Hudson attended a Community Center Meeting. They hope to have someone who will be taking over the concession stand. They will be bringing an agreement to Council very soon, they are excited about the prospect.

## **10. CITY MANAGER REPORT**

City Manager Carter stated the slurry project is on schedule and should be finished by the 30th of June. The bid for the Southern Parkway through Stucki Farms went to Quality Excavating. The completion date for the current Southern Parkway Projects are on schedule.

Councilman Staheli asked if there is a light proposed for the intersection at Washington Fields and 2000 South.

Public Works Director Mike Shaw explained the process for traffic counts in order to qualify for a

signal. These traffic counters will be placed soon, and he anticipates the counts will be nearly high enough to qualify for the light.

Councilman Seegmiller asked when the entire road will be widened for four-lanes.

Mr. Shaw explained they have budgeted for the remaining widening from Lost Creek Drive south in the budget year after next.

City Manager Carter updated Council on power issues with respect to the 138 Project, which Pacificorp would like to purchase a portion. Their loads have grown in the west, and they would benefit greater than Washington City with the purchase. The generation facility is moving forward on schedule. We received notification from the Division of Air Quality they are waiting for our site plans, which they forgot to inform us they needed. Those plans are on their way, and we anticipate having approval without having any issue with our schedule. The trail connection from Sullivan Park to the Hell Hole area, construction should begin this fall. Which will connect us to the Desert Reserve and Sienna Hills all the way to the Sullivan Park, as well as into Coral Canyon. The June 25th workshop meeting, Staff will be presenting plans for the cemetery expansion.

Councilman Seegmiller asked what has been happening with the grass at the dog park. It has been looking pretty unhealthy.

City Manager Carter stated the large dog park is being over seeded in order to help get a better type of grass, which will hopefully withstand the high usage by the larger dogs.

**11. ADJOURNMENT**

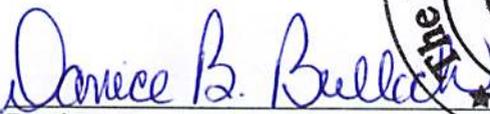
*Councilman Hudson made a motion to adjourn the meeting. Councilman Seegmiller seconded the motion; which passed with the following role call vote:*

<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>Councilman Turek</i>	<i>Aue</i>

*Meeting adjourned at 7:05 P.M.*

Passed and approved this 26th day of June 2013.

Attest by:

  
Danice B. Bulloch, CMC  
City Recorder



Washington City

  
Kenneth F. Neilson, Mayor