
Minutes
Washington City Council
Electronic Special Meeting
December 15, 2020

Present: Mayor Kenneth Neilson, Council Members Roger Bundy, Craig Coats, Kurt Ivie, Kress Staheli, Doug Ward, IS Director Steve Whittekiend, City Recorder Danice Bulloch, City Attorney Jeff Starkey, City Manager Jeremy Redd, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Leisure Services Director Barry Blake, Audience: Jim Raines

Meeting commenced at 4:00 P.M.

1. Approval of Agenda

Council Member Coats made a motion to approve the agenda. Council Member Bundy seconded the motion; which passed unanimously.

2. DEVELOPMENT AGREEMENTS

- a. Continuation of a consideration to approve a Development Agreement for the Long Valley Trails, a PCD development located 3000 East 1600 S. Long Valley Road. Applicant: Brennan Family Holdings, LLC**

City Attorney Jeff Starkey reviewed the Development Agreement process.

Council Member Ward asked if the changes requested of Council have been made.

City Attorney Starkey noted the changes have been made.

Council Member Staheli asked about the density being able to be moved throughout the development.

City Attorney Starkey noted he was concerned about the density moving around as well. Especially due to the scale of density.

Community Development Director Ellerman reviewed the overall density of the PCD and how the specific areas can be transferred to different locations, as addressed within the development agreement.

Council Member Bundy asked about the traffic issue, if the developments are moving around, who will be approving these changes.

Community Development Director Ellerman explained the attorney has put a note in the document, if Staff is not comfortable with a change, it can come back to Council for further review.

Council Member Staheli noted he would like the document to include verbiage regarding the trail on Washington Dam Road.

Council Member Bundy asked about the roadway being partially constructed. He was under the understanding the entire road would be built.

Jim Raines noted the entire road will be constructed. Partially can be taken out of the document.

Council discussed the trail system within the Long Valley Trails PCD, and the current City Standards.

Leisure Services Director Barry Blake stated this type of development was just completed with the same developer in Green Spring. Those trails were inspected and accepted by Washington City.

Council Member Ivie asked if there would ever be need for additional agreements with this particular development.

City Attorney Starkey stated he feels one agreement should cover the entire project.

Council Member Ivie asked if Brennen Holdings is comfortable with the development agreement.

Mr. Raines explained this agreement has been in its final form since July. The contracted attorney for Washington City and Brennen Holdings attorney have been going back and forth getting all of the issues resolved since this time. He is completely prepared with this document.

Council Member Ivie asked if we have Staff who would be directly responsible for monitoring the development agreement. We would like to make sure all conditions are being met.

Community Development Director Ellerman explained the development agreement will be followed with each individual development. Having detailed documentation to follow makes it a much easier process.

Council Member Staheli asked about the amenities, if we need to have the document specify a central park built to City Standards.

Leisure Services Director Blake stated he is comfortable with the wording in the document.

Mr. Raines noted amenities, which are private to the development, will be part of the HOA, and maintained by the HOA.. However, the park and trails system, we want to be public as much as possible.

Council Member Bundy asked about the water infrastructure.

Public Works Director Shaw explained they have already reviewed the agreement, and are comfortable with the project, and the infrastructure we have and will have to construct going forward.

Council Member Bundy asked about the LID.

Public Works Director Shaw stated the LID has been incorporated into the entire development.

Council Member Bundy asked about the interior storm drain system.

Public Works Director Shaw stated they install the drainage system, at the City review and approval. It will then be maintained by the City.

Council Member Bundy noted language where it states at least 18 months, and should say a maximum of 18 months.

Community Development Director Ellerman stated a PCD stands on its own, so the Council and stipulate a different timeline if necessary.

Council Member Ivie made a motion to approve a Development Agreement for the Long Valley Trails, a PCD development located 3000 East 1600 S. Long Valley Road with the additional conditions as follows: the agreement used is the revised version as of 12/15/2020, as well as clarifying language in section 9 adding trail language and section 11.5 striking the word partially. Council Member Staheli seconded the motion;

<i>Council Member Bundy</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>
<i>Council Member Staheli</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

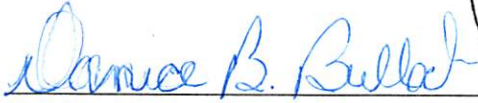
3. Adjournment

Council Member Ivie made a motion to adjourn the meeting. Council Member Bundy seconded the motion; which passed unanimously.

Meeting adjourned at 5:08 P.M.

Passed and approved on the 13th day of January, 2021.

Attest by:



Danice B. Bulloch, MMC
City Recorder



Washington City


Kenneth F. Neilson, Mayor

