
Minutes
Washington City Council
Electronic Regular Meeting
April 14, 2021

Present: Mayor Kenneth Neilson, Council Members Roger Bundy, Craig Coats, Kurt Ivie, Kress Staheli, Doug Ward, City Attorney Thad Seegmiller, City Manager Jeremy Redd, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Community Development Director Drew Ellerman, City Planner Eldon Gibb, Police Chief Jason Williams, Fire Chief Matt Evans, IS Director Steven Whittikiend, Leisure Services Director Barry Blake, Public Works Director Mike Shaw, Finance Director Brian Brown, Power Director Rick Hansen

Meeting commenced at 6:02 P.M.

Invocation: Roger Bundy

Pledge of Allegiance: Council Member Coats

1. APPROVAL OF AGENDA

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

2. ANNOUNCEMENTS

a. Introduction of the Washington City 2021 Royalty.

Mayor Neilson stated he will be introducing the Royalty on April 28th as they are currently attending the Washington County Fair.

Council Member Coats stated they teamed up with Love Where You Live this past Saturday, and they collected 20,000 lbs of trash.

Council Member Staheli noted Cotton Days is fast approaching. The festivities will be held May 1st - 8th and all of the events can be found on our website.

Mayor Neilson reminded the Council they are welcome to attend and help with the Mayor's breakfast at 7:00 A.M.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Council Member Bundy noted he provides professional services for Item 4ci.

4. CONSENT AGENDA

- a. APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meeting of 3/24/2021**
- b. BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for March 2021**
- c. FINAL PLATS**
 - i. Consideration to approve the Final Plat for Brio, Phase 3G, located at approximately Sunstone Way and Red Coral Court. Applicant: Cole West Homes.**

The applicant is requesting approval of a final plat for the Brio Phase 3G subdivision, located at approximately Sunstone Way and Red Coral Court. This particular subdivision is proposing 11 single family detached patio dwelling units in an area coverage consisting of 8.233 acres. The specific location of this subdivision is zoned Planned Community Development - Residential (PCD-R). The Preliminary Plat was approved back on November 12, 2020.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat. The Planning Commission reviewed this request at their April 07, 2021 meeting.

The Planning Commission unanimously recommend approval of the Final plat for the Brio Phase 3G 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 "Home Owners Association", or

“Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

ii. Consideration to approve the Final Plat for Warner Gateway Phase 4, located at approximately Marlowe Way and Piper Place. Applicant: Shon Coarusso.

The applicant is requesting approval of a final plat for the Warner Gateway, Phase 4 subdivision, located at approximately Marlowe Way and Piper Place. This particular phase is proposing 36 lots ranging from .14 to .23 acres. The specific location of this subdivision is zoned R-1-6 (residential 6,000 sq ft minimum.) The Preliminary Plat was approved back on November 10, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat. The Planning Commission reviewed this request at their April 7, 2021 meeting.

The Planning Commission unanimously recommend approval of the Final plat for the Warner Gateway, Phase 4 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 “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

iii. Consideration to approve the Final Plat for Mustang Valley, located at approximately 3925 S. Washington Fields Road. Applicant: Goldline Homes, LLC.

The applicant is requesting approval of a final plat for the Mustang Valley, Phase 1

subdivision, located at approximately 3925 South Washington Fields road. This particular phase is proposing 46 units. The zoning designation at this particular location is Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on July 08, 2020.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat. The planning commission reviewed this request at their April 7, 2021 meeting.

The Planning Commission unanimously recommend approval of the Final plat for the Mustang Valley, 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 "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Council Member Coats made a motion to approve the agenda. Council Member Bundy seconded the motion; which passed with the following roll call vote:

<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>

5. RESOLUTION AND STATEMENT OF ECONOMIC INTEREST

- a. **Consideration to approve a Resolution and Statement of Economic Interest for Washington City addressing Elected Officials Business Interest with Washington City, and Conflicts of Interest. Councilman Ivie / Councilman Staheli**

Council Member Ivie reviewed:

This Conflict of Interest Resolution is for the purpose of identifying and avoiding a personal or financial benefit from actions or decisions made by elected officials and Washington City employees. He then read from the Washington City Personnel Handbook as well as Utah League of Cities and Towns Powers and Duties Handbook.

Council Member Ward asked if we are properly applying each of the codes throughout the law.

City Attorney Seegmiller stated this Resolution would not change any City Code, if the Council were to adopt tonight he would ask the Council would allow the small portion to be changed to reflect the correct notation. The resolution was drafted with a concept as a list where each time has an item to address as such.

Council Member Ward stated this looks from the outside this has been tailored to attack every council member except the one he is related to.

Council Member Ivie stated this certainly was not intended. It was not written to be accusatory. This is what he feels is best for the City of Washington. This was drafted by feedback from citizens, and a major part of the election this past year.

Council Member Ward stated our code contradicts State Code, and he feels we should take steps to make sure it is clear.

Council Member Coats asked if the State has an Ethics Committee.

City Attorney Seegmiller stated the State does have an ethics committee, but they also allow for the Council to set their own Ethics Committee.

Council Member Staheli stated the disclosure statement is simply an adjustment from the previous statement. He would be happy to debate the ethics commission.

Council Member Ward asked if there is anything about our current declaration, which is out of step.

City Attorney Seegmiller stated this is being done to satisfy the State Law. This is a best practice that is beyond what the State Law requires. This particular form did come from the ULCT for best practice.

Council Member Ivie clarified the ULCT does recommend an annual disclosure as well as if there is a change.

Council Member Staheli asked if both disclosure statements meet the intent of the law.

City Attorney Seegmiller stated this is correct.

Council Member Staheli asked if he can see any clear differences between the two documents.

City Attorney Seegmiller explained he did not analyze both documents prior to the meeting. However, both are similar and will help to get disclosure and precept any potential ethical issues.

Council Member Staheli stated he wants to move forward with the business of the City. He feels this resolution shows transparency and would be a benefit to the citizens.

City Attorney Seegmiller noted this resolution would not make any code changes, but would simply task staff with preparing to make the changes.

Council Member Coats stated he completed the past disclosure, and he does not know what is wrong with the one we have.

Council Member Staheli stated paragraph 2 Section D, notes the section if you have to work directly with Staff. He is inclined to make the motion to table this time, and work on the disclosure together as a Council. He does feel our antiquated codes to be updated, and would like to work on them as a Council.

Council Member Ward made a motion to amend the proposed Resolution and Statement of Economic Interest for Washington City addressing Elected Officials Business Interest with Washington City, and Conflicts of Interest with the following: amend the current resolution by striking section i and amending section ii to include resolve the conflict the City Code has with the State Law, that we remove the requirement for the Council Member not to vote and that we also review other aspects of Conflicts of Interests such as clients family staff and boards and non council assigned committees. We amend section iii to review the amended City Ordinance on purchasing. Take out 1-9-1 through 1-9-3. Section 4 Council Review of the declaration statement and term of renewal He would like to strike the list of Council Members voting for and against at the bottom, and remove the whereas that correspond with the items he is removing. Council Member Staheli seconded the motion; which passed with the following roll call vote:

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

6. AWARD OF BID

a. Consideration to award the bid for the 2021 Slurry Project. Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed:

This is our annual street maintenance project. We will be installing 210,695 square yards of slurry. On April 5, 2021 Public Works publicly opened bids for the 2021 slurry project. There were four bidders. American Pavement Preservation was low bid at \$292,171.25. We recommend the project be awarded to the low bid.

Council Member Bundy made a motion to award the bid for the 2021 Slurry Project to American

Pavement Preservation in the amount of \$292,171.25. Council Member Coats seconded the motion; which passed with the following roll call vote:

<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>

7. PLAT AMENDMENT

- a. Consideration to approve a Preliminary Plat Amendment for The Cross Roads - Phase 4, located approximately at the intersection of Resolution Circle and Farmhouse Drive. Applicant: South Landing LLC, Karl Larson**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of an Amended Preliminary plat for The Cross Roads, Phase 4 subdivision, located at approximately at the intersection of Resolution Circle and Farmhouse Drive. The reason for this amendment request is to eliminate 2 lots (increasing the size of the lots around the two removed), and making Resolution Circle a gated cul-de-sac with a private street for the eight (8) lots in the circle street.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the Planned Community Development - Stucki Farms (PCD) zoning of this development. The subdivision also remains in compliance to the Subdivision Ordinance of the City.

The Planning Commission reviewed this request at their April 7, 2021 meeting.

The Planning Commission unanimously recommended approval of the Amended Preliminary Plat for The Cross Roads, Phase 4 subdivision to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of May 27, 2015.

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

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 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 landscaped 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. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

Council discussed condition 12, as this is an approved plat, and this should not be a requirement.

Eric Larson stated he has provided the LID and stormwater report to the Public Works Department.

Council Member Coats made a motion to approve a Preliminary Plat Amendment for The Cross Roads - Phase 4, located approximately at the intersection of Resolution Circle and Farmhouse Drive with the findings and conditions of Staff and as recommended by the Planning Commission. Council Member Bundy seconded the motion; which passed with the following roll call vote:

<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>

- b. Consideration to approve a Final Plat Amendment for The Cottages at the Village at Stucki Farms Phase 1 Amended and Extended, located at approximately Cattail Lane and Farmhouse Drive. The purpose of the amendment is to increase the size of lot 1, eliminating lot 9 to increase the**

adjacent lot widths, and extend the phase boundary. Applicant: Karl Larson.

City Planner Eldon Gibb reviewed:

The applicant is requesting approval of an Amended Final plat for The Cottages at The Village at Stucki Farms Phase 1 Amended & Extended subdivision, located at Cattail Lane and Farmhouse Drive. The reason for this amendment and extended request, is to increase the size of lot 1, eliminate lot 9 to increase the adjacent lot widths, and extend the phase boundary. The open space/common area has been expanded adjacent to lots 5-8 to allow for more amenities/landscape to be installed.

Staff has reviewed the proposed amended and extended final plat and finds it conforms to the original PCD zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City. The Planning Commission reviewed this request at their April 7, 2021 meeting.

The Planning Commission unanimously recommend approval of the Amended final plat for The Cottages at The Village at Stucki Farms phase 1 Amended and Extended subdivision, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

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".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Council Member Bundy made a motion to approve a Final Plat Amendment for The Cottages at the Village at Stucki Farms Phase 1 Amended and Extended, located at approximately Cattail Lane and Farmhouse Drive with the findings and conditions of Staff and as recommended by the Planning Commission. The purpose of the amendment is to increase the size of lot 1, eliminating lot 9 to increase the adjacent lot widths, and extend the phase boundary. Council Member Coats seconded the motion; which passed with the following roll call vote:

<i>Council Member Bundy</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>

Council Member Ivie Aye
Council Member Staheli Aye
Council Member Ward Aye

8. PRELIMINARY PLAT

a. Consideration to approve a Preliminary Plat for Labyrinth Point at Long Valley located approximately Long Valley Road and SR-7. Applicant: Jim Raines

City Planner Eldon Gibb reviewed:

The applicant is requesting approval of a Preliminary plat for the Labyrinth Point at Long Valley subdivision, located at approximately Long Valley Road and SR-7. The applicant is proposing 161 Units on an area of coverage of 41.03 acres. The proposal consists of 82 single car garage units and 79 double car garage units. The zoning designation at this particular location is Long Valley Planned Community Development (PCD). The surrounding zoning is open space to the north, County property to the east, Open space to the west, and County property to the south.

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 reviewed this request at their March 17, 2021 meeting.

The Planning Commission unanimously recommend approval of the Preliminary plat for the Labyrinth Point at Long Valley 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 the 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 the 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. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.
13. No final plat applications can be submitted for this subdivision until all utilities have been installed and connected to the site.
14. Driveway widths will be 16 foot wide for the alleyway homesites with all other driveways being 20 feet wide.

Council Member Coats asked why a final plat cannot be submitted until the utilities are in.

Public Works Director Mike Shaw noted a sewer lift station has to be built. They currently do not have a sewer system in this area.

Jim Raines clarified as the developer that they understand the sewer lift station must be built.

Council discussed the overall construction of the development. The majority of the concerns will be addressed with construction drawings.

Council Member Bundy asked if the street names have already been approved by the County.

Jim Raines stated they are working with Dale Simper in the GIS Department to make sure they are in compliance. Some of the names have been rejected and changed.

Council Member Staheli made a motion to approve a Preliminary Plat for Labyrinth Point at Long Valley located approximately Long Valley Road and SR-7 with the findings and conditions of Staff and as recommended by the Planning Commission with the addition to striking condition 14. Council Member Bundy seconded the motion; which passed with the following roll call vote:

<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>

b. Consideration to approve a Preliminary Plat for Starr Springs at Long Valley located approximately Long Valley Road and SR-7. Applicant: Jim Raines

City Planner Eldon Gibb reviewed:

The applicant is requesting approval of a Preliminary plat for the Starr Springs at Long Valley subdivision, located at approximately Long Valley Road and SR-7. The applicant is proposing 210 lots on an area of coverage of 60.28 acres. The Lot sizes range from approximately 4,100 sq. ft. to 7,100 sq. ft. and will accommodate patio style homes up to medium size homes for the given area. The zoning designation at this particular location is Long Valley Planned Community Development (PCD). The surrounding zoning is open space to the north, County property to the east, Open space to the west, and County property to the south.

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 reviewed this request at their March 17, 2021 meeting where Commissioner Musso expressed concern about completing the Washington Dam roadway prior to final plat submittal. Applicant Don Bean stated they did not want this to delay their project and asked for leniency in this area.

The Planning Commission unanimously recommended approval of the Preliminary plat for the Starr Springs at Long Valley 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 the 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 the 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. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

13. No final plat applications can be submitted for this subdivision until all utilities have been installed and connected to the site.

Council Member Coats made a motion to approve a Preliminary Plat for Starr Springs at Long Valley located approximately Long Valley Road and SR-7 with the findings and conditions of Staff and as recommended by the Planning Commission. Council Member Staheli seconded the motion; which passed with the following roll call vote:

Council Member Bundy Aye

Council Member Coats Aye

Council Member Ivie Aye

Council Member Staheli Aye

Council Member Ward Aye

9. PUBLIC HEARING

- a. Public Hearing for consideration to approve Zone Change request Z-21-07, Planned Unit Development Design for Red Mesa at Sunrise Valley located approximately 400 S. Country Way. Applicant: Middon LLC**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of the design/use for their currently PUD-R zoned property which is approximately 16.22 acres in size. The property is located at approximately 400 South Country Way, the name of this particular portion of the master developed area will be known as Red Mesa at Sunrise Valley. The property was granted the PUD-R zoning at an earlier date, with the applicant knowing they would have to come back to the city for the specific design and use approval. The applicant is now wishing to have this proposal reviewed.

The PUD-R requires an approved site design before the property can be used as a residential development. This application is proposing 66 detached building pads (this would have a 4.07 dwelling units per acre ratio). The surrounding zoning to this project is PUD-R to the south, east and west, and Open Space zoning to the north.

Staff has no concerns with the proposed design of the project. The overall development has a city park being built within the master planned area (but it is still under construction being done in phases), this phase will require the park to be completed in its entirety.

The Planning Commission reviewed this request at their March 17, 2021 meeting.

The Planning Commission unanimously recommended approval of Z-21-07, for the specific site design/use to the already zoned Planned Unit Development - Residential (PUD-R) onto 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. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Residential Zone.
2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.
4. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
6. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.
7. All driveways to each individual unit will be a minimum of twenty feet (20') deep and eighteen feet (18') wide.
8. There must be a minimum of a fifteen foot landscape strip along the area bordering Country Way as part of this specific development.
9. In no case shall any dwelling unit be closer than ten feet (10') to each other at any point

within the development, also on corner lots, there will be a minimum setback of fifteen feet (15').

Council Member Staheli made a motion to close the public hearing. Council Member Coats seconded the motion; which passed with the following roll call vote:

<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>

10. ORDINANCE

- a. Consideration to approve an Ordinance adopting Zone Change request Z-21-03, a request to change a zone from Stucki Farms Planned Community Development (PCD) to R-1-10 Single Family Residential 10,000 sq ft minimum lot size, located at approximately 300 East 4800 South. Applicant: Silverleaf Properties LLC**

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

The applicant is requesting approval to change the zoning of approximately 21.04 acres, located at approximately 300 East and 4800 South. The requested change is from the current zoning of Planned Community Development (PCD), to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation.

The R-1-10 request is for the purpose of developing the 21.04 acres into a future residential development.

This particular location has a General Plan Land Use designation of Low Density Residential (LD). The surrounding zoning to this parcel is R-1-10 to the north, Stucki Farms PCD to the east and south, and City of St. George zoning to the west.

Staff has no concerns with the proposed zone change as outlined. This area is currently part of the Stucki Farms master planned area, but is located on the other side of the ridge from the main developed area of Stucki Farms. The owners/developers of Stucki Farms have been wanting to sell this parcel for quite some time now, and are fine with the area being vacated out of their PCD.

The Planning Commission reviewed this request at their February 17, 2021 meeting.

The Planning Commission unanimously recommended approval of Z-21-03, for the zone change request from Stucki Farms Planned Community Development (PCD), to the proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation, onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to 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.

Council Member Bundy made a motion to approve an Ordinance adopting Zone Change request Z-21-03, a request to change a zone from Stucki Farms Planned Community Development (PCD) to R-1-10 Single Family Residential 10,000 sq ft minimum lot size, located at approximately 300 East 4800 South. Council Member Ivie seconded the motion; which passed with the following roll call vote:

<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>

11. AGREEMENT

a. Consideration to approve an E-Bike Rental Agreement and possible location at Sullivan Park. Assistant Leisure Services Director Kole Staheli

Assistant Leisure Services Director Kole Staheli reviewed:

The ownership of Easy Rider Rentals approached and presented Washington City with a proposed service to lease city owned property with the purpose of providing and operating electric bicycle rental stations at various sites. A meeting was scheduled to discuss the details of this proposal, as well as explore and visit potential location options for this purpose. A Contractual Agreement was submitted for review by our City Attorney, Thad Seegmiller. Upon his review and correspondence with legal representation from Easy Rider Rentals, the agreement was finalized.

After meeting with the owners of this organization, and upon review and discussion of their written proposal, it is recommended that Washington City agree to the terms and conditions of the Contractual Agreement. Leisure Services staff, as well as several full time leadership employees, believe this is a valuable service to both community members and visitors alike. If this service becomes very popular, the opportunity is available to provide additional stations at specific locations.

Washington City will benefit financially from this agreement. The Contractual Agreement states that the annual rent shall be \$50 per square foot of leased property, or a total of \$8,000 per year at each site.

Council discussed the insurance for this item.

Council Member Ward made a motion to table an E-Bike Rental Agreement and bring specific

locations and signage to the next workshop meeting, as then be placed on the Regular Meeting Agenda for consideration. Council Member Coats seconded the motion; which passed with the following roll call vote:

<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>

12. LEGISLATOR LETTER

- a. Consideration to approve an appreciation letter to our local legislators. City Manager Jeremy Redd**

Council Member Ivie made a motion to approve an appreciation letter to our local legislators. Council Member Staheli seconded the motion; which passed with the following roll call vote:

<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>

13. WORKSHOP CARRY OVER

- a. Discussion regarding 2021/2022 FY Budget. Finance Director Brian Brown**

City Manager Jeremy Redd noted this item was completed in the Workshop Meeting. However, if anyone has questions or concerns they would like to address, he would recommend they go directly to our Finance Director.

14. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

City Council reported on their assigned committees.

15. CITY MANAGER REPORT

City Manager Jeremy Redd updated Council on current Washington City Projects

16. ADJOURNMENT

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

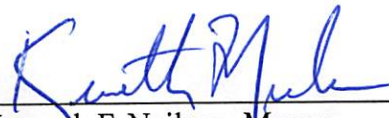
Meeting adjourned at 8:44 P.M.

Passed and approved on the 28th day of April, 2021.



Washington City

Attest by:


Kenneth F. Neilson, Mayor



Danice B. Bulloch, MMC
City Recorder