

---

Minutes  
Washington City Council & Planning Commission  
Electronic Workshop Meeting  
May 6, 2021

Present: Mayor Kenneth Neilson, Council Members Roger Bundy, Craig Coats, Kurt Ivie, Kress Staheli, Doug Ward, Planning Commissioners Corey Anderson, Peter Bulloch, Jason Hansen, Brian Musso, Doug Scheel, City Attorney Thad Seegmiller, City Manager Jeremy Redd, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Leisure Services Director Barry Blake, City Engineer Steven Hall, GIS Coordinator Mike Ruesch, Public Works Brandon Wright, Police Chief Jason Williams, City Planner Eldon Gibb, Audience: Mike Bradshaw, Deloss Hammon, Eric Lanvardt, Deborah Griffin, John Thomas Hammon

Meeting commenced at 6:00 P.M.

**1. Approval of Agenda**

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

Council Member Coats noted he would be abstaining from the discussion as a City Council Member. He removed himself from his seat for the discussion.

**2. Discussion regarding the Green Spring PCD. City Manager Jeremy Redd**

City Manager Jeremy Redd explained the GWC Group was here to review conceptual designs. This is simply an idea, which they will take with them for a future submission.

Brook Cole reviewed a powerpoint presentation with Council Members and Planning Commissioners.

Council Member Ward asked for clarification on buffering.

Mr. Cole explained the commercial area would be set between the resort portion of the development and the residential area in order to create a buffer.

Council Member Ward asked if the secondary water is being placed by the developer.

Mr. Cole stated they would be a catalyst and support a secondary water system.

Council Member Ivie asked about the impact fee credits.

Mr. Cole explained their proposal for credits.

Council Member Ivie clarified essentially this would simply allow for amenities to be available quicker.

Mr. Cole confirmed he was correct.

Council Member Staheli asked about the public access to trails while the development is being constructed.

Mr. Cole noted while construction is being done some areas may be temporarily unavailable.

Council discussed the current concerns about the water in the area.

Deloss Hammon explained water conservation is a hot topic, and would be addressed throughout this development.

Planning Commissioner Brian Musso stated it looks like the trail heads are located within the gated area.

Eric Langvardt stated the trailheads are outside of the gated area.

Council Member Staheli stated he would like to make sure there is adequate parking for the public. These trails are public, and we need to make sure they remain so.

Planning Commissioner Corey Anderson stated he is concerned about the second trail. We need to make sure those feel inviting because they are open to the public. Placing on a private road makes it feel as though it is not available to the public.

Council Member Musso asked for clarification of the number of nightly rentals and hotel in the area.

Mr. Cole explained they do have an area for nightly rentals separate from the resort. Those units could be purchased privately as second homes, and then rented by the hotel.

Council Member Ward asked how much of the project is contingent on gaining the short term rental overlay.

Mr. Cole stated if the nightly rental were not there, it would change the composition of the development, which means the amenities would be reduced as well.

Commissioner Anderson asked for the sizes on the estate lots, as it seems those are the only areas with single family homes.

Mr. Cole explained the size of the lots and the mixed uses.

Commissioner Anderson confirmed the estate lots are more like single family homes in Washington City.

Council Member Staheli asked why the roads are not as wide as traditional streets.

Mr. Langvardt explained the asphalt is not narrow, but they have designed the sidewalks differently.

Commissioner Musso asked if a feasibility study has been done for this project.

Mr. Cole stated they used Metro Study. It indicated the product type, and price point being absorbed within the current market.

Council Member Bundy asked how much input SILTA has had in this development.

Mr. Cole explained they set the standard with quality and water conservation, but they left the design composition up to the developer.

Planning Commissioner Jason Hansen asked if the Golf Course is private, and if the project is viable without the course. In addition, he would like to know what the project would look like with drastically reducing the nightly rentals.

Mr. Cole stated they would have to reduce the amenities, and the fiscal impact and benefit to the City would be reduced.

They discussed the resort area, and quality of the amenities and hotel.

### 3. Adjournment

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

*Meeting adjourned at 7:27 P.M.*

Passed and approved on the 12th day of May, 2021.

Attest by:

  
Danice B. Bulloch, MMC  
City Recorder

