
Minutes
Washington City Council
Electronic Regular Meeting
September 8, 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 Tara Pentz, Community Development Director Drew Ellerman, City Planner Eldon Gibb, Fire Chief Matt Evans, IS Director Steven Whittikiend, Media Coordinator David Woodcock, Police Chief Jason Williams, Finance Director Brian Brown, Leisure Services Director Barry Blake, Public Works Director Mike Shaw, Economic Development Director Rusty Hughes, Power Director Rick Hansen, Audience: Dick Saunders, Laurie Saunders, Nate Lee, Mason, Austyn G. Tyrone Atkin, Herman Pierson, Sandra Pierson, Marisa Thayn, Bret Henderson, Elvon Farrell, Alan Rindlisbacher, Tamron Lee

Meeting commenced at 6:03 P.M.

Invocation: Council Member Ivie

Pledge of Allegiance: Cade Freeman - 19th Ward North Stake

1. APPROVAL OF AGENDA

Mayor Neilson asked that Item 5 be heard prior to Item 4.

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

2. ANNOUNCEMENTS

Mayor Neilson stated September 17, at 1:30 P.M. there will be a constitutional support gathering.

Council Member Staheli reminded the community of the September 11, 2021 national day of service.

Council Member Ivie reminded the audience of the celebrations around the community in commemoration of September 11, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

- a. BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for August.**
- b. APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meeting of 08/19/21 and 08/25/21.**
- c. FINAL PLAT**
 - i. Consideration to approve a Final Plat for the Red Trails at Sunrise Valley Phase 1 located at approximately 500 South Country Way. Applicant: Middon LLC**

The applicant is requesting approval of a final plat for the Red Trails at Sunrise Valley, Phase 1 subdivision, located at approximately 500 South Country Way. This particular subdivision is proposing 41 lots on an area covering 4.80 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on April 28, 2021.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat. The Planning Commission reviewed this request at their September 1, 2021 meeting.

The Planning Commission unanimously recommended approval of the Final plat for the Red Trails at Sunrise 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 amended 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 a Final Plat Red Trails at Sunrise Valley Phase 2 located at approximately 300 South 3100 East along Country Way. Applicant: Middon LLC

The applicant is requesting approval of a final plat for the Red Trails at Sunrise Valley, Phase 2 subdivision, located at approximately 300 South 3100 East, along Country Way. This particular subdivision is proposing 57 lots on an area covering 7.12 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on April 28, 2021.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat. The Planning Commission reviewed this request at their September 1, 2021 meeting.

The Planning Commission unanimously recommended approval of the Final plat for the Red Trails at Sunrise Valley, Phase 2 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 amended 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.

d. FINAL PLAT AMENDMENT

i. Consideration to approve a Final Plat Amendment for Paseos at Sienna Hills Phase 2 located at approximately Grapevine Crossing Road and Paseos Street. Applicant: Troy Belliston

The applicant is requesting approval of an Amended and Extended Final plat for the Paseos at Sienna Hills, Phase 2, Amended and Extended subdivision, located at approximately Grapevine Crossing and Plata Circle. The reason for this amendment is to adjust the westerly boundary eastward to facilitate the amendment and extension of paseos at Sienna Hills Phase 4 amended and extended subdivision. This amendment only affects the un-irrigated common area adjacent to

phase 4.

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 proposal on September 01, 2021 and unanimously recommend approval of the Amended and Extended Final Plat for the Paseos at Sienna Hills Phase 2 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.

ii. Consideration to approve a Final Plat Amendment for Paseos at Sienna Hills Phase 4 located at approximately Grapevine Crossing Road and Plata Circle. Applicant: Troy Belliston

The applicant is requesting approval of an Amended and Extended Final plat for the Paseos at Sienna Hills, Phase 4, Amended and Extended subdivision, located at approximately Grapevine Crossing and Plata Circle. The reason for this amendment is to extend the rear lots numbered 106 through 115 to utilize the areas that were previously graded as part of the original construction of this subdivision. The plat boundary will also be adjusted to accommodate the additional areas.

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 proposal September 01, 2021 and unanimously recommend approval of the Amended and Extended Final Plat for the Paseos at Sienna Hills Phase 4 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 Coats made a motion to approve the consent agenda. Council Member Bundy seconded the motion; which passed with the following role 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>Mayor Pro-Tem Ward</i>	<i>Aye</i>

5. APPOINTMENT

a. Consideration to appoint a Justice Court Judge. Mayor Kenneth Neilson

Mayor Kenneth Neilson made the recommendation to appoint K. Jake Graff as the Washington City Justice Court Judge.

Council Member Staheli made a motion to appoint K. Jake Graff to the position of Justice Court Judge. Council Member Coats seconded the motion; which passed with the following role 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>

*Mayor Nielson excused himself to attend the Pine View High School Homecoming Parade.

6. EDC UTAH

**a. Discussion on Local Incentive Policy Best Practices. Economic Development
Director Rusty Hughes**

Economic Development Director Rusty Hughes introduced Alan Rindlisbacher.

Mr. Rindlisbacher reviewed a powerpoint presentation for EDU Utah and Incentive Policies and Best Practices.

7. PRELIMINARY PLAT

**a. Consideration to approve a Preliminary Plat Lakeside at Stucki Farms
located at approximately Stucki farms Parkway and Waters Edge Way.
Applicant: Karl Larson**

City Planner Eldon Gibb reviewed:

The applicant is requesting approval of a Preliminary plat for the Lakeside at Stucki Farms Subdivision located at Stucki Farms Pkwy and Waters Edge Way. This preliminary plat was previously approved back on December 11, 2019 but has since expired. The applicant is ready to proceed at this time.

The applicant is proposing 44 lots on an area of coverage of 19.527 acres. The zoning designation at this particular location along with the surrounding area is Planned Community Development.

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 proposal on August 18, 2021 and unanimously recommended approval of the Preliminary plat for the Lakeside at Stucki Farms subdivision 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. All open space within the vicinity will be completed at final plat application time.

Brandee Walker explained phase 1 is finishing up construction. A grading permit has been issued on the remaining area. However, no subdivision improvements have been done on the graded area.

Council Member Coats asked about the LID in conjunction with this development.

Ms. Walker explained the bulk of the LID requirements will be met with the lake, which is part of this project. This plan has been submitted to Public Works for review and approval. This lake is being graded in at this time.

Council Member Ivie asked where they were with the preliminary geotechnical report.

Ms. Walker stated they do not have a preliminary. They do have an in depth geotechnical report, which is being monitored and addressed as the grading has taken place.

Council Member Ivie made a motion to approve a Preliminary Plat Lakeside at Stucki Farms located at approximately Stucki Farms Parkway and Waters Edge Way 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:

Council Member Bundy Aye

Council Member Coats Aye

Council Member Ivie Aye

Council Member Staheli Aye
Mayor Pro-Tem Ward Aye

8. AWARD OF BID & RFP

a. Consideration to approve an Award of Contract for Equipping of Grapevine Wells 3-6. Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed:

Public Works is requesting the award of a bid based upon RFP to Mike Zimmerman Well Service, LC in the amount of \$390,849.90 to complete the equipping of the 4 recently drilled wells adjacent to the Grapevine Pass Wash in the far northern area of the City.

Drilling of the wells was completed earlier this year, a contract has been awarded for the site work associated with the new wells. This contract will be for the down-hole equipment which includes the pumps, motors, column pipe, and controls for operation to deliver the water to the system from the 4 wells.

Upon completion of this work we will be able to receive final approval from the State for the new points of diversion with our existing water rights.

Coordination has been ongoing and approval has been received from the HCP as well as SITLA who is the underlying property owner where the wells were drilled. Staff is currently working toward purchase of the well sites and do not anticipate any problems.

The wells will serve as additional culinary sources for our customers and also serve a redundancy purpose to assure that we are able to use our existing water rights to their full potential.

These wells will allow us to continue production of the less expensive well water as well as the ability to make use of additional water rights when they are acquired in the future.

Council Member Staheli made a motion to approve an Award of Contract for Equipping of Grapevine Wells 3-6 to Mike Zimmerman Well Services, LC in the amount of \$390,849.90. Council Member Coats 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
Mayor Pro-Tem Ward Aye

9. AGREEMENT

a. Consideration to approve a property acquisition agreement for Grapevine Wells. Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed:

Public Works is requesting approval of a purchase agreement with SITLA in the amount of \$4,648.00 to purchase the property where we have recently drilled the 4 new wells adjacent to the Grapevine Pass Wash in the far northern area of the City.

Background Information: Drilling of the wells was completed earlier this year, a contract has been awarded for the site work associated with the new wells. There is an item on this agenda for equipping the wells with pumps.

This purchase was verbally discussed with SITLA representatives prior to drilling of the wells and it was determined that it would be best if we were to wait until we were certain that the sites would provide a viable source of water before proceeding with the purchase of the four 60'x60' (.083 acre) well sites.

Drilling of the wells was permitted by SITLA via a Right-of-Entry. Acquisition of these sites is necessary to assure the long term diversion point for the municipal water supply and source protection.

SITLA has been very helpful throughout the process which is reflected in the purchase price of the properties. (\$14,000 per acre)

The wells will serve as additional culinary sources for our customers and also serve a redundancy purpose to assure that we are able to use our existing water rights to their full potential.

These wells will allow us to continue production of the less expensive well water as well as the ability to make use of additional water rights when they are acquired in the future.

Council Member Bundy made a motion to approve a property acquisition agreement with SITLA for Grapevine Wells in the amount of \$4,648.00. 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>Mayor Pro-Tem Ward</i>	<i>Aye</i>

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

City Council reported on their assigned committees.

11. CITY MANAGER REPORT

City Manager Jeremy Redd updated Council on current Washington City Projects.

12. CLOSED SESSION

a. Discuss purchase exchange or lease of property.

Council Member Bundy made a motion to move into closed session to discuss purchase, exchange or lease of property. Council Member Coats seconded the motion; which passed unanimously.

Council motion to move into closed session at 7:15 P.M.

13. ADJOURNMENT

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

Meeting adjourned at 7:46 P.M.

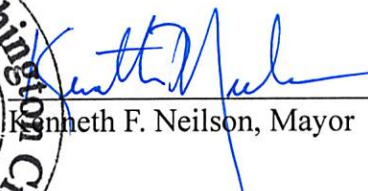
Passed and approved on the 22nd day of September, 2021.

Attest by:


Tara Pentz, City Recorder



Washington City


Kenneth F. Neilson, Mayor