Washington City
Where Dixie Begins

Washington City Council
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Minutes
Workshop Meeting
September 24 , 2013

Present: Mayor Kenneth Neilson, Councilmen Bill Hudson, Thad Seegmiller, Kress Staheli, Ron Truman, Jeff Turek, City Attorney Jeff Starkey, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Public Works Director Mike Shaw, Police Chief Jim Keith, Fire Chief Brent Hafen, Administrative Services Manager Kimberly Ruesch, Power Director Kelly Carlson, Community Development Director Drew Ellerman, Planning Commissioners Rick Schofield, Jason Smith, Ben Martinsen, Audience: Sherrie Reeder, Daylene Ure, Robbie Staheli, Roberta Mosteller, Rex Torgerson, Irene Pollock, Adam Stuart, Rick Hansen, Samantha Sadlier

Meeting commenced at 6:04 P.M.

Mayor Kenneth Neilson will be late for the meeting as he had another commitment.

1. Approval of the Agenda.

Councilman Staheli made a motion to approve the agenda. Councilman Truman seconded the motion; which passed with the following role call vote:

Councilman Staheli	*Aye*
Councilman Truman	*Aye*
Councilman Turek	*Aye*

2. Introduction of the Fire Captain. Brent Hafen, Fire Chief

Fire Chief Brent Hafen introduced Matt Evans as the new Fire Captain. Mr. Evans comes to Washington City from South Jordan Utah. He has over 18 years experience in his field.

Mr. Matt Evans stated he is very happy to be with Washington City. He is enjoying his new position. He is favorite past time is LaCrosse, and was a high school coach in South Jordan, and he has been contacted to assist with the LaCrosse Teams here in Southern Utah.

3. Discussion and review of the Board Audit Report.

There were no questions on the Report.

4. Continuation of discussion regarding the Electrical Pole Support Cables recently installed at approximately 200 South and Main Street. Chris Mosteller, property

owner

Roberta Mosteller stated she would be representing her son as he is out of State.

Power Director Kelly Carlson reviewed the new design for the guy wires on the property located at 200 South and Main Street. Mr. Carlson stated he just received a legal description stated Washington City has a 15 feel easement along the frontage of the property line. However, he would have to confirm the description with our GIS Department.

Councilman Turek stated his feeling would be if we can lower the pole and bring down 2 of the wires to make the property the best it could be, he would prefer to do whatever is possible.

Councilman Seegmiller stated he feels $6,000 is a much better price than what could have been expected.

Mr. Carlson stated he would approach the property owner to see if the alternative would be acceptable.

Ms. Mosteller stated with the wires being moved back, there will still be half of the frontage with wires, but she will speak with her son, and have him work with Mr. Carlson.

*Mayor Neilson arrived at 6:27 P.M.

5. Discussion and review of flood issue at 127 North 200 West. Irene Pollock

Irene Pollock stated she was flooded and lost her whole basement, and the driveway is eroding because it was flooded so badly. She contacted the City and spoke with Bonnie, who told her she has already used 17 man hours fixing the ditch below her. It is getting dark, and she is concerned someone is going to get injured walking in this area.

Councilman Seegmiller asked for clarification of the location of her home in regard to the eroding area.

Mrs. Pollock reviewed the location of home with regard to the area, which is on her personal property.

Councilman Turek asked where the City Property and Private Property would come into play.

Mr. Mike Shaw stated he has not been included in the discussion. In normal areas where there is no curb and gutter the City does not maintain the private drives, where individuals have place their own asphalt.

* Councilman Hudson arrived at 6:35 P.M.

Councilman Turek asked Mike Shaw to take a look at the area, and see if there is something Washington City can address. If it is outside the City responsibility, please let him know, and he will make some calls to get it taken care of.

Mr. Shaw stated at the least, he would be able to fill the hole with road base, and compact the

area.

Councilman Seegmiller stated he agrees with Councilman Turek, he would like Staff to take a look and see what can be done.

6. Review of current awning standards. Adam Stuart, Stuart Awning

Adam Stuart stated he has been in Washington City for nearly 20 years. He does a considerable amount of work in the area. He reviewed a map with Council for the awning he has proposed for a client, which was denied by the building department.

Community Development Director Drew Ellerman reviewed the definition of the new ordinance. He does not have the authority to go beyond what has been approved by City Council.

Councilman Turek stated he remembered discussing the side yard would be determined by the footprint of the home.

Council discussed the footprint of the home with relation to the awning.

It was the consensus of the Council to determine the awning would be allowed because the area could be determined to be classified as side yard.

Mr. Stuart stated he feels the City employee's personal preference becomes the decision making factor.

Councilman Staheli stated he would like to clarify the only thing Mr. Ellerman does is follow the code, which is his job.

Mr. Stuart stated he along with other awning companies have the most difficulty working with Washington City. There is the most unpermitted work here, because Washington City is the most difficult to work with.

Mr. Ellerman explained where the posts would need to be placed in order to fall within the ordinance.

7. Discussion and review of the trail within the Sycamore Estates. Robbie Staheli

Robbie Staheli reviewed the development for Sycamore Estates, which was under the bonus density plan. Under the development agreement, a meandering trail was supposed to be placed. However, when the trail was paved it went straight along the road.

Councilman Truman asked why the trail was not installed according to the plan.

Mr. R. Staheli stated he was not aware it would be a problem if it did not meander like the plan showed.

Mr. Ellerman stated the change was not approved with the previous Council. They would never allow a asphalt sidewalk as part of the bonus density plan. This was brought to staff's attention by the engineer. The development agreement clearly states the meandering trail along with the

previous Council's policy, was to be concrete.

Councilman Turek stated he recalls discussion taking place on the trail when it was being put in. He would like to review the minutes of the previous meetings, because he thought Council reviewed it in a meeting after the approval, and stated they would be willing to allow a straight sidewalk rather than the meandering trail.

Councilman Seegmiller stated he is not necessarily concerned about the trail being straight.

Mr. R. Staheli stated he didn't try to mislead the City. He felt the straight asphalt would be fine.

Councilman Truman stated his problem is giving the bonus density credits for something the City never received.

Councilman Staheli asked what they did for the bonus density.

Mr. Ellerman reviewed the bonus density credits with Council.

Council discussed possible solutions to the current situation.

Councilman Hudson stated Council does not have the ability to vote tonight. He will go out and physically look at the site, and look for some additional minutes where this was discussed.

Mr. R. Staheli asked if this would be an issue for obtaining a building permit.

Mr. Ellerman stated he would not have a problem allowing them to pull a building permit.

Councilman Hudson stated he would be comfortable to allow Mr. Staheli to continue pulling building permits until the next meeting until a decision is made.

Councilman Staheli asked if there is a direction Council is looking.

Councilman Hudson stated he would not feel comfortable making any decisions until he is able to do more research, and see if he can obtain the minutes.

8. Discussion and review of proposed amendment to the Capital Facility Plan, Impact Fee Facilities Plan, and Impact Fee Study for Washington City Power. Kelly Carlson, Power Director

Power Director Kelly Carlson reviewed:
Introduced Rick Hansen Engineering who designed the Impact Facility Plan and Fee.
Kelly reviewed the Capital Facility Plan and Impact Fee Facilities Plan showing the growth over the years and the demand and Improvement Projects for the Impact Fees.

Mr. Carlson stated at this point he would recommend moving forward with our public notice, and set a date to come back to Council for a public hearing and recommendation.

Council thanked Mr. Carlson for all of his work on the new plan, as it looks like it will benefit the City with the lower rates.

9 Discussion and review of development in the Washington Fields areas. Drew Ellerman, Community Development Director

Community Development Director explained we have invited the Planning Commission to attend this portion of the meeting in order to discuss the planning in the Washington Fields Area.

Council discussed the vision of what they hope to see in the fields in the future.

City Attorney Jeff Starkey explained if there is some serious consideration to change the General Plan, the Council needs to move as soon as possible. It is a very lengthy process to change the plan, and once a developer comes in to get a zone change, they are locked in.

Council discussed doing away with the bonus density because of the issues it creates.

Planning Commissioner Jason Smith stated he is not the biggest fan of the bonus density, and it does not work very well on small developments. However, you do get some landscaping you would otherwise not get.

Councilman Staheli asked if there is a way to modify the density system to get credits for what is going to actually benefit the City.

Mr. Ellerman stated there are issues he has with the plan. Some of the credits, which are given should not be valued as the current plan states.

City Attorney Starkey suggested buying down the density rather than giving the credits within the development, and using the money toward parks or recreation.

Mr. Ellerman stated he would like to recommend looking at the density and the bonus density credits. There are some great credits within the plan, but there are some, which do not really benefit the City near as much.

Planning Commissioner Rick Schofield stated he feels the bonus density can be beneficial, but if there are asteris where Council can use their own discretion on what types of credits can be given, it becomes very dangerous with the inevitable changing of a Council.

Council discussed their views on how they want the fields developed.

Commissioner Schofield stated the Council has the ability to stipulate a country feel on the commercial developments, which would take place in the fields.

Councilman Staheli stated maybe it would be possibility to have some type of design guidelines attached to the commercial development.

Commissioner Jason Smith stated he would love to see the fields stay farmland. However, as soon as someone comes in with a lot of money, the developers change their minds. There are some things Council and Staff can to do think outside the box to maintain some farmland. There can be development rights transfers for higher zoning.

Councilman Turek stated he feels this has been a great discussion and he appreciates everything being brought forward.

Mr. Ellerman reviewed the proposed developments within the area of Majestic View and south beyond Staheli Family Farms.

Councilman Staheli asked if design guidelines would be appropriate for the commercial area in the fields.

Mr. Ellerman stated he would absolutely think design guidelines would be appropriate. He would like all of the commercial area to have design guidelines, but we may need to start immediately in the fields. He will move forward finding some different types of guidelines to bring back to Council for review.

Public Works Director Mike Shaw reviewed the plans for the development of 3650 South with Council. He then briefly updated Council on some of the roads they are working on.

Police Chief Jim Keith stated we have had a donation from an individual who supplied several thousand dollars worth of dog beds to our animal shelter. There has been some really good talks taking place for shelters.

10. Adjournment

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

Councilman Hudson	*Aye*
Councilman Seegmiller	*Aye*
Councilman Staheli	*Aye*
Councilman Truman	*Aye*
Councilman Turek	*Aye*

Meeting adjourned at 9:21 P.M.

Passed and approved this 23rd day of October 2013.

Washington City

Kenneth F. Neilson, Mayor

Attest by:

Danice B. Bulloch, CMC
City Recorder