
Minutes
Regular Meeting
October 9, 2013

Attendance: Mayor Kenneth Nielson, Councilmen Bill Hudson, Thad Seegmiller, Kress Staheli, Ronald Truman, Jeff Turek, City Manager Roger Carter, City Attorney Jeff Starkey, Public Works Director Mike Shaw, Community Development Director Drew Ellerman, Police Chief Jim Keith, City Recorder Danice Bulloch, Audience: John Shedaman, Jason Smith, Garret Bangerter, Daylene Ure, David Burr, Talon Shakespear

Meeting commenced at 6:00 p.m.

Invocation: Councilman Seegmiller

Pledge of Allegiance: Councilman Staheli

1. **APPROVAL OF THE AGENDA**

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

Councilman Hudson

Councilman Seegmiller

Councilman Staheli

Councilman Truman

Councilman Turek

2. **ANNOUNCEMENTS**

Councilman Turek thanked Staff for Washington City Night. He felt the evening was a great success.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

None

4. **CONSENT AGENDA**

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for

September.

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

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

5 YOUTH COUNCIL

A. Quarter progress report from the Washington City Youth Council. Logan Cox, YC Mayor

Logan Cox introduced the Youth Council. He then reviewed the Youth Council Quarterly Progress with the Council. They have placed a donation jar in the Covington Home for those individuals who are interested in donating to the renovations to take place at the home.

Jeremy Josolynn stated he is in charge of the "Treat not the Trick" Halloween Event at the Covington Home. They will have the ghosts of the residents from the Covington Home, and other exciting events for the young children.

Mr. Cox presented Council with a photo of the entire Youth Council Group to place in the building.

B. Presentation of Proclamation for "Drug Free Month". Tyler Hartman, Safety Chair

Tyler Hartman stated he is over Safety and Police with the Youth Council. He presented the Council with a Proclamation for "I am Drug Free" for the month of October.

Mayor Neilson thanked the Youth Council along with Carmen Snow and Sherry Reeder for all the great work. Our Youth Council has been noticed by individuals at the Utah League and Utah State levels. They were highly complimentary of our youth and the great work they have done.

6. PRELIMINARY PLATS

A. Consideration to approve the Preliminary Plat for Roadrunner Ridge, located at approximately 800 East 3500 South. Applicant: Garrett Bangertter

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a preliminary plat for the Roadrunner Ridge subdivision, located at approximately 800 East 3500 South. The applicant is wishing to develop 64 lots on an area covering 25.42 acres. The location of this particular project is zoned Residential / Agricultural - One acre min. (RA-1 acre), and utilizing the Bonus Density Program for density

increase.

The applicant is proposing to use the criteria options of; interconnectivity of internal streets (25%), interconnectivity of external streets (25%), mixed lot sizes (4 of them)(20%), preservation of open space (11%), open space at entrance intersections (15%), connection toward the trail system (12%) and tree-lined streets (25%). The total credit of 133% applied to the base 25.42 units (25.42 dwellings) with a possible additional 33.81 units (25.42 times 133%), will allow for a possible 59 dwelling units within this bonus density area. The applicant is proposing to only developing 48 dwelling units in the bonus density portion of the proposed subdivision, along with an additional 16 dwelling units found in the area zoned R-1-15, for the total of 64 dwelling units for the entire subdivision.

The proposed subdivision conforms to the approved zoning designation and also 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 unanimously recommended approval of the Preliminary plat for the Roadrunner Ridge 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 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. Provisions must be made for an open space corridor (or roadway) for possible discharge from the emergency spillway of the Gypsum Wash Debris basin to reach the northern roadway of this subdivision as approved by the public works department.
12. Area shown for easement abandonment in the southeast corner of this development is subject to approval of the Canal company (which is the owner of the easement).

Councilman Seegmiller asked if the open space along lot 64 would be for drainage.

Mr. Ellerman stated he would have the engineer explain.

City Attorney Starkey asked why the abandonment with the canal company is a condition.

Mr. Ellerman stated the abandonment will need to take place in order for the subdivision to be approved because of the easement. The canal company has been contacted by the developer.

Councilman Seegmiller clarified the location of the trail on the map.

Mr. Ellerman explained the trail goes through the landscape area.

Councilman Seegmiller asked about the other lines on the plat.

Mr. Ellerman explained they were phasing lines.

Councilman Seegmiller asked about the open space between lots 6 and 21.

Mr. Ellerman stated it is a fault line, they may also be able to have a future stub to the adjacent property.

City Attorney Starkey asked if Staff is requesting the area be landscaped.

Mr. Ellerman stated all open space areas must be landscaped in accordance with the bonus density.

Councilman Staheli asked if there were enough credits for the units if the open space area were to become a road in the future.

Mr. Ellerman stated they would have enough credits. He reviewed the calculations for the bonus density with the Council.

Councilman Seegmiller asked about the bonus density calculation on the plat, which states a 220% increase in density.

Mr. Ellerman explained the calculations, but he explained how they figured with the credit.

Councilman Staheli asked where the tree lined streets would be located.

Mr. Ellerman stated they will be on all streets in the development.

Councilman Staheli asked if the only access would be from Camino Real until the future phase.

Mr. Ellerman explained Camino Real will extend to Majestic View with the development request coming before City Council at the next meeting. He then reviewed the access points with Council.

Councilman Seegmiller asked if any of the roads have been named.

Mr. Ellerman stated generally at preliminary plat, the names have not been assigned.

Councilman Hudson made a motion to approve the Preliminary Plat for Roadrunner Ridge, located at approximately 800 East 3500 South with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

B. Consideration to approve the Preliminary Plat Rusted Hills Phase 2, located at approximately 900 East and Majestic Drive. Applicant: Doug Dennett, Dennett Brothers Development

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of a Preliminary plat for the Rusted Hills, Phase 2 subdivision, located at approximately 900 East Majestic Drive. The applicant is wishing to develop 13 lots on an area covering 6.57 acres. The location of this particular project is zoned Single-family Residential - 15,000 sq. ft. min. (R-1-15). The surrounding zoning to this requested project is RA-½ to the north, RA-1 to the south and R-1-15 to the east and west.

The proposed subdivision conforms to 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 unanimously recommended approval of the Preliminary plat for the Rusted Hills, Phase 2 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 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. The applicant will address any special conditions as it relates to the existing fault line in the vicinity and if any special requirements and/or setbacks will have to be stated on the final plat.
12. Temporary (road base) cul-de-sacs may be required at the east ends of both Dennett Lane and Rusted Hills Drive (until future development takes place). A signed and recorded agreement from that property owner will be required in such case.

Councilman Seegmiller clarified the portion of the plat being reviewed is for Phase 2 only.

Mr. Ellerman confirmed he was correct. He then reviewed the phasing lines with Council.

Councilman Staheli asked about the strange bend in the road.

Karl Rasmussen explained they are called a bulb. It is mainly designed for fire trucks in order to turn around.

Councilman Hudson made a motion to approve the Preliminary Plat for Rusted Hills Phase 2, located at approximately 900 East and Majestic Drive with the findings and conditions of Staff and as recommended by the Planning Commission. Councilman Staheli seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Staheli</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

7. **REPORT OF OFFICERS FROM ASSIGNED COMMITTEE**

None

8. **CITY MANAGER REPORT**

City Manager Roger Carter reviewed the asphalt project at the Warner Valley intersection has been tested. UDOT will be placing another one and a half inch overlay, which they fill will be adequate. We are still on track for the airport to Warner Valley on December 1st. Washington Dam to Sandhollow is moving quicker than expected and looks to be ready in October. The Long Valley area has a grading package put together, but there are some environmental issues to be dealt with. In late November or early December Mike Shaw will be back with a study on Telegraph and Green Springs Intersection. One of the chillers at the Community Center went out, and will need to be replaced. The cost is going to be about \$40,000. The preliminary cemetery design should be done the end of October, and will come back to Council when it is ready. The Siemens Project has started, and the items have been scheduled through March. The generation facility is moving forward. We have received 2013 dividends from ULGT in the amount of \$38,055.91, which is part of our premium payments, and has been set aside in a separate account in order to offset future costs of our insurance premiums.

9. **CLOSED SESSION**

- A. **The character or professional competence of an individual;**
- B. **To discuss pending or potential litigation; and/or**
- C. **Discuss purchase, exchange or lease of property.**

Councilman Hudson made a motion to leave the regular meeting and move into closed session to discuss the character or professional competence of an individual and pending or potential litigation. Councilman Turek seconded the motion; which passed with the following role call vote:

<i>Councilman Hudson</i>	<i>Aye</i>
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Councilman Seegmiller Aye
Councilman Staheli Aye
Councilman Truman Aye
Councilman Turek Aye

Council moved into Closed Session at 6:55 P.M.

Council left the Closed Session and returned to adjourn the Regular Meeting at 8:10 P.M.

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 8:10 P.M.

Passed and approved this 23rd day of October 2013.



Attest by:

Danice B. Bulloch

Danice B. Bulloch, CMC
City Recorder

Washington City

Kenneth F. Neilson
Kenneth F. Neilson, Mayor