



Washington City Council  
Special Meeting Minutes  
April 20, 2022

Present: Mayor Kress Staheli, Council Members Kimberly Casperson, Craig Coats, Bret Henderson, Ben Martinsen, City Manager Jeremy Redd, City Attorney Thad Seegmiller, City Recorder Tara Pentz, Public Works Director Mike Shaw, Assistant Public Works Director Lester Dalton, Public Affairs Officer Jordan Hess

Meeting commenced at 6:02 P.M.

**1. Approval of the Agenda.**

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

**2. Landscape Ordinance. City Attorney Thad Seegmiller**

City Attorney Thad Seegmiller reviewed the updated changes as were discussed in the previous workshop meeting.

Council Member Coats asked about multi-family properties and how they're monitoring their HOA.

Lester stated depending on the size of the property they will attach to one property and work out billing or they will have an independent meter on the HOA property.

Council Member Coats stated there would be no need to have a separate irrigation meter on each unit as is called out in the current document, if we follow the same pattern.

Lester stated on a rare occasion we have a duplex with each unit attaching to landscaping.

Council Member Coats stated that because we do not have irrigation at this time, should we still install a secondary water meter at each location, which would entitle the units to a discount at the water conservancy district.

Council discussed the outdoor usage for water in townhome and multi family projects.

Council Member Coats stated this document notes each individual unit must have a separate meter for outdoor water usage.

City Attorney Seegmiller explained all outdoor usage does need to be individually metered regardless if it is a meter on each unit or one meter for the outdoor usage in its entirety.

Assistant Public Works Director Lester Dalton explained the metering on condominium units and apartment buildings.

Council Member Casperson asked why we are requiring water sense fixtures and energy star appliances, if that is already what the market is moving towards.

City Attorney Seegmiller stated this was included in the recommendation by the Water Conservancy District.

Council Member Coats noted he is comfortable leaving this portion in, which helps avoid purchase of non-compliant appliances.

Council Member Casperson stated she would like to limit the landscaping standards to new construction only. She does not want homeowners to have to get a permit.

City Attorney Seegmiller stated we are not going to require a permit, this would simply set the standard.

City Manager Redd explained the reason for including this in the ordinance is to avoid those individuals who do what is required, and then a month later they redo their landscaping and do an entire yard of sod.

Public Works Director Mike Shaw stated we need to have a standard that people can build by. The majority of individuals will abide by the standard, but if we have nothing, then they have free reign.

Council discussed the rehabilitation of existing homes, and having this landscape ordinance include those areas.

Council Member Henderson explained if we do not put standards in place, the economy is going to be devastated if we get to the limit of our water.

Council discussed the State Standards for water usage, and how this affects the southern region of the State.

City Attorney Thad Seegmiller continued his review of the updated changes.

Council Member Coats asked if 8% is a correct calculation, or if it needs to be adjusted.

Assistant Public Works Director Dalton noted he feels this is an appropriate number. It hits pretty close to the calculation.

Council discussed the requirements for submittal on new homes to show the square

footage of landscaping.

City Attorney Seegmiller stated once the ordinance is approved we can decide on a form or submission.

City Attorney Thad Seegmiller continued his review.

Council Member Casperson stated she is not in favor of requiring a mechanical cover on pools.

City Attorney Seegmiller explained the reasoning of pool covers.

Council discussed the benefits of requiring pool covers, and the negative aspects.

It was the consensus of Council to remove the mechanical pool cover requirement.

Public Works Director Shaw stated we need to require recycling water on car washes. He also believes we should be down to 20 gallons of water per wash.

Council Member Coats agreed every car wash should be required to recycle with a maximum use of 20 gallons of water per wash.

Assistant Public Works Director Dalton reviewed the international car wash association calculations on water usage for each vehicle.

City Attorney Seegmiller noted the change as requested.

Council discussed the item which recommends soil aeration. It was the consensus of Council to remove this portion of the ordinance.

City Attorney Thad Seegmiller continued his review moving forward on the commercial portion of the ordinance.

Council Member Henderson commented he does not necessarily agree we need to require a landscape architect for all commercial projects.

Council Member Coats stated we could limit the landscape architect to square footage of the landscaped area.

Public Works Director Shaw commented Staff could determine if the applicant needs a landscape architect based on the submittal.

Council discussed the landscape architect requirement.

City Attorney Seegmiller stated we can change the requirement of a landscape architect to landscape design professional.

Council Member Coats recommend a requirement of over a half acre of property on commercial development should require a landscape design professional.

Council Member Coats asked if we are going to monitor as stated in the ordinance.

City Attorney Seegmiller explained at this time we will most likely not be monitoring. However, this ordinance allows us the right too, and at some point in the future we will have water cops monitoring water usage.

City Attorney Thad Seegmiller continued his review.

Council discussed the plants recommended as noted in the ordinance.

City Attorney Seegmiller explained there is a recommended list, but he can adjust the wording on this section to be more specific.

City Manager Redd asked the landscape watering be changed from potable water to comply with time of day watering provision in the current Washington City Code.

### 3. Adjournment

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

*Meeting adjourned at 8:04 P.M.*

Passed and approved on the 27th day of April, 2022.

Attest by:

  
Tara Pentz, City Recorder



Washington City

  
Kres Staheli, Mayor