
Minutes
Regular Meeting
November 26, 2013

Present: Mayor Kenneth F. Neilson, Councilmen Bill Hudson, Thad Seegmiller, Kress Staheli, Ronald Truman, Jeff Turek, City Attorney Jeff Starkey, City Manager Roger Carter, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Community Development Director Drew Ellerman, Public Works Director Mike Shaw, Police Chief Jim Keith, Administrative Services Manager Kimberly Ruesch,

Meeting commenced at 6:00 P.M.

Invocation: Councilman Hudson

Pledge of Allegiance: Councilman Turek

1. **APPROVAL OF THE AGENDA**

Councilman Seegmiller made a motion to approve the agenda. 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>

2. **ANNOUNCEMENTS**

Christmas in Dixie is on December 2nd from 6:00 P.M. to 8:00 P.M. in the Veterans Park.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

None

4. **CONSENT AGENDA**

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 11/12/13 and 11/13/13.

Councilman Staheli made a motion to approve the agenda. Councilman Seegmiller 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>

5. FINANCE

A. Update review of Quarterly Financial Report. Kimberly Ruesch, Administrative Services Manager

Administrative Services Manager Kimberly Ruesch reviewed the Quarterly Financial Report with Council members.

6. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Public Hearing for consideration to approve a Zone Change application Z-13-13, requesting to change the present zone from OS (Open Space) to R-1-8 (Residential Single Family, 8,000 sq. ft. lots) zone, located approximately at 900 East 4100 South. Applicant: Walter Plumb

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 13.66 acres, located at approximately 1050 East 4100 South. The requested change is from the current zoning of Open Space (OS) to a proposed Single-Family Residential - 8,000 Square Foot Min. (R-1-8) zoning designation.

The General Plan Land Use Map designation for this location is Low Density Residential (LD) which allows for zoning categories of R-1-8, R-1-10 and R-1-12 and density ratios of 3 to 4.5 dwelling units per acre. The surrounding zoning districts are R-1-8 to the north, Open Space to the east and south and Agricultural to the west.

The applicant is wishing to rezone this particular area to the R-1-8 zoning designation to add to the project they are currently designing directly north of these 13.66 acres (the Sugar Plum in the Fields subdivision) which is also zoned with the R-1-8 zoning designation.

Staff has reviewed the proposal, it does fall within the General Plan Land Use plan, which was recently amended at this particular location.

The Planning Commission unanimously recommended approval of Z-13-13, for the zone change request from Open Space (OS) to Single-Family Residential (R-1-8), to the City Council, based on the following findings:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning will be compatible with surrounding developments.
3. That the utilities that will be necessary for this type of development will be readily accessible to the site.

Councilman Hudson asked about the zoning to the west.

Community Development Director Ellerman stated the property to the west is currently agricultural.

Councilman Turek commented it appears the property will have the same challenges as the adjacent properties concerning storm drainage.

Community Development Director Ellerman explained Councilman Turek was correct, and as with the other development, most of the lots will have to be larger than the 8,000 square foot minimum to accommodate and address these issues.

No public comments were made.

Councilman Hudson made a motion to close the public hearing. Councilman Turek 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>

B. Consideration to approve an Ordinance adopting Zone Change request Z-13-13 to change present zone from OS to R-1-8 zone.

Councilman Hudson made a motion to approve an Ordinance adopting Zone Change request Z-13-13 to change present zone from OS to R-1-8. Councilman Turek 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>Nay</i>
<i>Councilman Turek</i>	<i>Aye</i>

C. Public Hearing for consideration to Amend the Washington City Code, by amending portions of Title 9 Zoning Regulations, Chapter 1 General Provisions, Section 6 Definitions: Childcare Facility, to change the number of children from 4 or more to meet the number the State allows. Applicant: Washington City

Community Development Director Drew Ellerman reviewed:

The City is wishing to amend the City Code for the purpose of keeping in line with amendments to the state of Utah laws and regulations as it pertains to Childcare Facilities. The state recently changed the minimum number of children allowed in a preschool or daycare operation to require a license from the state and therefore from the city as well.

The old number was four (4) children or more, and the new number is five (5) children or more, now requires the above mentioned license from the state and a business license from the city. This amendment will keep us in compliance with state regulations.

With that said, staff is wishing to have our city code in line with the state code. The Planning Commission reviewed this request at their November 6, 2013 meeting.

The Planning Commission unanimously recommended approval of the Amendment to the Washington City Code, Title 9-1-6, Definitions, more specifically, Childcare Facility to the City Council.

Councilman Turek clarified with the proposed change a state or City license would still be required.

Community Development Director Ellerman confirmed a City Business License would still be required. He will make sure it is clear a Business License would still be required.

Councilman Hudson stated he feels it is good to conform with the State requirements.

No public comments were made.

Councilman Hudson made a motion to close the public hearing. Councilman Truman 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>

D. Consideration to approve an Ordinance amending a portion of the Washington City Code, Section 9-1-6 Childcare Facility

Councilman Truman made a motion to approve an Ordinance amending a portion of the Washington City Code, Section 9-1-6 Childcare Facility. Councilman Hudson 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>

Councilman Truman Aye
Councilman Turek Aye

7. **WASHINGTON COUNTY WATER CONSERVANCY DISTRICT**

A. Consideration to grant consent to add the Sandhollow Regional Pipeline project to the Washington County Water Conservancy District Capital Facility Plan. Mike Shaw, Public Works Director

Public Works Director Mike Shaw reviewed the Sandhollow Regional Pipeline Project with Council. This item was reviewed in detail by Ron Thompson at a previous meeting. The Conservancy District is asking for consent to move forward with adding the new pipeline to their Capital Facilities Plan.

Councilman Staheli asked if the line would improve the water quality.

Public Works Director Shaw stated the problem areas for water are mainly in Santa Clara and St. George. However, the line will greatly help Washington City water supply along with getting water to the Warner Valley area.

Councilman Seegmiller made a motion to grant consent to add the Sandhollow Regional Pipeline project to the Washington County Water Conservancy District Capital Facility Plan. 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

8. **ANNEXATION**

A. Consideration to accept a request for North Green Springs Annexation, located at the very north end of Green Springs Drive. Applicant: SITLA

City Recorder Danice Bulloch asked this item be removed from the agenda.

Councilman Hudson made a motion to remove the request for North Green Springs Annexation from the agenda. 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

9. RESOLUTION

A. Consideration to approve a Resolution to allow for extra signage during the traditional Holiday Season in the Commercial Zones. Drew Ellerman, Community Development Director

Community Development Director Drew Ellerman reviewed:

The City's Sign Ordinance Review Committee is wishing to propose the allowance for extra or additional signage during this coming holiday season. The committee would like to see the following resolution passed, and use this period as a pilot to see if it can help improve the success of our local businesses at this crucial time for many of those businesses.

The resolution has limitations in size, time and design to help keep some control as to what may be used in this proposal. The Committee and Staff are recommending approval of the Resolution.

Councilman Truman stated the Committee expressed their desire to have leeway with extra signage during the Holiday Season only. This would allow for the business to be able to advertise their specials, and also to serve as a test for the final draft of the sign ordinance.

Councilman Seegmiller felt a 3 x 6 sign is not very big.

Community Development Director Ellerman explained in general it is the standard, but it would not be an issue to go a bit larger.

Councilman Turek asked how the word is going to get out for this change.

Councilman Truman stated they would like to placed in the newsletter, and also through the Washington City Chamber.

Community Development Director Ellerman commented his Staff would be willing to take a flyer around to the businesses in the commercial zones, explaining they would be allowed to place the extra signage.

Councilman Hudson asked if there is a reason why Staff is against A-Frame signs.

Councilman Truman stated the discussion indicated they were unattractive, and generally end up in the sidewalk. The Committee would like to stay with tasteful signage in the City.

City Attorney Starkey asked if there would be an application for the special signage showing where the signs would be located or if they are required to be attached.

Councilman Truman explained this is just the test year. The Committee would like to give the businesses an opportunity to come up with their signage, and see what happens.

City Manager Roger Carter stated recently Washington City was recognized by the Governor's Office, and one of item addressed was the sign ordinance, which was why we were be recognized.

Councilman Seegmiller made a motion to approve a Resolution to allow for extra temporary signage during the traditional Holiday Season in the Commercial Zones with the change in the total square footage of the sign could be up to 24 square feet. Councilman Truman 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>

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Councilman Truman stated Washington County had 53 mosquitos which tested positive for West Nile Virus this season, which is the highest in the state. The District has been working very diligently to keep the mosquito population under control.

Councilman Turek stated the County brought to the recent MPO Meeting the possibility of getting a law passed through Legislature that would implement a 3% gas tax in order to assist with the construction and maintenance of roads. With the tax Washington City would get \$422,391 through the B & C Road funds, along with the COG funds. This item will most likely be coming before Council in the next month.

City Recorder Danice Bulloch stated she has been contacted with regard to this matter, and the item has been placed on the next workshop agenda in December.

Councilman Turek explained at this point, the only types of vehicles, which would be affected, are gasoline and diesel.

11. CITY MANAGER REPORT

City Manager Carter updated Council with regards to Green Springs Intersection. UDOT has been contacted to switch the cameras in order to better watch the back up on to the interstate for the Holiday weekend. We look forward to Public Works and UDOT bringing back options to Council for this particular intersection. He met with the parties involved in the Sunrise Valley Bridge. They are going to be down here on the 6th of December and it would be beneficial if the parties can work out their issues so Washington City would be able to get the bridge.

Public Works Director Shaw stated he has submitted purgatory road to the MPO for funding. Hurricane has also submitted for this same road, which would give them a good chance of receiving funding in 5 years.

City Manager Carter stated Washington Fields Road to Warner Valley is open. There will be a ribbon cutting with both Hurricane and Washington Cities for the airport and the Sandhollow segments, on December 10th. Telegraph Road construction will only be approximately a 20 day construction. The sewer building construction has begun. They are working on the road alignment for Merrill Road. The Power Department is moving forward. They are working on

getting the Questar line ran to the building at this time. The Seimens Project is moving forward, and will have a completion date by March. The final drawings for the Cemetery Project are underway, and we hope to bring the final draft to the Council by the end of January.

Councilman Hudson asked for an update on Seminole Way.

Public Works Director Shaw stated the curb and gutter is partially completed. They brought in a paver on Friday, but with the rain, he told them to pull off. The developer was hoping the road would be dried out enough to pave tomorrow, but it is looking like they are not going to be able to pave until Monday.

City Manager Carter stated he is hopeful the US Fish and Wildlife will still move forward quickly with our reviews, as we traded our position with the City of St. George.

Councilman Seegmiller asked if there were any flooding issues with the recent rain.

City Manager Carter stated there were no issues.

12. ADJOURNMENT

Councilman Truman made a motion to adjourn the Regular Meeting. Councilman Hudson 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>

Meeting adjourned at 7:07 P.M.

Passed and approved this 11th day of December 2013.



Attest by:

Danice B. Bulloch

Danice B. Bulloch, CMC
City Recorder

Washington City

Kenneth F. Neilson
Kenneth F. Neilson, Mayor

