
Minutes
Regular Meeting
January 8, 2014

Present: Mayor Kenneth Neilson, Councilmen Garth Nisson, Thad Seegmiller, Kress Staheli, Ronald Truman, Jeff Turek, City Attorney Jeff Starkey, City Manager Roger Carter, City Recorder Danice Bulloch, Deputy Recorder Tara Pentz, Public Works Director Mike Shaw, Administrative Services Manager Kimberly Ruesch, Finance Supervisor Brian Brown, Community Development Director Drew Ellerman, Police Chief Jim Keith, Audience: Richard Rogers, Jon Thompson, Ross Johnson, Pat Johnson, Larry Estover, Karen Westover, Don Bolvin, Barb Bolvin, Don Bain, Faith Bain, Kolene Granger, Janice Howick, Jennifer Trella, Kyle Pasley, Jim Raines, Aaron Langston, Richard Winget, John Cherry, Susan Biesek, William Biesek, Al Fernelius

Meeting commenced at 6:00 P.M.

Mayor Neilson welcomed our new Councilman Garth Nisson.

Invocation: Mayor Neilson

Pledge of Allegiance: Councilman Truman

1. APPROVAL OF THE AGENDA

Mayor Neilson asked that Items 8G, 8H, 8I and 8J be heard prior to Item 8A.

Councilman Seegmiller made a motion to approve the agenda with the changes as follows; Item 8G, 8H, 8I and 8J be heard prior to Item 8A. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

2. ANNOUNCEMENTS

Mayor Nelson thanked our outgoing Council Member Bill Hudson for his years of service. He is appreciated, and will be missed.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 12/19/13.

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

RENEWAL OF ALCOHOL LICENSES:

**A. Consideration to approve the following Off-Premises License for:
The Service Station, Albertson's, Hart's Gas and Food, Maverick, and Coral Canyon Golf Course.**

**B. Consideration to approve the following On-Premises License for:
Don Pedro's Family Mexican Restaurant, and Coral Canyon Grill**

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

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

5. ANNUAL AUDIT REPORT

A. Presentation of the 2012/2013 Fiscal Year Audit. Hinton Burdick Hall & Spilker PLLC

David Wittwer with Hinton Burdick Hall & Spilker presented the 2012/2013 Fiscal Year Audit. They appreciate working with Washington City.

Mayor and Council thanked Hinton Burdick along with Staff for all of their hard work.

6. PLANNING COMMISSION APPOINTMENT

A. Consideration to appoint the 2014 Planning Commission Chair. Kenneth F. Neilson, Mayor

Mayor Neilson made a recommendation to have Rick Schofield continue to serve as the Planning Commission Chair.

Councilman Seegmiller made a motion to reappoint Rick Schofield as the the Planning Commission Chair as per recommended by the Mayor. Councilman Truman seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</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. AMENDED PRELIMINARY PLAT

A. Consideration to approve an amendment to the Preliminary Plat for “Sugar Plum in The Fields”, located at approximately south of 3650 South and east of Camino Real. Applicant: Walter Plumb

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval of an amended preliminary plat for the Sugar Plum in The Fields subdivision, located at approximately the south side of 3650 South and the east side of Camino Real street. The applicant recently purchased, and subsequently received an approved amendment to the General Plan and Zone Change of an additional 13.66 acres on the south border of the originally approved preliminary platted subdivision. Thus, the applicant is wishing to add these 13.66 acres to the original 56.09 acre project, making for an area of 69.75 acres. The original preliminary plat was approved on September 25, 2013

The location of this particular project is zoned Single-Family Residential - 8,000 square foot min. (R-1-8). The applicant is wishing to amend the preliminary plat, by adding lots from the adjoined 13.66 acre piece on the south boundary. The current preliminary plat has a proposed 174 lots, which carries a 3.1 d.u./ac. ratio. The proposed amended preliminary plat is proposing 222 lots with a 3.18 d.u./ac. ratio. Both of the previously stated dwelling unit per acre ratios are consistent with the R-1-12 zoning district.

The request meets the zoning regulation requirements and the 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 Amended Preliminary plat for the Sugar Plum in The Fields subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended preliminary plat conforms to the Zoning Regulations and the Subdivision Ordinance 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 crosslot 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. Lots 17 and 18 are shown on property owned by the Canal Company where the principal spillway for the Gypsum Debris Basin is located. Special care needs to be taken with the development of this area to allow the proposed northernmost roadway to perform the needed function of a spillway for the Debris basin.
12. A large channel/open space area will need to be provided in the vicinity of lot 6 to allow the potential spillway flows to exit the development and reach the 3650 South roadway.
13. Special consideration needs to be given to the pad grades adjacent to the northernmost roadway to allow the roadway to serve as a major drainage way.
14. As much of the development as feasible needs to discharge north towards 3650 South.
15. A Post Construction Maintenance Agreement needs to be recorded prior to the Final Plat recordation.

Councilman Truman clarified the amendment is to combine two separate parcels into one, but fall within the original zoning.

Community Development Director Ellerman confirmed he was correct.

Councilman Seegmiller asked what the shaded areas are on the map.

Community Development Director Ellerman reviewed the map with Council, and pointed out the detention areas.

Councilman Seegmiller made a motion to approve an amendment to the Preliminary Plat for "Sugar Plum in The Fields", located at approximately south of 3650 South and east of Camino Real 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 Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

8. PUBLIC HEARINGS AND RELATED ORDINANCES

**A. Public Hearing for the consideration to approve a Zone Change application Z-13-15, requesting to change the present zone from OS (Open Space) to PUD (Planned Unit Development) zone, located approximately (1800 North) north of Northbridge Estates and (1200 West) the north end of Concord Parkway.
Applicant: Brennan Holdings LLC**

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 28.665 acres, located at approximately 950 West 2200 North (north of the current end of Green Springs Drive). The requested change is from the current Open Space (OS) zoning designation to a proposed Planned Unit Development (PUD) 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 General Plan designations are Low Density Residential (LD) to south and east, and Open Space (OS) to the west and north.

The surrounding zoning designations are Open Space (OS) to the north, west and south, and Single-Family Residential - 10,000 square feet min. (R-1-10) to the east.

The applicant is wishing to rezone this particular area to the PUD zoning designation in conjunction with two other proposed zoned changes in this area. This is all part of a combined development plan which will include R-1-15 and R-1-8 zoned parcels along with this PUD.

The Townhomes will be built in a four-plex design, each unit having a two car garage, with two units being one-story (the outside units), and two, two-story units (the interior units). There will be a total of 116 dwelling units, a recreation facility including a clubhouse and swimming pool for the residents. A large hillside / open space falls in the middle of the development, breaking the project up into two halves. Parking is always a question in multi-family developments, with the applicant providing the required parking for each home and additional visitor parking scattered throughout the development (133 stalls). The rest of the project falls in line with the PUD zoning requirements as outlined in the Zoning Regulations.

Staff has reviewed the proposal, it does fall within the General Plan Land Use plan for the area, and meets the requirements as outlined in the zoning and subdivision ordinances.

The Planning Commission unanimously recommended approval of Z-13-15, for the zone change request from Open Space (OS) to Planned Unit Development (PUD), to the City Council, based on the following findings and subject to the conditions below:

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.

Conditions

1. The project shall conform to the standards of the PUD Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.
4. The side and rear elevations of the buildings shall be similar to the front elevation as shown on the submittals, and roof mounted equipment shall not be allowed.
5. Details for dumpster screening methods shall be submitted for review and approval with the building permit applications.
6. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved conceptual plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
7. Details for the required perimeter block walls shall be submitted for review and approval with the site development plan approvals.
8. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
9. All landscaping, walls and other structures shall meet sight distance requirements.
10. All detention areas shall be landscaped and all detention, landscape and open space areas shall be maintained by the HOA and/or property owner(s).

Kyle Pasley stated he is a director for SITLA. They are the underlying land owner for the next as well as the following two zone change request. These parcels were part of the a previously requested General Plan Amendment, and the zones being requested fall within the General Plan designation.

Jim Raines stated he works directly with Mr. Brennen who owns the majority of the Tortoise Habitat. He is working on land exchanges to ensure there are not more areas being claimed as Habitat, which would limit development. They have had four meetings with the neighbors of these properties to inform the neighbors with regard to the proposed zone changes. He explained the

topography for this project, which means the majority of the project is low and is not seen at the crest of the hill. They are under contract with Henry Walker Homes to build all of the homes in these proposals, which means there is a consistency in architecture and consistency in builders.

Councilman Seegmiller asked if the road on the northern end would connect with anything.

Mr. Raines stated the Washington Vistas have a development planned, and the road will tie into their development.

Kolene Granger stated she lives in the Silverstone Subdivision. They are concerned about the impact on the Green Spring and I-15 intersection. She would like to know if there are sites for additional churches or schools. There is only one small park in the area, which means they would need additional recreation. She does like the development having flat roofs, so it will not impede the views any further.

Councilman Turek stated they met with the School District personnel recently, and were made aware of the upcoming development in the area. They are actively looking for school areas north of the freeway.

Councilman Truman stated the intersection is a problem, and they are aware of the situation, which is being reviewed at this time.

Councilman Seegmiller stated unfortunately churches and schools are not something the Council generally has input on. However, they are working toward adding roads to help with the additional traffic in this area.

Mr. Pasley commented density is a concern. As they are a large property owner in Washington City they have addressed the density with relation to schools and churches.

Councilman Truman noted the Council does not have the ability to determine the location of school and churches.

Mr. Pasley explained he can not release some of the info in Sienna for school sites and chapels they have shown on the plans. They like to plan schools around the highest density of family homes. It is not marketing demographic they are planning for in this area. They have worked with UDOT, and there are some specific things on the table for Milepost 10, which will solve some of the issues with the intersection.

Public Works Director Shaw stated Washington City has been in a two-year study process for the interchange. They will be bringing the study to Council the second Work Session in February. There are approximately 6 different proposals for the intersection. They are looking at possibly placing an additional freeway interchange at either 300 East or Main Street.

Councilman Staheli asked if there is an estimate for development of the Northern Corridor.

Public Works Director Shaw stated the Northern Corridor, which is actually named the Washington Parkway, will most likely be development driven. At the current rate, he would not

anticipate it happening before 5 to 10 years.

Larry Westover stated he lives in Northbridge Estates. Washington City is growing so quickly, but he feels it does devalue the homes that are already existing. He feels the traffic is going to be a huge concern, especially at the interchange area. He would recommend looking at the entire project and see if it would benefit or impact the entire neighborhood.

Mr. Raines stated as they were planning the project they anticipated traffic to be an issue. That is why they commissioned a full blown study at the zone change level, rather than waiting until the preliminary plat request. The traffic study evaluated on the existing roadways, without any additional roads. The study shows the intersection is going to have an issue in the next few years regardless of their development, which the City already understands is an issue. The rest of the roads are adequate to handle the additional lots.

Rich Winget asked if the requests would be voted upon individually.

Councilman Turek stated the each request is heard independently as listed on the agenda.

Karen Westover stated she live in Northbridge Estates. In the Planning Commission they looked at all three developments before voting on any one development. If they did the traffic study in the Summer it would impact the traffic study, when most of the residents are not here.

Councilman Staheli stated the Council receives a packet, which contains the minutes from the Planning Commission. He feels they have seen and understand enough that the agenda can be followed.

Councilman Turek stated with the Planning Commission reviewing the request prior to Council, many issues are already addressed.

William Biesele asked staff if they had the executive summary for the traffic study, which was performed on November 27, 2013.

Public Works Director Shaw stated he does have the Executive Summary of the Traffic Study, which he will provide to Council.

Mr. Raines stated the times of the traffic study are counted by peak flows, and was completed by PEC, which is a firm from Salt Lake City.

Councilman Staheli asked if public works feels the traffic study was biased in any way.

Public Works Director Shaw stated they have worked with PEC in the past, and they are a very reputable firm, and he does not have any issues at all with the study. When doing a traffic study, they look at the a.m. and p.m. peak hour trips. He reviewed the results of the study with Council.

Councilman Staheli asked if the ranges in this study are acceptable.

Public Works Director Shaw stated this is a very acceptable traffic study. When you get to a D

intersection, then alternate routes need to be considered.

Councilman Staheli made a motion to close the public hearing. Councilman Turek seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</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-13-15, to change present zone from OS to PUD zone.

Councilman Seegmiller asked if a PUD is approved, and is not completed, then what happens.

Community Development Director Ellerman stated they have to make forward progress on the project. If it goes stagnant for 18 months, then the project reverts back to the OS (original zone).

Councilman Staheli made a motion to approve an Ordinance adopting Zone Change request Z-13-15, to change present zone from OS to PUD zone. Councilman Turek seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</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>

C. Public Hearing for the consideration to approve a Zone Change application Z-13-16, requesting to change the present zone from OS (Open Space) to R-1-15 (Single Family Minimum 15,000 sq. ft. lots) zone, located approximately (1800 North) north of Northbridge Estates and (1200 West) the north end of Concord Parkway. Applicant: Brennan Holdings LLC

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 5.944 acres, located at approximately 1300 West 1900 North (beginning at the north end of Concord Parkway in the Northbridge Development in the Green Springs area). The applicant is requesting a zone change from the current Open Space (OS) zoning designation to a proposed Single-Family Residential - 15,000 Square Foot Min. (R-1-15) 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 General Plan Land Use designation are Low Density Residential (LD) to the north, west, south and east.

The surrounding zoning designations are Open Space (OS) to the west, north and east, and Planned Unit Development (PUD) to the south.

Staff has reviewed the proposal, it falls well within the General Plan Land Use plan designation, and therefore finds no problem with recommending approval of the proposed zone change.

The Planning Commission unanimously recommended approval of Z-13-16, for the zone change request from Open Space (OS) to Single-Family Residential (R-1-15), 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 Seegmiller stated it is refreshing to see a request for something other than the highest density possible.

Mr. Raines stated they really wanted to do a PUD for the entire project in order to have the Council look at the entire development as it would lay out. When you try to do a large lot PUD the open space requirements are almost impossible to be met. The lots are equal to or larger than those in Northbridge Estates. They are single loaded because they are climbing the hillside, which could not be more compatible with Northbridge Estates.

Councilman Seegmiller clarified the request is straight zoning without common areas.

Mr. Raines confirmed the request is for a straight zone, but there are common areas in the development.

Councilman Nisson asked if they are planning on a 5 to 9 year plan.

Mr. Raines confirmed he was correct. They would probably take 5 to 9 years to build out.

Mr. Westover asked if there are any assurances they would maintain the topography of the land.

Councilman Staheli explained at this point they are only at the zone change. When the preliminary plat comes before Council, all of those issues are reviewed and discussed, in order to make sure the integrity of the area is maintained.

Mr. Winget stated there is evidence of lots where the topography is supposed to be maintained, and it is not.

No more comments were made.

Councilman Truman made a motion to close the public hearing. Councilman Seegmiller

seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</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 adopting Zone Change request Z-13-16, to change present zone from OS to R-1-15 zone.

Councilman Turek made a motion to approve an Ordinance adopting Zone Change request Z-13-16, to change present zone from OS to R-1-15 zone. Councilman Truman seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</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>

E. Public Hearing for the consideration to approve a Zone Change application Z-13-17, requesting to change the present zone from OS (Open Space) to R-1-8 (Single Family Minimum 8,000 sq. ft. lots) zone, located approximately (1800 North) north of Northbridge Estates and (1200 West) the north end of Concord Parkway. Applicant: Brennan Holdings LLC

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to change the zoning of approximately 58.913 acres, located at approximately 1200 West 1950 North (beginning at the north end of Concord Parkway of the Northbridge Development in the Green Springs area). The applicant is requesting a zone change from the current Open Space (OS) zoning designation to a proposed Single-Family Residential - 8,000 square foot min. (R-1-8) zoning designation.

The General Plan Land Use designation at this particular location is Low Density Residential (LD), which carries a density ratio of 3 to 4.5 dwelling units per acre. The General Plan allows for zoning designation comparisons in Low Density Residential to be R-1-12, R-1-10 or R-1-8 zoning districts. The surrounding General Plan Land Use designations are Low Density Residential (LD) to the east, west and south.

The surrounding zoning designations are Open Space (OS) to the the west and north, Single-Family Residential - 10,000 square foot min. (R-1-10) to the east and Planned Unit Development (PUD) to the south.

Though staff may be recommending approval (due to the fact that the proposed change falls within the General Plan land use density ratios in its specific area), there is a concern regarding the lot sizes in comparison to surrounding developments. However, with that said, It should also be noted

that throughout the entire Green Springs developed area there exist many different kinds of developments with varied lot sizes, home and subdivision designs.

Staff has reviewed the proposal, and again, the proposal does fall within the General Plan Land Use Plan.

The Planning Commission, by a vote of 3 to 2, recommended denial of Z-13-17, 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. The Planning Commission stated the reason for denial was that the requested R-1-8 zoning designation does not conform to surrounding zoning or development.

For informational purposes only:

Staff's Findings for its' recommendation of Approval, were as follows:

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. That the requested zoning may 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 Seegmiller asked what the adjacent zoning was.

Community Development Director Ellerman stated the zone is R-1-10.

Councilman Staheli asked the developer if they were given a chance to do this over again, would they ask for a blanket R-1-8 or would they ask for varying zones throughout the property.

Mr. Raines stated they would like to ask for a modified zone with varying zoning ranging from R-1-12, R-1-10 and R-1-8. He feels part of the problem at Planning Commission was the meeting was so lengthy, there was not sufficient time to discuss the issues with the residents to alleviate their concerns. He then reviewed his modified densities and maps with Council.

Councilman Seegmiller commented the further north you go, the better the view. He is surprised to see the higher density to the northern end.

Mr. Raines explained the highest price lots are not the biggest in square footage.

Mr. Biesele stated this is a great feathering plan, but the majority of the request is still R-1-8. Northbridge has 1.6 units per acre and 4.5 is the request. He hopes Council follows the recommendation of the Planning Commission and denies the request.

John Cherry stated he lives in Northbridge. All of the lots that are adjacent to the request of R-1-12 are R-1-15 in Northbridge. He does not feel the request should be approved.

Ms. Granger stated there is an inadequate park, which is poorly maintained. There is some open

land, which could be acquired to build a bigger park, and if these developments go through, they are all stuck with an inadequate park.

Councilman Seegmiller asked what is inadequate about the park.

Ms. Granger stated there is no area for a soccer field or baseball diamond.

Councilman Seegmiller stated the park was never intended for team sports, but rather to have the grassy area. There are complexes in other areas for the team sports.

Councilman Staheli asked if Mr. Shaw know anything about expansion for the park.

Public Works Director Shaw stated he is not aware of any plans to expand the park. This is actually one of the larger parks in Washington City. There is a large open grass area, which is a detention basin, which possibly could be utilized in the future.

Mr. Raines stated the vast majority of the park is currently a detention basin. The remaining portion of the basin was planned for expansion.

Susan Biesele stated she lives in Northbridge. She feels most of the people who live in the area, do not want the development to go in. She has attended the meetings, and Mr. Raines, and the people from SITLA have been great to explain what they are planning. She does not understand why the whole development cannot be changed to R-1-10 rather than just a portion of it. The feathering is a great idea, but she would rather they all be larger.

Councilman Truman stated the smaller lots are a battle, and he does understand what is being said.

Mr. Winget stated there are three concerns he would like to address. Everything around this development is at least R-1-10. He does not understand why the particular parcel, that is currently open space and make it R-1-8. He is for growth, but we need to be careful, we do not over develop and have the supply and demand out of order. Concord Road is full of construction traffic now, and if they have to have this for the next 9 years, it is going to be a huge problem. He also thought he heard the applicant ask for a withdraw of the application at the Planning Commission, so he does not understand why the application is even here.

Councilman Staheli stated he attended the Planning Commission meeting, and it was his understanding the application was not asking for a withdrawal of the application, but rather he realized he could not get a blanket R-1-8 zone change.

Councilman Seegmiller commented a property owner should have the ability to develop their property. He is certain that not so many years ago, when Northbridge was being developed, there were homeowners to the south who were completely opposed to the request. However, there are guidelines in place for a reason, and this is where the Council steps in and makes certain the requirements are being followed.

City Attorney Jeff Starkey answered the previous question, does the Council have the ability to modify a zone change request, the answer is yes. Technically, this meeting is not required to be a

public hearing, but the Council has always heard them as such as a courtesy. The Council, by State Law, can accept the recommendation by the Planning Commission, reject it, or amend as they see fit. If the Council chooses to make the zone a lower density, which is what the public is asking for anyway.

Councilman Truman clarified under State Law, even if the change by Council was more harmful, the Council has the right to make the change.

City Attorney Starkey confirmed he was correct. However, he has always discourage Council changing to a higher density.

Mr. Raines stated the original application was for a R-1-10 zone. However, one of the reason the development was changed, is to build phases up to 15 lots as the market demands. They want to have a sustainable business plan, and do not want to have more lots than the consumer will purchase. The housing market will fluctuate, and the landowner does not want to get caught in a turn in the market.

Councilman Staheli asked what type of assurance the City is given with a Development Agreement.

Community Development Director Ellerman stated Development Agreements are done with the bonus density developments. They are a contract to guarantee the development is complete as it has been presented.

Councilman Seegmiller stated if we go with the suggestion of the developer of feathering, then there would not be a need for a development agreement.

Ross Johnson stated anything less than R-1-10 is not compatible. This feathering approach still leaves them with a bunch of small lots.

Mr. Pasley stated he wanted to stand as the land owner. He appreciates all of the landowners standing with their concerns. He wants to be good neighbors, and because SITLA will be around long after all of us are gone, they do plans for the future. He feels very comfortable with the development, which has been presented. He is also comfortable with the feathering proposal. This proposal is within the approved General Plan

Councilman Seegmiller commented the General Plan Amendment was done in good faith. He was involved on the mendment, and he appreciates the work done by SITLA.

Ms. Westover stated they moved here from California. They do not want the community to end up the same way as the one they left behind. She feels the R-1-8 zone should not be allowed regardless. She understands there are all the best intentions, but the land can always change hands and there are no guarantees.

Councilman Staheli stated there is a unique arrangement between the developer and SITLA, who is the landowner.

Ms. Westover stated something could happen, and SITLA could take another deal that is not as good as this one.

Councilman Seegmiller stated something similar has happened in Coral Canyon. SITLA stepped in and maintained the integrity of the development.

City Attorney Starkey discussed the Development Agreement involved with Coral Canyon.

Mr. Pasley stated SITLA maintains the title of the property until the homeowner purchases the home, which is done to maintain the quality and integrity of the project.

Mr. Winget commented, Council is making open space into a PUD. This does not seem right. He would like his question answered about why the application is even being heard when they mention withdrawing at Planning Commission.

Ben Willets stated he is the project manager of Henry Walker Homes. They started during the recession, and have thrived and succeeded during the downturn. He completely understands the concerns of individuals, about how development is going to affect their property values. They build for the what the target market is looking for rather than speculation. He feels they have done as much as they possibly can, to have a great plan for the project. Just because the lots are smaller does not mean the homes are any less valuable.

No further comment were made.

Councilman Turek made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</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>

F. Consideration to approve an Ordinance adopting Zone Change request Z-13-17, to change present zone from OS to R-1-8 zone.

Councilman Seegmiller stated he would not be comfortable with having a R-1-8 zone. Unless any of the other Council would be interested in making a motion on the R-1-8 zone, he would suggest moving forward discussing the new proposal by the applicant.

Councilman Truman stated he even with the feathering he would be inclined to uphold the Planning Commission recommendation because he feels the R-1-8 is not appropriate.

Councilman Seegmiller made a motion to approve an Ordinance adopting Zone Change request Z-13-17, to change present zone from OS to R-1-12, R-1-10 and R-1-8 zone as depicted on the map as presented tonight, which would not become effective until such time as a Development Agreement is submitted and approved by Council. Councilman Turek seconded the motion;

which passed with the following role call vote:

<i>Councilman Nisson</i>	<i>Nay</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>

Mr. Raines stated they will submit the Development Agreement at the same time they submit the Preliminary Plat.

G. Public Hearing for the consideration to approve a Zone Change application Z-13-18, requesting to amend the PCD (Planned Community Development) for Stucki Farms Site Plan Map, Zoning Comparison Table and Development Agreement. Applicant: Karl Larson

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to Amend portions of the Stucki Farms PCD project, as found in the Site Plan Map, Zoning Comparison Table and the Development Agreement.

More specifically:

- The amendment is to update the Stucki Farms PCD Site Plan Map. Certain villages have been revised, including village 4, which is now proposed to go from Very Low Density to Low Density; village 14 is proposing to go from Medium High Density residential to Commercial; and some parks have been updated to reflect current improvements and drainage plan adjustments.
- The text of the PCD Project Plan are also proposing to amend Section 2.0 Specific Site Plan, updating new uses and densities as found in the above paragraph. And, with this text amendment, the Zoning Comparison table (as found in the PCD) had to be updated to reflect the proposed amendments.
- The Development Agreement will also have to be updated by amendment to add the following sections:

Section 1, provision 1.17 will amended to read as follows:

1.17 "Multi-Family Uses" means all permitted attached residential uses, including private owner rental uses (which is only allowed in Villages 12 and 13), located as shown on the Preliminary Site Plan as Medium High Density designations.

Section 1, provision 1.29 is amended to read as follows:

1.29 "Single-Family Uses" means all permitted detached single-family residential uses, including private owner rental uses (which is only allowed in Villages 2 and 3), located on the Preliminary Site Plan as Medium Density, Low Density and Very Low Density designations.

Exhibit B is proposed to be amended as per the following attachment labeled "Exhibit B - Preliminary Site Plan".

Exhibit E is proposed to be amended as per the following attachment labeled "Exhibit E - Street Cross Sections & Curbing".

[SEE ATTACHED MAPS AND TABLES]

Staff has reviewed the proposed amendment to the Stucki Farms PCD project plan. Staff is fine with all of the proposed amendments as outlines.

The Planning Commission unanimously recommended approval of Z-13-18, for the zone change request, Amending the Stucki Farms PCD project plan and associated Development Agreement, to the City Council, based on the following findings:

Findings

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Stucki Farms PCD project plan and associated Development Agreement.

Councilman Truman asked if Public Works has any concerns with the narrowing of the roads.

Public Works Director Mike Shaw stated they recommended the changes. The original design was much larger than needed to carry the traffic.

Community Development Director Ellerman explained the request will be for Site Plan Map and Zoning Comparison Table only. The Development Agreement will come to Council at a later meeting if this Ordinance is approved.

No public comments were made.

Councilman Turek made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

H. Consideration to approve an Ordinance adopting Zone Change request Z-13-18, to amend the PCD for Stucki Farms.

Councilman Turek made a motion to approve an Ordinance adopting Zone Change request Z-13-18, to amend the PCD for Stucki Farms for the Site Plan Map and the Zoning Comparison Table. Councilman Seegmiller seconded the motion; which passed with the following role call

vote:

Councilman Nisson *Aye*
Councilman Seegmiller *Aye*
Councilman Truman *Aye*
Councilman Turek *Aye*

I. Public Hearing for the consideration to approve a Zone Change application Z-13-19, requesting to amend the Sienna Hills PCD by amending parcels 3 & 4, to relocate proposed school site and density. Applicant: Aaron Langston, SITLA

*Councilman Kress Staheli arrived at 7:02 P.M.

Community Development Director Drew Ellerman reviewed:

The applicant is requesting approval to Amend portions of the Sienna Hills PCD project plan, as found in the Site Plan Map, Zoning Comparison Table and the Development Agreement.

More specifically:

Changes in Section 2, the site plan map:

The amendment is to update the Sienna Hills PCD Site Plan Map. Certain areas have been revised, including Parcels 2, 3, 4, 15A2, 17, and updating the density table and the trail map. All these are elaborated on, in the conditions below.

Changes in the written text of the Project Plan book including Section 3 - Design

Guidelines (the text in this section includes: 2.2, 3.1, 3.8C, 3.8I, 3.8M, 3.8O, 3.11A3, 4.2F, as elaborated on, in the conditions below), Section 4 - Grading

Concept Plan, Section 5 - Utilities Plan, Section 6 - General Landscaping Plan,

Section 9 - Site Drainage Plan and Section 12 - Project Phasing Plan (as elaborated on, in the conditions below).

The Planning Commission unanimously recommended approval of Z-13-19, for the zone change request, Amending the Sienna Hills PCD project plan, to the City Council, based on the following findings and subject to the conditions below:

Findings

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined below in the Conditions) are implied to the remaining Sienna Hills PCD project plan.

Conditions

Only the following amendments to Sections 2, 3, 4, 5, 6, 9 and 12, as outlined below, are made part of this amendment to the Sienna Hills PCD project plan:

1. Section 2, Site Plan Map, amended as follows:

- a) Parcel 3, change from single family density to multi-family. Increase density from 70 units to 144 units, representing a net increase of 74 units. Also remove the name "Sage Crest Drive" from one of the proposed roads so that the future developer can

choose their own name.

- b) Parcel 4, show the school site of nearly 12 acres to be relocated to the north end of Parcel 4 and reduce density from 362 units to 185 units, or a net decrease of 177 units. Also shows a new layout for parcel 4 A & B.
- c) Remove the proposed school site from parcel 15A2 and show the underlying zoning to be townhomes.
- d) Parks - display the HOA pocket -park and the proposed park south of Telegraph. Park for 17B2 shows as a natural preserve.
- e) Identify the Veracity parcel (2B) separate from the IHC parcel (2A).
- f) Update the density tables (to reflect actual densities of the existing neighborhoods).
- g) Update the trail map (all existing trails accurately shown in the revision).

The site map serves as the basis for nearly all of the Sienna Hills maps displayed in the PCD. Therefore, the changes listed above will be reflected throughout the PCD.

2. Section 3, Design Guidelines, amended as follows: Chapters 2.2 (Design Review Committee Membership), 3.1 (Land Use Map and Land Use - Residential), 3.8C (Building Height), 3.8I (Pools and Spas), 3.8M (Custom Homes), 3.8O (Guesthouses), 3.11A3 (Signage), 4.2F (Setbacks and Lot Coverage) (see attached verbiage for each item change)

3. Section 4, Grading Plan update. Change is only for Parcel 4 due to a mass grading concept that was provided by Alliance Consulting for this parcel (#4). In addition, the detention basins have been updated to reflect what has actually been built on site. Also, the two existing 84” pipes have been drawn in.

4. Section 5, Utility Plan update. Previously, section 5 referred to the corresponding Master Plan. In this amendment, the map showing current sewer plans is depicted.

5. Section 6, General Landscape Plan. Amending the specific plant list.

6. Section 9, Site Drainage Plan. Updating the underlying map for the Drainage Plan to reflect existing detention basins (otherwise no change to drainage design).

7. Section 12, Project Phasing Plan. Update the phasing of the project as per this amended exhibit plan.

Aaron Langston reviewed the changes to the building height restrictions, pools and spas, custom homes, guesthouses, Signage, setbacks and lot coverages with the Council.

Councilman Staheli asked for the previous location of the school site.

Mr. Langston reviewed the previous location with Council.

Councilman Seegmiller made a motion to Close the public hearing. Councilman Truman seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

J. Consideration to approve an Ordinance adopting Zone Change request Z-13-19, to amend the PCD Sienna Hills, parcels 3 & 4.

Councilman Truman made a motion to approve an Ordinance adopting Zone Change request Z-13-19, to amend the PCD for Sienna Hills, parcels 3 & 4. Councilman Seegmiller seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</i>	<i>Aye</i>
<i>Councilman Seegmiller</i>	<i>Aye</i>
<i>Councilman Truman</i>	<i>Aye</i>
<i>Councilman Turek</i>	<i>Aye</i>

K. Public Hearing for consideration to approve General Plan Amendment G-13-08, by amending Table 6-1 General Comparison between the Land Use Plan Map and Zoning Designations. Applicant: Washington City

Community Development Director Drew Ellerman reviewed:

The City is wishing to amend a portion of the General Plan, more specifically, Chapter 6, General Elements of the Land Use Plan, Table 6-1, General Comparisons Between the Land Use Plan Map Designations and Zoning Designations. The requested amendment is to move the zoning designation of Single-Family Residential - 8,000 square feet min. (R-1-8), as currently found in the Low Density Residential category, into the Medium Density Residential category, for the purpose of keeping larger lots (R-1-10 and R-1-12) in the Low Density Residential (LD) designation. This would join the (R-1-8) designation with the (R-1-6 and R-2) zoning categories in Table 6-1, of Chapter 6 of the General Plan.

Recently, the City Council has felt a need to try and protect the Washington Fields area, as development request for smaller lots have been taking place this past year. They feel that moving this lot size (R-1-8 zoning category) out of the Low Density and into the Medium Density designation will help towards the goal of protecting the fields area, while still allowing for development to take place. A sample of how the amendment will affect Table 6-1, can be found at the end of this report. With that said, staff is wishing to recommend that the amendment to move the R-1-8 zoning category from Low Density to Medium Density be approved.

The Planning Commission unanimously recommended approval of the Amendment to The Washington City General Plan, Chapter 6, Table 6-1 - "General Comparisons Between the Land Use Plan Map Designations and Zoning Designations", moving the R-1-8 designation from the Low Density Residential (LD) designation, into the Medium Density Residential (MD) designation as outlined in the chart attached hereto 9-1-6, to the City Council, based on the following findings:

Findings

1. The City Council of Washington City, wishes to make every effort to protect the Washington Fields area, as much as possible.
2. Specific chapters found within The Washington City General Plan have set policies as to the development of the Washington Fields area.
3. Language found in the General Plan, suggest that "relatively low base densities" should only be allowed in the residential development of this area.

Councilman Staheli he would be more inclined to leave the 8,000 sq ft and possibly have a lot size average of 10,000 in order to allow developers the flexibility for the development.

Councilman Truman stated this adjustment is well called for, and should have been done sooner, since their have already been development with this smaller size of lots.

Council discussed the best format for the the Very Low Density designation.

Mr. Biesele commented he appreciates how government works in Washington City.

Councilman Truman made a motion to close the public hearing. Councilman Seegmiller seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</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>

L. Consideration to approve an Ordinance adopting General Plan Amendment G-13-08, by amending Table 6-1.

Councilman Truman made a motion to approve an Ordinance adopting General Plan Amendment G-13-08, by amending Table 6-1. Councilman Seegmiller seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</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>

9. RESOLUTIONS

A. Approving the Flood Control Authority Interlocal Cooperation Agreement and amendment. Public Works Director Mike Shaw

Public Works Director Mike Shaw reviewed the Flood Control Authority Interlocal Cooperation Agreement with Council. This is a clean-up item. The agreement has already been approved, but is should have been approved under a Resolution.

Councilman Turek made a motion to approve the Flood Control Authority Interlocal Cooperation Agreement and amendment. Councilman Seegmiller seconded the motion; which passed with the following role call vote:

<i>Councilman Nisson</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>

Councilman Turek Aye

10. NEW BUSINESS

A. Consideration for appointment of City Recorder and Treasurer in accordance with State Code 10-3-916. Kenneth F. Neilson, Mayor

Mayor Neilson recommended reappointing Danice Bulloch to the position of City Recorder and Kerry Wheelwright to the position of City Treasurer in accordance with State Code 10-3-916.

Councilman Seegmiller made a motion to reappoint Danice Bulloch to the position of City Recorder and Kerry Wheelwright to the position of City Treasurer. Councilman Staheli seconded the motion; which passed with the following role call vote:

Councilman Nisson Aye
Councilman Seegmiller Aye
Councilman Staheli Aye
Councilman Truman Aye
Councilman Turek Aye

11. ANNUAL COUNCIL BUSINESS

A. Consideration to approve the 2014 Council Members assignments.

Mayor Neilson reviewed the proposed 2014 Council Member assignments.

*see attached

Councilman Turek made a motion to approve the 2014 Council Member assignments. Councilman Seegmiller seconded the motion; which passed with the following role call vote:

Councilman Nisson Aye
Councilman Seegmiller Aye
Councilman Staheli Aye
Councilman Truman Aye
Councilman Turek Aye

12. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

Mayor Neilson stated Commissioner Drake would like to meet with Council with regard to a fuel tax increase. He will be scheduling to be on an upcoming Council Meeting.

Councilman Turek stated he attended the Flood Control Authority Meeting. We are applying for a permit under the umbrella of the Authority, which would allow us to get in the river when needed.

13. CITY MANAGER REPORT

City Manager Carter stated the September 24, 2013 meeting was the last time Council met with regard to the down guy wires. After review, there could be some wires removed with modification. It appears at this point, there is some misunderstanding with Ms. Mosteller meeting with her son his options. He will reach out to them, to determine the direction they would like to go. Washington City shifted their position with St. George City for the Virgin River Trail. We have still not heard anything from the Fish and Wildlife, however we can begin to move forward and do all the work we can outside of the critical habitat.

14. ADJOURNMENT

Councilman Seegmiller made a motion to adjourn the Regular Meeting. Councilman Turek seconded the motion; which passed with the following roll call vote:

<i>Councilman Nisson</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 10:42 P.M.

Passed and approved this 22nd day of January 2014.

Washington City

Attest by:


Danice B. Bulloch, CMC
City Recorder




Kenneth F. Neilson, Mayor



Committee/Board Address & Meeting Info:	Phone Numbers:	Contact:	Title:	Email Address:
Chamber of Commerce - Washington City PO Box 179, Washington Meet 12:00 to 1p.m. on Thursdays at: 1st Thurs. Luncheon Meeting @ CC Reception Center 2nd Thurs. Networking Lunch @ Red Robin Restaurant 3rd Thurs. Membership Committee @ City Offices 4th Thurs. Networking Meeting @ Red Robin Restaurant www.washingtoncitychamber.biz	634-1114 673-1133 668-1108	Open Dan Drown Greg Ashcroft Debi Barmonde	Council Representative President Vice President Executive Director	ddrown@gmail.com greg@gashcroft.com info@washingtoncitychamber.biz
Community Center Celebrations / Events Meet at 3 p.m. the 2nd and 4th Thursdays: Conference room at City Office	656-6353	Ron Truman Staheli / Neilson Wendi Bulkley	Council Representative Council Representative Community Center Director	wbulkley@washingtoncity.org
Community Education Channel Dixie State College CEC-TV Channel 22 225 South 700 East, St. George Meet at Noon on the 1st Tuesday every other month: Feb - Apr - Jun - Aug - Oct - Dec Jennings Communication Building	652-7635	Kress Staheli John Van Wagoner	Council Representative Director	vanwagoner@dixie.edu
Dixie MPO Executive Council Meet at 12 Noon the 3rd Wednesday, Monthly at: Washington County Administration Building 197 E. Tabernacle, St. George www.dixiempo.org	673-3548 ext. 122 673-3548 ext 119 (435) 634-5700	Jeff Turek Myron Lee Curt Hutchings Chris Hall	Council Representative MPO Director Transportation Planning Manager Clerical Staff to the DTEC	mlee@fivecounty.utah.gov chutchings@fivecounty.utah.gov Chris.Hall@washco.utah.gov
Economic Development/Business Advisory Committee MEETING ON HOLD		Staheli & Neilson	Council Representative	
Economic Development Council - WCEDC Meetings are 4:00 p.m. the 2nd Wednesday for both: Council - meets quarterly in January (the Economic Summit), April, July, and October Executive Committee meets the months of March, May and September.	652.7750	Mayor Neilson Scott Hirschi	Council Representative Director	wcedc@dixie.edu
Employee Board of Appeals Meet as necessary	656-6308	Jeff Turek Ron Truman Danice B. Bulloch	Council Representative Council Representative City Recorder	dbulloch@washingtoncity.org
Legislative Policy Committee Utah League of Cities & Towns Local Government Trust Board Rm 55 So. Highway 89 No. Salt Lake, Utah	801-531-1872	Ron Truman Lincoln Shurtz	Council Representative Director of Legislative Affairs	lshurtz@ulct.org

Committee/Board Address & Meeting Info:	Phone Numbers:	Contact:	Title:	Email Address:
Meet at 12 Noon the 3rd Monday of: May, June, July, Aug., Oct. & Nov. www.ulct.org				
Library Board - Washington County St. George Branch 88 WEst 100 South, St. George Meet at 3 p.m. in the basement Board Room Meeting held the 4th Tuesday, Bimonthly next meetings 2/23/2010 & 4/27/2010	628-8484 628-3855	Doug Alder Susan Hamcock	Chairman Washington City Representative	
Lower Virgin River Fuels & Fire Washington Co. Water Conservancy District 533 E. Waterworks Drive, St. George Meet at 1 p.m. the 1st Monday, Monthly	435-590-4712	Thad Seegmiller Mike Melton Randy Halverson	Council Representative SW Regional Fire Chief Chairman	
Planning Commission 111 North 100 East, Washington Meet at 5:30 p.m. on the 1st & 3rd Wednesday Monthly, in the Council Chambers	656-6328 656-6366	Garth Nisson Drew Efferman Kathy Spring	Council Representative Community Development Director Planning/Zoning Technician	dellenman@washingtontcity.org kspring@washingtontcity.org
SW. Mosquito Abatement & Control Southwest Mosquito Abatement & Control District 1460 S Sandhill Drive, Washington, Ut. 84780 Meet 4 p.m. the 2nd Thursday, Quarterly 3/10/10, 6/10/10, 9/9/10, 11/11/10 & 12/9/10 www.swmosquito.org	627-0076 634-5712	Garth Nisson Sean Amodt Jerry Rassmussen	Council Representative Intern District Manager Treasurer	sean@swmosquito jerry.rassmussen@washco.utah.gov
Washington City New Hire Interviews 111 North 100 East, Washington	656-6315	Jeff Turek Ruth Holyoak	Council Representative HR Director	rholyoak@washingtontcity.org
Washington City - Roads As needed	656-6318	Jeff Turek Mike Shaw	Council Representative Public Works Director	mshaw@washingtontcity.org
Washington Co Flood Control Authority 197 E. Tabernacle, St. George Meet 5:00 p.m. the 1st Tuesday, Monthly		Turek & Seegmiller Jeff Turek	Council Representative Chairman	
Washington City Shade Tree Committee		Thad Seegmiller	Council Representative	
Washington City Youth Council City Council Chambers Meet 2nd & 4th Wednesday, starting at 5 p.m.	632-4809 656-6353	Jeff Turek Carmen Snow Wendi Bulkley	Council Representative Advisor Co-Advisor	csnow@beyondbb.com wbulkley@washingtontcity.org
Washington Co Solid Waste Board 325 N. Landfill Rd., Washington Meet at 4 p.m. the 2nd Monday, Quarterly 2/10/14, 5/12/14, 8/11/14, 11/10/14 & 12/8/14	673-5843 673-2813	Thad Seegmiller Mike Heaton Ruth Whitaker	Council Representative Chairman Secretary	mheaton@washingtontcity.org

Committee/Board Address & Meeting Info:

One meeting will be held at the Landfill Office

Most meetings held at:

Washington Co. Administration Building

197 E. Tabernacle, St. George

Phone Numbers:

Contact:

Title:

Email Address: