



**Washington City Council
Regular Meeting Minutes
May 24, 2023**

Meeting held in the Council Chambers of the Washington City Offices, located at 111 North 100 East, Washington, Utah, and broadcasted via Youtube Live linked online at <https://washingtoncity.org/meetings>. All briefing documents and exhibits can be found at the webpage above or by clicking [here](#).

Mayor and Council Present: Mayor Kress Staheli, Council Members Kimberly Casperson, Craig Coats, Bret Henderson, Kurt Ivie, Ben Martinsen

Staff Present: City Manager Jeremy Redd, City Recorder Tara Pentz, City Attorney Thad Seegmiller, Deputy Recorder Lexi Ruesch, Recorder Assistant Hana Park, IS Director Steven Whittekiend, City Planner Eldon Gibb, Public Works Director Blake Fonnesbeck, Finance Director Brian Brown, Power Director Rick Hansen, Project Manager John Henke, Police Chief Jason Williams, Building Secretary Michelle Evans, Fire Chief Matt Evans, Public Affairs Officer Jordan Hess, Economic Development Director Rusty Hughes, St George News Reporter Haven Scott

Audience: Dick Saunders, Laurie Saunders, Kristin Pinter, Jeff Pinter, Greg Schmidt, Elaine Schmidt, Susan Harless, Rick Snodgress, Shayanne Snodgress, Laura Reeves, Sherry Nicholes, Corey Anderson, Christi Lincoln, Austin Pritchett, Tate Murphy, Kevin Pritchett, Heidi Blair, David Blair, Ryan Jones, Ron Berg, Dorothy Berg, Quinn Allgood, Conner Atkin, Troy Scheel, Derek Wiggins, Anthony Bodell, Sherrie Bodell, Austin Chappell, Tom Kwieciak, Russell Nelson, Ryan Lay, Sage Benson, Peggy Benson, Jim Petersen, Edralyn Petersen, Craig Manwaring, Kathleen Manwaring, David Hilliard, Kate Buchanan, Laura Nichols, Britt Nichols, Bil Gallio, Krista Gallio, Becky Fisher, Randy Fisher, Levi Cornelius, Steve Cornelius, Mike Tate, Sherri Tate, Jeff Pontius, Shelly Pontius

Excused: Council Member Martinsen at 7:37 P.M.

Invocation: Paster Jimi Kestin with Solomon's Porch Foursquare Fellowship
Pledge of Allegiance: City Planner Eldon Gibb

Meeting commenced at 6:00 P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/BH-nEBAevPc?t=7703>

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

2. ANNOUNCEMENTS

<https://youtube.com/live/BH-nEBAevPc?t=7303>

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/BH-nEBAevPc?t=7759>

None.

4. CONSENT AGENDA

<https://youtube.com/live/BH-nEBAevPc?t=7773>

a. APPROVAL OF MINUTES

- i. Consideration to approve the minutes from the City Council Meetings of 05/10/2023.**

b. FINAL PLAT

- i. Consideration to approve a Final Plat for Riverbend at Sunrise Valley Phase 3 located at approximately Smith Creek Drive and Deep Creek Drive. Applicant: Middon LLC**

Council Member Ivie made a motion to approve the consent agenda. Council Member Coats seconded the motion which passed with the following role call vote:

| | |
|--------------------------|-----|
| Council Member Casperson | Aye |
| Council Member Coats | Aye |
| Council Member Henderson | Aye |
| Council Member Ivie | Aye |
| Council Member Martinsen | Aye |

5. CONDITIONAL USE PERMIT

- a. Continuation of consideration to approve Conditional Use Permit C-23-01 for a proposed car wash, located at 834 W. Buena Vista Blvd Applicant: Lonestar Builders.**

<https://youtube.com/live/BH-nEBAevPc?t=7805>

City Planner Eldon Gibb reviewed the Conditional Use Permit application.

Applicant Russell Nelson with LoneStar Builders reviewed the application with Council..

Council Member Casperson made a motion to approve Conditional Use Permit C-23-01 for a proposed car wash, located at 834 W. Buena Vista Blvd. Council Member Coats seconded the motion which passed unanimously.

| | |
|--------------------------|-----|
| Council Member Casperson | Aye |
| Council Member Coats | Aye |
| Council Member Henderson | Aye |
| Council Member Ivie | Aye |
| Council Member Martinsen | Nay |

6. ORDINANCES

- a. Consideration to approve an Ordinance for Easement Vacation EV-23-01, vacating a private roadway and public utility easement along lots 2 and 3 of the Woosley Blake Subdivision located at 990 E. George Washington Blvd. Applicant: Alpha Engineering**

<https://youtube.com/live/BH-nEBAevPc?t=8601>

City Planner Eldon Gibb reviewed the Easement Vacation Application.

Council Member Ivie made a motion to approve an Ordinance for Easement Vacation EV-23-01, vacating a private roadway and public utility easement along lots 2 and 3 of the Woosley Blake Subdivision located at 990 E. George Washington Blvd. Council Member Martinsen seconded the motion which passed with the following role call vote:

| | |
|--------------------------|-----|
| Council Member Casperson | Aye |
| Council Member Coats | Aye |
| Council Member Henderson | Aye |
| Council Member Ivie | Aye |
| Council Member Martinsen | Aye |

- b. Consideration to approve an Ordinance for Zone Change request Z-22-27 to update the existing Planned Unit Development - Resident (PUD-R) located at approximately 1050 N. Main Street. Applicant: MHD5 Washington LLC**

<https://youtube.com/live/BH-nEBAevPc?t=8805>

City Planner Eldon Gibb reviewed the Zone Change Application.

Council Member Coats made a motion to approve an Ordinance for Zone Change request Z-22-27 to update the existing Planned Unit Development - Resident (PUD-R) located at approximately 1050 N. Main Street. Council Member Casperson seconded the motion which passed with the following role call vote:

| | |
|--------------------------|-----|
| Council Member Casperson | Aye |
| Council Member Coats | Aye |

| | |
|---------------------------------|-----|
| <i>Council Member Henderson</i> | Aye |
| <i>Council Member Ivie</i> | Aye |
| <i>Council Member Martinsen</i> | Aye |

c. Continuation of consideration to approve an Ordinance for Zone Change Z-23-03 from Open Space (OS) to Planned Unit Development-Residential (PUD-R) located at approximately Vineyard Road and Grapevine Crossing. Applicant: Elevate Development

<https://youtube.com/live/BH-nEBAevPc?t=8936>

City Planner Eldon Gibb reviewed the Zone Change Application.

Applicants Austin Pritchett and Tate Murphy reviewed the project.

Council Member Henderson made a motion to approve an Ordinance for Zone Change Z-23-03 from Open Space (OS) to Planned Unit Development-Residential (PUD-R) located at approximately Vineyard Road and Grapevine Crossing contingent upon Council approving a development agreement in a subsequent meeting. Council Member Martinsen seconded the motion which passed with the following role call vote:

| | |
|---------------------------------|-----|
| <i>Council Member Casperson</i> | Nay |
| <i>Council Member Coats</i> | Nay |
| <i>Council Member Henderson</i> | Aye |
| <i>Council Member Ivie</i> | Aye |
| <i>Council Member Martinsen</i> | Aye |

d. Continuation of consideration to approve an Ordinance for Zone Change Z-23-02 from Open Space (OS) to Planned Unit Development-Commercial (PUD-C) located at approximately Vineyard Road and Grapevine Crossing. Applicant: Elevate Development

<https://youtube.com/live/BH-nEBAevPc?t=12155>

City Planner Eldon Gibb reviewed the Zone Change Application.

Council Member Martinsen made a motion to approve an Ordinance for Zone Change Z-23-02 from Open Space (OS) to Planned Unit Development-Commercial (PUD-C) located at approximately Vineyard Road and Grapevine Crossing contingent upon Council approving a development agreement in a subsequent meeting Council Member Ivie seconded the motion which passed with the following role call vote:

| | |
|---------------------------------|-----|
| <i>Council Member Casperson</i> | Aye |
| <i>Council Member Coats</i> | Aye |
| <i>Council Member Henderson</i> | Aye |
| <i>Council Member Ivie</i> | Aye |
| <i>Council Member Martinsen</i> | Aye |

e. Consideration to approve an Ordinance for Zone Change request Z-23-06 from Agricultural 20 acres (A-20) to Planned Unit Development - Commercial (PUD-C) located at approximately 3650 S. Washington Fields Rd. Applicant: Mainline Engineering

<https://youtube.com/live/BH-nEBAevPc?t=12301>

City Planner Eldon Gibb reviewed the Zone Change Application.

Applicants Conner Atkin and Quinn Allgood reviewed the application with Council.

Council Member Coats made a motion to deny an Ordinance for Zone Change Z-23-06 from Agricultural 20 acres (A-20) to Planned Unit Development - Commercial (PUD-C) located at approximately 3650 S. Washington Fields Rd because the item does not meet the general plan and there are many concerns brought forward by Staff which were not addressed. Council Member Henderson seconded the motion which passed with the following role call vote:

| | |
|--------------------------|-----|
| Council Member Casperson | Aye |
| Council Member Coats | Aye |
| Council Member Henderson | Aye |
| Council Member Ivie | Aye |

f. Consideration to approve an Ordinance Amending Zoning Regulations for Title 9-8A-6 and 9-8B-6; Modifying Regulations - size of detached accessory structures. City Planner Eldon Gibb

<https://youtube.com/live/BH-nEBAevPc?t=15754>

City Planner Eldon Gibb reviewed the City Code Amendment.

Council Member Ivie made a motion to approve an Ordinance Amending Zoning Regulations for Title 9-8A-6 and 9-8B-6; Modifying Regulations - size of detached accessory structures increasing the limit to 30% as recommended by the Planning Commission. Council Member Casperson seconded the motion which passed with the following role call vote:

| | |
|--------------------------|-----|
| Council Member Casperson | Aye |
| Council Member Coats | Aye |
| Council Member Henderson | Aye |
| Council Member Ivie | Aye |

g. Consideration to approve an Ordinance Amending Zoning Regulations for Title 9-8A-8 and 9-8B-7; Detached Accessory Dwelling Units. City Planner Eldon Gibb

<https://youtube.com/live/BH-nEBAevPc?t=16048>

City Planner Eldon Gibb reviewed the City Code Amendment.

Council Member Coats made a motion to approve an Ordinance Amending Zoning Regulations for Title 9-8A-8 and 9-8B-7; Detached Accessory Dwelling Units increasing the limit to 30% and the unit size to 1000 square feet as recommended by the Planning Commission. Council Member Henderson seconded the motion which passed with the following role call vote:

| | |
|--------------------------|-----|
| Council Member Casperson | Aye |
| Council Member Coats | Aye |
| Council Member Henderson | Aye |
| Council Member Ivie | Aye |

h. Consideration to approve an Ordinance Amending City Code Title 1 Chapter 7 and Chapter 11; Election and Campaign Financial Disclosure.
City Recorder Tara Pentz

<https://youtube.com/live/BH-nEBAevPc?t=16972>

City Recorder Tara Pentz reviewed the City Code Amendment.

Council Member Casperson made a motion to approve an Ordinance Amending City Code Title 1 Chapter 7 and Chapter 11; Election and Campaign Financial Disclosure. Council Member Ivie seconded the motion which passed with the following role call vote:

| | |
|--------------------------|-----|
| Council Member Casperson | Aye |
| Council Member Coats | Aye |
| Council Member Henderson | Aye |
| Council Member Ivie | Aye |

7. RESOLUTION

a. Consideration to approve a Resolution adopting the 2023/2024 FY Budget. Finance Director Brian Brown

<https://youtube.com/live/BH-nEBAevPc?t=17164>

Finance Director Brian Brown reviewed the 2023/2024 FY Budget

Council Member Coats made a motion to approve a Resolution adopting the 2023/2024 FY Budget in the amount of \$139,804,252. Council Member Casperson seconded the motion which passed with the following role call vote:

| | |
|--------------------------|-----|
| Council Member Casperson | Aye |
| Council Member Coats | Aye |
| Council Member Henderson | Aye |
| Council Member Ivie | Aye |

8. AGREEMENTS

- a. Consideration to approve a Development Agreement between Elevate Sienna Hills and Washington City. City Attorney Thad Seegmiller**

<https://youtube.com/live/BH-nEBAevPc?t=17660>

Council Member Coats made a motion to table the Development Agreement between Elevate Sienna Hills and Washington City to June 14th, 2023. Council Member Henderson seconded the motion which passed unanimously.

- b. Consideration to approve a Reimbursement Agreement between Washington City and St. George City for the Washington Fields Road South Extension Project. Public Works Director Blake Fonnesbeck**

<https://youtube.com/live/BH-nEBAevPc?t=17718>

Public Works Director Blake Fonnesbeck reviewed the Reimbursement Agreement.

Council Member Henderson made a motion to approve a Reimbursement Agreement between Washington City and St. George City for the Washington Fields Road South Extension Project. Council Member Ivie seconded the motion which passed unanimously.

9. APPOINTMENTS

- a. Consideration to confirm the appointment of members to the Board of Adjustment. Mayor Kress Staheli**

<https://youtube.com/live/BH-nEBAevPc?t=17925>

Mayor Kress Staheli reviewed the appointment of members to the Board of Adjustment.

Council Member Casperson made a motion to confirm the appointment of the following members and terms to the Board of Adjustment as recommended by Mayor Kress Staheli; Richard Langner, Brad Chandler, Sam Barber, Lauri Shepard, Jake Haws, Pete Bulloch. Council Member Coats seconded the motion which passed unanimously.

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

<https://youtube.com/live/BH-nEBAevPc?t=18098>

The Council Members reported on their committee assignments.

11. CITY MANAGER REPORT

<https://youtube.com/live/BH-nEBAevPc?t=18443>

City Manager Jeremy Redd provided his report.

12. CLOSED SESSION

- a. Purchase, exchange, or lease of property;
- b. Pending or potential litigation;
- c. Character or professional competence of an individual.

Removed.

13. ADJOURNMENT

<https://youtube.com/live/BH-nEBAevPc?t=18518>

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

Meeting adjourned at 9:08 PM

Passed and approved on the 14th of June 2023.

Washington City

Attest by:



Tara Pentz, City Recorder



Kress Staheli, Mayor

