



Community Development Department
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Minutes
WASHINGTON CITY PLANNING COMMISSION
March 19, 2014

Present: Commissioner Schofield, Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Papa, Commissioner Martinsen, Councilman Nisson, Drew Ellerman, Kathy Spring, Lester Dalton, Spencer Richins, Jared Hardy, Sherrie Reeder,

Commissioner Smith conducted the meeting until Commissioner Schofield arrives.

Invocation: Commissioner Papa

Pledge of Allegiance: Commissioner Martinsen

1. APPROVAL OF AGENDA

A. Approval of the agenda for March 19, 2014.

Commissioner Shepherd motioned to approve the agenda for March 19, 2014.

Commissioner Papa seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from February 19, 2014.

Commissioner Papa motioned to approve the minutes from February 19, 2014.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Smith abstains from item 4-A.

Commissioner Schofield conducting the meeting.

4. MINOR SUBDIVISION

A Consideration to approve the Southwest Industrial Park Minor Subdivision located at approximately 1750 East Washington Dam Road. Applicant: Jared Hardy

Background

The applicant is requesting approval for the Southwest Industrial Park Minor Subdivision, located at approximately 1750 East Washington Dam Road. The applicant is wishing to split the present 4.87 acre parcel into two lots. Lot One (1) of the subdivision will be 0.53 acres and Lot Two (2) will be 4.34 acres in size. The applicant will then develop a fuel station and convenience store on lot (1) and lot (2) will remain the Southwest Auto Salvage business.

The proposed minor subdivision is currently zoned Heavy Industrial (I-2), with Heavy Industrial to the north, east and west, and Light Industrial to the south.

Staff has reviewed the requested proposal, and the proposed Southwest Industrial Park Minor Subdivision, conforms to the intent of the General Plan and meets the standards as set forth in the subdivision ordinance of the city.

Recommendation

Staff recommends that the Planning Commission approve the conceptual design of the Southwest Industrial Park Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan for the proposed area.
2. That the minor subdivision conforms to the Washington City Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.
5. The access (ingress and egress) to and from the properties shall be reviewed and approved by the Public Works Department before the recording of the plat.
6. 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.
7. A final geotechnical study shall be submitted to the City for review and approval. All recommendations of the geotechnical study shall be adhered to.
8. Construction drawings shall adequately address prevention of nuisance storm water drainage across the lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
9. Any required landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

10. If a traffic study is deemed to be necessary by the Public Works Department, one shall be submitted for review and approval, prior to any site work or any building permits approved and issued.

11. Approval of a sewer system shall be obtained through Washington City or Washington County before a building permit will be issued for any new development on either lot #1 or #2.

Drew Ellerman stated condition 11 is due to there isn't a sewer system in that area yet.

Commissioner Papa asked for clarification of the septic system.

Mr. Ellerman stated there might be a problem on 1/2-acre septic system.

Commissioner Papa asked if that is the reason for not putting in the store until there is a septic system.

Mr. Ellerman stated yes.

Commissioner Papa asked where the sewer ends.

Mr. Ellerman stated it is at Sandhill Drive.

Commissioner Schofield asked about the noticing and approval.

Mr. Ellerman explained this is to approve the conceptional plan.

Commissioner Shepherd motioned to approve the conceptional plan for Southwest Industrial Park Minor Subdivision with the findings and conditions of staff.

Commissioner Papa seconded the motion.

Motion passed unanimously.

5. DISCUSSION ITEMS

A. Planning Commission training.

Mr. Ellerman explained the process starts with him reviewing the General Plan to make sure the request complies with the General Plan criteria, how many units per acre determines the zone. Then the zone needs to be compatible to the General Plan and if the infrastructure, access and utilities can serve the project. State Law stated a city should approve a subdivision if it meets the criteria.

Commissioner Papa stated if the zoning meets the criteria they don't have control on the design.

Mr. Ellerman stated there would need to be design guidelines.

Commissioner Smith stated PUDs have design guidelines that have to be followed.

Mr. Ellerman stated Modular Homes could come in next to almost any subdivision or in a subdivision. Mr. Ellerman stated an example in the Green Springs area for over 10 years was low density; which would be a R-1-8.

There was further discussion on the approval process.

Commissioner Smith motioned to adjourn the Planning Commissioner meeting.
Commissioner Martinsen seconded the motion.
Motion passed unanimously.

Meeting adjourned: 7:44 PM

Washington City

Signed by: 
Rick Schofield, Chairman

Attested to: 
Kathy Spring, Zoning Technician