



Community Development Department  
111 North 100 East  
Washington City, UT 84780  
Phone (435) 656-6325  
Fax (435) 656-6371  
www.washingtoncity.org

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**Minutes**  
**WASHINGTON CITY PLANNING COMMISSION**  
**April 2, 2014**

Present: Commissioner Schofield, Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Papa, Commissioner Martinsen, Attorney Jeff Starkey, Councilman Nisson, Drew Ellerman, Kathy Spring, Lester Dalton, Karen Corsini, Marge Belliston, Larry Belliston, Bob Hermandson, Terry Miller, Dave Nasal, Toni Newcomb, Richard Newcomb, Darrell Payne, Doug Irwin, Gilma Kelly, Carol Bonde Ken Granger.

Meeting called to order: 5:30 PM  
Commissioner Papa excused.

Invocation: Commissioner Shepherd  
Pledge of Allegiance: Commissioner Martinsen

1. APPROVAL OF AGENDA

A. Approval of the agenda for April 2, 2014.  
Commissioner Smith motioned to approve the agenda for April 2, 2014.  
Commissioner Williams seconded the motion.  
Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from March 19, 2014.  
Commissioner Shepherd motioned to approve the minutes from March 19, 2014.  
Commissioner Williams seconded the motion.  
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. ZONE CHANGE

A. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-14-01 to change from PUD Planned Unit Development to R-1-10 Single Family Residential minimum 10,000 sq ft lots located at approximately 1800 North 1000 West. Applicant: Old Course, Craig Sullivan

**Background**

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 1.284 acres, located approximately at 1800 North Green Spring Drive. The requested change is from the current zoning of Planned Unit Development (PUD) to a proposed Single-family Residential - 10,000 square feet min. (R-1-10) zoning designation.

This particular location was a remnant piece of property left over from the Silverstone Phase 4 Development which was originally zoned PUD. The General Plan Land Use Designation for this location is Low Density Residential (LD) and is surrounded to the north, east, south and west by the same General Plan Land Use Designation. The surrounding zoning to this parcel is R-1-10 to the east, north and west, with PUD to the south. The south border to this property is the city's Green Spring Park.

Staff has reviewed the requested zone change and finds it to conform to the General Plan, the Zoning Ordinance and surrounding development.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of Z-14-01, for the zone change request from Planned Unit Development (PUD) to Single-family Residential - 10,000 square feet min. (R-1-10), 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. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Shepherd asked about lot to the north and the access through the other subdivision.

Mr. Ellerman stated there is a sewer that is too high and it wouldn't meet grade. To the east it would be too thin for a flag lot.

Commissioner Schofield asked if Washington Vista has CC&Rs. He stated he would encourage them to join the CC&Rs with them. He would like for the design to match what is in the area.

Mr. Ellerman stated there is CC&Rs.

Commissioner Schofield asked about lot 140 in the east subdivision.

Mr. Ellerman stated they would be similar.

Bob Hermandson from Bush and Gudgell stated the two lots would be custom lots.

Commissioner Schofield opened the public hearing.  
Commissioner Smith motioned to close the public hearing.  
Commissioner Williams seconded the motion.  
Motion passed unanimously.

**Commissioner Shepherd motioned to recommend approval to City Council with the findings of staff.**  
**Commissioner Smith seconded the motion.**  
**Motion passed unanimously.**

- B. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-14-02 to change from OS Open Space to R-1-10 Single Family Residential minimum 10,000 sq ft lots located at approximately 2000 North 900 West. Applicant: First Nation Investments LLC, Matt Lowe

### **Background**

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 5.56 acres, located approximately at 2000 North Green Spring Drive. The requested change is from the current zoning of Open Space (OS) to a proposed Single-family Residential - 10,000 square feet min. (R-1-10) zoning designation.

The General Plan Land Use Designation for this location is Low Density Residential (LD) and is surrounded to the north, east, south and west by the same General Plan Land Use Designation. The surrounding zoning to this parcel is R-1-10 to the east and south, with PUD to the north, and R-1-8 to the west.

Staff has reviewed the requested zone change and finds it to conform to the General Plan, the Zoning Ordinance and surrounding proposed development.

### **Recommendation**

Staff recommends that the Planning Commission recommend approval of Z-14-02, for the zone change request from Open Space (OS) to Single-family Residential - 10,000 square feet min. (R-1-10), 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. The utilities that will be necessary for this type of development will be readily accessible to the site.

Dave Nasal representing Matt Lowe stated this is to finish the project out.

Commissioner Schofield asked how many lots would there be.

David Nasal stated about 12 to 15.

Commissioner Schofield opened the public hearing.

No response

Commissioner Shepherd seconded the motion.

**Commissioner Smith motioned to recommend approval to City Council with the findings of staff.**

**Commissioner Williams seconded the motion.**

**Motion passed unanimously.**

5. GENERAL PLAN AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment request to change from B Business to MD Medium Density Residential located at approximately 1200 East 4600 South. Applicant: Justin Schock

**Background**

Drew Ellerman stated the applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 1200 East 4600 South. The requested area covers 41.22 acres.

The current Land Use designation is Business (B). The applicant is seeking approval to have the Land Use designation changed to the Medium Density Residential (MD) designation as outlined in the General Plan.

The applicant is wishing to amend this parcel for future residential growth in the area. The current surrounding General Plan Land Use designations are Medium Density Residential to the west, Medium High Density Residential to the south, Open Space to the east, and the "Parks" designation to the north.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of G-14-01 to amend the General Plan Land Use Map as outlined above and shown on the exhibit attached hereto, to the City Council.

Commissioner Williams asked about the dike.

Mr. Dalton stated it is a diversion dam to the east.

Commissioner Schofield asked about the location of the Southern Parkway.

Mr. Ellerman showed on the General Plan the location in relation to the request tonight. This request would not have access except through two subdivisions.

Commissioner Schofield opened the public hearing.

No response.

Commissioner Smith motioned to close the public hearing.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

**Commissioner Williams motioned to recommend approval to City Council with the recommendation of staff.**

**Commissioner Shepherd seconded the motion.**

**Motion passed unanimously.**

6. DISCUSSION ITEMS

A. Discussion of General Information.

No discussion.

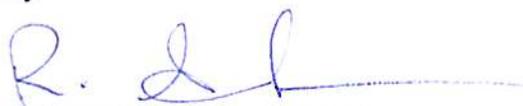
Commissioner Smith motioned to adjourn the Planning Commissioner meeting.

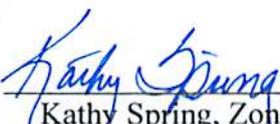
Commissioner Shepherd seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:44 PM

Washington City

Signed by:   
Rick Schofield, Chairman

Attested to:   
Kathy Spring, Zoning Technician