



Washington City Planning Commission
Regular Meeting Agenda
December 18, 2024

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a public electronic meeting on **Wednesday, December 18, 2024** at 6:00 P.M. The Planning Commission will be held in the Council Chambers of Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- a. Approval of the Planning Commission Minutes from December 4, 2024

3. ANNUAL BUSINESS

- a. Consideration to approve the 2025 Planning Commission Meeting Schedule.

4. DECLARATION OF ABSTENTIONS & CONFLICTS

5. PUBLIC HEARINGS

*****Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public Hearing for consideration and recommendation to City Council for Conditional Use Permit C-24-20 expanding the parking lot area to display vehicles for sale, located at 515 W Buena Vista Boulevard. Applicant: Ethel Perezvera

6. ADJOURNMENT

POSTED this 12th Day of December, 2024
Bonnie Baker, Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

2025 Planning Commission Meeting Dates

Washington City, Utah

**Electronic submittals must be completed prior to submission.
Meeting the cut-off date does not guarantee a Planning Commission meeting.**

Planning Commission Cut Off Date (By 3pm)	Planning Commission Meeting Date	
	January 1, 2025	No Meeting - New Year's Day
December 16, 2024	January 15, 2025	
January 6, 2025	February 5, 2025	
January 21, 2025	February 19, 2025	
February 3, 2025	March 5, 2025	
February 18, 2025	March 19, 2025	
March 3, 2025	April 2, 2025	
March 17, 2025	April 16, 2025	
April 7, 2025	May 7, 2025	
April 21, 2025	May 21, 2025	
May 5, 2025	June 4, 2025	
May 19, 2025	June 18, 2025	
June 2, 2025	July 2, 2025	
June 16, 2025	July 16, 2025	
July 7, 2025	August 6, 2025	
July 21, 2025	August 20, 2025	
August 4, 2025	September 3, 2025	
August 18, 2025	September 17, 2025	
September 2, 2025	October 1, 2025	
September 15, 2025	October 15, 2025	
October 6, 2025	November 5, 2025	
October 20, 2025	November 19, 2025	
November 3, 2025	December 3, 2025	
November 17, 2025	December 17, 2025	
December 1, 2025	January 7, 2026	
December 15, 2025	January 21, 2026	
January 5, 2026	February 4, 2026	
January 20, 2026	February 18, 2026	

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	5a
HEARING DATE:	December 18, 2024
ACTION REQUESTED:	C-24-20, A request for a Conditional Use Permit to expand an existing commercial development, located at 515 West Buena Vista Blvd.
APPLICANT:	Ethel Perezvera
OWNER:	Harry Johnson
ENGINEER:	Jared Madsen
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to add improved parking lot area located at the south/west area of the existing business located at 515 West Buena Vista Blvd. With this proposal being new development adjacent to Buena Vista Blvd and expanding the existing Conditional Use Permit (C-2001-19), Conditional Use Permit approval is needed prior to making these improvements.

The existing business at this location is a used car sales lot. The purpose of the expansion is to increase the area for vehicles can be displayed for sale. The existing site is approximately .31 acres and the proposal includes approximately .57 acres bringing the overall acreage to approximately .88. The site expansion will include asphalt and landscape improvements so that the applicant can park and sell vehicles on the proposed land. There are no other requests being made at this time.

Staff has reviewed the proposed project and finds that it meets the intent of the C-3 use regulations as found in the zoning ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of C-24-20, allowing for the parking lot and landscaping improvements to the existing business located at 515 West Buena Vista Blvd, onto the City Council, with the findings and conditions as outlined below:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the development as approved in the exhibits provided and conditions noted herein.
3. All lighting within the development will be directed inward to the site.
4. All signage for the business will be in accordance with the adopted sign regulations of the city.
5. The applicant shall work with the adjacent land owner of Parcels: W-BV-3-304-A so that improvements can be made to this land that match the proposed development improvements.
6. The entire landscape strip adjacent to Buena Vista Blvd shall be a minimum of 10' feet wide with live growth plants in line with City Ordinance.
7. The area designated for vehicle parking shall be improved with asphalt. All other areas (including the designated 10' foot landscape strip adjacent to Buena Vista Blvd) shall have improved landscaping that includes live growth plants in line with City Ordinance. The land

areas that house the off-premise signs shall also be improved and kept up to be aesthetically pleasing.

8. The developer shall provide a detailed landscaping plan which shall be submitted to staff for review and approval prior to landscape installation. The landscape plan shall identify the types, sizes, quantities, method of irrigation and weed control.

9. The landscaping shall be maintained at all times and all portions of the property shall be kept in an orderly, weed free condition.

10. Storage containers, sheds, canopies and other structures / materials used to store items shall not be kept and/or placed on this property.

11. The storage of any vehicle of any size in a non-running condition shall not be stored on the property. Vehicles stored on the property shall be kept in an orderly fashion that are neat/clean in appearance and in running condition.

12. Storage other than vehicles in running order (as described in condition 11), is not allowed.

12. Any modification to the existing building and / or site improvements require conditional use permit approval.

Narrative

We are using the area
to display vehicles on the
parcels - W-BV-3-304-B, W-BV-3-B,
For 7 Epic Motors.



**PROJECT FLOW CARD: CUP-24-20 515 W Buena Vista Blvd - Conditional Use Permit
for new parking lot for existing auto sales business**

Planning	Applicant is proposing to expand the car lot sales. Ok to move forward	
Public Works	Reviewed - Access point located at intersection. Will need to address stormwater with submission of construction drawings due to new paved surfaces.	
Engineer	There is an existing 60 ft power line easement in this location. The owner will just need to follow the guidance of the ROW easement and not erect a building or structure within the easement. Also, no fires inside that easement. As it is proposed, it appears to meet these guidelines.	
Fire Dept.		
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concern DE	
Washington Power	Approved for the CUP that is proposed.	
Economic Dev	Reviewed. This project meets the City's priorities for economic development.	

