



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

Minutes
WASHINGTON CITY PLANNING COMMISSION
October 15, 2014

Present: Commissioner Smith, Commissioner Shepherd, Commissioner Papa, Commissioner Henrie, Councilman Nisson, Drew Ellerman, Lester Dalton, Kathy Spring, Brandee Walker, Jim Raines.

Meeting called to order: 5:32 PM

Invocation: Commissioner Shepherd

Pledge of Allegiance: Commissioner Henrie

Commissioner Smith excused Attorney Starkey, Commission Williams and Martinsen.

1. APPROVAL OF AGENDA

A. Approval of the agenda for October 15, 2014.

Commissioner Henrie motioned to approve the agenda for October 15, 2014.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from October 1, 2014.

Commissioner Shepherd motioned to approve the minutes from October 1, 2014.

Commissioner Papa seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. FINAL PLAT

A. Consideration and recommendation to City Council for the Final Plat for the Casitas at Sienna Hills Phase 1 located at approximately 1900 East Grapevine Crossing.

Applicant: Brennan Holdings No 200, LLC

Background

The applicant is requesting approval of a final plat for the Casitas at Sienna Hills, Phase 1 subdivision, located at approximately 1900 East Grapevine Crossing. This particular subdivision is proposing 30 lots on an area covering 5.19 acres. The specific location of this subdivision is zoned Planned Community Development (PCD), and part of the The Sienna Hills master planned development. The Preliminary Plat was approved back on March 12, 2014.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Casitas at Sienna Hills, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

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. When applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Henrie asked about common area and the maintenance for the common area.

Jim Raines stated there is an HOA for this project and an over all HOA for Sienna Hills. There will be landscape at the round about. He stated SITLA is pretty strict with keeping clean and taken care of.

Commissioner Papa motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

- B. Consideration and recommendation to City Council for the Final Plat for Brookhaven Fields Phase 4 located at approximately 240 West Bloomfield Drive.
Applicant: Salisbury Homes

Background

The applicant is requesting approval of a final plat for the Brookhaven Fields, Phase 4 subdivision, located at approximately 240 West and Bloomfield Drive (3400 South). This particular subdivision is proposing 19 lots on an area covering 6.04 acres. The specific location of this subdivision is zoned Residential/Agricultural - One acre min. (RA-1), with density credits through the Bonus Density Program. The Preliminary Plat was approved back on November 22, 2011.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Brookhaven Fields, Phase 4 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

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. When applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Shepherd asked if this phase would also have the height increase for the block walls.

Mr. Ellerman stated the CUP was for the perimeter wall.

Commissioner Shepherd asked how far this project will be south and if there will be access off of 240 West.

Mr. Ellerman stated it will go to 3650 South and will not access off 240 West.

Commissioner Shepherd motioned to recommend approval to City Council with the findings and condition of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. DISCUSSION ITEMS

A. Discussion of Planning Commission information and project status.

Mr. Ellerman asked the commission when they would like to hold the open houses in the Fields area for commercial areas.

January 8, 2014 and January 29 at the Riverside Elementary School on Thursday's at 7:00 PM. Commissioner Smith will talk to the Principal.

Commissioner Henrie acknowledge staff for all they do to make the Commissioners job easier.

Commissioner Henrie motioned to adjourn the Planning Commissioner meeting.

Commissioner Papa seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:00 PM

Washington City

Signed by: 
Jason Smith, Chairman

Attested to: 
Kathy Spring, Zoning Technician