



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

Present: Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Papa, Commissioner Martinsen, Councilman Nisson, Drew Ellerman, Lester Dalton, Kathy Spring, Katherine Staheli, Michael Gardner, Kyle Pasley.

Meeting called to order: 5:35 PM. Commissioner Smith excused Commissioner Henrie and Attorney Jeff Starkey.

Invocation: Commissioner Smith

Pledge of Allegiance: Commissioner Shepherd

Commissioner Smith announced that the tabled item from November 5, 2014 Vincent Lane Townhomes project has been withdrawn.

1. APPROVAL OF AGENDA

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

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

Commissioner Williams seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from November 5, 2014.

Commissioner Papa motioned to approve the minutes from November 5, 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-14-11 to change from A-20 (Agriculture 20 acres) to R-1-10 (Single Family minimum 10, sq ft lots) located at approximately 2100 South Washington Fields Road. Applicant: Judd Palmer

Background

The applicant is requesting approval to change the zoning of approximately 2.10 acres, located approximately at 2100 South Washington Fields Road. The requested change is from the current zoning of Agricultural 20 acre (A-20) to a proposed Single-Family Residential - 10,000 sq. ft. min. (R-1-10) zoning designation.

The General Plan Land Use Designation for this location is Low Density Residential (LD). The surrounding General Plan Land Use Designations are Neighborhood Commercial (NC) to north, Low Density Residential (LD) to the east and west, and Open Space to the south.

The surrounding zoning designations are Agricultural (AG) to the south and, and Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) to the north, and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) to east and west.

The applicants are wishing to rezone this property to the Single-Family Residential - 10,000 sq. ft. min. (R-1-10) for the purpose of future residential development.

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-14-11, for the zone change request from Agricultural 20 acre (A-20) to the proposed Single-Family Residential - 10,000 sq. ft. min. (R-1-10) zoning designation, to the City Council, based on the following findings below:

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 Williams asked if there would be any access to Washington Field Road.

Mr. Ellerman stated there would not be access as far as driveway to Washington Field Road.

Commissioner Smith opened the public hearing.

Katherine Staheli asked what would be the lot design.

Mr. Ellerman stated the homes will be walk out basements and will extend from Kay's Circle.

Ms. Staheli stated she has been in a meeting that an access was discussed off of Washington Field Road.

Commissioner Smith clarified that homes will not access Washington Field Road.

Commissioner Shepherd motioned to close the public hearing.
Commissioner Papa seconded the motion.
Motion passed unanimously.

Commissioner Shepherd asked Mr. Ellerman how many homes before a second access is required.

Mr. Ellerman stated after 600 feet there would have to be a second access and there will not be an access off of Washington Fields Road.

Commissioner Papa asked about how many lots could fit on this parcel.

Mr. Ellerman stated about 9 lots.

Commissioner Smith stated he feels this isn't what he would like to see there but the Council and residents have another idea.

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

Commissioner Papa seconded the motion.

Motion passed unanimously.

5. PLAT AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council a Plat Amendment for Highland Park Area 4 Phase 1 located at approximately 400 North Highland Park. Applicant: Coral Canyon Builders, Mike Gardner

Background

The applicant is requesting approval of an Amended Final plat for the Highland Park Area 4, Phase 1 subdivision, located at approximately 400 North Highland Park. This subdivision is located within the Coral Canyon PCD. The amendment request is simply to combine several smaller lots into larger lots within the platted subdivision boundaries.

The current number of lots within the subdivision is 32, and the new number of lots will be 28.

Staff has reviewed the proposed amended final plat and finds it conforms to the PCD zoning that is part of the Coral Canyon Planned Community Development approval. The subdivision is also in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of Amended Final Plat for the Highland Park Area 4, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and 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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Commissioner Shepherd asked if phase 2 would continue down Highland Parkway.

Mr. Ellerman stated it would continue down Highland Parkway with phase 2 and 3.

Commissioner Smith asked if utilities are installed with the lots.

Mr. Ellerman stated public works would take care of that when they do the construction.

Commissioner Smith opened the public hearing.

No response.

Commissioner Shepherd motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

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

Commissioner Williams seconded the motion.

Motion passed unanimously.

- B. Public Hearing for consideration and recommendation to City Council a Plat Amendment Bluff View townhomes Phase 1 Second Amendment located at 1100 East Bluff View Drive. Applicant: Salisbury Homes

Background

The applicant is requesting approval of a second Amended Final plat for the Bluff View Townhomes, Phase 1 subdivision, located at approximately 1100 East Bluff View Drive. The reason for this second amendment request, is due to an underground electrical line which runs too close to the platted townhome units in a particular section of the subdivision.

The townhomes need to be moved to the north roughly 5-6 feet to give sufficient space for the buried lines minimum required clearance. This is the only change for this requested amendment.

Staff has reviewed the proposed amended final plat and finds it conforms to the PUD zoning that is part of this development approval. The subdivision also remains in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Second Amended Final Plat for the Bluff View Townhomes, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and 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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Commissioner Williams asked if Bluff Drive is higher than the units being amended.

Mr. Ellerman answered yes.

Commissioner Smith asked what was the distance to the closest unit.

Mr. Ellerman stated about 21 feet. The standard is 25 but there aren't homes and due to the cost of moving a power line isn't feasible nor to move the road.

Commissioner Smith asked for clarification that the units are being moved back 4 feet.

Mr. Ellerman stated approximately 4 to 5 feet. This amendment is the most practical thing to do.

Commissioner Papa asked how the problem was discovered and who put the line in.

Mr. Ellerman stated when it was blue staked at development they called the power company to verify that the line was there. The contractor for the development put the line in.

Commissioner Smith opened the public hearing.

No response.

Commissioner Williams motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

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

Commissioner Papa seconded the motion.

Motion passed unanimously.

6. DISCUSSION ITEMS

A. Discussion of project status and information for the Planning Commissioners.

Discussion on up coming open house and how to notify the public.

Discussion on Downtown Mix Use zone and if there has been recent interest with someone wanting to do a project with the Downtown Mix Use zone.

Mr. Ellerman stated there has not been any recent interest in doing a Downtown Mixed Use zone change.

Commissioner Shepherd stated she thinks a flier to hand out to the public would be a good way to notify them of the open house.

Mr. Ellerman stated he has put notice in the newsletter and on the city website.

Commissioner Williams motioned to adjourn the Planning Commissioner meeting.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:30PM

Washington City

Signed by: 
Jason Smith, Chairman

Attested to: 

Kathy Spring, Zoning Technician