



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

---

---

**AGENDA**  
**WASHINGTON CITY PLANNING COMMISSION**  
**September 2, 2015**

Present: Commissioner Smith, Commissioner Shepherd, Commissioner Henrie, Commissioner Papa, Commissioner Martinsen, Councilman Nisson, Attorney Starkey, Drew Ellerman, Lester Dalton, Kathy Spring, Troy Belliston, Brandee Walker, Nakelle Prisbrey, Lori Raines, Jim Raines.

Meeting called to order: 5:30  
Invocation: Commissioner Henrie  
Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

A. Approval of the agenda for September 2, 2015.  
Commissioner Shepherd motioned to approve the agenda for September 2, 2015.  
Commissioner Henrie seconded the motion.  
Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from August 19, 2015.  
Commissioner Shepherd asked if the motion for the preschool item 5 A was clear.  
Mr. Ellerman stated to amend the motion to include the retaining wall directly out the back door would need to be fenced.  
Commissioner Henrie motioned to approve the minutes with the additional note from August 19, 2015.  
Commissioner Shepherd seconded the motion.  
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS  
None

4. CONDITIONAL USE PERMIT

A. Public Hearing to consider approval of a Conditional Use Permit C-15-08 for a Preschool located at 530 South Haley Drive. Applicant: Nakelle Prisbrey

**Background**

Drew Ellerman stated the applicant is requesting approval of a Conditional Use Permit to operate a preschool facility out of her home in a residential neighborhood, located at 530 South Haley Drive. The preschool will run from 9:00 a.m. to 12:00 noon (one session during the morning) on Monday through Thursday. The applicant is requesting a total number of 8 children (maximum) be approved for this preschool facility. The home has been inspected by the Building Department and Fire Department and given approval from both for the proposed use.

The preschool will be held in the home, and even the applicant has indicated that no outdoor play time will take place as part of the preschool itself, there is an area fenced off in the backyard for such outdoor recreation time if conditions would warrant it in the future. A drop off and pick up plan will be in place to mitigate any traffic congestion or concerns.

Staff has reviewed the request, and is recommending approval with conditions as outlined below.

**Recommendation**

Staff recommends that the Planning Commission approve C-15-08, allowing for a preschool facility at 530 South Haley Drive, based on the following findings and subject to the following conditions:

**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 preschool will be limited to operating hours of 9:00 a.m. to 12:00 noon on Monday through Thursday.
3. The maximum number of children will be no greater than eight (8) as outlined in the state adopted regulations.
4. The children shall be kept in the home or backyard area during operating hours (unless arriving or departing at the beginning or end of each day).

5. A copy of the approved State of Utah license for Daycare facility will be kept current and on file at the Community Development Department offices.

Commissioner Henrie stated that he appreciates the submitted documents.

Commissioner Shepherd asked Ms. Prisbrey about the back yard.

Ms. Prisbrey stated the back yard is fenced and they are waiting for the gates. She stated there isn't going to be outside playtime because the preschool is structured for learning time and she doesn't want to have the children outside at all.

Commissioner Smith opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

Commissioner Henrie stated he would like to recommend that if there is going to be outside time an added condition is that the yard is inspected.

**Commissioner Henrie motioned to approve the conditional use permit with the findings and conditions of staff with an added condition #6 that if there is outside time that it is inspected.**

**Commissioner Papa seconded the motion.**

**Motion passed unanimously.**

5. FINAL PLAT

- A. Consideration and recommendation to City Council for the Arroyo at Sienna Hills Phase 1 Final Plat located at approximately 1900 East 600 North. Applicant: Brennan Holdings No 200 LLC

**Background**

Drew Ellerman stated the applicant is requesting approval of a final plat for The Arroyo at Sienna Hills, Phase 1 subdivision, located at approximately 1900 East 600 North. This particular subdivision is proposing 30 lots on an area covering 9.22 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Amended Preliminary Plat was approved back on August 13, 2014.

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

**Recommendation**

Staff recommends that the Planning Commission recommend approval of the Final plat for The Arroyo 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 amended 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.
6. There will need to be added to the plat a temporary, one hundred foot (100’) radius cul-de-sac, at the north end of Sage Crest Drive. The temporary cul-de-sac will need to meet the city standards and receive approval from the Public Works Department before the recording of this final plat.

Mr. Ellerman stated he would like to change condition #6 for a temporary 100-foot cul de sac at the north end of Sage Crest Drive.

Commissioner Henrie asked about the landscape.

Jim Raines stated by lot 11 there will be landscaping at the entrance. He stated the wash will be riprap but will remain natural.

Commissioner Smith asked about the 100-year flood plain plan by the wash.

Mr. Raines stated Mr. Dalton required him to obtain a Stream Alteration Permit.

**Commissioner Papa motioned to recommend approval to City Council with the findings and conditions of staff with the correction of condition #6 to change 100-foot radius to read 100 foot cul de sac at the north end of Sage Crest Drive.**

**Commissioner Henrie seconded the motion.**

**Motion passed unanimously.**

6. PLAT AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for the Dennett East Industrial Park Plat Amendment located at approximately 1270 South 1900 East. Applicant: James Jessop

**Background**

Drew Ellerman stated the applicant is requesting approval of an Amended Final plat for the Dennett East Industrial Park subdivision, located at approximately 1900 East 1270 South. The reason for this amendment request, is due to the need to create an access road to a new proposed subdivision which will adjoin to this particular subdivision on its western boundary.

Staff has reviewed the proposed amended final plat and finds it conforms to, and is in compliance with, the Zoning Regulations and Subdivision Ordinance of the City.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Dennett East Industrial Park subdivision to the City Council, based on the following original findings and subject to the following original 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 the entrance has changed.

Mr. Ellerman stated that has worked out. The owners of lot 4 has seen the plat and by way of email approved this proposal.

Commissioner Smith opened the public hearing.

No response.

Commissioner Papa motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

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

**Commissioner Papa seconded the motion.**

**Motion passed unanimously.**

7. DISCUSSION ITEMS

A. Discussion of General Information and project status.

Commissioner Henrie stated he has been asked when the developers disturb the soil what can be done to preserve the soil with native flowers.

Mr. Ellerman stated there have been times that a developer has sprayed with the flowers but most of the time it doesn't work. He stated some times the policing is complicated. Maybe there could be a bond.

Attorney Jeff Starkey stated some of the issues are covered under the nuisance ordinance. He stated most developers want to sell the lots so they want it to look good but when they don't the developer is responsible for the subdivision. He asked Lester Dalton about the northern corridor.

Mr. Dalton stated this has been in the planning process for a long time. The recent meeting with the public is just part of the process.

**Commissioner Papa motioned to adjourn the Planning Commission Meeting.**

**Commissioner Henrie seconded the motion.**

**Motion passed unanimously.**

Meeting adjourned: 6:18 PM

Attested to: Kathy Spring  
Kathy Spring, Zoning Technician

Washington City  
Signed by: Jason S. Smith  
Jason Smith, Chairman