



Community Development Department
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Minutes
WASHINGTON CITY PLANNING COMMISSION
September 16, 2015

Present: Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Papa, Commissioner Henrie, Commissioner Martinsen, Attorney Jeff Starkey, Councilman Nisson, Drew Ellerman, Lester Dalton, Kathy Spring, Craig Engel, Scot Sweet, Bethann McDonald, James Cope, Jordan Garrett, Kathy Cope, Troy Belliston, Steve Woolsey.

Meeting called to order: 5:30 PM

Invocation: Commissioner Henrie

Pledge of Allegiance: Commissioner Martinsen

1. APPROVAL OF AGENDA

A. Approval of the agenda for September 16, 2015.

Commissioner Henrie motioned to approve the agenda for September 16, 2015.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from September 2, 2015.

Commissioner Shepherd motioned to approve the minutes from September 2, 2015.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Smith abstained from item 4-A due to his firm worked on the project.

4. ZONE CHANGE

A. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-15-14 to change from R-1-6 (Single Family Residential) to R-3 (Multiply Family Residential) located at approximately 450 North 100 East.
Applicant: Craig and Tammy Engel

Background

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 1.28 acres, located approximately at 450 North 100 East. The requested change is from the current zoning of Single-Family Residential - 6,000 sq. ft. min. (R-1-6) to a proposed Multiple-Family Residential (R-3) zoning designation. The (R-3) request is for the purpose developing the parcel into a multi-family townhome project which would be required to obtain an approved Conditional Use Permit from the city if this proposed zone change is approved and adopted by the city.

The General Plan Land Use Designation for this location is Medium High Residential Density (MHD), which carries a 7 - 12 dwelling unit per acre density ratio. The surrounding zoning to this parcel is R-1-6 to the north and south, R-1-6 and R-2 to the west, and Mobile Home and R-3 and R-1-6 to the west.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-15-14, for the zone change request from Single-Family Residential - 6,000 sq. ft. min. (R-1-6), to the proposed Multiple-Family Residential (R-3), 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. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Henrie asked about block 51 and if they are single-family homes.

Mr. Ellerman answered there are 4 single-family homes with a shared driveway.

Commissioner Shepherd asked if the entrance is off of 100 East.

Mr. Ellerman stated the road would come off of 100 East.

Commissioner Shepherd asked if there could be 15 units.

Mr. Ellerman stated he thinks there will be about 14 units. He stated this was once approved as a PUD with 14 units that are townhomes.

Commissioner Papa asked if there would be a second access.

Mr. Ellerman stated no but there might be a requirement for a hammerhead at the end of the driveway.

Commissioner Papa asked about the fire hydrant.

Mr. Ellerman stated that would be worked out with the Fire Marshall but it will most likely be at the 100 East.

Commissioner Papa asked about street lighting.

Mr. Ellerman stated that would come later with the Conditional Use Permit stage.

Craig Engel stated the entrance would come off of the 100 East and he was the original owner from 2009 and is now bringing it forward for approval. He stated he wants to put this project as a family friendly project.

Commissioner Williams asked if there would be a block wall around the project.

Mr. Engel stated he would be putting a block wall around the project.

Commissioner Shepherd opened the public hearing.

Kathy Cope stated she has some concerns with the project. She stated there is a historical tree and would like to know if it will remain. She stated the traffic is also a concern. She stated there is also a historical site and feels this would disturb that. She stated there is an easement for drainage that is a concern. She stated the neighbors are concerned with renters and that would devalue the property values.

Commissioner Shepherd stated this has been sitting for a long time next to the freeway and people may not want to build a single-family home next to the freeway.

Ms. Cope stated they are concerned with traffic and property values.

Bethann McDonald stated she owns property next to the property. She stated the rumor is going to be an on ramp for the freeway. She stated she is opposed to this.

Lane Matthews stated he owns the 4 homes. He stated he went through this process and he wasn't approved at one time for townhomes. He stated his concern is the density of 14 units and parking. He stated next to the freeway he decided to build the 4 homes and people wanted to buy the single family homes.

Commissioner Williams asked the size of his homes.

Mr. Matthews stated 14,000 sq feet. He stated he isn't against this project but would rather see single-family homes.

Commissioner Williams asked about the value of the property next to a trailer park and homes that aren't taken care of. He asked if with a project coming in does he think this would affect the value of this project.

Mr. Matthew stated there is a slight buffer and next to the freeway does affect the value the appraisal came in at \$205,000 to \$250,000.

Commissioner Williams stated it would appear that it is within the market value and this wouldn't appear to devalue the property. He asked Mr. Ellerman if the zone for Mr. Matthews project would fit into a R-1-6.

Mr. Ellerman stated it would.

Commissioner Williams stated they would be the same as a 4-plex in comparison.

Scott Sweat stated his property is across the street. He stated they bought in 2010 and the trailer park is a different elevation and they can't see the trailers. His concern is the traffic and the big tree. He stated he didn't like the 4-plex in the beginning but it was well built. He stated he is concerned with the property value.

Commissioner Williams asked the size of his lot.

Mr. Sweat stated it is about .23 acres and they have remodeled the house. He stated he heard there is going to be a frontage road.

Commissioner Henrie motioned to close the public hearing

Commissioner Shepherd asked Mr. Ellerman about the tree.

Mr. Ellerman stated he didn't know if the tree is registered as historic.

Commissioner Shepherd asked what are the options as it is now.

Mr. Ellerman stated it depends on how it is laid out but there could possibly be 6 to 7 lots.

Commissioner Williams asked about the on ramp comment.

Mr. Dalton stated it could be but they are doing the environment study. He stated the zone change isn't a concern. The previous layout showed the corner for the frontage road.

Commissioner Henrie asked if there are other townhomes in the area.

Mr. Ellerman stated there is a trailer park and at the far end of 200 North there are some condos. It is about a block away to the east and north.

Commissioner Shepherd asked about the access on 100 East.

Mr. Ellerman stated the frontage would come off the elevation. He stated it is difficult to take away a trailer park because you would have to place the people elsewhere.

Commissioner Shepherd asked Mr. Engel about the easement.

Mr. Engel stated Rosenberg has addressed the easement and the drainage has been resolved. The power will come on 100 East. He stated he understands the concern and the plan is going to be that it would improve the value. He stated he understands the traffic concerns but doesn't feel it would be that great.

Jason Smith stated the drainage flow is southwest. Originally it would come to the easements but the neighbors don't want it so they would raise the site and drain to 100 East to the road. He stated they want the zone change so they can do the design.

Commissioner Shepherd stated this is difficult because she feels the developers want income property and the residents want single-family residential homes.

Commissioner Williams stated everyone has the right to develop and it isn't easy to keep the neighbors happy. He stated he feels this is a zoning process and is conflicted with the request.

Commissioner Papa stated he lives close to the freeway and without looking at the layout it is hard to know but it would be better keeping renters. He stated he would rather see 8 cars instead of 22 cars.

Commissioner Henrie stated there isn't a right answer sometimes and could argue both sides.

Commissioner Shepherd stated she would error on the side of caution.

Commissioner Henrie motioned to recommend approval to City Council with the findings and recommendation of staff because of the location of the property and is better suited for multi family units.

Commissioner Williams seconded the motion.

Commissioner Shepherd asked if this meets the General Plan

Mr. Ellerman stated it does.

Motion passed unanimously.

Commissioner Henrie stated he appreciates the public for coming and expressing their views.

Commissioner Williams stated everything is recorded and City Council will know their concerns.

5. MINOR SUBDIVISION

- A. Consideration to approve a Minor Subdivision for the Smith Living Trust 2 lot Subdivision located at approximately 2700 East Washington Dam Road. Applicant: Leon and Ora Smith

Background

Drew Ellerman stated the applicant is requesting approval for the conceptual design of the Smith Living Trust Minor Subdivision, located at approximately 2700 East Washington Dam Road.

The applicant is wishing to split the present 3.0 acre parcel into two lots. Lot #1 will be 1.36 acres, lot #2 will be 1.31 acres, and the remaining 0.33 acres will be dedicated to the city as part of the future expansion of Washington Dam Road (which will be widened at a later date).

The proposed minor subdivision is currently zoned Residential/Agricultural - One Acre Min. (RA-1), with the surrounding zoning of RA-1 zoning to the west, Open Space to the south, and RA-2 to east and north.

Staff has reviewed the requested proposal, and the proposed Smith Living Trust Minor Subdivision, conforms to the intent of the General Plan and meets the standards as set forth in the subdivision ordinance of the city.

Recommendation

Staff recommends that the Planning Commission approve the conceptual design of the Smith Living Trust Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan for the proposed area.
2. That the minor subdivision conforms to the Washington City 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. That a post maintenance agreement be recorded prior to the recording of the final plat.

Mr. Ellerman stated there is a road dedication so this will go to City Council and so the Planning Commission will do a recommendation to City Council.

Commissioner Papa asked if this is avoiding problems with a dedication. He asked if this could have been presented without the dedication.

Mr. Ellerman stated because the road will be widened it is staffs recommendation to do the dedication.

Commissioner Smith stated if the road was already dedicated Planning Commission could give approval.

Commissioner Shepherd asked if there is value to the property owner.

Attorney Starkey stated it is always part of the subdivision process to include roads.

Commissioner Williams asked for clarification of the location.

Mr. Ellerman stated it is next to Country Way Estates. He stated because this is only a two lot subdivision there isn't a public hearing.

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

Commissioner Williams seconded the motion.

Motion passed unanimously.

6. DISCUSSION ITEMS

A. Discussion of General Information and project status.

Kathy Spring asked the Planning Commission if they have anything they want to discuss to let her know. Also if there is something they want to present in the newsletter to let her know in advance.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Papa seconded the motion.

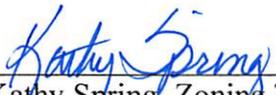
Motion passed unanimously.

Meeting adjourned: 6:43PM

Washington City

Signed by:


Jason Smith, Chairman

Attested to: 
Kathy Spring, Zoning Technician