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**Minutes**  
**WASHINGTON CITY PLANNING COMMISSION**  
**October 7, 2015**

Present: Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Martinsen, Councilman Nisson, Drew Ellermam, Lester Dalton, Kathy Spring, Russell Condie, Chantel Markel, Shauna Nikolaus, Bill Nikolaus, Wes Davis, Art Mitchell, Dennis Gibson, Richard Bagley, Stephen Byers, John Graham, Marc Raines, Jim Price, Karl Rasmussen, Dennis Iverson, Cheryl Koeven, Gary Koeven, Anlene Davis, John Talbot, Paige Butas, Bryan Butas, Aneita Millett, Janise Everett, Rosemary Sedgwick, Phyllis Hollingsworth, Karen Jolly, Rod Packer, Robert Steffes, Linda Steffes.

Meeting called to order: 5:35 P.M.

Commissioner Smith excuses Commissioner Henrie and Papa.

Invocation: Commissioner Smith

Pledge of Allegiance: Commissioner Martinsen

1. APPROVAL OF AGENDA

A. Approval of the agenda for October 7, 2015.

Commissioner Williams motioned to approve the agenda for October 7, 2015.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from September 16, 2015.

Commissioner Williams motioned to approve the minutes from September 16, 2015.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONDITIONAL USE PERMIT

- A. Public Hearing for Consideration to approve a Conditional Use Permit C-15-09 for a Power Transmission/Substation located within Washington City limits along Washington Fields Road to 3650 South to the Southern Parkway. Applicant: Dixie Power

**Background**

The applicant is requesting approval of a Conditional Use Permit to upgrade existing electrical utility lines and install new utility poles and lines, along with two electrical substations within the southeastern quarter of the Washington City limits.

The project will have two entry points, one from the southern boundary line running along the old Washington Fields Road (east of Highway 7), and the second entry coming in from the east city limit boundary at approximately 3300 south. The southern entry will come along the old fields road running north until it reaches approximately 6000 South. It then follows the Southern Corridor (Highway 7) northward until approximately 4400 South. This is a point where the Southern Corridor veers off the northeast and the transmission line continues due north until it reaches 3650 South Street. The eastern entry comes into the city at approximately 3300 south heading in a southwest direction until it reaches 3650 South. It then follows said road to (either the proposed) Washington Fields Road or just west of Camino Real (which is where staff recommends). The line at that point turns north, tying into the existing transmission line which runs along Majestic Drive/3090 South.

Two power substations will also be part of the project, with one at a point around 6000 South along the Southern Corridor (Highway 7), and the other substation roughly at the 1200 East and 3650 South (this substation is within the Gypsum Debris Basin which is part of BLM land). Inclosed in your report is a letter from Dixie Power explaining their request.

Staff is very desirous to see that the “alternate route” (shown as the dotted red line on the map) is the route approved as the transmission line turns north on 3650 South. The main reason for that request is to keep the very large pole that will be necessary to carry that/those lines off of the corner of Washington Fields Road and 3650 South Street. That is the intersection where the city has planned for our major commercial area of the Fields, and aesthetically, an extremely large power pole would be unacceptable at that location.

In closing, I need to remind the commissioners, that utility companies are protected by state statute. With that said, as long as right-of-ways and/or easements are obtained, and construction standards are adhered to, cities are required to approve applications for utility extensions and/or new construction. We are able to make sure that we have a say in the way those projects move through our community.

**Recommendation**

Staff recommends that the Planning Commission approve C-15-09, allowing for the expansion of the Dixie Power Transmission Lines (new and existing) and the building of two new Substations

as outlined in the report and according to the exhibit map in the southeastern quarter of the city limit boundaries, 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 size improvements shall meet the requirements of City, State and Federal adopted codes.
2. A building permit(s), with associated construction plans, will be obtained through the Building Department before any construction work.

Commissioner Smith asked about the substation to the north, where is it from the debris basin.

Mr. Ellerman stated the debris basin is on BLM property. The master plan road had to be so far from the debris basin.

Commissioner Smith stated the reason he asked is if the basin filled up it wouldn't get to the substation. He asked Mr. Ellerman if he is concerned with the route.

Mr. Ellerman stated he spoke with some of the people and they indicated they wanted the current route.

Commissioner Shepherd asked if it is low density on the General Plan.

Mr. Ellerman answered it would be low density or open space.

Commissioner Shepherd asked if the line would be behind the homes and Staheli Farm. She asked for clarification of the size of the poles.

Mr. Ellerman answered yes the homes would face Camino Real and that the line would be behind the homes. He stated he would let Dixie Power answer the question of the size of the pole.

Commissioner Williams asked if they have addressed the widening of the road.

Mr. Ellerman stated it has been worked out.

Russell Condie with Dixie Power stated the map that was handed out tonight is to help with the project timeline. The substation south of Majestic View was obtained from BLM in 2003. The other one by Stucki Farms is a small one. It is a 400 X 400 foot print yard. He stated the pole structure would be similar to the Washington fields one that is galvanized about 85 feet tall out of the ground the concrete is 8 ft and the pole is 6 foot in diameter. He stated before they brought this to the city they contacted the property owners to obtain property easements.

Commissioner Smith asked if there are easements on the alternate route.

Mr. Condie stated he spoke with the property owners and they want the easements as they are and to move it would involve a lot of property owners.

Commissioner Smith asked if the alternate route has easements.

Mr. Condie stated no the property owners wanted it to be along the street.

Commissioner Smith opened the public hearing.

Dennis Iverson asked about the east boundary and if it is the city.

Mr. Ellerman stated the grey line on the map is the city limit.

Robert Steffes asked why they couldn't use the existing line. He stated his property is next to the substation.

Mr. Condie answered they looked at that and they concluded that the existing easement was there before the subdivision was developed and poles are already there in back yards and it would be difficult to move them. They are 69 KB volts easements and they would have to go to each property owners to obtain new easements that would involve about 30 homes. The new plan doesn't involve a subdivision. There is a tortoise habitat in the northern parkway and they probably couldn't get the easements. They have had the substation location for about 13 years.

Commissioner Shepherd asked how many poles would there be along Washington Fields Road.

Mr. Condie answered roughly about 8 poles. The same as along 3090 they are about 16 feet in diameter.

Commissioner Shepherd asked if they road is widened in the future would this plan work.

Mr. Condie stated it is already inside the public works easements. There is already a distribution line along the Washington Fields Road.

Mr. Ellerman explained with the existing line wouldn't carry the greater line that they want to do.

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

Commissioner Shepherd asked for clarification from conversation with Mr. Staheli.

Mr. Ellerman stated Mr. Staheli didn't want the red line (alternate route) he wanted it to go along Washington Fields Road.

Commissioner Smith explained that to upsize they would have to go to the property owners to get new easements and it is difficult to do that. The substation is away from homes now.

Mr. Steffes stated his property is across the substation. He stated a 400 x 400 is a large area to look at. He stated if you let one tower come in then there are others that come.

Mr. Condie stated an easement was obtained in 1997. They came back in 2003 to obtain the property for the substation. He stated they obtained it from the BLM and isn't sure if noticing was done. The substation will look similar to the one at Church Farms and will be fenced. He stated to the east is bear paw poppy habitat.

Rod Packer stated on the map there is a 300-foot buffer and would there be compensation.

Mr. Condie stated he created the 300-foot buffer for noticing purposes to provide that labels that the city requires for public hearing.

Commissioner Shepherd stated with the option on Washington Fields Road the easements are already there the only problem is aesthetics.

Commissioner Williams stated power lines usually follow main roads.

Commissioner Smith stated it is necessary evil to view but it is necessary for us to have power.

**Commissioner Williams motioned to approve the Condition Use Permit with the findings and conditions of staff with the alternate route removed.**  
**Commissioner Martinsen seconded the motion.**  
**Motion passed unanimously.**

5. PLAT AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council regarding a Plat Amendment for the Gibson Minor Subdivision located at approximately 242 West 200 South. Applicant: Dennis Gibson

**Background**

The applicant is requesting approval of an Amended Final Plat for the Gibson Minor subdivision, located at approximately 242 West 200 South. The reason for this amendment request is due to the combining of parcels (4 and 5) which will eliminate lot line between the two lots (with lot #5 being removed).

Staff has reviewed the proposed amended final plat and finds it conforms to the 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 Amended Final Plat for the Gibson Minor 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. That a post maintenance agreement be recorded prior to the recording of the final plat.
5. Reference is made on the plat in regards to a "SID" or "Deferred Improvements Agreement".

Commissioner Smith opened the public hearing.

No response.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

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

**Commissioner Williams seconded the motion.**

**Motion passed unanimously.**

6. PLAT VACATION

- A. Public Hearing for consideration and recommendation to City Council for a Plat Vacation for Silverado Condominiums located at 184 West 300 North. Applicant: Jim Price

**Background**

The applicant is requesting approval of a Vacation of the Final Plat for Silverado Condominiums subdivision, located at approximately 190 West 300 North. The applicant is wishing to vacate

this subdivision that is now an expired Planned Unit Development (PUD), and having it vacated will allow the applicant to proceed with a new development plan.

With that said, it is necessary to have this plat vacated so that a future project at this same location can move forward. Staff is therefore recommending that the Silverado Condominiums subdivision be vacated as soon as possible.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of the Vacation of the Final Plat for the Silverado Condominiums subdivision, to the City Council based on the following findings:

**Findings**

1. The vacated final plat is necessary for the development of a new project within the city.
2. That the vacated final plat conforms to the Subdivision Ordinance as outlined.

Commissioner Smith opened the public hearing.

Bill Hudson asked if this is vacated what would the zoning be.

Mr. Ellerman stated the zone stays the same.

Commissioner Williams motioned to close the public hearing.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

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

**Commissioner Shepherd seconded the motion.**

**Motion passed unanimously.**

7. ZONE CHANGE

- A. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-15-15 to change from R-1-6 (Single Family Residential 6,000 sq foot lots) to R-3 (Multi Family Residential) located at approximately 190 West 300 North. Applicant: Jim Price

**Background**

The applicant is requesting approval to change the zoning of approximately 0.958 acres, located approximately at 190 West 300 North. 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/apartment project. If approved, the project would be required to obtain a Conditional Use Permit from the city.

The General Plan Land Use Designation for this location is Medium High Density Residential (MHD), which carries a 7 - 12 dwelling unit per acre density ratio. The surrounding zoning to this parcel is R-1-6 to the west and south, Mobile Home Park (MH) to the east, and Interstate-15 to the north.

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-15-15, 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 Smith opened the public hearing.

Bill Hudson stated with the current zoning how many units verses how many with the change.

Mr. Ellerman stated currently up to 4 and 11 with the change.

Mr. Hudson stated that the change is substantial and he is opposed to the change because he would rather have single-family homes.

Karl Rasmussen stated with the lay of the land it is unfeasible because of the slope of the land and it is next to the freeway and normally people don't want a new home by the freeway. It also has the broiler next to it. He stated the developer only wants to do the 8 units that were originally approved.

Addison Everett stated he feels there is another project coming on the agenda that is multi units and that is changing the concept of downtown.

Jim Price stated it is not feasible to build 4 homes/lots. He stated a lot of the property isn't useable. He stated it would be built to look nice and would increase the value of the property.

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

Commissioner Smith stated this is a difficult piece of property and he understands the concerns of the citizens and what they want the downtown to be but they need to make a decision.

Commissioner Williams stated there is a need for multi family homes and this is next to a freeway. He stated if this were next to some nicer larger homes it wouldn't be a good fit.

Commissioner Shepherd stated they try to protect the city and the citizen but they also understand that property owner have the right to develop their property and this property is next to a freeway.

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

**Commissioner Williams seconded the motion.**

**Motion passed unanimously.**

- B. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-15-16 to change from R-1-6 (Single Family Residential 6,000 sq foot lots) to R-3 (Multi Family Residential). Located at approximately 100 North 50 West Applicant: Wes Davis

### **Background**

The applicant is requesting approval to change the zoning of approximately 0.82 acres, located approximately at 50 West 100 North. 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 apartment 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 Density Residential (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, west and east, Administrative Professional (AP) and C-2 to the south.

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-15-16, 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.

Wes Davis stated with the property they carefully reviewed the General Plan and this plan seemed to work well. He stated most cities have a higher density in the city downtown area where people live, shop and work. He stated the units will be built beautifully and in the area where there is commercial there are usually multi family homes. He stated the property on the corner is already a rental. He stated he tried to meet with the property owners and the ones he met with were okay with this.

Commissioner Williams asked the size of the units.

Mr. Davis stated they would be 2 bedrooms about 800 to 900 sq foot units for a total of 3,400 to 3,800 print sq foot.

Commissioner Smith opened the public hearing.

Bill Hudson stated he opposes this. He stated R-1-6 fits the downtown area and the more apartments come in it encroaches on what they want downtown to be. He stated this property has been on the market for years and advertised as multi family. He stated most of the lots are large lot with irrigation rights.

Brian Butas stated he lives on the corner, he stated he likes the small downtown look and the more of the apartment and multi family it takes from the feel they want for downtown. He stated this is a prime piece of property with the church property near this property. He stated he hears it will look good but in time it looks run down.

Paige Butas stated this lot is surrounded by small downtown look and this multi family won't fit in and there are gardens and chickens and people want to maintain this in downtown area. She stated no one wants this in the neighborhood and they will continue to fight this type of project.

Aneita Millett stated she has lived here since 1993 and is opposed to multi family. She stated Randy Paxman tried a multi family and it was turned down. She stated this road is used by a lot with kids. She stated she would rather see homes in that area. She stated this will be two stories high and will look down into other people's property. She stated this is supposed to be the historical part of the city.

Rosemary Sedgwick stated she was born and raised in Washington City and is concerned with the noise with multi family and crime will increase. She stated she works with the school and has seen a change with transient people coming and going. She stated she would like to see more low-income homes. She is also concerned with property values. She would like to see single-family homes.

Janise Everett stated the home on the corner was rented to her son. She stated with multi family on a small lot that is narrow it doesn't seem like the units would fit.

Gary Koeven stated he is offended by the comment that there are ugly homes in that area. He asked if this is approved could the developer come back to request more units. He stated he wants it to stay the way it is. He stated he doesn't agree with the General Plan and is sure the citizens didn't agree to it.

Bill Nikolaus stated his wife contacted the city a number of years ago about preserving the home and was told no. He stated he was told no horses and chickens on this property. He stated the neighbors have their homes and gardens. He stated if he could build a barn he wouldn't have to move somewhere else. He stated this is the second time this has come to the city. He stated he has already been turned down. He stated he is interested in any plan that would work feasibly for this property.

Commissioner Williams asked if this is zoned for horses.

Mr. Ellerman stated no.

Shawna Nikolaus stated they moved up north because they wanted to keep horses and recently lost their water rights because they didn't get the irrigation bill from the city. She stated she gets the utility bill so the city does have their address. She stated she contacted the city and was told they don't have irrigation rights. She stated they are paying \$1,200 to \$1,400 in property tax and they can't do anything with it. She stated the neighbors have complained all the time to the city. She stated they couldn't afford to clean up the old house if she could sale the property.

Ms. Millett stated why didn't they do a zone change to allow for a horse and chickens. She stated she would rather have her horses and chickens.

Mr. Ellerman stated the General Plan wouldn't allow it.

Mr. Nikolaus asked they didn't get notice about the water rights the city needs to give the water rights back. They send a newsletter so they have their address.

Commissioner Williams asked Mr. Davis with this piece of ground could he do a small project with small homes. He stated he owns a condo with two stories and it looks into other property.

Mr. Davis stated he has to come back with a design so there is no design at this time that is two stories. This is just for a zone change. He stated the easements would remain. He stated as long as the General Plan states this is what can go in and it should be considered for approval, this is for a zone change to see what they can put in. They will have to come back for a conditional use permit at a later time after the zone change happens.

Commissioner Shepherd asked currently how many houses could they put in.

Mr. Davis stated two homes and maybe 4 townhomes, which doesn't make sense.

Commissioner Shepherd asked Mr. Davis if he know about the 4 homes with a shared driveway at about 400 north.

Mr. Davis stated he isn't aware of that project.

Ms. Millett asked about the community garden, could the city buy the property for a community garden or a museum.

Bryan Butas asked what it is zoned currently.

Commissioner Smith stated R-1-6. He stated R-2 fits the General Plan. He stated there have been public hearings and professionals helped create the General Plan. He explained there has been public hearing to approve the General Plan.

Mr. Butas stated this lot has a lot of weeds and no one here has complained about it. He stated no one is for it. He stated he wouldn't like two-story building next to him and this property is elevated. This would block sunrises and this will devalue the property. He stated this is not a low-income property.

Ms. Nikolaus stated she purchased the property and was told by the realtor she could keep animals and that it was zoned for multi family use. She stated it has been on the market for some time and she can't sell it and if the property is so desirable why can't she sell it. She stated she needs to sell the property because she can't take care of the property and she can't afford it.

Ms. Butas asked how does a multi family project benefit the city and the value of the homes in the area.

Ms. Nikolaus stated having small homes aren't any more of an improvement than the units.

Mr. Hudson stated downtown was zoned a long time ago and now the city needs to find a way to make it work with the citizens that have been there.

Commissioner Smith asked Mr. Hudson how the city could govern property.

Mr. Hudson stated they have to pay more with having to put in curb and gutter.

Commissioner Smith stated Mr. Hudson is asking the city to do something but what does he want the city to do.

Gary Koeven stated the reference is made to the General Plan and he feels it needs to change or they would have to move.

Mr. Ellerman stated any one that owns property could request a General Plan change. He stated everyone states the city need to change the General Plan but the citizens have to come in and request the change by applying for it. He stated two story buildings could come next to you with a single-family home. He stated on this property they could build homes that are two stories.

Mr. Nikolaus stated the old home is two stories.

Commissioner Williams motioned to close the public hearing.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Commissioner Shepherd stated she appreciates the property owners that are in the downtown area. She stated she does feel the city needs to support that desire. She stated if the city pushes a lot of multi family people would leave. She has sympathy for property owners that want to develop. She stated no matter what happens to this property it will not fit in because it will be newer. She stated this property is developer has options unlike the previous item on the agenda.

Commissioner Williams stated when he first came to Washington City he remembers horses and chickens were in the downtown area. He stated in the middle of St George there are large homes and next to them there are multi family. He stated he doesn't like the layout of this project.

Commissioner Smith stated as a Planning Commissioner he has always had a hard time with this type of request. The property owners want to maintain what they have and a property owner wants to do something else. He stated he has seen where developments have been built and turned out well. He stated surrounding commercial area there are multi family use. He stated he is okay with a higher density maybe not this plan.

**Commissioner Shepherd motioned to deny to City Council based on it doesn't fit in with the area.**

**Commissioner Williams seconded the motion.**

**Commissioner Williams Aye**  
**Commissioner Shepherd Aye**  
**Commissioner Smith Nay**  
**Commissioner Martinsen Aye.**  
**Vote 3-1**

8. GENERAL PLAN AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment G-15-04 request to change from MD (Medium Density Residential) to MHD (Medium High Density Residential). Located approximately Buena Vista Blvd and Tortoise Rock Drive. Applicant: John Graham

**Background**

The applicant is seeking to amend the General Plan Land Use Map in the area located at the northwest corner of Buena Vista Blvd. and Tortoise Rock Drive. The requested area covers 3.00 acres. The current Land Use designation is Medium Density Residential (MD). The applicant is seeking to have the Land Use designation changed to the Medium High Density Residential (MHD) designation as outlined in the General Plan.

The wish is to amend this parcel for a possible future zone change request for a multi family development at this location. It is for that purpose that staff is not giving a recommendation, either direction, for this application. Washington City is already strapped for potential commercial properties, and this property in question, which is currently zoned Service Commercial (C-2). Therefore, it would be difficult to lose another commercial parcel to a residential zoning development. The current surrounding General Plan Land Use designations are Medium Density Residential to the north, west and south, and Community Commercial (CCOM) to the east.

**Recommendation**

Staff has no recommendation for the Planning Commission on G-15-04 to amend the General Plan Land Use Map as outlined above, to the City Council.

Marc Raines stated he represents Mr. Graham and Mr. Graham has explored people to develop commercial and has not been able to. There is not much frontage. The neighboring zone is Z-1-6. He wants to possibly do a care facility and would have to do a General Plan Amendment. He has been in control of the property for 25 years and wants to finish out the area. He stated there is a lot of commercial along Buena Vista but nothing is happening.

Commissioner Smith opened the public hearing.

No response.

Commissioner Williams motioned to close the public hearing.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

Commissioner Williams stated residential makes sense for this are.

Commissioner Shepherd stated she agrees.

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

**Commissioner Williams seconded the motion.**

**Motion passed unanimously.**

9. DISCUSSION ITEMS

A. Discussion of General Information and project status.

No discussion items.

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

**Commissioner Martinsen seconded the motion.**

**Motion passed unanimously.**

**Meeting adjourned: 8:25 PM**

Washington City

Signed by: Jason Smith  
Jason Smith, Chairman

Attested to: Kathy Spring  
Kathy Spring, Zoning Technician