



Community Development Department
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Minutes
WASHINGTON CITY PLANNING COMMISSION
February 3, 2016

Present: Commissioner Smith, Commissioner Martinsen, Commissioner Hardman, Commissioner Photsomphou, Attorney Jeff Starkey, Councilmember Kolene Granger, Drew Ellerman, Lester Dalton, Kathy Spring, Macen Walker, Brandee Walker, Scott Duffin, Ben Willits.

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

Commissioner Smith excused Commissioner Henrie and Commissioner Papa.

Commissioner Smith welcomed new Commissioner Photsomphou. Commissioner Photsomphou said he is originally from Las Vegas but moved here from Phoenix Arizona. He works for St George City in the Parks department. He and his wife have 2 children ages 2 years old and 5 months old.

Invocation: Commissioner Martinsen

Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

A. Approval of the agenda for February 3, 2016.

Commissioner Hardman motioned to approve the agenda for February 3, 2016.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from January 20, 2016.

Commissioner Martinsen motioned to approve the minutes from January 20, 2016.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Hardman discloses that one of the partners at his firm works with Jack Fisher Homes but he will not abstain and will vote.

4. CONDITIONAL USE PERMIT

- A. Public Hearing to consider approval of a Conditional Use Permit C-16-02 request for a new building 5 foot from the property line on the north and west side of lot 33 in the Rio Virgin Industrial Park located at approximately 1398 South Sandhill Drive. Applicant: Scott Fordham

Background

Drew Ellerman stated the applicant is requesting approval of a Conditional Use Permit for a reduction in the side and rear yard setbacks on the interior lot lines, from the required ten foot (10') to a five foot (5') setback for both. The project is located at 1398 South Sandhill Drive.

The applicant is wishing to develop their business, with the associated building, on this property.

The new office/storage building will be required to meet the standards as outlined in the city adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for the reduced setback.

Recommendation

Staff recommends that the Planning Commission approve C-16-02, allowing for a reduction of the side and rear yard setbacks, as shown in the applicant's exhibit, to five feet (5') for both requested reductions, 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. All site improvements shall meet the requirements of City and State adopted codes.
2. All construction on the site will be in accordance with the adopted building and fire codes of the city.
3. Grading permit needs to be applied for and issued prior to construction beginning.
4. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.

Commissioner Smith asked if there are any utilities to the lot.

Mr. Ellerman stated no. There is a block wall there.

Commissioner Photsomphou asked about drainage.

Mr. Ellerman stated they have to get site plan approval first so drainage is addressed then.

Commissioner Photsomphou asked if they would be doing light manufacturing.

Mr. Ellerman answered yes because it is zoned light industrial.

Commissioner Martinsen asked where this is in relation to the Hansen Landscaping.

Mr. Ellerman stated next to this.

Commissioner Hardman asked if there are any concerns with the neighbors.

Mr. Ellerman stated notices were done and the Hansen's got the same type of request.

Commissioner Smith opened the public hearing.

No response.

Commissioner Martinsen motioned to close the public hearing.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

Commissioner Martinsen motioned to approve the Conditional Use Permit.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

5. FINAL PLAT

- A. Consideration and recommendation to City Council for the NuTeam Industrial Park final plat located at approximately 1800 East 1250 South. Applicant: James Jessop

Background

Drew Ellerman stated the applicant is requesting approval of a final plat for the NuTeam Industrial Park subdivision, located at approximately 1800 East 1250 South. This particular subdivision is proposing 6 lots on an area covering 4.53 acres. The specific location of this subdivision is zoned Heavy Industrial (I-2). The Preliminary Plat was approved back on April 22, 2015.

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 NuTeam Industrial Park 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.

Mr. Ellerman stated there is only one difference to what was approved for the Preliminary plat. Lot 7 is combined with lot 4. They would have to come back if they decide to do lot 7 with an amendment.

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

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

6. PRELIMINARY PLAT

- A. Tabled from January 20, 2016 the continued Public Hearing for consideration and recommendation to City Council for the Coral Canyon Area 4 Phase 2 Preliminary Plat located at approximately Black Canyon Ave south of Rock Creek Drive.
Applicant: Jack Fisher Homes, Ben Willits

Background

Drew Ellerman stated the applicant is requesting approval of a Preliminary plat for the Coral Canyon Area 4, Phase 2 subdivision, located at approximately Black Canyon Avenue and Rock Creek Drive of the Highland Park area of Coral Canyon. The zoning designation at this particular location is Planned Community Development (PCD).

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Coral Canyon Area 4, Phase 2 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:

- A. A title report.

- B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Smith asked if with the PCD does it meet the density.

Mr. Ellerman answered yes. He stated Coral Canyon and Sienna Hills have come in with less lots. This is good unless the water and sewer have been put in.

Commissioner Photsomphou asked about the amenity portion.

Mr. Ellerman stated he would let the applicant answer that question.

Commissioner Photsomphou asked if it would be turned over to the city as a park.

Mr. Ellerman answered no because it needs to be 5 acres.

Ben Willits stated they have only done preliminary ideas. He stated to the north of the parcel there is a city gas and water line. He stated they could use it as a pool area and the bottom portion would be recreation area. There is also a trail system. This will be open to the entire HOA in Coral Canyon.

Commissioner Smith opened the public hearing.

No response.

Commissioner Martinsen motioned to close the public hearing.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

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

Commissioner Hardman asked if it would be better to have the applicant call out the amenity.

Commissioner Smith stated this is a PCD and it is part of the PCD agreement. He stated there are parks and amenities per the development agreement. An example is the park in Highland Park.

Mr. Ellerman stated they need to build according to their PCD approval but the city can't require more.

Commissioner Smith asked Mr. Willits about the time frame.

Mr. Willits answered they plan to build the southeast phase first then the northern park will be the second phase. First phase would be about 15 to 20 and the amenity will be part of the first phase.

Commissioner Smith asked if they would show what they would be doing with the amenity area.

Mr. Willits stated they could have something as a conceptual plan to show by City Council.

Commissioner Hardman stated he just didn't want an open end amenity but if it matches what the agreement states he is fine.

Mr. Willits stated he would rather not ask the HOA what they want because it would be more than what is approved and who would pay for it. He stated in the by law there would be about a \$500 amenity fee.

Mr. Ellerman stated SITLA would still be involved because they own the land. SITLA watches what goes on in Coral Canyon.

Commissioner Hardman motioned to recommend approval with the recommendation that they bring a conceptual plan for the amenity area with the findings and conditions of staff. Commissioner Martinsen seconded the motion. Motion passed unanimously.

7. DISCUSSION ITEMS

- A. Discussion and Planning Commission training on Public Meetings and Public Hearings.

Kathy Spring stated that she sent an email with a link to David Church's presentation. She stated it is important to know the open meeting and public hearing act.

Jeff Starkey stated he has a hand out for the Commissioner's about a summary of the Utah Open and Public Meetings Act.

Mr. Ellerman explained the difference between preliminary plats and final plats in regards to public hearings and what is noticed.

**Commissioner Martinsen motioned to adjourn the Planning Commission Meeting.
Commissioner Hardman seconded the motion.
Motion passed unanimously.**

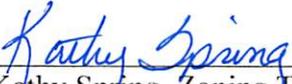
Meeting adjourned: 6:48 PM

Washington City

Signed by: _____


Jason Smith, Chairman

Attested to: _____


Kathy Spring, Zoning Technician