



Community Development Department
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Minutes
WASHINGTON CITY PLANNING COMMISSION
April 6, 2016

Present: Commissioner Smith, Commissioner Henrie, Commissioner Papa, Commissioner Martinsen, Commissioner Hardman, Commissioner Phetsomphou, Attorney Jeff Starkey, Councilmember Nisson, Councilmember Granger, Drew Ellerman, Kathy Spring, Wynn Muller.

Meeting called to order: 5:30 P.M.

Invocation: Commissioner Martinsen

Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

A. Approval of the agenda for April 6, 2016.

Commissioner Hardman motioned to approve the agenda for April 6, 2016.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from March 16, 2016.

Commissioner Henrie motioned to approve the minutes from March 16, 2016.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. PLAT AMENDMENT

A. Consideration and recommendation to City Council for the Sienna Hills Elementary Plat Amendment located at approximately 1850 East Grapevine Crossing.

Applicant: State Trust Lands, Aaron Langston

Background

The applicant is requesting approval of an Amended Final plat for the Sienna Hills Elementary Minor subdivision, located at approximately 1850 East Grapevine Crossing. This particular amendment request is simply to change the name of the street on the west boundary of the platted area, and to update the owner's dedication portion of the plat.

Staff has reviewed the proposed amended final plat and finds it conforms to the zoning at this particular location (PCD), the subdivision is also in conformance to the Subdivision Ordinance of the City. Staff is recommending that the amendment be recommended for approval.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Sienna Hills Elementary 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. 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 Smith asked if there are any other changes.

Mr. Ellerman answered no.

Commissioner Henrie asked where this road connects to Grapevine Crossing. It appears that on the plat that Grapevine Crossing ends.

Mr. Ellerman stated Grapevine Crossing does end at the round about and in the future it might continue on the other side of the round about.

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

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. MINOR SUBDIVISION

- A. Consideration to approve a conceptual Plan for the Prestwich Minor Subdivision located at approximately 100 East 200 North. Applicant: Scott Prestwich

Background

The applicant is requesting approval for the conceptual Prestwich Minor Subdivision plan, located at the southeast corner of 200 North 100 East. The applicant is wishing to split the present 0.326 acre parcel into two lots. Lot (1) of the subdivision will be 7,336 sq. ft. (0.168 ac.) and has the current existing home on it. Lot (2) of the subdivision will be 6,845 sq. ft. (0.147 ac.) and will be the newly created portion of the proposed split. Both proposed lots meet the minimum 6,000 square feet required for the zoning at this location.

The proposed minor subdivision is currently zoned Single-Family Residential - 6,000 sq. ft. min. (R-1-6), with the surrounding zoning of R-1-6 to the north, south, west and east.

Staff has reviewed the requested proposal, and the proposed conceptual Prestwich Minor Subdivision plan, conforms to the standards as set forth in the Zoning Regulations and Subdivision Ordinance of the city.

Recommendation

Staff recommends that the Planning Commission approve the conceptual design of the Prestwich 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.
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.

Commissioner Hardman asked about condition 1 and if there are still completion of improvements that need to be done.

Mr. Ellerman stated the sidewalk would have to be installed.

Commissioner Hardman asked with this subdivision would a post agreement be necessary.

Mr. Ellerman stated if it does Lester would require it before he would sign the mylar to be recorded.

Wynn Muller stated the sidewalk is in and lot 2 would be bonded for so they don't have to tear it up. The sidewalk would be bonded for the last 60 feet.

Commissioner Henrie asked about the handicap sidewalk corner.

Mr. Muller stated it is being poured tomorrow.

Commissioner Henrie stated he appreciates people that come in and clean up areas and this is an appreciated change.

Commissioner Papa motioned to approve the Minor Subdivision with the findings and conditions of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

6. DISCUSSION ITEMS

A. Discussion of General Plan.

A Handout of Chapter 6 General Elements of the Land Use Plan and Chapter 8 Land Use Plan of the General Plan.

Mr. Ellerman stated there are two different outside helps to review the General Plan. One of the things to discuss is Chapter 1 to look at long-term planning and review Chapter 8 for any considerations to change. He asked the Commissioner's to look at the handout and see if there are any changes they would like to consider. The General Plan is the spirit of the law and the zoning is the letter of the law. Some of the things will have already changed. Consider new needs as they review the General Plan. Consider short term and long term planning.

Mr. Ellerman stated there would be surveys and meetings with the citizens. He cautioned the not in my back yard comments from the citizens. The original was done in 1997 and the current one is 2005. It is time to review it and consider the input of the citizens that have come in the last 11 years.

Commissioner Martinsen motioned to adjourn the Planning Commission Meeting.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:25 PM

Attested to: Kathy Spring
Kathy Spring, Zoning Technician

Washington City

Signed by: Rex Papa

~~Jason Smith, Chairman~~

Rex Papa Pro Tem Chairman