



Community Development Department
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MINUTES

Washington Planning Commission August 3, 2016

PRESENT: Commissioner Smith, Commissioner Henrie, Commissioner Papa, Commissioner Hardman, Commissioner Martinsen, Attorney Jeff Starkey, Councilmember Granger, Drew Ellerman, Lester Dalton, Jim Guynn, Kathy Spring, Kent Beecher, Marie Langness, Mel Langness, Robyn Stratton, Brian Stratton, Leanne Hoopes.

Commissioner Smith excuses Commissioner Phetsompou
Called to order: 5:30 P.M.

Invocation: Commissioner Henrie

Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

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

Commissioner Papa motioned to approve the agenda for August 3, 2016.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from July 6 2016.

Commissioner Henrie motioned to approve the minutes from July 6, 2016.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

NONE

4. PLAT AMENDMENT

A. Public Hearing for consideration and recommendation to City Council for the OK Corral Subdivision Plat Amendment located at 1266 East Washington Dam Road. The purpose is to combine lot 1 and 2. Applicant: Ray and Robyn Stratton

Drew Ellerman stated the noticing was incorrect and would recommend this item to be table to August 17, 2016.

Commissioner Martinsen motioned to table 4-A until August 17, 2016.
Commissioner Papa seconded the motion.
Motion passed unanimously.

5. CONDITIONAL USE PERMIT

- A. Public Hearing to consider approval of a Conditional Use Permit C-16-07 for a Daycare Facility located at 1266 East Washington Dam Road. Applicant: Robyn Stratton

Background

The applicant is requesting approval of a Conditional Use Permit to open a daycare facility located on an Industrial zoned parcel, at approximately 1266 East Washington Dam Road. Daycare facilities are permitted in I-1 zoned properties, through the Conditional Use Permit approval process.

The daycare will run from 7:00 a.m. to 7:00 p.m., Monday through Friday. The applicants will be building a new structure in the OK Corrals Subdivision that will house the proposed daycare business. Though the exhibits are extremely elementary in presentation for standard conditional use permit applications, the intent of the C.U.P. requirement for daycare facilities in Industrial zoned parcels is to simply assure that their location is appropriate and suitable with surrounding businesses and/or uses.

The surrounding zoning is Light Industrial (I-1) to the south and west, Heavy Industrial (I-2) to the north, and Residential/Agricultural - Two Acre Min. (RA-2) to the east.

The proposed location is desirable for such a use (easy access in and out), and surrounding development around the daycare facility is not too harsh or conflicting. Some work will have to be done on the site plan to meet all city requirements for business development, but staff is confident that we will be able to work all those things out as the project moves forward through construction plan review and approval processes.

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

Recommendation

Staff recommends that the Planning Commission approve C-16-07, allowing for a daycare facility to be located at 1266 Washington Dam Road, 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 (or exceed) the requirements of City and State adopted codes, including (but not limited to) Building and Fire Safety Codes.
2. Before building permits can be issued, the subdivision plat for OK Corrals (Amended) will need to be amended again (which shall be approved by Washington City) and recorded at the County Recorders Office. This condition is due to the fact that the applicants are combining lots 1 & 2 of the subdivision into one lot.
3. The maximum number of children will be no greater than that which is approved through the State of Utah, and licensed by and through the State as well.
4. The children shall be kept in the building or backyard play area during operating hours (unless arriving or departing at the beginning or end of each day).
5. A copy of the State of Utah license for Daycare facility will be kept current and on file at the Community Development Department offices.
6. The trash dumpster will be screened from view, the screening method will be reviewed and approved by staff, before construction of the screening takes place.
7. All lighting will be directed inward toward the site
8. All signage will be in accordance to the city adopted sign regulations.

Commissioner Papa asked about condition 2.

Mr. Ellerman stated the wording should be " based upon approval of Washington City". He stated the site plan exhibit needs to be adjusted to meet the requirements. He reviewed the colors of the building and is glad to see some stone.

Lester Dalton stated the access would be a shared access.

Commissioner Papa asked if it is off of Washington Dam Road.

Mr. Dalton stated yes.

Commissioner Smith opened the public hearing.

Marie Langness owns lot 50 on the opposite side of the road. She stated she wants to keep this industrial and doesn't want to pay for road improvements and wants to make sure there isn't any parking in front of her property. She stated she doesn't want her taxes to increase.

Mel Langness stated he believes there is a water line through the property. He stated he wants to make sure it continues to be effective.

Commissioner Papa asked if the well water is available to all of ok corrals.

Mr. Langness stated it does. He stated he has owned the property since 2004 and he believes the water comes through lot 2.

Commissioner Hardman asked if Mr. Langness thinks the water line goes through lot 2. He asked if there is a recorded easement.

Mr. Langness stated he thinks it comes down the sidewalk about 3 feet. He stated there is an easement but he couldn't find any paperwork.

Commissioner Hardman asked if the well is private.

Mr. Langness stated it is water for all of OK Corrals.

Jeff Starkey stated he would suggest that everyone talk about it.

Commissioner Hardman stated they need to know where it is so if there is a break the parking lot might have to be dug up.

Mr. Stratton stated they would find where it is and preserve the water line.

Mr. Langness stated he doesn't know for sure where the line it located.

Commissioner Hardman stated it would be a good idea to have a survey look for it.

Kent Beecher stated he is concerned with the location of the Daycare. He stated there are semi's going by this area and today he counted 8 of them. He stated this is the access and exit to the subdivision. He stated with drop off and pick up it would add to the congestion. He stated to the south is a stucco company and the traffic is congested. He stated he thinks that parents wouldn't want their children going there.

Commissioner Papa asked for clarification of the adjacent property.

Mr. Beecher stated he has the pallet company south of this property.

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

Robyn Stratton stated there will be a 6 foot block wall around the property. She stated there would be no parking on the road.

Commissioner Smith asked about the truck traffic.

Ms. Stratton stated she isn't concerned with the traffic.

Commissioner Hardman asked if they own the property.

Ms. Stratton stated they do own the property.

Commissioner Papa asked what the speed limit is on Washington Dam Road.

Ms. Stratton stated 35 mph.

Commissioner Papa asked Mr. Dalton if there would be an increase in the speed limit.

Mr. Dalton stated he stated the max would be 40 and not likely because of the accesses along Washington Dam Road. A lot of the accesses are grandfathered in.

Mr. Beecher stated he would propose the Thoroughbred Road be cut off.

Commissioner Smith stated that wouldn't work because of connectivity. He stated the kids would be dropped off and picked up inside the property and there is going to be a block wall around the property. He stated he would like to see a good plan for drop off and pick up.

Commissioner Henrie asked if it is one way flow.

Ms. Stratton stated it is.

Commissioner Hardman stated the parents usually are careful about the safety.

Commissioner Papa asked what is the maximum of children she could have.

Ms. Stratton stated 60 at the most.

Commissioner Hardman stated before making a decision he would like to review the elements of approval to make a motion.

Commissioner Smith stated he feels a discussion is good.

Commissioner Hardman stated he would like to discuss the findings. For example 1 it is a good contribution to the community. Is it in harmony with the community?

Jeff Starkey stated that the standard for a CUP is as long as it meets code and requirements.

Commissioner Smith stated findings are first wellbeing to the community and he feels this is important to the community. He stated Washington Dam Road is an area of all things.

Mr. Ellerman stated he feels Daycare is necessary and along Washington Dam Road would provide convenient with those that come and go to work.

Commissioner Smith stated the school in this area didn't find a problem with going in the area. He stated the safety has been taken care of by where the drop off and pick up area and the block wall.

Commissioner Papa asked about any chemical or hazardous events.

Mr. Ellerman stated this is a I-1 and even though I-2 is across the street is storage units. He stated this location isn't as prone to events because chemical type businesses go into I-2.

Commissioner Smith stated the other finding is this has to meet state and local requirements and licenses. He stated the Fire Marshall is present and hasn't spoken of any issues. There is a requirement for the plat to be amended and a building permit is going to be required. The plat amendment will be heard on August 17th. The maximum number of children have been discussed and the wall will be installed as protect to the children.

Commissioner Papa asked about the food preparation.

Mr. Ellerman stated the Health Department is going to approve a food handler permit.

Commissioner Papa motioned to approve the Conditional Use Permit with the condition #2 changed from shall to "based on approval of Washington City".

Commissioner Henrie seconded the motion.

Motion passed unanimously.

6. FINAL PLAT

- A. Consideration and recommendation to City Council for the Bedford Subdivision Final Plat located at approximately 3800 South Washington Fields Road. Applicant: Dan Hoopes

Background

The applicant is requesting approval of a final plat for the Bedford subdivision, located at approximately 3800 South Washington Fields Road. This particular subdivision is proposing 3

lots on an area covering 16.55 acres. The specific location of this subdivision is zoned Multiple-Family Residential (R-3) and Community Commercial (C-1). The Preliminary Plat was approved back on June 8, 2016.

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 Bedford 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 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. The landscape buffer along Washington Fields Road needs to be shown and reference needs to be made that it is to be maintained by the HOA and/or property owners.
7. P.U.E’s along Treasure Valley Road need to be shown as ten foot (10’) not twenty foot (20’) as now appearing on the plat.

8. Treasure Valley Road possible future alignment(s) need to be shown and reference made that the developer of lot #1 will be responsible for the improvements of the road and dedication to the City.

9. Note needs to be added that the developer of lot #3 will responsible for the improvements on Treasure Valley Road, and also, the extension and improvements with the dedication of 3940 South.

10. Access restrictions need to be shown on 3940 South, and also, the stub access into lot #1. These need to be in compliance with the City's "Access Management Plan".

Commissioner Smith asked about item 8, is there a width of the road.

Mr. Ellerman stated it is 60 feet.

Mr. Dalton stated it might be a 66 foot road.

Mr. Ellerman stated the condition could read a dedicated road up to 66-foot right of way to the city.

Leann Hoopes asked if the road has to be built and dedicated.

Mr. Ellerman stated yes.

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

Commissioner Henrie seconded the motion.

Motion passed.

7. DISCUSSION ITEMS

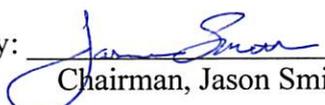
A. Discussion on workshops held July 20th and 21st, 2016

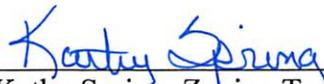
Commissioner Smith stated he thinks the workshops went well.

Mr. Ellerman stated he wants to thank Commissioner Henrie for noticing the wards in the area. He stated he felt the meeting went well. He stated the comments seem to match the survey.

Commissioner Papa adjourned the meeting at 7:20 P.M.

Washington City

Signed by: 
Chairman, Jason Smith

Attested to: 
Kathy Spring, Zoning Technician