
Planning Commission Minutes
February 20, 2019

Present: Commissioner Papa, Commissioner Henrie, Commissioner, Commissioner Martinsen, Commissioner Phetsomphou, Commissioner Coats, Commissioner Hansen, Councilmember Ward, Attorney Jeff Starkey, Drew Ellerman, Kathy Spring, Paul Mogle, Justin Whitworth, Mark Whitworth, Ellen McAfee, Brandee Walker.

Meeting called to order: 5:30 PM

Invocation: Commissioner Phetsomphou

Pledge of Allegiance: Commissioner Hansen

1. APPROVAL OF AGENDA

- a. Approval of the agenda for February 20, 2019.

Commissioner Martinsen motioned to approve the agenda for February 20, 2019.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from February 6, 2019.

Commissioner Coats motioned to approve the minutes from February 6, 2019.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

3. PRO-TEM FOR 2019

Commissioner Coats motioned to approve Commissioner Martinsen as Pro Tem for 2019.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

4. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Martinsen disclosed that he lives less than a mile from item 5A.

Commissioner Henrie disclosed that he lives less than a mile from item 6A.

5. FINAL PLAT

- a. Consideration and recommendation to City Council for the Brio Phase 5B Final Plat located at approximately Millcreek Spring Drive and Via Del Norte. Applicant is Cole West, Reed Scow.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Brio, Phases 5B subdivision, located at approximately Millcreek Spring Drive and Via Del Norte. This particular subdivision is proposing 25 lots on an area covering 7.371 acres. The specific location of this subdivision is zoned Brio Planned Community Development (PCD). The Preliminary Plat was approved back on October 10, 2018.

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 Brio, Phase 5B 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.

Commissioner Papa asked about the small area labeled as a road dedicated.

Mr. Ellerman stated the dedication has been done but the small area may have been missed.

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

Commissioner Coats seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Prada Pacana Phase 1 Final Plat located at approximately 475 North 100 East. Applicant is Craig Engel.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Prada Pacana, Phases 1 subdivision, located at approximately 475 North 100 East. This particular subdivision is proposing 8 lots on an area covering 0.8422 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on November 14, 2018.

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 Prada Pacana, Phase 1 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. Show the detention area and label it as "detention area open space". A note shall be added to the general notes stating that all common areas and open space will have a blanket Public Utility and Drainage Easement.
7. A note shall be added in the General Notes section stating the following: "All drainage improvements, including detention areas, are private and are not owned, maintained, or repaired by Washington City, except drainage improvements within public streets. Property owners and/or Homeowners Association shall be responsible for maintenance and repair of all drainage improvements within this subdivision, except for those improvements within the public streets, unless otherwise approved and accepted by Washington City as public."

Commissioner Papa asked Mr Ellerman about the radius and if it is connected to the trailer park.

Mr. Ellerman stated the note with a reference to future dedication as requested by Washington City is below the trailer park.

Commissioner Papa asked if there is any drainage off of the trailer park.

Brandon Wright answered it is being addressed now with the construction drawings.

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

Commissioner Coats seconded the motion.

Motion passed unanimously.

6. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Queensridge Preliminary Plat located at approximately east of Harmon Lane and Farmland Drive. Applicant is Stephen Simister.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Preliminary plat for the Queensridge subdivision, located at approximately east of Harmon Lane and Farmland Drive. The applicant is proposing 21 lots on an area of coverage of 8.93 acres. The zoning designation at this particular location is Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12). The surrounding zoning is A-20 to the north, RA-1 to the east and west, and RA-1 & R-1-15 to the south.

This preliminary plat approval request is in follow up to the recently approved R-1-12 zoning of this parcel. 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 Queensridge 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.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

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 preliminary and 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 landscape 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.
12. Storm Drain cannot drain into the canal company pipe or ditch without a letter from the canal company stating they will accept Municipal Storm Water in their system.
13. The area labeled "Detention Area" on the plat, needs to also include "landscaped common area".

Commissioner Coats asked about the Canal Easement and if the city wants it for a trail.

Mr. Ellerman stated he would likely be a trail easement.

Commissioner Coats stated between lots 12 and 13 there needs to be an improved trail.

Commissioner Henrie asked if there is a requirement for fencing next to agriculture.

Mr. Elleman stated there is a requirement for Industrial but he doesn't recall a requirement next to agriculture. He stated he will look into the code to make sure.

Commissioner Papa opened the public hearing.

No response.

Commissioner Coats motioned to close the public hearing.

Commissioner Martinsen seconded the motion.

Commissioner Coats stated he wants to make sure there is a note regarding a 15 foot trail easement.

Brandee Walker stated the trail can be accessed from Majestic. She stated it would create a long gap. She stated Mr. Simister wants to fence it. She stated there is a access from Lost Ridge.

Commissioner Coats stated he just wants a trail easement.

Ms. Walker stated the access to the trail would be better from the Iverson property.

Commissioner Henrie stated he doesn't think Iverson would be interested in doing the trail.

Ms. Walker stated the frontage is narrow.

Mr. Ellerman stated he is in favor of the trail easement.

Ms. Walker stated the center line is the middle of the canal. She asked if the easement between lots 12 and 13 would be 15 feet.

Commissioner Coats answered 15 feet is okay.

Brandon Wright stated a 4 to 5 foot walk would be good.

Jeff Starkey stated there would be a dedication.

Ms. Walker stated there is a 5 to 6 elevations to consider.

Commissioner Hansen stated there is going to be development and so there needs to be trail access.

Commissioner Coats motioned to recommend approval to City Council with the findings and conditions of staff with additional condition that the Canal Easement be dedicated to the city as a trail easement and that the trail be improved.

Commissioner Papa asked where the easement is going to be located.

Commissioner Coats stated there is a trail from Majestic.

Commissioner Henrie stated he has spoken with people and they are concerns that the city isn't going to maintained it because the canal company won't maintain it.

Mr. Ellerman stated what has happened is a bond is put up for future building.

Commissioner Henrie stated he spoke with the Iversons and they don't intend to build for 10 to 15 years.

Commissioner Hansen stated he feels the trails need to be in place because of the schools.

Ms. Walker stated it would be a warranty deed prior to the recording. She stated the Canal Company doesn't want to maintain it.

Commissioner Coats restated his motioned to recommend approval to City Council with the findings and conditions of staff with an additional condition that there is a 20 feet wide trail easement on the canal and that it is to be improved.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Commissioner Martinsen is excused.

- b. Tabled from February 6, 2019: Consideration and recommendation to City Council for the Whitworth Estates Preliminary Plat located at approximately 240 West and north of Harvest Lane. Applicant is Matt Ferguson.

Background

Drew Ellerman reviewed report: This item was tabled at the February 6, 2019 Planning Commission regular meeting. The applicant was asked to fix several items on the application exhibits, including: 1) add the term "Preliminary Plat" on the provided exhibits; 2) add the "Basis of Bearing" to the plat exhibit; 3) add the "Legal Description" to the plat exhibit; and lastly, 4) add monumentation(s) in the street intersection locations.

The applicant is requesting approval of a Preliminary plat for the Whitworth Estates subdivision, located at approximately 240 East and north of Harvest Lane. The applicant is proposing 26 lots on an area of coverage of 10.307 acres. The zoning designation at this particular location is Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12). The surrounding zoning is RA-1/2 and R-1-15 to the north, RA-1/2 and PUD to the west, R-1-8 to the south, and Washington County zoning to the east.

This preliminary plat approval request is in follow up to the recently approved Annexation into the City along with assigned R-1-12 zoning of this parcel. 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 Whitworth Estates 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.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

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 preliminary and 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 landscape 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 Coats question if the monuments are really there and not pulled of the HNC map. It needs to state that it was found.

Mr. Ellerman stated there is the 36 inch pipe added to the plat.

Commissioner Hansen asked about the old pipe.

Mr. Ellerman stated he isn't sure but the storm drain will take care of the drainage issues that exist.

Commissioner Papa asked if anyone is present to address the new items discussed.

No response.

Commissioner Coats motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

7. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-19-04 Bedford Senior Resort located at approximately between 3925 South and Treasure Valley Road. The purpose is to add an additional 4-plex townhome building. Applicant is LeAnne Hoopes.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit to build a townhome project for senior living quarters known as the Bedford Senior Resort, located at approximately 3800 South Washington Fields Road. The site is proposing 56 dwelling units (in the form of fourteen four-plex buildings), along with a clubhouse amenity area (with a pool, pickleball courts, gathering area in the middle of the project).

This particular project was originally approved back in November of 2015, but lost its approval through an expiration on the time limit of 18 months. The application is back before the Commission, with additional unit counts from 52 units to the proposed 56. The dwelling unit ratio is still well in line with allowance on this parcel.

The parcel is currently zoned Multiple Family Residential (R-3), this kind of use is permitted in this zoning district through the conditional use permit process. The General Plan Land Use Designation at this location is Medium High Density Residential (MHD) which carries a 7-12 dwelling unit per acre density limit. This proposed townhome project located on a parcel which is 6.5 acres in size and is proposing 56 dwelling units which is a 8.6 d.u./ac. density ratio.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission approve C-19-04, allowing for a multi-family townhome project to be built and located at approximately 3800 South Washington Fields 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 the requirements of City and State adopted codes.
2. Subdivision plat(s) will have to be applied for and approved if any of the units are to be sold individually at a future date.
3. Building permits, with associated construction plans, will be obtained through the Public Works Department and Building Department before any construction work.
4. Any other conditions the Planning Commission wishes to impose at this time.
5. A detailed landscape plat will be submitted to the City for review and approval prior to any landscape work done on the project.
6. Trash pick-up plan still needs to be provided to the City for review and approval. Any dumpster locations will be screened by block walls and site obscuring gates.
7. All driveways will be a minimum of twenty feet in length.

Commissioner Coats stated the Bedford road needs to be public because it connects to Treasure Valley Road.

Discussion between LeAnn Hoopes, Drew Ellerman, Brandon Wright and Commissioner Coats.

LeAnn Hoopes stated she doesn't want a public road through Bedford and Freedom Village because it is not safe.

Ms. Walker stated the road needs to be worked out with the public works.

Brandon Wright stated they are in negotiation to get a public road. He stated they are working with the developer to the south.

Mr. Ellerman stated they have met with Development Solutions to work out the road.

Commissioner Hansen stated he agrees with Commissioner Coats there needs to be connectivity.

Ms. Walker stated all tonight is addressing is the additional building.

Commissioner Coats stated he sees that there needs to be access because the Hoopes has chained off the road even if it is a private road.

Commissioner Papa opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Coats seconded the motion,

Commissioner Papa stated his concern is the access and a public road,

Commissioner Henrie stated this development was been approved 3 years ago. He stated there wasn't the development that is there now. He stated he feels that they were there first and so he doesn't feel they should be responsible for connectivity now. He stated they need to work with public works with the other developments.

Commissioner Coats stated there is a need now of a public road because the increase affects increase in traffic.

Ms. Walker stated this isn't fair to the Hoopes.

Mr. Ellerman stated the developer to the south will develop his portion. He stated 4200 South will be going thru and the traffic will increase near their project. He explained the meetings and the road that will come in the future.

Commissioner Henrie stated he is comfortable if the Hoopes agree to dedicate the portion of the commercial property.

Commissioner Papa asked if the additional condition is added would they have time to discuss it or do they need to table this.

Ms. Walker stated she doesn't want to add the condition that they have to improve the road.

Commissioner Coats stated he wouldn't impose improvements but he wants public road connectivity.

Commissioner Henrie asked LeAnn Hoopes if she is okay with the road being dedicated.

Ms. Hoopes stated she always knew it would happen. She feels okay with the dedication.

Jeff Starkey stated the city is to always look at Health, Welfare and Safety.

Commissioner Papa stated the connection to the Washington Fields Road is going to be the best solution for this area.

Commissioner Coats motioned to approve the conditional use permit with the findings and conditions of staff with the additional condition for safety and wellbeing of the adjacent neighborhoods connectivity, in which the portion of the commercial owned by the Hoopes be dedication to the city per the master transportation plan that connects 4200 South to Washington Fields Road, which is a 66 foot wide road with no improvements until the commercial parcels are improved.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

8. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council for the OK Corrals 1-A 5th Plat Amendment. The purpose is to combine lots 5 and 6 to create Lot D located at 1530 South Thoroughbred Road and to combine lots 35 through 38 to create lot E located at approximately Quarterhorse Drive. Applicant is Barbara Button.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of an Amended Final plat for the 5th Amended OK Corrals, Phase 1A subdivision, located at approximately along Quarter Horse Drive and Thoroughbred Road. The reason for this amendment request, is to combine lots 5 & 6 (creating lot “D”) and also combining lots 35, 36, 37 and 38 (creating lot “E”).

Staff has reviewed the proposed amended final plat and finds it conforms to the Industrial zoning of this development. 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 5th Amended OK Corrals, Phase 1A subdivision to the City Council, based on the following original findings and subject to the following original 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 Henrie asked about the Washington City Doc on the plat.

Ms. Walker stated none of the other amendments have shown anything different.

Commissioner Coats stated it needs to be shown correctly.

Ms. Walker stated she doesn't want to change someone else property line so that is why they show doc #s.

Commissioner Coats stated he would rather have a note that clarifies the documents.

Ms. Walker stated the note states that no other changes were made.

Commissioner Coats stated just add a note that addresses the lots with the documents.

Ms. Walker stated the note just needs to be updated but the note is on the plat.

Commissioner Papa opened the public hearing.

No response.

Commissioner Henrie Motioned to close the public hearing.

Commissioner Coats seconded the motion.

Motion passed unanimously.

Commissioner Coats motioned to recommend approval to City Council with the findings and conditions of staff with additional condition to update the note in the upper left.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council for the Rusted Hills Preliminary Plat Amendment. The purpose is revise the lot sizes to match the current zoning of RA-1. Applicant is Doug Dennett.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of an Amended Preliminary plat for the Rusted Hills subdivision, located at approximately Black Oak Drive and Galilee Way. The reason for this amendment request, is to adjust the lot sizes of the Phase 4 area, bringing them into compliance with the recent zone change approval to the RA-1 (with bonus density credits) zoning designation. The original preliminary plat was approved on February 13, 2013.

This Phase 4 area of the Rusted Hills subdivision had lots that did not conform to the previous zoning designation of R-1-15, thus the applicant has been going through the processes to bring these lots into compliance with the necessary zoning district. This is the last step in the process, if this amended preliminary plat is approved by the City, then the applicant will be able to seek

Final plat approval of the Rusted Hills, Phase 4 plat at a future date.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the RA-1 (with bonus density credits) zoning of this development. 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 Preliminary Plat for the Rusted Hills subdivision to the City Council, based on the original findings and subject to the original conditions of the approved Rusted Hills Preliminary Plat of February 13, 2013.

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Commissioner Hansen asked if they will bring in a final plat.

Mr. Ellerman stated they will have to bring in a final plat.

Commissioner Papa opened the public hearing.

No response.

Commissioner Coats motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

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

Commissioner Coats seconded the motion.

Motion passed unanimously.

9. DISCUSSION ITEMS

- a. Discussion on revising the subdivision ordinance.

Mr. Ellerman stated send the comments to Kathy so he can do a draft. He stated he would work on a draft and the commissioner's could review it before it is advertised.

Commissioner Coats motioned to adjourn the Planning Commission Meeting.
Commissioner Henrie seconded the motion.
Motion passed unanimously.

Meeting adjourned: 7:45 PM

Washington City

Signed by: _____

Rex Papa

Rex Papa, Planning Commission Chairman

Attested to: _____

Kathy Spring

Kathy Spring, Zoning Technician