
Minutes
Planning Commission Meeting
April 17, 2019

Attendance: Chairman Rex Papa, Commissioners Craig Coats, Jason Hansen, Rick Henrie, Ben Martinsen, Van Phetsomphou, Community Development Director Drew Ellerman, City Recorder Danice Bulloch

Meeting commenced: 5:32 P.M.

Invocation: Commissioner Jason Hansen

Pledge of Allegiance: Commissioner Van Phetsomphou

1. APPROVAL OF AGENDA

- a. Approval of the agenda for April 17, 2019.

Commissioner Coats motioned to approve the agenda, Commissioner Henrie seconded the motion, which passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from April 3, 2019.

Commissioner Coats motioned to table the approval of the minutes, until May 1, 2019 meeting. Commissioner Martinsen seconded the motion, which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Escondido at Sienna Hills Phase 1 located at approximately 900 North 2200 East. Applicant is Brennan Holdings No. 100, Jim Raines

Community Development Director Drew Ellerman reviewed the Staff Recommendation:
The applicant is requesting approval of a final plat for the Escondido at Sienna Hills, Phase 1

subdivision, located at approximately 900 North and 2200 East. This particular subdivision is proposing 51 lots on an area covering 12.77 acres. The specific location of this subdivision is zoned Sienna Hills Planned Community Development (PCD). The Preliminary Plat was approved back on August 8, 2018.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

Recommendation:

Staff recommends the Planning Commission recommend approval of the Final Plat for the Escondido at Sienna Hills 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 recording.
4. When applicable, in the General Notes were 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 Coats asked if the engineer submitted the checklist to the public works department.

New Development Project Manager Brandon Wright confirmed they had received it.

Community Development Director Ellerman reminded the commissioners this project is a Vacation Rental Development.

Commissioner Hansen asked about the timing of the amenity to be completed.

Commissioner Coats stated he did not remember imposing a time frame on the completion of the amenities.

Brennan Holdings Representative Jim Raines explained they will build the amenities in this phase, they are working hard to get it completed and going. This is an Ivory Homes project and

will mirror the Casitas at Sienna Hills the artitecture on the outside is a little different but 144 units in both projects. The pool is a sales tool so they want it in as soon as possible.

Chairman Papa asked for clarification about the road sections on the plat.

Mr. Raines reviewed the map with the commission explaining the locations of the streets. These roads are part of the PCD road cross sections. They found some pottery and a petroglyphs near the cul-de-sac the authority has been contacted and they are working to preserve it.

Chairman Papa asked if it was expected.

Mr. Raines explained it was not expected as the property was already cleared. They just rescheduled a few things and they were able to continue work.

Commissioner Phetsomphou asked if the find was something to be controlled by the federal government.

Mr. Raines explained the Federal Antiquities Act is being followed.

Commissioner Martinsen motioned to recommend approval of Escondido at Sienna Hills Phase 1 located at approximately 900 North 2200 East, with the findings and conditions of staff.

Commissioner Coats seconded the motion; with passed unanimously.

- b. Consideration and recommendation to City Council for the Southern Vistas Phase 1 located at approximately 4200 South Washington Fields Road. Applicant is Mark Newman.

Community Developer Director Ellerman reviewed the staff recommendation along with the location of the project. The applicant is requesting approval of a final plat for the Southern Vistas, Phase 1 subdivision, located at approximately 4200 South Washington Fields Road. This particular subdivision is proposing 20 lots on an area covering 7.62 acres. The specific location of this subdivision is zoned Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) & Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The Preliminary Plat was approved back on March 27, 2019.

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 Southern Vistas, 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 recording.
4. When applicable, in the General Notes were 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 Hansen asked if phase 2 backs up to Washington Fields Road.

Community Development Director Ellerman confirmed two lots from the original owner are on the opposite sides of the road. He then gave the history and reviewed the location.

Commissioner Hansen explained the work out there has two cul-de-sac.

Community Development agreed and explained the location of the roads. They have the required two exits/entrances and the stubbed road ties into Warner Gateway. The BLM access will be used by others. The city will also use it to access RP&P property for a future Regional Park.

Commissioner Hansen asked for clarification as to why some subdivisions require a back fence.

Community Development Director Ellerman explained they are not required to build a block wall. Block wall are only required with some zones such as a PUD when it is adjacent to regular zoning.

Commissioner Hansen stated the Washington Fields Road is in bad shape, when will it be repaired to be improved.

Community Development Director Ellerman explained that as soon as the new development happens, improvements are installed and the road is built.

Commissioner Hansen asked when will the sidewalk would be installed.

Community Development Director Ellerman explained not until the adjacent property owner develops their project.

Brandy Walker with Civil Science stated Stucki Farms project is the major development in the area. The infrastructure is being installed at this time. As for Southern Vista, all asphalt will be removed and replaced.

Commissioner Hansen stated concern about the sidewalk, there is a trail and no sidewalk being

required.

Ms. Walker agreed there will be a gap until a later time.

Project Manager Wright stated Freedom Village will start Camino Real going south, next week.

Commissioner Hansen asked if it required to connect subdivision roads.

Community Development Director Ellerman explained we plan for connectivity and improvements are installed as project are built.

Commissioner Hansen inquired as to a couple of lots size being double in size.

Community Development Director Ellerman explained some times engineers have to adjust the lot size in the planning of a project.

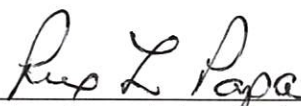
Commissioner Henrie recommended approval to the City Council for the Southern Vistas Phase 1 located at approximately 4200 S. Washington Fields Road, with the conditions of staff. Commissioner Phetsomphou seconded the motion; which passed unanimously.

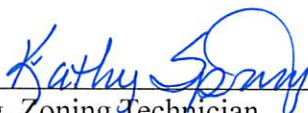
Commissioner Coats motioned to adjourn the meeting. Commissioner Phetsomphou seconded the motion; which passed unanimously.

Meeting adjourned: 6:02 PM

Passed and approved on this 15th day of May, 2019.

Washington City

Signed by: 
Rex Papa, Planning Commission Chairman

Attested to: 
Kathy Spring, Zoning Technician