
Planning Commission Minutes
December 4, 2019

Present: Commissioner Coats, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Attorney Jeff Starkey, Brandon Wright, Kathy Spring, Cari Bishop, Caitlyn Whiteley, Kurt Ivie, Jim Raines, Jared Whitworth, Justin Whitworth, Matthew Ferguson.

Meeting called to order: 5:35 PM

Commissioner Coats excused Commissioner Musso.

Invocation: Commissioner Hansen

Pledge of Allegiance: Commissioner Hollie

1. APPROVAL OF AGENDA

- a. Approval of the agenda for December 4, 2019.

Commissioner Henrie motioned to approve the agenda for December 4, 2019.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes for November 20, 2019.

Commissioner Henrie motioned to approve the minutes for November 20, 2019.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Phetsomphou disclosed that he lives less than a mile from 5 A & B.

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Paseos at Sienna Hills Phase 1 Final Plat located at approximately 900 North 2200 East extension of Grapevine Crossing. Applicant is Brennan Holdings No.100, Jim Raines.

Background

Kathy Spring reviewed report: The applicant is requesting approval of a final plat for the Crimson Fields, Phase 2 subdivision, located at approximately Treasure Valley Road and 435

East. This particular subdivision is proposing 24 lots on an area covering 6.285 acres. The specific location of this subdivision is zoned Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8). The Preliminary Plat was approved back on January 9, 2019.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Crimson Fields, Phase 2 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.

Commissioner Coats stated the perpetual problem that the basis of bearing reference # isn't identified. He stated he would like to table this until the plat is corrected.

Jim Raines stated he will make sure it is corrected. He stated he will make sure it is taken care of per the checklist but would ask that this not be tabled.

Commissioner Coats stated it is a hardship on staff.

Mr. Raines stated the reason for only 5 lots is that Ivory Homes wants to purchase them.

Commissioner Hansen asked if the checklist is new.

Commissioner Coats answered yes. It is new but the requirement has been a requirement for years. He stated that if the monument gets destroyed there is a need for the reference monument #.

Mr. Raines stated he would make sure the reference # is on the plat before recording. He stated the checklist does specify what is required. He stated he doesn't want to imply that Brandon Wright didn't catch it. It is the project survey that should make sure it is on the plat.

Commissioner Hansen stated he would suggest that the checklist be revised to be more specific.

Commissioner Coats stated that this is a final plat and the base of bearing is an important thing and the project survey should know that it is State law that it is on the plat and mylar to record. It isn't up to Brandon to catch it.

Commissioner Henrie motioned to recommend approval with the findings and conditions of staff with an additional condition #6 that the section monuments have the County reference # be called out on the plat before it goes to City Council.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Paseos at Sienna Hills Phase 2 Final Plat located at approximately 1100 North 2200 East extension of Grapevine Crossing. Applicant is Brennan Holdings No.100, Jim Raines.

Background

Kathy Spring reviewed report: The applicant is requesting approval of a final plat for the Paseos at Sienna Hills, Phase 2 subdivision, located at approximately 1100 North 2200 East (an extension of Grapevine Crossing). This particular subdivision is proposing 49 lots on an area covering 16.47 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 that the Planning Commission recommend approval of the Final plat for the Paseos at Sienna Hills, Phase 2 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. There is lacking four (4) regular visitor parking stalls and two (2) elongated recreational vehicle parking stalls from the approved preliminary plat. These six (6) missing stalls need to be added to the final plat before moving onto the City Council meeting of December 11, 2019.

Commissioner Coats asked if the construction drawing showed the lack of parking stalls.

Jim Raines stated that they took out the lot and there are pictographs that they didn't want to move. They can do the extra parking.

Brandon Wright stated the fewer parking stalls wasn't shown on the construction drawings.

Commissioner Hansen asked how big are the pictographs.

Mr. Raines answered that they look like corn stalks but doesn't know how big. They are interesting, so they didn't want to disturb them.

Commissioner Coats stated there needs to be a condition that the parking stalls are on the construction drawings and this plat because the preliminary plat was approved with them. He asked if this is gated.

Mr. Raines answered no it isn't gated.

Brandon Wright stated the construction drawings didn't show the lacking parking stalls.

Commissioner Hansen motioned to recommend approval to the City Council with the findings and conditions of staff with an additional condition # 7 that the County monument reference # be placed on the plat before going to City Council and condition #8 that the parking stalls be placed on the construction drawings and the plat.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

- c. Consideration and recommendation to City Council for the Queensridge Final Plat located at approximately east of Harmon Land and Farmland Drive. Applicant is Stephen Simister.

Background

Kathy Spring reviewed report: The applicant is requesting approval of a final plat for the Queensridge subdivision, located at approximately along Washington Fields Road and north of Majestic Fields Elementary school. This particular subdivision is proposing 20 lots on an area covering 9.35 acres. The specific location of this subdivision is zoned Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12). The Preliminary Plat was approved back on March 13, 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 Queensridge 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. All common areas shall have a blanket Public Utility and Drainage Easement, reflected in the General Notes section of the final plat.

Commissioner Coats asked about the drainage and common area trail.

Brandon Wright stated lots 11 and 12 will be access to the trail.

Commissioner Coats asked if they are building the turnaround.

Mr. Wright answered yes and they will build the trail.

Commissioner Henrie asked if it will be paved.

Mr. Wright answered that it will be road base surface.

Commissioner Hansen asked about lot 10 and the reference to note 5. .

Mr. Wright stated that the plat needs to be corrected to read note 7. He stated the turnaround was required by the Fire Chief before the secondary access comes in.

Commissioner Coats asked Attorney Starkey about if they could require a secondary access at a certain point.

Attorney Starkey stated this only affects lot 10 so there could be a note that a building permit be granted until there is a secondary access and the temporary turnaround is released.

Commissioner Henrie asked at what point is a secondary access required.

Mr. Wright stated is it over 30 lots a secondary access will be required.

Commissioner Coats asked if they are building the trail.

Mr. Wright answered they will be building the trail.

Commissioner Henrie asked if the detention common area is correct.

Commissioner Hansen stated the detention is full.

Mr. Wright answered it is correct and that the Majestic pond breached so it is plugged.

Commissioner Hollie motioned to recommend approval to the City Council with the findings and conditions of staff with additional condition #7 that the note on the plat on lot 10 be corrected that refers to note 5 be corrected to note 7 and note 7 to read that no building permit be issued for lot 10 until the temporary turnaround be vacated or released. Condition #8 note 2 Geotech report on the plat needs to be revised to include the date. Condition #9 that the County reference # on the sectional monument be added to the plat prior to going to City Council.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- d. Consideration and recommendation to City Council for the Whitworth Estates Final Plat located at approximately 240 East and north of Harvest Lane. Applicant is Justin Whitworth.

Background

Kathy Spring reviewed report: The applicant is requesting approval of a final plat for the Whitworth Estates subdivision, located at approximately 240 East and north of Harvest Lane. This particular subdivision is proposing 26 lots on an area covering 10.308 acres. The specific location of this subdivision is zoned Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12). The Preliminary Plat was approved back on February 26, 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 Whitworth Estates 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 Coats asked about the tailwater drainage.

Brandon Wright answered that they north side has been rerouted to a 36 inch pipe that runs into the road.

Commissioner Hansen asked if the drainage is part of the lots.

Commissioner Coats answered that it isn't, and if it were, the HOA would have to maintain it.

Commissioner Hansen motioned to recommend approval to the City Council with the findings and conditions of staff with addition condition #6 that the Country reference # sectional monument be added to the plat prior to City Council and condition #7 that a note be added to the plat that the existing drainage easement be vacated on the north side.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. CONDITIONAL USE PERMIT

- a. Tabled from November 6, 2019: Public Hearing to consider approval of a Conditional Use Permit C-19-11 for the Bluff View North Commons Apartments Multi Family Project located at approximately 1100 East Bluff View Drive. Applicant is Wright Development, Logan Johnson.

Commissioner Hollie motioned to table C-19-11 to January 15, 2020 per the applicants request.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

- b. Tabled from November 6, 2019: Public Hearing to consider approval of a Conditional Use Permit C-19-12 for the Bluff View South Commons Apartments Multi Family Project located at approximately 700 North 1100 East. Applicant is Wright Development, Logan Johnson.

Commissioner Phetsomphou motioned to table C-19-12 to January 15, 2020 per the applicants request.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

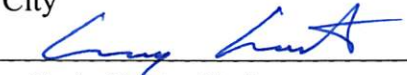
Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:36 PM

Washington City

Signed By: 
Craig Coats, Chairperson

Attested to: 
Kathy Spring, Zoning Technician