Washington City
An Oasis of Opportunity

Community Development Department
111 North 100 East
Washington City, UT 84780
Phone (435) 656-6325
Fax (435) 656-6371
www.washingtoncity.org

Planning Commission MInutes
December 18, 2019

Present: Commissioner Coats, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Attorney Jeff Starkey, Drew Ellerman, Brandon Wright, Kathy Spring, Kyle Bourgoin, Tracie Bourgoin, David Nelson, Robert Muir, Brad Lyle, Paul Berg, Karl Larson, Derek Larson, Kurt Ivie, Daniel Reczek, Shirley Reczek, Jonah Mallory, James Sullivan, Bob Hermandson, Brandee Walker.

Meeting called to order: 5:32 PM
Invocation: Commissioner Henrie
Pledge of Allegiance: Commissioner Phetsomphou

1. APPROVAL OF AGENDA

   a. Approval of the agenda for December 18, 2019.

   Commissioner Henrie motioned to approve the agenda for December 18, 2019.
   Commissioner Phetsomphou seconded the motion.
   Motion passed unanimously.

2. APPROVAL OF MINUTES

   a. Approval of the minutes for December 4, 2019.

   Commissioner Hansen approve the minutes for December 4, 2019.
   Commissioner Henrie seconded the motion.
   Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS
   Commissioner Hansen disclosed that he lives in Stucki Farms.

4. APPROVAL FOR THE 2020 PLANNING COMMISSION MEETING AND CUT OFF DATES

   Commissioner Henrie motioned to approve the schedules for 2020.
   Commissioner Phetsomphou seconded the motion.
   Motion passed unanimously.

5. BOURGOIN MINOR SUBDIVISION

a. Tabled from November 20, 2019: Consideration to approve a conceptual Plan for the Bourgoin Minor Subdivision located at approximately 2540 East Washington Dam Road. Applicant is Kyle and Tracie Bourgoin.

Background

Drew Ellerman reviewed report: This item was tabled during the November 20, 2019 Planning Commission meeting, at the request of the applicant. The applicant was working out lot line details with the other property owner within the proposed minor subdivision.

The applicant is requesting approval for the conceptual Bourgoin Minor Subdivision plan, located at approximately 2540 East Washington Dam Road. The applicant is wishing to split the present 5.62 acre parcel into two lots along with some roadway dedication to the city. Parcel (1) of the subdivision will be 146,013 sq. ft. (3.35 ac.), Parcel (2) of the subdivision will be 87,118 sq. ft. (2.0 ac.). Both proposed lots meet the minimum two (2) acres required for the zoning at this location.

The proposed minor subdivision is currently zoned Residential / Agricultural - 2 Acre min. (RA-2), with the surrounding zoning of RA-2 to the east, RA-1to the south and west, PUD and Open Space to the north.

Staff has reviewed the requested proposal, and the proposed conceptual Bourgoin 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 Bourgoin 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 Coats stated all has been addressed.

Brandon Wright asked for one more condition that an additional canal easement be placed on the plat for future sewer line. He stated the applicant is aware of the request.

Commissioner Henrie motioned to approve the conceptual plan with the findings and conditions of staff with the additional condition #5 that an additional easement be placed on the plat for future sewer line.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

6. CONDITIONAL USE PERMIT

   a. Public Hearing to consider approval of a Conditional Use Permit C-19-13 request for a RV Resort located at approximately 5000 South Southern Parkway. Applicant is Millstream Properties LLC.

Background
Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit to develop a RV Resort/Park, located at approximately 5000 South, between Washington Fields Road and the Southern Parkway (State Highway 7). The applicant is wishing to develop approximately 38 acres into
a recreational vehicle short stay park/resort consisting of 223 pull-in stalls. There will be a small personal patio space area for each stall and three whole park amenity areas with recreational facilities consisting of swimming pools, pickleball courts, playgrounds, dog parks and other open space areas for the customers staying at the park/resort.

The Conditional Use is being sought due to the nature of the request and the location. This particular use type is not specifically called out in the commercial zones, but Hotels/Motels are a conditional uses in the commercial zoning districts. This specific use was spelled out in the Stucki Farms PCD at this particular location in the development.

Staff has reviewed the proposed project and finds that it meets the intent of the use as portrayed in the approved PCD project plat.

Recommendation

Staff recommends that the Planning Commission approve C-19-13, allowing for a RV Resort/Park to be located at approximately 5000 South, between Washington Fields Road and the Southern Parkway (State Highway 7), with the findings and conditions as outlined below:

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. The development of the site shall comply with the development standards of the approved Stucki Farms PCD plan.

3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.

5. The dumpsters will be screened with a block wall on three sides and solid gate(s) on the opening area. Details for this item shall be submitted for review and approval prior to the installation.

7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.

8. The dedication of remaining and proposed roadways (specifically Warner Valley & Washington Fields Road) will be required to be platted along with the boundary of this development through the subdivision process of Washington City.

9. All lighting within the project development will be directed inward to the site.

10. All signage will be in accordance with the adopted sign regulations of the city.

11. All buildings being presented as part of this application will have same finishes and exterior design as the presented "Club House" exterior design and finishes.

Commissioner Henrie asked about the landscape and if what is on the plan is what they will be doing.

Mr. Ellerman stated that is what he understands. He stated that on a conditional use he wants to see a general landscape plan.

Commissioner Coat opened the public hearing.

David Nelson stated he is a partner of the LLC. He stated they have various businesses in the area. In 2012 they decided to start RV Resorts. He handed out an additional packet to explain what their business has done in Heber, Moab and Kanab. He stated they don't do long term that people live there. It is a place to go to when passing through. He stated the store and the fuel station will come in later but is shown on some of the exhibits. He stated the store and the fuel station is slightly different to differentiate from the RV area.

Commissioner Hansen asked if the store would come in first.

Mr. Nelson answered before the RV Park. He stated they want to have it done by 2021. The main reason though is the RV Park. He stated the store is an amenity to the RV Park.

Mr. Ellerman reviewed the store exhibit on the overhead. He asked if the material is white stucco with red brick and red tile roof.

Mr. Nelson answered yes.

Commissioner Coats asked if this matches the Stucki Farms design standards.

Mr. Ellerman answered there isn't a design standard.

Commissioner Coats stated he would like to see that it matches what is out there.

Mr. Nelson stated they are flexible. He would meet the standard of Stucki Farms and City standards.

Commissioner Coats asked Mr. Hansen if he is aware of a design standard.

Commissioner Hansen answered yes. There is a design committee.

Commissioner Henrie suggested that they get with the committee.

Mr. Nelson stated he would. He stated he doesn't have any problem meeting the standard.

Commissioner Musso stated the plan is well planned out. He asked about the equipment storage area.

Mr. Nelson stated they want to show it so it is part of the approval.

Commissioner Musso asked if this is for the snow birds or mostly others.

Mr. Nelson stated there is an adult area.

Commissioner Musso asked how they would define that area.

Mr. Nelson stated they will be designated. He stated there will be three rows in the first phase. He stated they did this in Heber and have learned what works by separating the adult from where the children will be. There are going to be large dog parks.

Commissioner Coats asked about the width of the road.

Paul Berg stated the road is 32 feet and asphalt.

Commissioner Coats asked if they are one way. His concern is that there isn't a two way out.

Paul Berg stated the roads are wide enough for two way traffic. They head to the east then loop to another road. Each road is a two way road.

Commissioner Coats stated he would suggest that one of the road is wider so there is always a way out.

Mr. Berg stated that isn't a problem they can widen the road. He stated the requirement is 32 foot but they will widen the road. He asked what a recommendation would be.

Commissioner Coats stated get with the fire department to see what they would recommend about 36 feet.

Mr. Berg stated 36 feet would be fine.

Commissioner Coats stated his concern with the ones that are not pull through.

Mr. Nelson stated that is why they are at an angle. He stated it is 25 feet of concrete. He stated when they back in they have 20 feet especially if they are beginners.

Commissioner Coats asked about the size of the parking spaces.

Mr. Nelson answered that they are 35 feet parking space.

Commissioner Coats asked about Washington Fields Road and if it has to be built at this project.

Mr. Nelson stated they are going to build half the road and will show on the construction drawings.

Commissioner Coats asked if they could show the grass area of the dog park.

Mr. Nelson answered they will have grass and will be maintained because if is the front of the park.

Commissioner Henrie asked where the garage dumpsters are located.

Mr. Nelson answered they are shown throughout the park.

Commissioner Henrie asked about fencing.

Mr. Nelson answered that there will be a block wall but on the parkway it will be fenced or a wall. They want to create a sound barrier. They are concerned with fencing because of the heat.

Commissioner Coats asked if the block wall is required.

Mr. Ellerman stated Stucki Farms has design guidelines.

Commissioner Coats asked if the fencing is going to be done with phase 1.

Mr. Nelson answered the south half may not be done until the last phase.

Commissioner Coats asked about the adjacent parcel.

Mr. Nelson stated they are not a part of that parcel. He stated this will be larger than the one in Heber.

Commissioner Hansen asked if there is a brand of the gas station.

Mr. Nelson answered stated no.

Commissioner Hansen asked how long they can stay.

Mr. Nelson stated they sign a contract for a week then they can sign longer but not long term. This is a resort. They can't put up skirting. This is just for travelers.

Commissioner Hansen asked about the dump stations and how that would be managed.

Mr. Nelson stated no one stay there would use the dump station. Each RV pad has its own dump.

Commissioner Hansen asked about the time frame of the amenities.

Mr. Nelson answered the pool will be done before the first guest. He stated there are going to be three pools. He stated they want the people to recreate while they stay at the resort.

Commissioner Hansen stated he just wants this project to be clean and stay clean in the future. He asked about the parking if there are extra vehicles that are pulled behind the RV.

Mr. Nelson stated the parking space are 80 feet long so they could park two vehicles.

Mr. Berg stated the ordinance is over the requirement.

Commissioner Hansen asked about the access behind the station there is a gate.

Mr. Nelson stated there is a walking gate for the guests.

Commissioner Henrie stated he would suggest that they look into solar.

Commissioner Coats asked if the Stucki Farm pool could be used by the guests.

Mr. Nelson stated no. They do not want the guests to use the Stucki Farms amenities. They are in Stucki Farms but not a part of the project. They would have the guest be made aware of this.

Commissioner Hellie asked if there is a restaurant.

Mr. Nelson stated no they would like to have a sandwich type business. They would like to cater to people that are on the go.

Commissioner Hollie asked about the cabins or park models showing on the exhibit.

Mr. Nelson answered no cabins. The Kanab area has those.

Commissioner Hansen asked how many at a given time would be checking in.

Mr. Nelson answered 4:00 to 7:00 there would be about 30. With 200 sites maybe 50.

Commissioner Hansen stated he is concerned with stacking.

Commissioner Musso asked about the impact fees.

Mr. Ellerman stated that is determined at construction stage.

Karl Larson stated he used Mr. Berg for their Heber project and the RV resort is the best. He stated he has been planning the RV park from the beginning of Stucki Farms. He stated this is better than what he expected. He stated he is excited about this project. He stated they have architectural control. They will have storage area in Village 19. He stated St Geoge is putting a 20 inch water line up Washington Fields Road to the Airport. He stated ther're landscape plan is phenomenal.

Commissioner Coats asked who is on the architectural committee.

Mr. Larson answered it is his staff.

Darick Larson stated each subdivision has individual design. There are different standards.

Commissioner Coats stated he would like the citizens that live there to be on the architectural committee.

Commissioner Hansen stated he would recommend that each subdivision have a person on the overall committee. He asked about the time limit of the CUP.

Mr. Ellerman stated there isn't a time limit once they start building.

Commissioner Coats stated Dick's Sporting goods use to be a RV Park.

Mr. Ellerman stated if they don't build the project someone could come in with something else under another CUP.

Commissioner Hansen stated he is asking because the area is going to be a main project along the parkway.

Commissioner Henrie motioned to close the public hearing.
Commissioner Hollie seconded the motion.
Motion passed unanimously.

Mr. Ellerman stated he would look at the landscape plan and the elevation of the gas station and store. If the plan is too far out there in design he will bring it to the Planning Commissioners.

Commissioner Hansen motioned to recommend approval with the findings and conditions of staff with additional condition #12 that the south side amenity road be widened to 36 feet. Condition #13 that the detention area be grass, condition #14 that the landscape plan for the store and gas station be approved by staff and condition #15 that the middle amenity be built first before first occupancy.
Commissioner Hollie seconded the motion.
Motion passed unanimously.

ZONE CHANGE

b. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-19-17 to change from R-1-12 Single Family Residential 12,000 sq ft minimum to R-1-10 Single Family Residential 10,000 sq ft minimum located approximately 500 West 2800 South. Applicant is James Sullivan.

Background

Drew Ellerman reviewed report: The applicant is requesting approval to change the zoning of approximately 19.60 acres, located at approximately 500 West 2800 South. The requested change is from the current zoning of Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) to the proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation. The (R-1-10) request is for the purpose of developing the parcel into a future residential development.

The General Plan Land Use Designations for this location is the Low Density Residential (LD). The Low Density Residential carries a 3-4.5 dwelling unit per acre density ratio and allows for zoning districts of R-1-12 and R-1-10. The surrounding zoning to this parcel is Washington County zoning to the west, R-1-10 to the south, and RA-1 to the north and east.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-19-17, for the zone change request from Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) to the proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation, to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Hansen asked about the Ammersville road.

Mr. Ellerman stated St George isn't working well with the subdivision. Then there is the PRI church property that is also not working well.

Commissioner Musso stated he feels that area should be R-1-8. The lots are expensive. The market isn't enough for large lots because there aren't affordable housing.

Commissioner Coats stated he would rather see larger lots in that area.

Mr. Ellerman stated people don't want to give up the fields feel and that is one of the reasons for the density bonus program.

Commissioner Musso stated there isn't a demand for $600,000 and $700,000 homes.

Commissioner Hansen stated it appears that the opposite is what he sees.

Commissioner Coats opened the public hearing.

Commissioner Hansen asked if the road is still an issue.

Mr. Ellerman stated there will probably be back yard on the property line and the road will have to be worked out at the preliminary plat stage.

No response.

Commissioner Hollie motioned to close the public hearing.
Commissioner Henrie seconded the motion.
Motion passed unanimously.

James Sullivan stated they are going to have to meet with PRI and St George to work out the road issue.

Commissioner Coats asked why the transition to R-1-10.

Mr. Sullivan stated the prior plan was not something they wanted and they don't want private streets. He stated the market is for 150,000.

Commissioner Coats stated he likes to see how the zone fits with the surrounding area.

Mr. Sullivan stated it appears the R-1-10 fits.

Commissioner Hollie motioned to recommend approval to the City Council with the findings and conditions of staff.
Commissioner Henrie seconded the motion.
Motion passed unanimously.

c. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-19-18 to change from RA-2 Residential Agricultural minimum 2 acres to I-1 Light Industrial located at approximately 1000 East Washington Dam Road. Applicant is Judd Palmer.

Background

Drew Ellerman reviewed report: The applicant is requesting approval to change the zoning of approximately 1.78 acres, located at approximately 1000 East Washington Dam Road. The requested change is from the current zoning of Residential/Agricultural - 2 acre min. (RA-2) to the proposed Light Industrial (I-1) zoning designation. The (I-1) request is for the purpose of developing the parcel into a future industrial development.

The General Plan Land Use Designations for this location is the Industrial (I). The Industrial designation allows for zoning districts of Light Industrial, Heavy Industrial and Business Park. The surrounding zoning to this parcel is I-1 to the north, northwest and south, I-2 to the east, and RA-1/2 to the west.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-19-18, for the zone change request from Residential/Agricultural - 2 acre min. (RA-2) to the proposed Light Industrial (I-1) zoning designation, to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Coats opened the public hearing.
No response.
Commissioner Henrie motioned to close the public hearing.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

Commissioner Musso asked what they are going to do.

Bob Hermandsen stated Judd Palmer is an excavator so he will use it or haul it off.

Mr. Ellerman reminded Mr. Hermandsen that if hauled off they would need to do and extraction overlay zone.

Mr. Hermandsen stated it could be similar to the White Sage Industrial Park.

Commissioner Hollie motioned to recommend approval to the City Council with the findings and conditions of staff.
Commissioner Henrie seconded the motion.
Motion passed unanimously.

Commissioner Coats stated he appreciates the opportunity to serve as a Planning Commission.

Commissioner Henrie stated he appreciates Commissioner Coats and has learned a lot from him.

Mr. Ellerman stated he appreciates Commissioner Coats. He stated there is a card that he wants the commissioners to fill out in regards to the fields area and what they envisioned it to be in 20 years. He would like to have it maybe by the next meeting.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.
Commissioner Hansen seconded the motion.
Motion passed unanimously.
Meeting adjourned: 7:34 PM

Washington City
Signed By: Jason S Smith
~~Craig Coats~~, Chairperson
Jason Smith

Attested to: Kathy Spring

Kathy Spring, Zoning Technician