
Planning Commission Minutes
February 19, 2020

Present: Commissioner Smith, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Drew Ellerman, Brandon Wright, Kathy Spring, Kay Skandunac, Jerhett Herman, Dick Saunders, Laurie Saunder, Tim Fitch, Dana Fitch, Gordon Burns, Diane Burns, Tim Prestvich, Jim Raines, Lori Raines, Josh Poulsen, John Olsen, Andy Palmer, Le Anne Hoopes, Brandee Walker, Tamra Goodwich.

Meeting called to order: 5:31 PM

Invocation: Commissioner Musso

Pledge of Allegiance: Commissioner Phetsomphou

1. APPROVAL OF AGENDA

- a. Approval of the agenda for February 19, 2020.

Commissioner Henrie motioned to approve the agenda for February 19, 2020.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from February 5, 2020.

Commissioner Hollie motioned to approve the minutes from February 5, 2020.

Commissioner Hansen seconded the motion. Commissioner Henrie abstained due to he was not present for the meeting.

Motion 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 2 Final Plat located at approximately 1100 North Escondido Drive. Applicant is Brennan Holdings No 200, LLC.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Escondido at Sienna Hills, Phase 2 subdivision, located at approximately 1100 North Escondido Drive. This particular subdivision is proposing 39 lots on an area covering 4.34 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 Escondido 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.

Commissioner Phetsomphou asked if this is built in phases.

Mr. Ellerman answered there are 3 phases.

Commissioner Musso asked if the common area is in phase 1

Mr. Ellerman answered yes.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Crimson Fields Phase 3 Final Plat located at approximately 380 East 4200 South. Applicant is Development Solutions Group, Inc.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Crimson Fields, Phase 3 subdivision, located at approximately 380 East 4200 South. This particular subdivision is proposing 20 lots on an area covering 7.345 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 3 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.

Brandon Wright stated the black block on the plat extended out from Treasure Valley but the only way they will do it is if the Parks Department would take it over. There needs to be a condition that a legal be done and that it is dedicated to the city. He stated that Development Solutions has agreed to it.

Commissioner Hansen asked if the black spot is the trail.

Mr. Ellerman stated he isn't sure but the canal easement is there. Treasure Valley is a bonus density. He stated that 2/3 of the people have to agree to it or the city will do a condemnation.

Commissioner Hansen asked about the status of the road with the Gibbys property.

Mr. Ellerman stated he is working on it.

Commissioner Hollie motioned to recommend approval to City Council with additional condition #6 that the plat not be recorded until the road dedication to the city, to the east of 4200 South.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-20-01 located at approximately Treasure Valley Road and 3925 South. Applicant is LeAnne Hoopes.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit to build a townhome project known as the Bedford, located at approximately 3800 South Washington Fields Road. The site is proposing 66 dwelling units (in the form of sixteen four-plex and one du-plex buildings), along with an amenity area (consisting of a clubhouse/pool area, playground, and grassed gathering area in the middle of the project). The parcel is 6.48 acres in size.

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 56 units to the proposed 66. The dwelling unit ratio (10 d.u./ac.) is still well in line with the 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 surrounding zoning is Ag.-20 acre min. to the north, C-1 to the east, R-3 to the west, and PUD-R to the south. 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.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance. Parking provisions are addressed with one attached garage stall, double wide driveway (2 stalls), 18 visitor parking stalls.

Recommendation

Staff recommends that the Planning Commission approve C-20-01, 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 plan 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 and eighteen feet in width for each dwelling unit.
8. The landscape strip along and as part of Washington Fields Road ROW will be provided by this development and maintained by the HOA.

Commissioner Phetsomphou asked if this is going to be vacation rentals.

Mr. Ellerman answered no. They are going to sell each unit. And it is for rental but not vacation rental.

Commissioner Hansen asked if a block wall is going to be required.

Mr. Ellerman answered they are not going to be required to build a wall but a wall will have to be built next to the C-1.

Commissioner Hansen stated he doesn't have a problem with the road being blocked off but not a chain. He stated he would rather see a gate.

Mr. Ellerman stated that the road will be extended to the Washington Fields Roads so there won't need to be a chain. He stated private streets have an ingress/egress so the public can drive on them.

Commissioner Phetsomphou stated he likes the project but it would appear to be investment property and not affordable.

Mr. Ellerman stated there are a lot of apartments coming into Washington City. He stated the units are small so that would determine what the market will be.

Commissioner Musso asked how wide the streets are.

Mr. Ellerman answered they will be 34 feet. There is a sidewalk on one side.

Commissioner Musso asked about the parking on the street.

Mr. Ellerman answered there should be no parking on the street. The driveways are 20 x 18 so there are two parking spaces plus the garage.

Commissioner Musso asked how big are the units.

Mr. Ellerman answered about 1,000 sq feet livable and 300 feet for the garage.

Commissioner Hansen asked about the utilities.

Mr. Ellerman answered that the utilities are already in. There are meters per building.

Commissioner Smith opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Le Anne Hoopes stated they realized that they needed to change because of the extent of the project.

Commissioner Hansen asked about the fencing or the walls.

Ms. Hoopes stated they will do the same as Freedom Village.

Commissioner Hansen asked about the chain.

Ms. Hoopes stated they have a gate being made but they had to put a chain for safety reasons.

Commissioner Hansen asked if the units have fenced back yards.

Ms. Hoopes stated she thinks it would be nice to have fenced back yard but she didn't know if the fire department would approve it

Mr. Elleman stated the south and east boundary might be a concern but the Fire Chief has looked at the plan.

Commissioner Musso asked Ms. Hoopes who would live in the units.

Ms. Hoopes stated young and older people.

Commissioner Musso asked why the change.

Ms. Hoopes stated that it became overwhelming. She stated that Bedford was so expensive so that was another reason for the change. She stated there is competition with the surrounding project so they decided to do smaller. She stated she cares very much about what happens around Freedom Village.

Commissioner Smith stated there are 149 stalls so the tandem parking isn't counted.

Commissioner Musso stated this is still going to be a PUD.

Mr. Ellerman stated PUD and R-3 is similar. PUDs are usually a higher density.

Commissioner Musso asked if the amenity is going in first.

Ms. Hoopes answered putting the pool in first is an issue because of moving dirt. She stated they are going to put in the pool. She stated recreation is required for an R-3 zoning. She stated they could do it at 50% built out, they just don't want to put a pool in and have dirt blowing into it.

Commissioner Musso stated there are 17 units in this area.

Ms. Hoopes stated she has done some research so she is comfortable with the project.

Commissioner Henrie asked if she is okay will the 50% built out to require the pool be built.

Ms. Hoopes stated their intent is to put it in but they don't want dirt in the pool. She stated that would determine what units go in first.

Commissioner Phetsomphou suggested that they do the inner units first then the playground and pool.

Commissioner Hansen stated that in other projects they have required the amenity be built out at 25%.

Commissioner Hansen motioned to approve the CUP with the finding and conditions with additional condition #6 that at 50% completion the amenities be built.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

6. GENERAL PLAN AMENDMENT

- a. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-20-02 to change from Community Commercial to PUD Planned Unit Development Residential located at approximately 1100 East Telegraph. Applicant is Red Vista Development of Orem, LLC.

Background

Drew Ellerman reviewed report: The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately . The requested area covers approximately 3.69 acres. The current Land Use designation is Community Commercial (CCOM). The applicant is seeking approval to have the Land Use designation changed to Planned Unit Development (PUD) for the possibility to develop the area into a future multi-family condominium project.

The surrounding General Plan Land Use designations are High Density Residential (HD) to the north, and Community Commercial (CCOM) to east, south and west.

As stated above, the applicant is wishing to amend this parcel, in hopes for a future multi-family condominium development at this location. The PUD-Residential designation allows for the Planned Unit Development - Residential zoning district.

Staff has reviewed the request change and finds no major problem with the request from Community Commercial to Planned Unit Development - Residential (other than the fact the city will be losing possible commercial development and retail sales tax possibility). But, staff will make note, that the developer is proposing a project that could be a viable “affordable housing” development which is much needed in our city.

Recommendation

Staff hesitantly, recommends that the Planning Commission recommend approval for G-20-02 application, to amend the General Plan Land Use Map from the current Community Commercial (CCOM) designation, to the proposed Planned Unit Development (PUD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Commissioner Musso stated it appears to be 20 units per acre.

Mr. Ellerman stated City Council are allowed to go above the density especially for affordable housing projects. He indicated that costs are hard to keep down, especially the Water Conservancy District cost.

Commissioner Henrie asked if it is approved as affordable housing can they keep it as affordable housing.

Mr. Ellerman stated it isn't part of the approval tonight. They would have to come back with a PUD. They could come back as PUD commercial if this doesn't get approved but he would like to see an affordable housing project because of the States requirement to the cities. He stated tonight needs to be on the general plan amendment.

Commissioner Hollie stated they have indicated that they would do the deed restriction for affordable housing.

Commissioner Musso stated he is still concerned with the 20 units per acre.

Mr. Ellerman stated that there is a project by the Maverik by the new Smiths that is 22 to 23 units per acre but it doesn't feel or look like it. He stated they are going to be about 3 story buildings but that is not what we are to consider tonight.

Brady Deucher stated they have done projects like this in northern Utah. They want to do townhomes because they sold 2 to 1 because townhomes are affordable. He stated developers come in as low as they can but they want teeth into their project. They have FHA approved and they have management to oversee the projects. He stated people can get in as low as \$6,500. He has had the property for years and marketed it as commercial but no interest. He stated this is the best option as affordable housing. He explained that the big projects are using out of the area banks. He stated their project will be $\frac{2}{3}$ owner occupied. He stated they will meet the height requirement and parking requirement with amenities.

Commissioner Hollie asked about the other $\frac{1}{3}$.

Mr. Deucher stated they will be rented.

Commissioner Phetsomphou stated in Bristol Park there only 25% of the units were to be rented.

Commissioner Musso asked what the size of the units would be.

Mr. Deucher answered 950 sq feet with one bath. He stated that is why they are going to be affordable.

Commissioner Henrie asked if the left hand corner is retention.

Mr. Deucher answered yes. They will be grassed.

Commissioner Musso asked how they got the FHA approval. Do they have specific lenders?

Mr. Deucher stated they have been working on this for years. They came in as a Hotel and that didn't pan out. They have specific lenders. The market is about \$195,000.

Mr. Ellerman stated it was approved as a conditional use permit. The owners came back to change a general plan but the City Council pulled the applications.

Mr. Deucher stated the commercial was bought then lost in foreclosure. They bought it back from the bank.

Commissioner Hollie stated he is concerned with the $\frac{1}{3}$ rentals.

Mr. Deucher stated at least $\frac{2}{3}$ have to be the owner occupied. There are 16 units and 6 are for investors.

Commissioner Phetsomphou asked if there is going to be an HOA.

Mr. Deucher answered yes. He stated they will keep it low so the people can get an FHA loan.

Commissioner Smith opened the public hearing.

John Wilson stated he doesn't want a hotel. They need affordable housing so he is glad to see the affordable housing project. He stated his staff can't afford housing in this area. He stated his wife works at Costco and people have said they can't find affordable housing. This might be the first project in Washington County.

Andy Palmer stated he lives in Bristol Park. He stated there is a big interest in affordable housing so he would like to see this come in.

Josh Poulsen stated he lives in Bristol Park. He stated he recalls the approval of the hotel and would rather have this project. He stated he inspects restaurants so this is a good thing to have affordable housing. His concern for the hotel was traffic so he would like to have this project because this is an investment to the people in the project.

Tamera Goodrich stated she is concerned with the traffic. She stated she feels this is too high of density.

Kayo Skandunas stated he is concerned with affordable housing. He works for habitat for humanity. He stated a hotel is not a good fit at this location. He stated that renters do nothing for home ownership.

Ben Willits stated that he would like to share some information. He stated that there is a need for affordable housing because there are a lot of townhomes that are too expensive. He stated no one wants high density in their backyards. He stated that in 2017 the city adopted an affordable housing plan and this project fits the definition of what is in the plan.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Musso asked if the \$90,000 a year for 80 units is used for the exterior maintenance.

Collin Brinkerhoff answered it is up to the developer to keep the project maintained. He stated this project will be well maintained. He stated it is managed because there is a high demand for this project.

Mr. Deucher stated FHA requires well maintained projects.

Commissioner Musso asked about the time frame.

Mr. Deucher answered 6 units a month.

Commissioner Musso asked how they are financed. He stated that condos are hard to finance.

Mr. Deucher answered FHA in Washington County is 55 and older and trailers. He stated there is another project in Hurricane.

Commissioner Phetsomphou stated he lived in Bristol Park and it was a good neighborhood so he wants to make sure this project works for the area.

Commissioner Smith reminded the commissioner that this is a general plan amendment only. Even though there have been a lot of details discussed.

Commissioner Hollie motioned to recommend approval to the City Council with the recommendation of staff.

Commissioner Henrie seconded the motion.

Commissioner Hansen voted nay. He stated that this parcel is on Telegraph and it is giving up commercial even though he likes the project.

Motion passed 4-1 vote.

7. CITY CODE AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council a City Code Amendment amending the PUD-R Planned Unit Development-Residential Short Term Rental, 9-8F-8-.F. Applicant is Washington City

Background

Drew Ellerman reviewed report: Washington City is wishing to amend the City Code, by amending the Title 9 - Zoning Regulations, more specifically, "Title 9 - Zoning Regulations, Section 9-8F-8(F), amending the language as it pertains to the single property management found in the "Short Term Rental Development Standards".

The following is being proposed:

9-8F-8: RESIDENTIAL - SHORT TERM RENTAL DEVELOPMENT STANDARDS:

Currently reads:

- F. A single property management overseer will be required for a residential - short term rental development. Projects with more than forty (40) units, will require that the property management overseer will have a representative living on the site.

Proposed new language:

- F. The Home Owners Association (or their designee) for each short term rental development, will be responsible for providing to the city, a single point of contact (that resides either on the property, or within twenty minutes of the development) that will be directly responsible for:
 - 1) Any, and all circumstances and/or disturbances that may need addressing due to the property owners or their guest, and;
 - 2) Assuring that all units being used as Short Term Rentals, have a current Washington City Business License, and;
 - 3) Assuring that all units being used as Short Term Rentals, will be scheduled for, and pass, a Washington City Fire Department yearly inspection of the unit being used as a Short Term Rental.

Mr. Ellerman explained that the occupancy is no more than 10 per the IBC code. He stated that he has heard that the owners are renting more so the Fire Inspections will help with that problem. He stated that if the townhomes are not sprinkled the occupancy is 10 or less.

Commissioner Musso asked if the projects have an HOA.

Mr. Ellerman answered that is true but some don't keep the restrictions.

Commissioner Henrie asked how the police know who to contact.

Mr. Ellerman stated that is what needs to be created. He stated that people are charged for any damage so they don't usually cause problems.

Commissioner Henrie stated he stays in a lot of AirBnBs and there isn't a contact person listed.

Mr. Ellerman stated that is why the HOA list comes in because that is the point of contact for minor problems. Larger issues are going to be the police being called.

Commissioner Hansen asked about the yearly inspection and if there is a fine assessed.

Mr. Ellerman stated he has considered a fine and if it continues the business license can be revoked for 6 months for the first offense, second one would be 12 months then after that permanently.

Commissioner Smith opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Musso asked if the rental could be done by anyone.

Mr. Ellerman stated it was thrust upon the city by one house with multiple complaints.

Commissioner Smith stated he lived a mile away and could hear the noise.

Mr. Ellerman stated it went to court then finally the attorney for the property owner said it wasn't a good fight.

Commissioner Hansen motioned to recommend approval to the City Council with the recommendation of staff.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council a City Code Amendment amending the Industrial Standards within Washington City 9-11. Applicant is Washington City.

Background

Drew Ellerman reviewed report: Washington City is wishing to amend the City Code, by amending Title 9 - Zoning Regulations, replacing/revising the “List Of Uses:” chart as part of Section 9-11-2(D).

The following is being proposed:

9-11-2(D): List Of Uses

D. List Of Uses: In the following list of possible uses, those designated in any zone as “P” will be a permitted use. Uses designated with the letter “C” are allowed on a conditional use basis. Uses designated with the letter “N” will not be permitted in that zone.

	I-1	I-2	BP
Accessory uses and buildings, customarily incidental and subordinate to an approved conditional use	C	C	C
Accessory uses and buildings, customarily incidental and subordinate to an approved permitted use	P	P	P
Appliance, electric, and electronic equipment maintenance and repair	P	P	N
Assembly and fabrication of goods (bookbinding, electronic appliance and/or electronic instrument assembly, printing, engraving and similar type uses)	P	P	P
Automobile fuel stations with or without convenience stores and/or automobile wash facilities	C	P	C
Batching and mixing plants (concrete and asphalt)	N	C	N
Building material sales	P	C	N
Bulk plants (class 1 and 2 flammable liquids and gases)	C	C	N
Cabinet, laminating and woodworking shops	C	P	N
Caretakers’ quarters, incidental to the use of the land	C	C	C
Child daycare or preschool facilities which meet all state and local regulations pertaining to such facilities	C	N	C

Construction and farm equipment rental yards and/or repair	P	P	N
Construction and farm equipment sales	P	N	N
Contractors' shops and storage yards	P	P	N
Crematoriums, independent animal or human, which meet all state and local regulations pertaining to crematoriums	C	C	N
Dry cleaning plants	C	P	N
Farm supply sales	P	N	N
Fertilizer and soil conditioner manufacturing, processing and sales (non animal products)	C	C	N
Food processing, wholesale (excluding mills, the processing of fat, vinegar and yeast, and the slaughter of animals)	P	P	N
Foundries, lightweight casting and nonferrous, without causing noxious fumes or odors	C	C	N
Furniture upholstery	P	P	N
Government/public buildings and offices (not otherwise listed)	P	P	P
Government/public maintenance and service facilities	P	P	N
Honey extraction and processing	P	P	N
Hospitals, animal	P	N	N
Hospitals, human	N	N	C
Ice manufacturing and storage	P	P	N
Insulation sales and service	P	P	N
Laboratories	P	P	P
Laundry and linen service facilities	C	P	N
Livestock feed processing and storage without causing odors	N	C	N
Machine shops and storage yards	P	P	N
Maintenance and repair of goods not otherwise listed	C	P	N
Manufacturing, Light: An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished	P	P	N

products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing			
Manufacturing, Heavy: The converting of raw or partially processed materials into a product used for further processing or distribution. Examples of heavy manufacturing include lumber and paper mills, sewage treatment plants, stone, clay, glass product manufacturing, and similar operations. These uses may be conducted partially or wholly outdoors and usually create noxious byproducts such as dust, fumes, hazardous waste products, noise, vibration and glare	N	P	N
Medical cannabis cultivation or processing, Utah licensed - at least 1,000 feet from a community location and 600 feet from a primarily residential zone	P	P	N
Medical cannabis pharmacy, Utah licensed - at least 200 feet from a community location and 600 feet from a primarily residential zone	P	P	P
Mills (cereal, feed, flour, knitting, planing, etc.)	N	C	N
Mobile food vendor	P	P	P
Motor vehicle (automobile, recreational and truck) impound yards which meet all state and local regulations pertaining to impound yards	N	C	N
Motor vehicle(automobile, recreational and truck) salvage and storage yards for dismantled (completely or partially) or wrecked vehicles which meet all state and local regulations pertaining to such yards	N	C	N
Motor vehicle (automobile, recreational and truck) storage facilities (indoor or outdoor) for operable vehicles	P	P	N
Motor vehicle (automobile, recreational and truck) wash facilities	P	P	N
Motor vehicle (automobile, recreational and truck) repair (body, maintenance, paint, rebuild, tire, upholstery, etc.)	P	P	N
Motor vehicle truck repair (body, maintenance, paint, tire, upholstery)	C	P	N
Other uses not listed as permitted or conditional uses in other zones, determined by the planning commission to be compatible and in harmony with the character and intent of these zones, according to their designated and approved development plans	*	*	*
Packaging, processing and treating of goods not otherwise listed	C	C	C

Pest control and extermination establishments	C	P	N
Portable restroom rental establishments	N	C	N
Public parks	P	N	P
Public utility maintenance and service facilities	C	P	N
Recreational/athletic enterprises, indoor only (go-cart track, climbing walls, ice skating rink, roller skating rink, soccer, and other recreational sport/entertainment type activities, but not including spectator oriented arenas)	P	P	P
Research and development facilities, including manufacturing processes	C	C	C
Restaurants	N	N	C
Sandblasting facilities	C	P	N
Schools, business	N	N	P
Schools, colleges and universities	N	N	C
Schools, medical	N	N	C
Schools, technical	C	C	C
Septic tank cleaning/pumping establishments	N	C	N
Sexually oriented businesses which meet all state and local regulations pertaining to such businesses	P	P	N
Sheet metal shops (including retinning)	C	P	N
Sign shops (manufacturing, maintenance, paint, etc.)	C	P	N
Solid waste service providers (including dumpster rentals)	N	C	N
Storage units	C	P	N
Telemarketing centers	N	N	C
Tire recapping or retreading facilities	C	P	N
Truck fuel stations (with or without convenience stores)	C	C	N
Truck terminals	C	P	N
Welding shops	C	P	N

Wholesale distributing and warehousing	C	P	N
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* - Request for these uses will be by application, through the public hearing process and request will be considered at a regularly scheduled planning commission meeting. The planning commission may add conditions as part of the approval process.

Commissioner Henrie asked if the cannabis can't be in agriculture.

Mr. Ellerman answered that the State gives the permits.

Commissioner Henrie stated he is concerned because of the water and the security.

Mr. Ellerman stated it would most likely be indoor hydroponics.

Commissioner Henrie stated if the city regulates pharmacy in industrial zones and that medical marijuana will be the only thing that they use in that pharmacy.

Mr. Ellerman stated that the cannabis would be the only thing sold in the pharmacy

Commissioner Smith opened the public hearing.

No response.

Commissioner Hollie motioned to close the public hearing.

Commissioner Hansen seconded the motion.

Motion passed unanimously.

Commissioner Henrie complemented Mr. Ellerman for the work he did on this.

Commissioner Phetsomphou motioned to recommend approval to City Council with the recommendation of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Meeting adjourned: 8:25 PM

Washington City

Signed By:


Jason Smith, Chairperson

Attested to:



Kathy Spring, Zoning Technician