
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
April 15, 2020 Minutes

Present: Commissioner Smith, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Drew Ellerman, Brandon Wright, Kathy Spring, Drake Howell, Dave Nielsen.

The meeting will be broadcast via Youtube Live linked online at
<https://washingtoncity.org/meetings>

Meeting called to order: 5:30 PM
Invocation: Commissioner Smith

1. APPROVAL OF AGENDA

- a. Approval of the agenda for April 15, 2020.
Commissioner Henrie motioned to approve the agenda for April 15, 2020.
Commissioner Hollie seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from April 1, 2020.
Commissioner Hollie motioned to approve the minutes for April 1, 2020.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. FINAL PLAT

- a. Consideration and recommendation to City Council for The Views at Coral Canyon Phase 3 located at approximately 2180 East 220 North, Highland Parkway. Applicant is Cole West, Reed Scow.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for The Views at Coral Canyon, Phase 3 subdivision, located at approximately 2180 East 220 North, along Highland Parkway . This particular subdivision is proposing 17 lots on an area covering 7.615 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Preliminary Plat was approved back on August 28, 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 View at Coral Canyon, 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 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 Henrie asked about the lower end of the plat and if there is a main road. Should there be a turn around and if this project is required to have a second access.

Mr. Ellerman replied that the project has a second access off Lava Drive.

Brandon Wright stated that the construction drawings showed there is a temporary graveled second access.

Mr. Ellerman stated this has phase 3, 4 and 5 and this one is the first. The secondary access will be shown on the other 2 phases.

Commissioner Smith asked for clarification on the boundary description. Is the description for the trail or the whole project?

Mr. Ellerman replied that the description is for both.

Commissioner Phetsomphou asked who will maintain the trail.

Mr. Ellerman replied that the city will be accepting the trail so the city will maintain it.

Drake Howell stated they appreciate the city and the efforts made to have this meeting.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

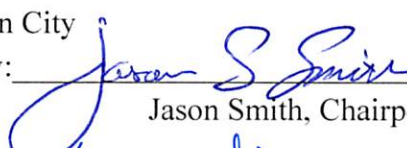
Commissioner Hansen motioned to adjourn the Planning Commission Meeting.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Meeting adjourned: 5:45 PM

Washington City

Signed By: _____
Jason Smith, Chairperson

Attested to: _____
Kathy Spring, Zoning Technician