
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
May 6, 2020 Minutes

Present: Commissioner Smith, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Drew Ellerman, Brandon Wright, Kathy Spring, Matt Evans.

Meeting called to order: 5:30 PM
Invocation: Commissioner Henrie
Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

- a. Approval of the agenda for May 6, 2020.
Commissioner Hollie motioned to approve the agenda for May 6, 2020.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from April 15, 2020.
Commissioner Henrie motioned to approve the minutes from April 15, 2020.
Commissioner Hollie seconded the motion.
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 3 located at approximately east of Escondido Drive. Applicant is Brennan Holdings No 200, LLC.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for

Escondido at Sienna Hills, Phase 3 subdivision, located at approximately east of Escondido Drive. This particular subdivision is proposing 54 lots on an area covering 6.26 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 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 if there is adequate RV parking.

Mr. Ellerman explained that there is toy parking and visitor parking.

Commissioner Hansen asked about lot 35 if there is enough room between the lot and the parking.

Mr. Ellerman answered that there is probably 5 to 7 feet from the lot to the parking stall.

Commissioner Hansen asked if there is a city standard for that type of parking space.

Mr. Ellerman answered no.

Commissioner Hansen asked if an additional condition needs to be added to address the space.

Mr. Ellerman stated there could be an additional condition to make sure it is addressed.

Commissioner Hansen stated he feels that the developer would probably take that into consideration.

Commissioner Hansen motioned to recommend approval to the City Council with the findings and conditions of staff with addition condition #6 that the proper distance be looked at between lot 35 and the parking stall to the northeast.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Rusted Hills Phase 7 located at approximately Rusted Hills and Pecos Drive. Applicant is Ray Dewitt.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Rusted Hills, Phase 7 subdivision, located at approximately Rusted Hills Drive and Pecos Drive. This particular subdivision is proposing 16 lots on an area covering 7.86 acres. The specific location of this subdivision is zoned Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The Preliminary Plat was approved back on November 8, 2017

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 Rusted Hills, Phase 7 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 Bonco Drive connecting to Kings Court.

Mr. Ellerman answered yes it connects to Kings Court and then to Majestic View Drive.

Commissioner Henrie asked about Pecos Drive if it is a private street.

Brandon Wright answered yes.

Commissioner Hansen asked if 15 through 18 is where the drop off is located.

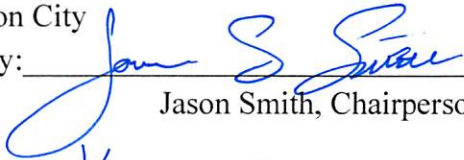
Brandon Wright answered on the north of 15 through 18 is the slope and it is being worked out.

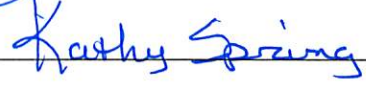
Commissioner Hansen motioned to recommend approval to the City Council with the findings and conditions of staff.

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: 5:50 PM

Washington City
Signed By: 
Jason Smith, Chairperson

Attested to: 
Kathy Spring, Zoning Technician