
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
June 17, 2020 Minutes

Present: Commissioner Smith, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Henrie, Commissioner Hollie, Commissioner Musso, Drew Ellerman, Brandon Wright, Danice Bulloch, Kathy Spring, Dave Nasal, Curtis Anderson, Bryce Jones.

Meeting Called to order: 5:30 PM

Invocation: Commissioner Henrie

Pledge of Allegiance: Commissioner Hollie

1. APPROVAL OF AGENDA

- a. Approval of the agenda for June 17, 2020.
Item 5 has been withdrawn per applicants request.
Commissioner Henrie motioned to approve the agenda for June 17, 2020.
Commissioner Hollie seconded
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from June 3, 2020.
Commissioner Hollie motioned to approve the minutes from June 3, 2020.
Commissioner Hansen seconded the motion.
Commissioner Henrie abstained, he was not present for the meeting.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Phetsomphou disclosed that he lives less than a mile from items 4A & 4B.

4. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-08 to change from RA-1 Residential Agricultural minimum 1 acre to R-1-15 Single Family Residential minimum 15,000 sq foot lots located at approximately 2800 South 240 West. Applicant is Dave Nasal.

Public comment for this item will be accepted at: washingtoncity.org/meetings until the close of the public hearing by the commission.

Background

Drew Ellerman reviewed report: The applicant is requesting approval to change the zoning of approximately 18.01 acres, located at approximately 2800 South 240 West. The requested change is from the current zoning of Residential / Agricultural - One Ac. Min. (RA-1), to a proposed SingleFamily Residential - 15,000 Sq. Ft. Min. (R-1-15). The R-1-15 request is for the purpose of developing the 18.01 acres into a residential subdivision.

The General Plan Land Use designation for this property is Low Density Residential (LD). The surrounding zoning to this parcel is RA-1 to the north, R-1-10 to the south and west, and Washington County zoning to the east.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-08, for the zone change request from Residential / Agricultural - One Acre Min. (RA-1), to the proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation, onto 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 Hollie clarified the surrounding zoning.

Commissioner Smith asked if this is a remnant of the bonus density.

Mr. Ellerman answered no. The County parcels are R-1-10.

Commissioner Musso stated his concern is that they could put in approximately 40 lots and they keep putting in R-1-15 lots at \$600,000.00. He stated he feels that R-1-10 would be better to maximize profit.

Commissioner Henrie stated they can't tell people what to bring in. The developer has the right to develop what they want.

Commissioner Hollie stated that the parcel to the west was the same argument. The R-1-10 to the west so the \$600,000 homes will complain about the \$300,000 homes. He would like to see more consistency.

Commissioner Smith stated he sees what Commissioner Musso is saying but they usually don't dictate what the developer has the right to request. He stated he sees a market for \$800,000 homes. He stated some of the fields should be higher end homes.

Commissioner Hansen asked Drew what the survey is for the fields.

Mr. Ellerman stated COVID hit so they are a little behind.

Commissioner Hansen stated he saw the survey but thought it had gone out. He stated he would rather see larger lots.

Commissioner Phetsomphou stated he would rather see R-1-10 or RA-1.

Commissioner Hansen asked about the road improvements.

Mr. Ellerman explained that the 240 West would have to be improved to Merrill Road.

Brandon Wright stated the road would be all weather surfaces because they don't own it.

Commissioner Henrie asked if they could come off the school road.

Mr Wright stated the sewer would have to come off of Merrill Road.

Mr. Ellerman asked Mr. Wright if there are going to be two accesses.

Mr. Wright stated that there will be one.

Commissioner Phetsomphou asked if there are requests for larger homes because of the temple.

Mr. Ellerman answered that these are for estate homes.

Dave Nasal stated he appreciates Commissioner Musso stating he would like to see R-1-10. He stated the lots will average about 20,000 sq ft lots. He stated the Washington County parcel is being worked on with an annexation.

Commissioner Smith opened the public hearing.

Danice Bulloch stated there are no comments.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hansen seconded the motion.

Motion passed unanimously.

Commissioner Hansen asked Mr. Nasal for clarification on the annexation lot sizes.

Mr. Nasal stated they will be larger by about 20,000 sq ft lots.

Commissioner Hansen asked Mr. Ellerman if they will see the zoning.

Mr. Ellerman stated the zone will come in with the annexation.

Commissioner Hansen asked if there would be a road that would connect to 20 East to the north of the Washington County parcel.

Mr. Ellerman answered probably not.

Commissioner Hollie stated he is concerned with the traffic and the speeding by the school.

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

Commissioner Hansen seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council a Zone Change Z-20-09 to change from A-20 Agricultural minimum 20 acres to RA-1 Residential Agricultural minimum 1 acre located at approximately 3470 South 240 West. Applicant is Bryce Jones.

Public comment for this item will be accepted at: [washingtoncity.org/meetings](http://www.washingtoncity.org/meetings) until the close of the public hearing by the commission.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 4.98 acres, located at approximately 3470 South 240 West. The requested change is from the current zoning of Agriculture - 20 Acre Min. (A-20), to a proposed Residential / Agricultural - One Ac. Min. (RA-1). The RA-1 request is for the purpose of developing the 4.98 acres into a residential property for the applicants personal home, and possible future lot split, for parents to also build a home at this location.

The General Plan Land Use designation for this property is Low Density Residential (LD).

The surrounding zoning to this parcel is RA-1 to the north and east, A-20 to the south, and Washington County zoning to the east.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-09, for the zone change request from Agriculture - 20 Ac. Min. (A-20), to the proposed Residential / Agricultural - One Ac. Min. (RA-1), onto 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 Hollie asked if the applicant is the property owner.

Mr. Ellerman answered yes.

Bryce Jones verified that he is the owner.

Commissioner Hansen asked if Mr. Jones owns the property to the south.

Mr. Jones answered no. He stated he just owns the two 2 1/2 acres.

Commissioner Hollie asked about the parking lot on the exhibit.

Mr. Ellerman explained that the road to the temple goes north of the Stake Center.

Mr. Jones stated they decided on the property before the temple was announced.

Commissioner Smith opened the public hearing.

Danice Bulloch stated there are no public comments.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

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

Commissioner Hansen seconded the motion.

Motion passed unanimously.

- c. Public Hearing for consideration and recommendation to City Council a Zone Change Z-20-10 to change from PUD Planned Unit Development to PUD-R Planned Unit Development Residential located at approximately 100 South 100 West. Applicant is Curtis Anderson.

Public comment for this item will be accepted at: [washingtoncity.org meetings](http://washingtoncity.org/meetings), until the close of the public hearing by the commission.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 0.28 acres, located at approximately 100 South 100 West. The requested change is from the current zoning of Planned Unit Development (PUD), to a proposed Planned Unit Development - Residential (PUD-R). The PUD-R request is for the purpose of developing the 0.28 acres into a residential du-plex.

The General Plan Land Use designation at this location is Medium Density Residential (MD). The surrounding zoning to this parcel is PUD to the north and west, and R-1-6 to the south and east.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-10, for the zone change request from Planned Unit Development (PUD), to the proposed Planned Unit Development - Residential (PUD-R), onto the City Council, based on the following findings and subject to the conditions below.

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.

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone.
2. The elevations of the buildings shall be as portrayed in this submittal.
3. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
4. Block walls (six feet in height min./max.) will be required along the north and west boundaries of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.

5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

6. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

Commissioner Henrie asked if the lot is currently vacant.

Commissioner Hollie asked Mr. Anderson if these are for sale.

Mr. Anderson replied no they are for rent.

Commissioner Hansen stated it appears that they meet the setbacks.

Mr. Ellerman stated it is about 16 feet.

Commissioner Henrie stated he likes the landscaping.

Commissioner Smith opened the public hearing.

Danice Bulloch stated there is one comment.

Commissioner Henrie motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Smith stated in regards to the comment about property value, it wouldn't change anything.

Commissioner Hollie stated he thinks it would improve the property value.

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

Commissioner Hollie seconded the motion.

Motion passed unanimously.

5. GENERAL PLAN AMENDMENT

- a. Tabled from June 3, 2020: Public Hearing for consideration and recommendation to City council a General Plan Amendment G-20-04 to change from LD (Low Density) to NCOMM (Neighborhood Commercial) located at 580 East Washington Dam Road. Applicant is Kimball Gardner.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

Item was withdrawn per the applicants request.

Commissioner Henrie stated he would like to have the term open space changed to be more defined.

Commissioner Hansen asked about the item that was tabled. He stated that he thinks that the person that is there was there before anyone else and so he would have more rights to make a change.

Mr. Ellerman stated that he was there first but he has just as much right as anyone else. He stated he probably didn't realize the change in growth and that is why the request to change the zone.

Commissioner Hansen stated at first he was sympathetic to the people that came in after the property owner but then he realized that the property owner has rights because of the change.

Commissioner Musso stated he would rather meet in the council chambers.

Commissioner Phetsomphou stated there is still social distancing.

Commissioner Hansen stated he is going with whatever works.

Commissioner Phetsomphou stated he would rather meet electronically. He has underlying health issues.

Kathy Spring explained that July 1st has to be electronic because she has to send out notices in advance.

Commissioner Hollie stated he isn't comfortable with meeting yet.

Commissioner Smith stated he is okay either way but he feels they need to still meet electronically until August.

Commissioner Hansen motioned to adjourn the Planning Commission Meeting.

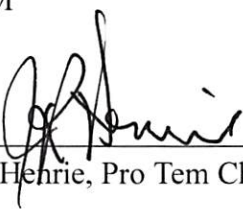
Commissioner Henrie seconded the motion.

Motion passed unanimously.

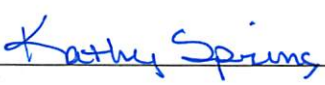
Meeting adjourned: 6:40 PM

Washington City

Signed By: _____


Rick Henrie, Pro Tem Chairperson

Attested to: _____


Kathy Spring, Zoning Technician