
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
July 1, 2020 Minutes

Present: Commissioner Henrie, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Drew Ellerman, Brandon Wright, Kathy Spring, Danice Bulloch, Reed Scow, Drake Howel, Steven Whitehead, Adam Allen.

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

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

1. APPROVAL OF AGENDA

a. Approval of the agenda for July 1, 2020.
Commissioner Hansen motioned to approve the agenda for July 1, 2020.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

a. Approval of the minutes from June 17, 2020.
Commissioner Hansen motioned to approve the minutes from June 17, 2020.
Commissioner Hollie seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Hansen abstains from item 4 B and 4C.

4. FINAL PLAT

a. Consideration and recommendation to the City Council for the Red Waters Phase 1 Final Plat located at approximately 2750 East Country Way. Applicant is Melon Development.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Red Waters, Phase 1 subdivision, located at approximately 2750 East Country Way. This particular subdivision is proposing 36 lots on an area covering 10.96 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on November 13, 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 Red Waters, Phase 1 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 Hollie asked how long Country Way would be closed to the landfill.

Brandon Wright answered 2 to 3 weeks.

Commissioner Henrie asked if the LOMAR has been done.

Mr. Wright answered no approval yet.

Commissioner Hollie asked if they approve this will it be a problem with FEMA.

Mr. Ellerman answered no.

Commissioner Musso asked if they are paving all the way to the boundary line.

Mr. Wright answered yes.

Commissioner Musso asked about the parcel to the north of this parcel.

Mr. Wright answered when they come in with the additional pod they will do the road.

Mr. Ellerman stated that Pod 2 will take care of the remaining road.

Mr. Wright stated it is the same developer so they will do the road.

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

Commissioner Hollie seconded the motion.

Motion passed unanimously.

- a. Consideration and recommendation to the City Council for The Homesteads at Stucki Farms Phase 3 located at approximately Prairie Way and Conestoga Drive. Applicant is South Landing Development LLC, Karl Larson.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for The Homesteads at Stucki Farms, Phase 3 subdivision, located at approximately Prairie Way and Conestoga Drive. This particular subdivision is proposing 12 lots on an area covering 5.01 acres. The specific location of this subdivision is zoned Stucki Farms Planned Community Development (PCD). The Amended Preliminary Plat was approved back on June 10, 2020

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 Homesteads at Stucki Farms, 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.

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

Commissioner Phetsomphou seconded the motion.

Commissioner Hansen abstained from voting.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Homestead Heights at Stucki Farms located at approximately Prairie Way and Heartstone way.
Applicant is South Landing Development LLC, Karl Larson.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Homestead Heights at Stucki Farms, Phase 3 subdivision, located at approximately Prairie Way and Heartstone Way. This particular subdivision is proposing 7 lots on an area covering 3.33 acres. The specific location of this subdivision is zoned Stucki Farms Planned Community Development (PCD). The Amended Preliminary Plat was approved back on June 10, 2020

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 Homestead Heights at Stucki Farms, 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.

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

Commissioner Musso seconded the motion.

Commissioner Hansen abstained from voting.

Motion passed unanimously.

5. ROAD DEDICATION

- a. Consideration and recommendation to the City Council for Country Way Road Dedication Plat. Applicant is Adam Allen

Background

The applicant is requesting approval of the road dedication plat for Country Way, located roughly on the northeast side of the bridge at the end of the Country Way subdivision off Washington Dam Road (approx. 2700 East and 650 South).

Recommendation

Staff recommends that the Planning Commission recommend approval of the Road Dedication plat for Country Way, to the City Council.

Brandon Wright explained that this isn't a typical road dedication that meets the requirements because of the 8 foot on each side of the road. There needs to be additional 16 feet before this goes to the City Council.

Commissioner Hollie asked if the 8 foot is for the sidewalk.

Commissioner Henrie asked if they should table this.

Mr. Wright stated it needs to be a 66 foot road and the 8 feet is for the PUE. He stated he spoke to Adam Allen at Bush and Gudgell and they will have the revised plat to Kathy tomorrow.

Commissioner Henrie asked Reed Scow if they will have the revised plat to Kathy tomorrow.

Mr. Scow answered yes. They will add a narrative.

Commissioner Hansen asked why the difference from the 80 foot road.

Mr. Wright stated that in meetings with Mike Shaw they decided to match what is there which is a 66 foot road.

Commissioner Hollie asked about the landfill traffic and if the road has stronger restrictions.

Mr. Wright stated the Geotech study has recommendations for heavier traffic.

Commissioner Musso asked what the speed limit will be.

Mr. Wright answered there are three stop signs but he isn't sure what the exact speed limit will be.

Mr. Ellerman stated there will be 4 way stops; with raised grade at the stop signs.

Commissioner Phetsomphou asked if the bridge will have any modifications.

Mr. Wright answered that the bridge will not have any changes that the bridge is structurally sound.

Commissioner Hollie asked if the speed will be 45.

Mr. Wright answered he didn't think so.

Commissioner Henrie stated they could table it or take the applicants word and add a condition.

Mr. Wright stated he feels okay with what they have stated.

Commissioner Hansen stated there aren't any conditions.

Mr. Ellerman stated they usually don't put conditions on road dedications.

Commissioner Hansen motioned to recommend approval to city Council with a condition #1 that a revised plat be submitted to Community Development tomorrow.

Commissioner Musso seconded the motion.

Motion passed unanimously.

6. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council for The Eighth at Coral Canyon Plat Amendment located at approximately Eagle Lane and Albatross. The purpose of the amendment is to move units 1-5 from the original platted location and to revise the boundary along Coral Canyon Blvd. The limited common area behind units 8-21 as originally platted is being changed to private element. Additionally a portion of the limited common area of units 18-20 and 1-8 as originally platted is being changed to private element.

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 the report: The applicant is requesting approval of an Amended Final plat for The Eighth at Coral Canyon subdivision, located at approximately Double Eagle Lane

and Albatross Lane. The reason for this amendment request is to eliminate the current “Limited Common Areas” in the back yards, and turn them into private ownership areas attached to the home pads, in essence creating more of a standard subdivision “lot” within this development.

Staff has reviewed the proposed amended final plat and finds it conforms to the Coral Canyon Planned Community Development zoning of this development. The subdivision also remains in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for The Eighth at Coral Canyon subdivision to the City Council, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and 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. Where applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners”, shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Commissioner Musso asked if this was already built. Are they amending the already approved plat.

Mr. Ellerman answered yes.

Commissioner Hansen asked if there is fencing all along this project.

Drake Howell and Steven Whitehead answered all walls and gates will be built. The only change is that the common area be made into lots.

Commissioner Hansen asked if the walls are 6 feet height.

Mr. Howell answered they should come out to the project to see what the walls look like.

Commissioner Hanse asked if some of the fencing is complete already.

Mr. Howell answered yes.

Commissioner Hollie stated that this makes sense and this is the right time to do it.

Danice Bulloch stated there are no public comments at this time.

Commissioner Hansen motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

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

Commissioner Hansen seconded the motion

Motion passed unanimously.

7. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change Z-20-11 to change from RA-2 Residential Agricultural minimum 2 acres to RA-1 Residential Agricultural minimum 1 acre located at approximately 2670 East Washington Dam Road. Applicant is Michael Labrum.

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 the report: The applicant is requesting approval to change the zoning of approximately 3.73 acres, located at approximately 2670 East Washington Dam Road. The requested change is from the current zoning of Residential / Agricultural - 2 Ac. Min. (RA-2), to

a proposed Residential/ Agricultural - 1 Ac. Min. (RA-1). The RA-1 request is for the purpose of subdividing the 3.73 acres into one acre parcels.

The General Plan Land Use designation at this location is Estate (EST.). The surrounding zoning to this parcel is RA-2 to the north and west, and RA-1 to the east, and OS to the south.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-11, for the zone change request from Residential / Agricultural - 2 Ac. Min. (RA-2), to the proposed Residential / Agricultural - 1 Ac. Min. (RA-1), onto the City Council, based on the following findings 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.

Commissioner Henrie asked what they were going to do.

Mr. Ellerman stated he thinks they will be divided in half. They will have to improve the road.

Commissioner Hollie asked if they could have animals.

Mr. Ellerman answered yes.

Commissioner Hansen asked if there is a requirement to bring the hill down to grade.

Mr. Ellerman stated they have to meet requirements for drainage.

Danice Bulloch stated there are no public comments.

Commissioner Hansen motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Hollie asked if this meets the General Plan.

Mr. Ellerman answered yes it is Estate designation.

Commissioner Musson asked if the Washington Dam Road will be widened.

Mr. Wright answered yes. This is being worked on now.

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

Commissioner Hollie asked if this meets the General Plan.

Mr. Ellerman answered yes it is Estate designation.

Commissioner Musson asked if the Washington Dam Road will be widened.

Mr. Wright answered yes. This is being worked on now.

Commissioner Musso asked if the city has to buy the property.

Mr. Wright answered that the property owners have given it so they don't have to pay for the improvements.

Commissioner Musso stated that is good because it would make the road safer.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Musso motioned to adjourn the Planning Commission Meeting.

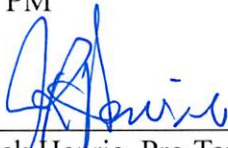
Commissioner Hollie seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:26 PM

Washington City

Signed By: _____


Rick Henrie, Pro Tem Chairperson

Attested to: _____


Kathy Spring, Zoning Technician