Washington City
An Oasis of Opportunity

Community Development Department
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Minutes
Planning Commission Meeting
July 15, 2020

Present: Commissioner Henrie, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Drew Ellerman, Brandon Wright, Danice Bulloch, Kathy Spring, Bob Hermandsen, Eric McFadden, Jim Raines.

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

Meeting called to order: 5:30 PM
Commissioner Smith is excused from the meeting.
Invocation: Commissioner Hansen
Pledge of Allegiance: Commissioner Musso

1. APPROVAL OF AGENDA

    a. Approval of the agenda for July 15, 2020.

Commissioner Hansen motioned to approve the agenda for July 15, 2020.
Commissioner Musso seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

    a. Approval of the minutes from July 1, 2020.

Commissioner Hollie motioned to approve the minutes from July 1, 2020
Commissioner Hansen seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Hansen disclosed that he lives in the vicinity of items 4A, 4B and 6A.

4. FINAL PLAT

    a. Consideration and recommendation to City Council for the Crimson Park Phase 1 Final Plat located at approximately 550 East 4150 South. Applicant is Development Solutions Group, Inc.

Background
The applicant is requesting approval of a final plat for the Crimson Park, Phase 1 subdivision, located at approximately 550 East 4150 South. This particular subdivision is proposing 33 lots on an area covering 3.499 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 Crimson Park, 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 if this is in front of Freedom Village. He asked about the adjacent parcel.

Mr. Ellerman stated that Freedom Village is to the north and Crimson Fields is the adjacent parcel.

Commissioner Phetsomphou asked if the landscape will be rock.

Mr. Ellermna answered this is a PUD with a play area and was already approved with the landscape.

Commissioner Hansen asked about the rendering of the homes.

Mr. Ellerman answered that this has been approved in the PUD. This is just the subdivision layout.

Commissioner Hansen asked if this is R-1-8.

Mr. Ellemran answered no it is a PUD.

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.

b. Consideration and recommendation to City Council for the Crimson Fields Phase 4 Final Plat located at approximately 350 East 4200 South. Applicant is Development solutions Group, Inc.

Background
The applicant is requesting approval of a final plat for the Crimson Fields, Phase 4 subdivision, located at approximately 350 East 4200 South. This particular subdivision is proposing 15 lots on an area covering 5.264 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 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

Crimson Fields, Phase 4 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 Hansen asked about the road that was supposed to go through.

Mr. Wright answered they're still working on it.

Commissioner Hansen asked about the road to the north.

Mr. Wright answered that they are building it out as they go.

Commissioner Hansen asked if it is a 30 feet road.

Mr. Wright answered it is going to be a 66 foot right of way.

Commissioner Musso motioned to recommend approval to the City Council with the findings and conditions of staff.
Commissioner Hollie seconded the motion.
Motion passed unanimously.

5. PRELIMINARY PLAT

   a. Public Hearing for consideration and recommendation to City Council for the Sendera at Sienna Hills Preliminary Plat located at approximately Grapevine Crossing and Arena RoJa Drive. Applicant is Brennan Holdings No, 200, LLC.

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

Background
The applicant is requesting approval of a Preliminary plat for the Sendera at Sienna Hills subdivision, located at approximately Grapevine Crossing and Arena RoJa Drive. The applicant is proposing 131 lots on an area of coverage of 18.13 acres. The zoning designation at this particular location is Planned Community Development (Sienna Hills - PCD). The surrounding zoning is PCD to the north, east, west, and south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation
Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Sendera at Sienna Hills subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings
1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions
1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:
   A. A title report.
   B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Hollie asked if these are townhomes.

Mr. Ellerman answered they are townhomes, twins and single family and it is in the vacation rental.

Commissioners Hollie asked about the parking.

Mr. Ellerman answered each has a garage and parking all around the peripheral and have met the visitor parking and the required parking. All around the peripheral has two car parking.

Commissioner Henrie asked if the top parking is toy parking.

Mr. Ellerman answered that there is more than adequate parking for toy parking.

Commissioner Musso asked if there is a pool in the adjacent project.

Mr. Ellerman answered yes.

Commissioner Hansen asked if there have been any reports of parking issues in the other developments.

Mr. Ellemrna answered not that he knows of.

Commissioner Musso asked how many vacation rental units are in the area.

Mr. Ellerman answered there are about 450 Units with two more to the northeast.

Commissioner Musso asked if there are more vacation rentals. He asked if they are Ivory Homes.

Jim Raines answered yes.

Commissioner Hansen asked if the Ivory Homes project is done.

Mr. Ellerman answered yes. He stated that for some reason the vacation rentals went strong because of the pandemic.

Commissioner Phetsomphou asked if the pool area will go in first.

Mr. Ellerman answered that this isn't a PUD. He stated that the Villas have a really nice pool area and is being used.

Mr. Raines stated they will be built it half way through the build out of the subdivision.

Danice Bulloch stated there are no comments.

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

Motion passed unanimously.

Commissioner Hollie motioned to recommend approval to the City Council with the findings and conditions of staff.
Commissioner Musso seconded the motion.
Motion passed unanimously.

6. ZONE CHANGE

   a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-12 to change from A-20 Agricultural minimum 20 acres to R-1-10 Single Family REsidential minimum 10,000 sq ft lots, R-1-8 Single Family minimum 8,000 sq ft lots and R-1-6 Single Family Residential minimum 6,000 sq ft lots located at approximately Washington Fields Road and Iron Horse Drive. Applicant is Cardiff Wales LLC.

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

Background
The applicant is requesting approval to change the zoning of approximately 65.02 acres, located at approximately Washington Fields Road and Iron Horse Drive. The requested change is from the current zoning of Agricultural - 20 Ac. Min. (A-20), to a proposed Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6), Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8) and Single-Family Residential - 10,000 Sq. Ft. MIn. (R-1-10) zoning designations.

The R-1-6, R-1-8 and R-1-10 requests are for the purpose of subdividing the 65.02 acres into a future residential development(s).

The General Plan Land Use designation at this location was recently amended by the City Council and carries a Low Density Residential (LD) and Medium Density Residential (MD.). The surrounding zoning to this parcel is R-1-8 to the north, A-20 to the east, PCD to the south, and RA-1 to the west.

Recommendation
Staff recommends that the Planning Commission recommend approval of Z-20-12, for the zone change request from Agricultural - 20 Ac. Min. (A-20), to the proposed Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6), Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8) and Single-Family Residential - 10,000 Sq. Ft. MIn. (R-1-10) zoning designations, 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.

3. This development will meet all criteria required by the State of Utah and Washington City for LID (Low Impact Development). All requirements can be found at Utah Division of Environmental Quality website.

Mr. Ellerman explained that people have been confused with the location of this request. He explained that Iron Horse subdivision has been confused because they thought this was for the parcel to the north of them. They didn't realize where the zone change was located. People have come into the office for clarification and they didn't have any concerns due to the location. He stated that the notice did state it was approximately Iron Horse Dr and Washington Fields Road so that is why they were confused but the exhibit that was attached was clear as to where the zone change is.

Commissioner Hansen asked about the residents' confusion.

Mr. Ellerman stated that people were irate with Kathy so she asked that I address the comments. He was able to explain it to them.

Commissioner Hansen asked about the road that will T into Iron Horse.

Mr. Ellerman explained that there is a road from St George that will connect to Washington City and will run along the base of the exhibit. He stated that the bend to the north of these parcels was because the school wanted the road to go there then they moved to another parcel. It will be a road.

Commissioner Hansen asked about the Karl Larsen parcel where there would be higher density. What was the density?

Mr. Ellerman stated it was for a medium high density for multi family. In the General Plan Amendment it was approved for Low Density and Medium Density and PUD.

Commissioner Musso asked if the road will go along the fill or through the PUD.

Mr. Ellerman answered it appears to go through the PUD.

Brandon Wright stated it is a master plan road but could move a little to one side or the other. He stated that they will be working with the developer to work out the road.

Commissioner Hansen asked what a R-1-6 is related to.

Mr. Ellerman showed Steelechase is R-1-6 but most are 8,000 and 9,000 sq ft lots. He stated that Treasure Valley has 6,000 sq ft lots in a bonus density.

Commissioner Musso stated that the lots are tight.

Mr. Ellerman showed the master plan road exhibit. He stated they want the 60 ft road so they will work with the developer. It is a residential collector road.

Commissioner Hollie stated that both roads will connect to Washington Fields Road. Will they widen the road?

Mr. Wright stated that they will have to improve Washington Fields Road as development comes in.

Danice Bulloch read the public comments: See attached.

Commissioner Hollie stated all 9 comments were confused as to where the proposal is located.

Mr. Ellerman stated he is glad that people came in.

Commissioner Musso asked if there is a commercial piece in the area.

Mr. Ellerman showed the zoning map that showed the commercial area.

Commissioner Phetsomphou stated he is surprised that people don't want something in the northern parcel but are okay with where this proposal is.

Mr. Ellerman stated that Iron Horse is zoned R-1-8 and the parcel to the north is R-1-18.

Commissioner Hansen stated he doesn't have a problem with the proposal.

Commissioner Musso asked if the PUD is approved.

Mr. Ellerman stated they have General Plan approval for PUD.

Bob Hermandsen stated they don't have any additional comments.

Commissioner Hansen asked why the difference in the zoning.

Mr. Hermandsen stated that it needs to blend zoning into the commercial and what St George has in their zoning.

Commissioner Hansen asked about the PUD and if it will come in with low density.

Mr. Hermandsen stated they aren't ready to come in yet.

Commissioner Musso asked about the density along the hillside.

Mr. Hermandsen stated that they will have larger lots along the hill.

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

Commissioner Hollie motioned to recommend approval to the City Council with the findings and recommendation of staff.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

7. GENERAL PLAN AMENDMENT

   a. Public Hearing for consideration and recommendation to City Council a General Plan Amendment G-20-05 to change from OS Open Space to Low Density Residential located at approximately 550 West 2100 North. Applicant is First National Investments LLC, Matt Lowe.

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

Background
The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 550 West 2100 North. The requested area covers approximately 1.26 acres. The current Land Use designation is Open Space (OS). The applicant is seeking approval to have the Land Use designations changed to Low Density Residential (LD), for the possibility to rezone and add the area into the current development known as the Washington Vista Subdivision.

The surrounding General Plan Land Use designations are (OS) & (LD) to the north and east, and (LD) to the west and south. The Low Density Residential designation allows for the R-1-10 and R-1-12 zoning designations,

Staff has reviewed the requested change and finds no problem with the proposed application. The new designation would be in conformity to that which is found in the surrounding area.

Recommendation
Staff recommends that the Planning Commission recommend approval for G-20-05, to amend the General Plan Land Use Map from the current Open Space (OS) designation, to the proposed Low Density Residential (LD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Mr. Ellerman explained that the zone change was denied by the City Council because there wasn't a general plan that was still in the open space so that is why this is back tonight. The dispute was between the current and previous property owner so they have worked that out and that is why it is moving forward.

Commissioner Henrie asked what the intent was.

Mr. Ellerman answered to add more land to the subdivision.

Commissioner Hollie asked what changed between SITLA and the current property owner.

Mr. Ellerman answered that he met with SITLA and was told they worked things out with the piece that is presented on the exhibit.

Danice Bulloch read the public comments: See attached.

Eric McFadden stated that the flood plain has been reviewed by staff and is on the plat.

Commissioner Hansen asked if the developer is aware of the violations.

Mr. McFadden stated that the builder is in surgery and he will discuss the comments with him later.

Commissioner Musso asked if the developer is the one that built the two story addition.

Mr. McFadden answered he isn't the one that built it.

Commissioner Musso stated that they had to do a building permit.

Mr. McFadden stated that there are two ways to resolve this. Through a code compliance or the violation of the CC&Rs

Commissioner Hansen stated he is concerned with the issues that exist so he has a hard time approving something that has problems.

Commissioner Hollie asked if the developer is the one that enforces the CC&Rs. He stated that the home owners can go to the person that built the apartment and enforce penalties. The city can't enforce the CC&Rs.

Commissioner Hansen stated that this appears to be a 5 year problem and so the developer needs to get this taken care of.

Mr. Ellerman stated there are two sides to this. One, the State keeps the city out of CC&Rs. He stated that the city needs to stay out of this. The other is that there is a zone change and subdivision process and things can be dealt with. They converted their RV to a casita and that is

allowed and approved with a building permit. If it was misrepresented the code compliance can cite them. He realizes there are some problems with this because they converted it to an apartment and that isn't allowed.

Commissioner Hansen stated he appreciates Mr. Ellerman's explanation.

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

Commissioner Hansen asked Mr. Ellerman if he is going to look into the renting of the apartment.

Mr. Ellerman stated that the property owners can take it to court. The city can cite them for a zoning violation. He stated the city can deny a permit if they have knowledge that the CC&Rs are against something. He stated that this is a General Plan Amendment without a plan so they need to consider what is in front of them.

Commissioner Hansen stated that it is good to know that they need to stay out of the enforcement of CC&Rs.

Attorney Starkey stated that when a developer impacts the city they will take into account the bad behavior. He stated that at this point it is good to bring out issues.

Commissioner Hansen motioned to recommend approval to City Council with the findings and recommendations of staff.
Commissioner Hollie seconded the motion.
Motion passed unanimously.

Commissioner Hansen asked about the property north of Iron Horse is R-1-8.

Mr. Ellerman answered it is R-1-8.

Commissioner Hansen motioned to adjourn the Planning Commission Meeting.
Commissioner Hollie seconded the motion.
Motion passed unanimously.
Meeting adjourned: 7:33 PM

Washington City
Signed By: _____
Rick Henrie, Pro Tem Chairperson

Attested to: _____
Kathy Spring, Zoning Technician

7-15-2020

Timestamp	This Comment is in Rega	Full Name:	Neighborhood	Comment
7/11/2020 8:05:23	7a. Public Hearing: Genei	Richard Ryther	GreenSpring (North of I-15)	Will these new sections become part of current/existing Washington Vistas? Will they be governed by the same CC&Rs or will the CC&Rs be rewritten to eliminate any ambiguity around whether or not a homeowner can convert an RV garage into a 2nd level apartment with rear exterior staircase, windows and deck that look into neighboring yards? What limits of liability insurance does the City require the developer to have? What process is in place to verify adequate coverage is in place and remains current? How can the City serve citizens better, once they have approved building plans, to inform individuals that they need to check if there are governing CC&Rs before beginning construction?
7/11/2020 20:01:44	7a. Public Hearing: Genei	Kay and Tom Tuttle	GreenSpring (North of I-15)	We currently have an unresolved issue in the Washington Vista Development concerning a homeowner who built a second story apartment in an RV garage. This homeowner chose to move forward with the work even after the violations were pointed out. We would like to see this issue resolved prior to the commencement of more development to prevent issues going forward. Mr. Lowe is now reaching out to the homeowner, but the resolution was not handled in the early stages and more action may now be required. The City could help with this issue going forward. When issuing a building permit, it would be beneficial if a disclaimer was added that indicated the homeowner must be in compliance with any CC&R's in place for the development and that the city does not review or enforce the HOA rules. This would alert the homeowner of their responsibility and protect the city. We would also like to know what type of liability insurance is required of developers to protect them and the development. We will not have service during the scheduled meeting, so please make sure our concerns are addressed. Thank you.
7/12/2020 11:13:48	7a. Public Hearing: Genei	Kay and Tom Tuttle	GreenSpring (North of I-15)	We currently have an unresolved issue in the Washington Vista Development concerning a homeowner who built a second story apartment in an RV garage. This homeowner chose to move forward with the work even after the violations were pointed out. We would like to see this issue resolved prior to the commencement of more development to prevent issues going forward. Mr. Lowe is now reaching out to the homeowner, but the resolution was not handled in the early stages and more action may now be required. The City could help with this issue going forward. When issuing a building permit, it would be beneficial if a disclaimer was added that indicated the homeowner must be in compliance with any CC&R's in place for the development and that the city does not review or enforce the HOA rules. This would alert the homeowner of their responsibility and protect the city. We would also like to know what type of liability insurance is required of developers to protect them and the development. We will not have service during the scheduled meeting, so please make sure our concerns are addressed. Thank you.
7/13/2020 12:08:52	6a. Public Hearing: Zone	Dwight Bird	GreenSpring (North of I-15)	I have two questions/concerns regarding the proposed proposed zone change (2-20-05) from OP to LD. 1- Will the southern most proposed lots interfere with the 100 year flood zone. 2- Has the developer completed all prior infrastructure commitments required for bond release. Specifically areas bordering the Washington Parkway. The increased use of the Parkway seems to present a liability issue with walkways & curbing incomplete. These items should be completed or safety barricades put in place before proceeding with more development thus avoiding further injuries.
7/13/2020 12:09:53	6a. Public Hearing: Zone	Dwight Bird	GreenSpring (North of I-15)	I have two questions/concerns regarding the proposed proposed zone change (2-20-05) from OP to LD. 1- Will the southern most proposed lots interfere with the 100 year flood zone. 2- Has the developer completed all prior infrastructure commitments required for bond release. Specifically areas bordering the Washington Parkway. The increased use of the Parkway seems to present a liability issue with walkways & curbing incomplete. These items should be completed or safety barricades put in place before proceeding with more development thus avoiding further injuries.
7/13/2020 14:21:49	7a. Public Hearing: Genei	Marie Matthews	GreenSpring (North of I-15)	My problem is with the developer Matt Lowe, not the currently applied for rezoning of 1.26 acres from OS to LD. This developer has been non-responsive to and ignored the CC&R's of the Washington Vista Subdivision. Through his lack of timely response to 30 homeowner's concerns, an RV garage was remodeled into a two-story rental unit. These same 30 homeowners are now considering legal action. Washington Vista subdivision is zoned single family, not for rental units. Is there no coordination between the issuing of building permits and what the zoning is? It seems to me that both the developer and the city have some responsibility in this.
7/13/2020 18:51:42	6a. Public Hearing: Zone	J Kelly Skeen	Washington Fields	PLEASE stop catering to developers WA City planning commission! DO NOT approve the high density housing (6,000sf lots!!! Insane!) at Washington Fields and Iron Horse. Stop destroying the property values of those who live nearly. Can you not see the public outcry from citizens who oppose such high density housing? It destroys our community and what we all love. I am not opposed to a subdivision but it should be lot size no less than 10,000 sf. I live directly across the street from this property.(Less than 60 feet away) NO HIGH DENSITY LOTS at this location

Timestamp	This Comment is in Rega	Full Name:	Neighborhood	Comment
7/13/2020 20:20:45	6a. Public Hearing: Zone	Craig Davis	Washington Fields	I would like to voice my opposition to the request to reduce residential sizing from Cardiff Wales, LLC. on the property at Washington Fields and Iron Horse Dr. We are already facing an onslaught of over building with vacation rental units, high density housing and very small single family units at Stucki Farms. We just purchased a home on Iron Horse Dr. and contacted the Washington City offices and acquired a map stating that the property across the street has been zoned for 10,000 sq.ft. lots and will not change. I knew this was too good to be true. This will destroy our community, devalue our property and create worse traffic that Washington Fields Road can't handle now. We are already surrounded on 3 sides by over crowding and over building with multi family housing and tons of vacation rentals and we all know what they do to a neighborhood. We are one step away from being a California or Nevada where there is no safe reasonable neighborhoods with normal sized lots where you can't hear your neighbor pass gas !!! Please reconsider and make Cardiff Wales build out South where there is a million acres past the airport, they don't need to come in and destroy an already established neighborhood. Please step up and control this craziness of over building and creating instant slums. I have worked in the building industry for over 40 years and know exactly what this will turn out to be. Thank you for the opportunity to voice my opposition even though I know how these things work and basically have no hope and will plan on moving soon. Respectfully, Craig Davis 1058 E. Iron Horse Dr.
7/13/2020 20:43:10	6a. Public Hearing: Zone	Terry Dickens	Washington Fields	I wish to express my objection to the proposed zone change under consideration for Iron Horse Dr & Washington Fields Rd. The community that will be impacted most by this zone change is situated just south of the property with the proposed zone change. The recent General Plan Land Use which was recently amended calls for Low Density & Medium Density zoning. The area just south has essentially 1/3 acre lots. To introduce small lots in the 6,000 sq. ft. to 10,000 sq. ft. range would be devastating to the values of the properties to the south. The General Plan defines Low Density as 3 to 4 units per acre. I propose that this project be developed with 10,000 to 15,000 square foot lots to be compatible with those homes situated along the south side of Iron Horse Dr. To allow the sort of density proposed will overburden schools, create additional unnecessary traffic on Washington Fields Rd. and on Iron Horse Dr. Further, infrastructure such as sewer and water will be further burdened. Police, Fire and related services will be much more burdened with this small lot development. I live just 3 lots south of the proposed rezoning at 4279 S 1095 East, Washington.
7/14/2020 12:04:16	7a. Public Hearing: Genei	laird a white	GreenSpring (North of I-15)	The proposal puts lots and homes in the very bottom of the small valley, which is the de facto drainage area. Perhaps it's a one in 100 year storm that would fill that drainage, but that would result in losses that would ultimately end up be covered under a taxpayer funded bailout (no pun intended). The proponent, Mr. Lowe, has recently demonstrated his utter disregard for the rule of law and unilaterally approved an "improvement" to a house that clearly violates existing CCRs by allowing a second story add on. He did this acting solely at the the "HOA" which does not exist currently and if it did exist, would require a committee, not an individual. The status of the HOA and that responsibility for Washington Vistas, should be established before any further development takes place. Is there enough water to support more and more homes. the space is used by many ATV users and will result in noise complaints from the "Johnny come lately crowd.
7/14/2020 15:01:26	6a. Public Hearing: Zone	Brady Carlsen	Washington Fields	I wish to express my objection to the proposed zone change under consideration for Iron Horse Drive and Washington Fields Rd. I would request the minimum lot size be 12,000 sq. Feet. I currently live in the Iron Horse subdivisión and will be impacted by these zoning changes. I would like to request a delay in any recommendations so that the home owners in the area have more time to discuss the impact of such changes. Many homeowners are unaware of this proposed re zoning.
7/14/2020 15:22:08	6a. Public Hearing: Zone	Shaun Russon	Washington Fields	I disagree with the zoning change to smaller lot sizes. There was already a zoning change for high density with the Sullivan Homes development about a mile or two north of this development. The best use of this land would be to keep the minimum lot size of 10,000 feet and not change the current requirements. Mixing larger lots and smaller lots so close to each other does bring values down for the larger homes and creates more traffic and noise. There is also the Hoopes construction development of 17 4-plexes going in less than a mile south of here as well providing affordable housing. I think there are already enough resources for the smaller lots outside of this area, or close to it. I don't feel that intermixing smaller lot sizes with larger lot sizes, and vacation rentals (just to the west of this development) helps keep Washington City with a formal plan. I think if the lot size was kept the same it would help keep the communities of Iron Horse, Sugar Plum, and Stucki Farms consistent as possible. This approval would create too much mixed space and use mushed together in an area that very soon will have tremendous traffic activity (with the freeway connection and the reservoir coming in) and adding in more high density in addition to what has already been approved, will be too much and personally will deter new buyers to the larger lot areas. I know there is a need for affordable housing, but on the flip side, larger lots require higher incomes to afford those that also spend more for the local economy. I would vote against this change and would advise the developer to keep the plan at 10,000 sq ft lots and not make that any smaller.

Timestamp	This Comment is In Rega	Full Name:	Neighborhood	Comment
7/14/2020 15:35:36	6a. Public Hearing: Zone	Michael Ray & Step	Washington Fields	Planning Commissioners: We are writing to respectfully request a negative vote regarding the rezoning the acreage adjacent to Iron Horse Dr. to R-1-6 or R-1-8 for the following reasons: 1.Phase 1 Iron Horse Subdivision consists of 28 lots; each one consisting of a minimum of 12,250 sq. ft.to 14,400 sq. ft. The required minimum square footage of our homes are 2500 sq. ft. The property under consideration for rezoning was originally to be developed as Phase 2 of Iron Horse Subdivision under the same guidelines per our HOA association. A rezoning to R-1-6 or R-1-8 would reduce the square footage of each lot to 6,000 sq. ft. and 8,000 sq. ft. respectively. Rezoning and square footage of the homes should be consistent with what is in place within the subdivision in order to keep property values consistent, and to keep overall appearance of the subdivision in conformity with what has been developed without high density housing devaluation. 2.Currently, three subdivisions feed into Iron Horse Dr. to exit onto Washington Fields Road, i.e. Iron Horse Subdivision, Southern Vista, and Stucki Meadows. Sugar Plum subdivision is also stubbed-in to connect to the property in question when developed. That is five subdivisions that will have the use of Iron Horse Dr. as a major exit. Of the five, Stucki and Sugar Plum have alternative exits onto Washington Fields Road, but three of us don't. By keeping the proposed rezoning lots to R-1-10 or greater, it will reduce the traffic flow feeding into Iron Horse Dr. Best regards, Michael R. & Stephanie Baker 4237 S 1095 E Washington, UT 84780 Sebaker9@gmail.com 801-835-3123
7/14/2020 19:04:33	6a. Public Hearing: Zone	Kevin & Nicole Rour	Washington Fields	We live directly across of the proposed rezoning (1002 E Iron Horse Dr, Washington, UT). We want to object to the proposed zoning change that is under consideration for Iron Horse and Washington Fields Rd. Our community is one that is going to be greatly impacted the most if this change is approved. If small lots are approved for this zoning change it will be damaging to the values of all the properties that are just south of this area. We were told when we bought this property and built our home that the land that is under consideration for rezoning was going to be phase 2 or 3 of this community and that it would be developed matching our current property and those of our development (10,000 to 15,000 square lots). We are not opposed to this being developed for homes similar to ours but we are greatly opposed to homes that will devalue ours and our neighbors.
7/15/2020 10:21:59	6a. Public Hearing: Zone	Anthony Michael Da	Washington Fields	This proposal is not in harmony with the existing neighborhoods to the south and north of the proposed area. Higher density housing in general is significantly impacting the character of Washington city, and not in a good way. This development should mirror the nature of those that border it.
7/15/2020 12:09:31	6a. Public Hearing: Zone	Gary Nelson	Washington Fields	We live at 1018 E Iron Horse Dr., Washington, UT 84780. When we purchased our home, our builder showed us the MASTERPLAN with the city where this section of unbuilt land was zoned for homes of similar lot and size. Granting a variance to change zoning in order to allow much smaller lots and homes would dramatically devalue the entire neighborhood and should not be allowed. If the city grants a variance now to change the masterplan and allow zoning for smaller lots and homes, then we will work with the homeowners association and the neighbors in the community to seek retribution.

Timestamp	This Comment is in Rega	Full Name:	Neighborhood	Comment
7/15/2020 12:58:34	6a. Public Hearing: Zone	Jerry David	Outside the City of Washington Limits	My comment & concerns is with the proposed zoning change at the property located at Approximately Washington Fields Road & Iron Horse Drive which is being proposed by applicant Cardiff Wales LLC. My first concern being the non-posting of intent of rezoning change at or on the property of a proposed public meeting. Why wasn't this done ? I have an email stating it was posted when in fact it has been verified it was not. Secondly, the neighborhood of Iron Horse is composed of home owners which consists of Attorneys, Medical Doctors, The Health & Safety Industry, Medical Support Industry, Reputable & Notable Home Builder, Notable Real Estate Professionals and the list continues with Reputable Professionals that chose Iron Horse Subdivision to build our homes and an area in which would draw additional professionals to build thus creating a sustainable tax base for the area in which you represent and where we call home. In having discussions with various professionals, If what you are proposing were to succeed, this will all change and certainly not for the better. First you will see a massive home sale campaign, then a mass exit of professionals and an immediate decline in property values & certainly in your tax base. As it currently stands the infrastructure for thus growth is not in place and when it is not, a certain decline in property values and tax base will follow shortly. Our public roads, streets, utilities, not to mention current traffic is at a tipping point that really should be addressed prior to rezoning any property within Washington city and or county at this time. You have already begun the encroachment to our neighborhood of rental units, support housing for the elderly, proposed convenience store, Gas Station, RV Park and whatever else is in the making. I feel that as a home owner in the Iron Horse Subdivision that the proposed rezoning of property in question is a bad decision for the people you represent and certainly a bad financial business decision in the foreseen future. Vote NO to this rezoning! Thank You Jerry David
7/15/2020 17:02:22	6a. Public Hearing: Zone	Terry Dickens	Washington Fields	I previously sent in comments in opposition to this rezoning. I wish to withdraw my comments. I, together with several other Iron Horse residents, thought that the property was located north of Iron Horse. I now understand after visiting Drew Ellerman at the City today that the property in question lies approximately 1500' west of us. We were confused as the notice talks about "Washington Fields Road and Iron Horse Drive." That is the corner of our project. You are likely to have several other comments from Iron Horse residents. While I cannot speak for them, I do know that they were focused on the property immediately north of and adjacent to our neighborhood. Terry Dickens