
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
August 5, 2020 MINUTES

Present: Commissioner Smith, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Drew Ellerman, Brandon Wright, Matt Evans, Tara Pentz, Kathy Spring, Danice Bulloch, Reed Scow, Jeremy Johnson.

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
Pledge of Allegiance: Commissioner Henrie

1. APPROVAL OF AGENDA

- a. Approval of the agenda for August 5, 2020.
Commissioner Hollie motioned to approve the agenda for August 5, 2020.
Commissioner Henrie seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from July 15, 2020.
Commissioner Henrie motioned to approve the minutes from July 15, 2020.
Commissioner Hansen seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. FINAL PLAT

- a. Consideration and recommendation to the City Council for the Paseos at Sienna Hills Phase 3 Final Plat located at approximately Paseos Street and Grapevine Crossing Road. The applicant is Brennan Holdings

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Paseos at Sienna Hills, Phase 3 subdivision, located at approximately Paseos Street and Grapevine Crossing . This particular subdivision is proposing 51 lots on an area covering 10.90 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 Paseos 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 about the street name.

Mr. Ellerman answered it is Grapevine Crossing.

Commissioner Musso asked if it is a vacation rental.

Mr. Ellerman answered yes.

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

Commissioner Hollie seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to the City Council for the Paseos at Sienna Hills Phase 4 Final Plat located at approximately Grapevine Crossing Road and Plata Circle. The applicant is Brennan Holdings

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Paseos at Sienna Hills, Phase 4 subdivision, located at approximately Grapevine Crossing and Plata Circle. This particular subdivision is proposing 10 lots on an area covering 3.84 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 Paseos at Sienna Hills, 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 Hollie asked about lot 111.

Mr. Ellerman answered that he doesn't know what the intent is. He said that he hopes they put a sprinkler system if they use it for a large vacation rental home.

Commissioner Henrie asked about the toy parking.

Mr. Ellerman explained that the whole development has adequate toy parking.

Commissioner Smith asked about the harshing.

Mr. Ellerman stated it is probably a common area that the Water Conservancy had them put it on the plat.

Commissioner Musso asked why they are doing stand alone houses.

Mr. Ellerman answered that the market is more for stand alone houses.

Commissioner Hansen asked about the lot 111 that a condition be placed so they know what the intent is.

Commissioner Hollie stated he was going to make the motion but would add an additional condition so they know the intent.

Mr. Ellerman stated he could have the developer send in a comment to explain their intent.

Commissioner Hollie asked if they need to table it.

Commissioner Henrie stated this doesn't go to City Council with a report.

Mr. Ellerman stated he will follow up on this.

Commissioner Hansen motioned to recommend approval to city Council with the findings and conditions of staff with additional condition #6 that the developer provides an explanation of the expected use for lot 111 so it conforms to the subdivision.

**Commissioner phetsomphou seconded the motion.
Motion passed unanimously.**

5. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-20-05 for a Motor Vehicle Impound Yard business located at 1385 East Hillcrest Dr. Applicant is Jeremy Johnson.

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 of a Conditional Use Permit to establish a Motor Vehicle Impound Yard. The facility will be located at 1385 East Hillcrest Drive. The property is zoned Heavy Industrial (I-2), with Motor Vehicle Impound Yards only allowed in this zone district with an approved Conditional Use Permit.

The surrounding zoning is I-2 to the east, west and south, and Open Space to the north. Currently the lot in question is partially fenced off, with a shared building and associated parking as required by the city code. One of the main reasons these types of uses are run through the CUP process, is the nature of the business (mostly repossessions), and thus can be quite controversial at times.

Impound yards are required to be licensed through the State of Utah. Also required, is that all vehicles brought onto the premises will have to be stored behind a six foot fence under lock and key.

Recommendation

Staff recommends that the Planning Commission approve C-20-05, allowing for a Motor Vehicle Impound Yard to be located at 1385 East Hillcrest Drive (as shown in the exhibits), with the findings and conditions as outlined below:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the development as approved in the exhibits provided.
3. All lighting within the project development will be directed inward to the site.
4. All storage of operable vehicles will be allowed within the chain link fenced area in the rear yard area (no storing of anything in the side yard area where the gate is located). If non-operable vehicles are to be stored on the property, they will be required to be stored within the buildings warehouse area.
5. Before any occupancy (or in this case use as an impound yard) can take place, a copy of the approved issued state license for Impound Yards will be delivered to the Community Development Department offices, and said license will be required to be maintained and kept current at all times of business operation.

Commissioner Hansen asked if the cars to be in the rear for the neighboring purpose. He asked if there is something that happens when they park other than the rear.

Mr. Ellerman stated that he isn't happy with the neighboring parcel and the parking. With this business it is required by the State that cars are parked in the back.

Commissioner Hansen asked what the time frame is for the parking.

Mr. Johnson stated it is usually 30 days and longer if they are out of State up to 3 months. He explained that there is another impound yard in the area and they both agreed to keep their lots cleared and organized.

Commissioner Hansen asked about lot 16 there is a steep slope and it is dangerous because there isn't any indication that there is a drop of about 3 feet.

Mr. Ellerman answered that he wished the developer would have put a fence there.

Mr. Johnson stated that lot 15 is an impound yard.

Mr. Ellerman stated that business has not come before the Planning Commission for approval.

Commissioner Hansen asked if anyone has driven off the slope.

Mr. Johnson stated he has only been there for about three weeks.

Mr. Ellerman stated he will look into it and maybe put a triangle warning sign.

Commissioner Musso asked if the building is shared.

Mr. Ellerman answered that it is shared.

Commissioner Musso stated that his part of the building is 1700 sq feet. So he could only have 6 cars.

Mr. Ellerman stated he had the same concern.

Commissioner Hansen stated he liked the look of the building.

Commissioner Hollie stated the one next door is a mess. He stated he hopes Mr. Johnson will be successful.

Mr. Johnson stated that there are about currently 40 tow trucks in rotation. He would only want to have 10 to 12 cars at a time.

Commissioner Hansen stated he likes the business but the slope is really concerning.

Mr. Johnson stated that lot 15 in the corner always looks good. He said that the State requires chain link fencing or rasier wire. He would rather not have the raised wire.

Tara Pentz read a comment for the public comment.

Commissioner Henrie asked about the requirement that there is no parking in the driveway.

Mr. Ellerman answered that it is correct, that there is no parking at the side of the building.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Hansen motioned to approve the conditional use permit with the findings and conditions of staff.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

6. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council for the Brio Phase 3E, 3F and 3G Preliminary Plat Amendment located at approximately Sunstone Way and Via Modelo. The purpose for the amendment is to change the phasing and add 3G. Applicant is Cole West.

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 Preliminary plat for the Brio, Phases 3E and 3F subdivisions, located at approximately Sunstone Way and Via Modelo. The reason for this amendment request is to add another Phase, Phase 3G to this overall area. Phases 3E and 3F are being redesigned from two separate phases into three separate phases. Due to the significant change the new alignments would be making, staff felt that it was appropriate to have the preliminary plat amended to keep things as clean as possible for final platting of the area.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the PCD zoning of the Brio development. The subdivision(s) also remain in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Preliminary Plat for the Brio 3E, 3F, and now 3G subdivision(s) to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of May 8, 2019.

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

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 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 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.
12. The possible erosion area on the east side of the subdivision named Brio 3F be addressed and a plan be submitted to staff for review and approval. This can be worked out through the

required construction drawings.

13. The intersection of Sunstone Way and Red Coral Court will be required to be built with/ during Phase 3F subdivision approval process.

Commissioner Smith asked if it changed the density.

Mr. Ellerman answered it doesn't change the density.

Commissioner Hollie asked if it is just to mainly add 3G.

Mr. Ellerman answered that the change is to add 3G and to change to single story because the market isn't for older people who don't like stairs.

Commissioner Musso stated that 3E has homes. Is 3F part of the change.

Mr. Ellerman stated that they are mostly changing the phases.

Brandon Wright stated they are working on the intersection and the drainage pipe.

Commissioner Hansen asked how much is built out.

Mr. Ellerman answered it is about 75% built out. They will be doing a PCD amendment soon.

Commissioner Hansen asked if the city is happy with the project.

Mr. Ellerman answered that like most developments there are amendments but for the most part the city is happy but the citizens may not be happy with some of the changes.

Commissioner Hansen stated he is concerned about the citizens having to deal with the changes.

Mr. Ellerman stated that we now require PCD's to do a HOA meeting or news letter so Kathy doesn't have to answer all the questions.

Commissioner Musso stated he has noticed that it is selling out.

Commissioner Hansen stated he is concerned about too many townhomes.

Mr. Ellerman stated that Brio is marking retirees.

Commissioner Hansen stated they don't have an age restriction put on the project but market adult living.

Commissioner Musso stated that most elderly people don't want stairs.

Commissioner Hollie stated that some are being rented out.

Drake Howell and Steve Whitehead stated that he appreciates Drew's comments. He said that they are selling and it is about a sale a day. He explained that the marketing is age target without age restrictions and with that the two story isn't selling. All they are doing with the amendment is to change the phasing by adding another phase 3 G.

Tara Pentz stated there were no public comments.

Commissioner Henrie motioned to close the public hearing.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

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

7. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Red Waters POD 2 Preliminary Plat located at approximately 2800 East Country Way. Applicant is Melon LLC.

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 a Preliminary plat for the Red Waters Pod-2 subdivision, located at approximately 2800 East Country Way. The applicant is proposing 113 lots on an area of coverage of 33.86 acres. The zoning designation at this particular location is Planned Unit Development - Residential (PUD-R). The surrounding zoning is Open Space to the south, PUD to the north and west, and R-1-8 east.

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 Red Waters Pod-2 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 Ordinance 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. **The area running along Country Way between the back yards of lots 1-4, and 41-46, and the public right-of-way, needs to be called out as “Common Area” and will be required to be landscaped.**

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.

12. The specific conditions of the approved PUD-R zoning of this project will be followed.

Commissioner Smith asked about the park and it will be included in another phase and is it being dedicated to the city

Mr. Ellerman answered yes and it will be dedicated when completed.

Brandon Wright stated he needs another condition for the approval of the flood plain prior to the final plat.

no platting of the final plat until the flood plain southeast of the subdivision.

Commissioner Musso asked if they can work on other parts of the subdivision.

Mr. Ellerman answered they can work on other parts just not this area.

Brandon Wright stated there is an agreement being worked on.

Commissioner Hansen asked if there are 100 year floodplain is there restrictions.

Commissioner Smith stated it will take it out of the flood plain. There are cross sections and they have to show that there isn't going to affect the up or down stream.

Commissioner Hollie asked how they will handle sediment going to Sullivan Park.

Brandon Wright stated it will be a process. It depends on when it's needed.

Commissioner Smith stated it is reviewed by the County and there are Federal and local fees that

take care of it.

Commissioner Hansen asked where the liability is.

Mr. Ellerman answered it is under emergency funding through FEMA.

Commissioner Hollie stated they would have to have flood insurance.

Mr. Wright stated they are trying to change the flood lines.

Commissioner Hansen asked if there is something they sign

Commissioner Smith answered no.

Tara Pentz 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 Mr. Wright if they build a berm.

Mr. Wright answered that they moved the flood line.

Commissioner Smith stated that in some cases the line is a little off but when the line is moved it has to be reviewed by the flood administrator then FEMA.

Commissioner Hansen motioned to recommend approval to City Council with the findings and conditions of staff with additional #13 condition that no final plat be submitted until LOMAR and FEMA study is completed.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

8. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-13 to change from R-3 Multiple Family Residential to C-2 Service Commercial located at approximately 300 East Telegraph. Applicant is Brandon and Tressa Wood.

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 0.38 acres, located at approximately the northeast corner of Telegraph Road and 300 East. The requested change is from the current zoning of Multiple-Family Residential (R-3) zoning, to a proposed Community Commercial (C-2) zoning designation

The C-2 request is for the purpose of developing the 0.38 acres into a commercial project called the “Woods Drink Shop”.

This particular location has a General Plan Land Use designation of Historic Downtown Commercial (HCOM). The surrounding zoning to this parcel is R-3 to the north and east, C-2 to the west, and Mobile Home (MH) to the south.

Staff’s only concern with the proposed zone change is being to meet access management requirements as per city standards. If the applicant can work out those issues with the public works department, then this zone change request should be considered

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-13, for the zone change request from Multiple-Family Residential (R-3), to the proposed Community Commercial (C-2) 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. Access off of, and onto the public streets must meet the city adopted access management requirements.

Commissioner Henrie asked if it is the one parcel with the home.

Mr. Ellerman answered that the County didn’t combine it even though there is a line in the middle but the legal combines both lots. He said that the house is gone.

Commissioner Smith commented that with the access management it would appear to be right in and right out. He is concerned that it is a single lot so it would have to have access.

Brandon Wright stated the requirement is 250 feet from the intersection. There is an access on Telegraph and 300 so they are trying to get as far away from the intersection.

Commissioner Smith stated his concern is stacking.

Mr. Wright stated they will work it out.

Commissioner Musso stated he would like to see where the building is going to be located to see the flow of the traffic.

Commissioner Hollie made reference to the letter of intent from the engineer.

Commissioner Musso stated that Swig is an example of stacking.

Commissioner Hollie stated he trusts Drew and Brandon to make the right decision.

Commissioner Henrie stated this is a zone change not approval of a plat.

Commissioner Smith stated they need to look at the change to commercial.

Commissioner Musso stated the commercial makes sense.

Commissioner Smith stated that the applicant is aware of the traffic concern.

Mr. Ellerman stated it comes back to the Planning Commission as a conditions use permit. He and Brandon have spoken with the applicant and they are aware of their concern.

Commissioner Hansen stated he has concern about approving something that might not work out.

Mr. Ellerman stated that is when another zone change would come in. He stated that Helen's Cafe is a good example of something that works on a small lot.

Commissioner Hansen stated that 300 East is different from Village Way. He would like to see where the building would be located so they can see the traffic flow.

Commissioner Hollie stated he goes back to trusting Drew and Brandon.

Reed Scow stated he appreciates staff and the heads up. He said that the conditional use permit is almost ready with a traffic study and they are eliminating the Telegraph access and moving the access on 300 East to as far north as they can. He stated that the applicant is excited to bring this into Washington City.

Commissioner Hollie asked where the building would be located.

Mr. Scow stated almost in the middle of the lot and the building is very small.

Commissioner Hansen commented that the right in and out is on 300 East.

Mr. Scow answered yes.

Commissioner Musso stated that Kentucky Fried Chicken is a business that is comparable to the size and the traffic. They could probably have 15 cars stacking. He stated that he feels this should be C-2.

Commissioner Hollie stated that people park and walk to the building so they are walking in traffic.

Commissioner Hansen stated that his concern is cars coming in and out.

Danice Bullock stated there were no public comments.

Commissioner Hollie motioned to close the public hearing.

Commissioner Hansen seconded the motion.

Motion passed unanimously.

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

Commissioner Hansen seconded the motion.

Motion passed unanimously.

Mr. Ellerman announced that there will not be a Planning Commission meeting August 29th. He is on vacation. Also he announced that Roger Carter, the City Manger has taken a position at SUU and will be leaving Washington City August 23rd.

The Commissioner's expressed that they will miss Mr. Carter and that he has done a great job running Washington City. They wished him the best in his next endeavor.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Hansen seconded the motion.

Motion passed unanimously.

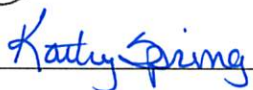
Meeting adjourned: 7:17 PM

Washington City

Signed By:


Jason Smith, Chairperson

Attested to:



Kathy Spring, Zoning Technician

Timestamp	This Comment is in Regard to:	Full Name:	Neighborhood	Comment
8/5/2020 16:37:45	5a. Public Hearing: Conditional Use Permit: C-20-05, Motor Vehicle Impound Yard, 1385 E Hillcrest Dr. Applicant: Jeremy Johnson	Adam Corley	Outside the City of Washington Limits	I am okay with a Motor Vehicle Impound Yard in this location as long as there is a requirement for a privacy fence all around the yard and that non of the impounded vehicles are allowed to be stored outside of that privacy fence. The concern is with aesthetics of the White Sage Industrial Park.