



Community Development Department
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Minutes
WASHINGTON CITY PLANNING COMMISSION
May 15, 2013

Present: Commissioner Schofield, Commissioner Burnette, Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Councilman Kress Staheli, Attorney Jeff Starkey, Drew Ellerman, Mike Shaw, Kathy Spring, Jarl Klungervik, Tracy Ence, Barry Thompson.

Meeting called to order: 5:33 PM

Commissioner Schofield excuses Commissioner Aaron Averett.

Invocation: Commissioner Smith

Pledge of Allegiance: Commissioner Williams

1. APPROVAL OF AGENDA

A. Approval of the agenda for May 15, 2013.

Commissioner Burnette motioned to approve the agenda for May 15, 2013.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from April 17, 2013.

Commissioner Burnette motioned to approve the minutes for April 17, 2013.

Commissioner Williams seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONDITIONAL USE PERMIT

A. Public Hearing to consider approval of a Conditional Use Permit C-13-09 request to reduce the side yard setback to 5 feet from 10 feet. Located at 1612 South Quarter Horse Drive. Applicant: Jarl Klungervik

Background

The applicant is requesting approval of a Conditional Use Permit for a reduction in the side yard setback on the interior lot line, from the required ten foot (10') to a five foot (5') setback. The project is located at approximately 1612 South Quarter Horse Drive. The applicant is wishing to develop a storage building on his property.

The storage building will be required to meet the standards as outlined in the city adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for the reduced setback.

Recommendation

Staff recommends that the Planning Commission approve C-13-09, allowing for a reduction of the side yard setback, as shown in the applicant's exhibit, to five feet (5'), based on the following findings and subject to the following conditions:

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. All site improvements shall meet the requirements of City and State adopted codes.
2. A Certificate of Occupancy will be issued only after a final inspection has been approved showing that the work has conformed to the approved site plan as outlined with this application, and in accordance with the adopted building and fire codes of the city.

Commissioner Burnette asked for clarification between a hardship request and this request.

Mr. Ellerman replied that in the Industrial Zone there is a prevision that allows an applicant to request a reduction on the side yard setbacks. On a hardship it would be if there was something on the property that was not done by a person, which would require them to go through a variance.

Commissioner Smith asked if this is a cargo container.

Mr. Ellerman answered yes; he will have to meet the building department requirements.

Commissioner Schofield asked if there were any feed back from the noticing.

Mr. Ellerman stated there weren't any.

Commissioner Schofield asked what the surrounding uses are in the subdivision.

Mr. Ellerman replied that most of the use is storage and some horse use.

Commissioner Schofield asked Mr. Klungervik to explain the surrounding property and what he is requesting.

Jarl Klungervik explained that the 5-foot request would comply with the fire requirements and showed the property on the overhead.

Commissioner Schofield opened the Public Hearing.

No response.

Commissioner Smith motioned to close the Public Hearing.

Commissioner Williams seconded the motion.

Motion passed unanimously.

Commissioner Burnette motioned to approve Conditional Use Permit C-13-09 with the findings and conditions of staff.

Commissioner Smith seconded the motion.

Motion passed unanimously.

5. FINAL PLAT

A. Consideration and recommendation to City Council for the Final Plat for Treasure Valley Phase 7. Located at approximately 35 West 3930 South. Applicant: Tracy Ence

Background

The applicant is requesting approval of a final plat for Treasure Valley, Phase 7 subdivision, located at approximately 35 West 3930 South. This particular phase of the subdivision is proposing 13 lots on an area covering 4.645 acres. The specific location of this subdivision is zoned RA-1 (Residential Agricultural - one acre min.), in conjunction with the Bonus Density Program. The original Preliminary Plat was approved back on March 14, 2007.

Staff has reviewed the requested proposal, and the proposed final plat, phase 7, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the

Treasure Valley, Phase 7 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. 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".

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

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

6. DISCUSSION ITEMS

- A. Discussion of general information.

Attorney Jeff Starkey handed out a print out of the General Legislative Session updates.

Drew Ellerman reviewed status of IPADS. He reported that building permits are up over last year and will exceed 400 permits this year.

Meeting Adjourned: 6:00 PM

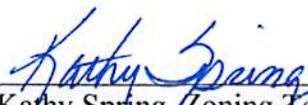
Commissioner Smith motioned to adjourn the Planning Commissioner meeting for May 15, 2013.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

Washington City

Signed by: 
Rick Schofield, Chairman

Attested to: 
Kathy Spring, Zoning Technician