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Public Notice of Electronic Meeting  
Washington City Planning Commission Regular Meeting  
January 20, 2021

**PUBLIC NOTICE** is hereby given that the Planning Commission of Washington City will host a meet on Wednesday January 20, 2021 at 5:30 PM. The Planning Commission will host in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Invocation:

Pledge of Allegiance:

Acknowledgement that the Planning Commissioners received the forwarded written public comments.

1. APPROVAL OF AGENDA

- a. Approval of the agenda for January 20, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from January 6, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Chaparral Ridge Phase 5 Final Plat located at approximately Lost Ridge Drive and Desperado Drive. Applicant is Kent Rasmussen.
- b. Consideration and recommendation to City Council for the Majestic Hills Phase 3 Final Plat located at approximately 3650 South 1320 East. Applicant is Doug Dennett.
- c. Consideration and recommendation to City Council for The Views Phase 4 at Coral Canyon located at approximately Black Canyon Avenue and Cobble Creek Drive. Applicant is Cole West Home.

5. EXTENSION OF TIME

- a. Consideration to approve an Extension of Time for a Conditional Use Permit C-19-13 for a Recreational Vehicle Resort/Park located at approximately 5000 South between Washington Fields Road and the Southern Parkway. Applicant is Millstream Properties.

6. ROAD DEDICATION

- a. Consideration and recommendation to City Council for the Bonnie Lane and 1100 East Road dedication. Applicant is Washington City.

7. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to the City Council for the Iron Horse Phase 2 & 3 Preliminary Plat Amendment located at approximately 4155 South 1000 East. The purpose for the amendment is to add a phase line between lots 53 and 54 creating an additional Phase 3 containing two lots 54 and 55. Applicant is Lanse Chournos.

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

8. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-06 to change from OS Open Space to R-1-15 Single Family Residential minimum 15,000 sq ft lots located at approximately the end of Lost Ridge Drive. Applicant is Kent Rasmussen.

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

- b. Table from January 6, 2021: Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-05 to amend the Coral Canyon (PCD) Planned Community Development. The purpose is to amend the 5 foot setback requirement in area 5 & 8. The Trail System. Nightly rental zoning in area 7 and 9. Telegraph Improvements. Applicant is Cole West Home.

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

9. DISCUSSION ITEMS

- a. Training on Planning Commission Protocol.

POSTED this 15th day of January, 2021

Kathy Spring

Zoning Technician

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*In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.*

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