
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
December 2, 2020 Minutes

Present Electronically: Commissioner Smith, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Commissioner Scheel, Attorney Jeff Starkey, Drew Ellerman, Brandon Wright, Matt Evans, Kathy Spring, Bob Hermandson, Adam Allen, Quinn Allgood, Connor Atkin, Brandee Walker.

Introduction of City Manager Jeremy Redd.

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

The Commissioners expressed that they received public comments this afternoon.

Meeting called to order: 5:30 PM

Invocation: Commissioner Phetsomphou

Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

- a. Approval of the agenda for December 2, 2020.

Commissioner Hollie motioned to approve the agenda for December 2, 2020.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from November 4, 2020.

Commissioner Hansen motioned to approve the minutes from November 4, 2020.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Hansen asked Attorney Jeff Starkey to explain abstention, conflicts and disclosure.

Attorney Jeff Starkey explained abstaining when there is a financial gain that a commissioner may receive with a certain project.

Disclosing is to let the public know information in relation to interest in the project such as they live within a mile of the project. Conflicts are when an official has a private interest or personal gain.

Commissioner Smith disclosed that his firm worked on 7A.

Commissioner Scheel is abstaining from item 9 because he is affiliated with the Tag N Go Company.

Commissioner Phetsomphou disclosed that he lives less than a mile from item 9A.

4. APPROVAL FOR THE 2021 PLANNING COMMISSION MEETING AND CUT OFF DATES

Commissioner Hollie motioned to approve the 2021 Planning Commission meeting and cut off schedule.

Commissioner Hansen seconded the motion.

Motion passed unanimously.

5. FINAL PLAT

- a. Consideration and recommendation to City Council for the Shooting Star Phase 3 located at approximately 1750 South Black Brush Drive. Applicant is Western States Ventures SG LLC

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Shooting Star, Phase 3 subdivision, located at approximately 1750 South Black Brush Drive. This particular subdivision is proposing 25 lots on an area covering 8.43 acres. The specific location of this subdivision is zoned Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The Preliminary Plat was approved back on February 24, 2017

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 Shooting Star, 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.

Mr. Ellerman explained that Bush & Gudgell needed to correct the road name to the west.

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

Commissioner Musso seconded the motion.

Motion passed unanimously.

6. SUBDIVISION NAME CHANGE

- a. Consideration to recommend approval to City Council a subdivision name change from Red Waters Phases 4 through 6 to Riverbend at Sunrise Valley Phases 1 through 3 located at approximately 800 South Country Way. Applicant is Melon LLC.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Subdivision Name Change for the approved Preliminary plat (currently titled Red Waters Pod-2), located at approximately 800 Country Way. The applicant/owner is requesting to change the name to Riverbend at Sunrise Valley, Phases 1, 2 and 3.

Staff has reviewed the proposed name change for the preliminary plat and finds it conforms to the PUD zoning, 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 Name Change for the Preliminary Plat, from Red Waters Pod-2 subdivision, to the proposed Riverbend at Sunrise Valley, Phases 1, 2 and 3, onto the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of August 26, 2020.

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 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 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 backyards 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.

13. No final plat can be submitted until a LOMR is completed and approved through FEMA.

Commissioner Musso asked if this is because they are selling to a different builder.

Bob Hermandson answered they wanted a different name because there is a different builder.

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

Commissioner Phetsompou seconded the motion.

Motion passed unanimously.

7. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council for the Richin's Subdivision Final Plat Amendment request to subdivide existing Lot 2 into two separate lots located at approximately 2750 East Washington Dam Road. Applicant is Michael Labrum.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of an Amended Final plat for the Richin's subdivision - amended lot #2, located at approximately 2750 East

Washington Dam Road. The reason for this amendment request is simply to split lot #2 into two parcels (creating lot #2 and lot #3). Lot #2 will be 2.55 acres in size, and Lot #3 will be 1.18 acres in size (the original Lot #2 was 3.73 acres).

Staff has reviewed the proposed amended final plat and finds it conforms to the Residential / Agricultural - One Acre Min. (RA-1) zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Richin's subdivision - amended lot #2, onto 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 Hollie asked if the access is going through lot 3.

Mr. Ellerman answered yes there is an access easement.

Commissioner Hollie asked if the house currently being built is on lot 2.

Mr. Ellerman answered yes.

Commissioner Musso asked about the 10 foot electric easement.

Mr. Ellerman answered they can't build in or under the electric easement.

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

Kathy Spring stated there are no public comments on this item.

Commissioner Hollie motioned to close the public hearing.

Commissioner Hansen seconded the motion.

Motion passed unanimously.

Commissioner Musso asked about the extension of Washington Dam Road; will it affect the lot size?

Brandon Wright stated there is already an agreement with the property owners and it should not affect them when the expansion happens.

Commissioner Hansen asked if lot 3 is for a relative what happens if that changes, could lot 2 access Washington Dam Road?

Mr. Ellerman stated they could but it would take a lot of dirt work with retaining walls. This is a recorded easement.

Brandon Wright stated he doesn't think it would meet the access management plan.

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

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Musso asked if they are septic systems or connected to Washington City sewer.

Brandon Wright stated they are on septic and it is up to the Health Department to approve it.

Mr. Ellerman stated he thinks it is 1 acre per septic system. Smaller lots can go with percolation.

- b. Public Hearing for consideration and recommendation to City Council for the Staheli Subdivision Final Plat Amendment to amend lots 25, 26, 27 and 28 to

correct property lines consistent with what is actually constructed located at 663 South Staheli Drive. Applicants are George and Kathalene Staheli.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of an Amended Final plat for the Staheli Subdivision, Lots 25, 26, 27 and 28 Amended, located at approximately 663 South Staheli Drive. The reason for this amendment request is simply to reconfigure property boundaries on these four (4) parcels and their relationship to each other. Over the years property lines were unintentionally crossed by each lot and this amendment makes necessary adjustments to what is currently in place on each one of the lots.

Staff has reviewed the proposed amended final plat and finds it conforms to the Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Staheli Subdivision, Lots 25, 26, 27 and 28 Amended, onto 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 Hollie asked what it meant by unintentional build on a lot and so setback aren't correct according to Drew's report.

Mr. Ellerman explained the applicant knew that it wasn't correct so they are doing this by way of a clean up. This makes things clean in case they sell.

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

Kathy Spring stated there are no public comments on this item.

Commissioner Hansen motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Hansen asked if the 4 property owners are on board with this request.

Commissioner Smith stated they are and they are going to sign the mylar that will get recorded.

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

Commissioner Hansen seconded the motion.

Motion passed unanimously.

Commissioner Phetsomphou disclosed that he knows people in the area.

8. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-20 to change from RA-½ Residential Agricultural to R-1-15 Single Family Residential minimum 15,000 sq ft lots located at 2900 South Noble Drive. Applicant is Barbara Button.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 5.00 acres, located at approximately 2900 South Noble Drive. The requested change is from the current zoning of Residential/Agricultural - Half Ac. Min. (RA-1/2) zoning, to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation

The R-1-15 request is for the purpose of developing the 5.00 acres into a future residential development.

This particular location has a General Plan Land Use designation of Very Low Density

Residential (VLD). The surrounding zoning to this parcel is R-1-15 to the west and south, Open Space to the east, and R-1-15 and Open Space to the north.

Staff has no concerns with the proposed zone change as outlined. But we wish to point out that the state's new LID drainage standards will be adhered to as the parcel moves through the development stages.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-20, for the zone change request from Residential/Agricultural - Half Ac. Min. (RA-1/2), to the proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) 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 Musso asked if they are going to have a second access.

Mr. Ellerman answered no, this went to the Hillside Committee and their recommendations were minimal. He explained that there are only about 5 lots and there is a gully.

Commissioner Hollie stated there is blue clay in this area.

Mr. Ellerman stated they are going to have to do a soil and drainage report.

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

Kathy Spring read the one public comment. See attached comments to the minutes.

Commissioner Smith commented that the drainage will be addressed at the preliminary plat stage.

Brandee Walker stated it is 7 lots that are larger than 15,000 sq ft lots and the Hillside Committee asked them to pull some of the area out. The adjacent zoning is R-1-15.

Brandon Wright stated he has already seen a drainage report and they have addressed how the drainage will be handled.

Commissioner Hansen motioned to close the public hearing.

Commissioner Musso seconded the motion.
Motion passed unanimously.

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

Commissioner Hollie seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-21 to amend the Crimson Park Townhome PUD Planned Unit Development to request approval to build 4 units and reduce an adjacent 4-plex to a 3-plex in the future expansion area previously labeled. Applicant is Ryan Thomas, Development Solutions.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to amend the zoning of approximately 13.567 acres, located at approximately 600 East and Treasure Valley Road. The requested change is from the current zoning of Planned Unit Development - Residential (PUD-R) , to a proposed amended Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The amendment request is for the purpose of adding 3 more townhomes within the project. The three new units will be located in the far northeast corner of the development, which was labeled "Future Expansion Area" in the original approval of Z-19-07. This is the only change/request as part of this zone change/amendment.

The current, and new amended request area, remains a multi-family residential project consisting of 2-plex, 3-plex and 4-plex townhomes with a total unit count of 115 dwelling units. Each dwelling unit will have 3 bedrooms, 2 ½ baths, and a 2 car garage.

The General Plan designation of Medium High Density carries a 7-12 dwelling units per acre density ratio. This original approved project had an 8.25 dwelling unit per acre ratio, the new proposed amended project would have an 8.47 dwelling unit per acre ratio. The surrounding zoning to this parcel is R-3 and C-1 to the north, R-1-8 to the west, and A-20 to the south and the east.

Staff has reviewed the requested zone change and wishes to point out the item of concern as it relates to this proposed project/zone change amendment. The city ended up having the developer adjust the far north area of the development by having an alleyway put in to keep the large number of driveways off of Treasure Valley Road. The concern is that; first, the alleyway was approved at 15 feet wide; and second, it was not clearly defined if the units bordering Treasure Valley Road were going to be the back of the townhome or the front of the townhome

with back loaded garage entrances. Staff would like to discuss this situation in our meeting. Staff would like to see the alleyway increased to a minimum of 18 feet (for easier two way movement of vehicle), and would also suggest that the townhomes have front elevations facing Treasure Valley Road with garage entrances in the back of the units off the alleyway.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-21, for the zone change request from Planned Unit Development - Residential (PUD-R), to the proposed amended Planned Unit Development - Residential (PUD-R), with request for the Multi-Family Residential Development Standards onto to the City Council, based on the following findings and the originally approved conditions.

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. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.
4. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
6. Block walls (six feet in height min./max.) will be required along the west boundary of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.

7. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

9. The proposed amenities will be completed before one-third (1/3) build out of the development is completed. Roughly, before the 38th townhome is completed within the project.

Mr. Ellerman stated he noticed that the Alley is 15 feet but the city wants 20 feet. He stated he would be okay with 18 feet. He explained that the intersection to the upper right corner has been addressed and the property owners have given the property for the right-of-way easements so that is why they are bringing this request to add the additional units. City Council will be seeing the PUD amendment for the elevation next week.

Commissioner Musso asked if there is a fire requirement for a turnaround for the alley.

Mr. Ellerman answered they don't need the turnaround because they have two accesses

Commissioner Musso asked if there is going to be a block wall

Mr. Ellerman stated he will let the applicant answer that question.

Commissioner Musso asked if the green areas on the plat are going to be grass. Do the structures have backyards?

Mr. Ellerman stated the green doesn't mean grass. He will let the applicant answer the questions.

Ryan Thomas said that the alley way was approved with the original zone change. The alley is 25 feet driveable. He stated the stub street was discussed with the Fire Chief and he was okay with the distance. He explained that the backyard will have patios and a rec area about 20 feet of limited common area with grass and landscape with some rocks and bushes.

Commissioner Musso asked about lots 46 to 61 and the backyard.

Mr. Thomas stated there will be a 6 foot wall and a two foot landscape strip along Treasure Valley. They will have about 15 foot wide backyards.

Mr. Ellerman asked if the block wall was back of the sidewalk.

Mr. Thomas stated he thinks it is 2 feet from the sidewalk.

Commissioner Hansen asked if the “two” stories buildings still have the bump outs.

Mr. Ellerman answered they will have the bump outs.

Commissioner Hansen asked if there will be gates to go into the project.

Mr. Thomas answered no for safety reasons. He stated that the northeast corner they will do curb, gutter and sidewalk.

Commissioner Musso asked how deep the driveways are. Is there parking on the street?

Mr. Thomas answered 20-foot driveways and there is parking allowed on the public streets. There is also an additional parking area.

Commissioner Musso asked how they could get 25 feet in front of lots 42 to 44.

Mr. Thomas answered he took the green area out.

Commissioner Hansen asked if the 25-foot alleyway is okay with Mr. Ellerman and if they could update their plan to show the things in question.

Mr. Thomas answered yes.

Mr. Ellerman answered that he is okay with the 25-foot alleyways.

Commissioner Hansen asked if they could move the alley back 2 feet that Drew wanted.

Mr. Thomas answered if it would be difficult. He stated he will speak to Chief Evans and see if it could be possible.

Commissioner Hansen asked why they didn't consider a pool

Mr. Thomas stated they didn't want to do a pool.

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

Kathy Spring said there are no public comments on this item.

Commissioner Musso motioned to close the public hearing.

Commissioner Hansen seconded the motion.
Motion passed unanimously.

Commissioner Musso said there were some changes to the original plan and he would like to have seen all the changes.

Commissioner Hansen stated he would like the City Council to see this item and the elevation changes at the same time.

Mr. Ellerman said there are noticing requirements so they can't do them at the same time.

Chief Evans stated that in regards to the alley it depends on where the fire hydrants are located. Normally the access is 26 feet. Lots 42 to 44 doesn't require more alleyway due to the distance from the alleyway to the nearest road. The turnaround isn't required if it is 150 feet or less.

Commissioner Phetsompou asked if lot 46 will be sufficient.

Commissioners Smith said he thinks it appears to be.

Commissioner Musso asked why they can't use Treasure Valley Road.

Commissioner Hansen stated that was initially what was presented but due to the traffic they didn't want them backing onto Treasure Valley.

Brandon Wright stated phase one is built so it would be hard to change the design at this point.

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

Commissioner Hollie seconded the motion.

Motion passed unanimously.

9. GENERAL PLAN AMENDMENT

- a. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-20-07 to change from CV, Civic to CCOM, Community Commercial located at approximately Merrill Road and Sandia Road. Applicant is Fields Market, LLC, Tagg n Go Express.

Background

Drew Ellerman reviewed the report: The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately the northeast corner of Merrill Road and Sandia Road. The requested area covers approximately 2.42 acres. The current Land Use designation is Civic (CV). The applicant is seeking approval to have the Land Use designation changed to Community Commercial (CCOM), for the possibility to rezone the parcel into a commercial designation.

The surrounding General Plan Land Use designations are Estate (EST) to the north, Civic (CV) to the east, and St. George City designations to west and south. The Community Commercial designation allows for the Community Commercial (C-1) Service Commercial (C-2) zoning designations.

Staff has reviewed the requested change and finds that due to current and future surroundings of this area, the Community Commercial (CCOM) would be best suited for this corner lot. St. George City already has, or will be, developing the other three (3) corners of this intersection with commercial uses similar to the C-1 and C-2 uses.

Recommendation

Staff would like to recommend that the Planning Commission recommend approval for G-20-07, to amend the General Plan Land Use Map from the current Civic (CV) designation, to the proposed Community Commercial (CCOM) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Commissioner Hansen asked if there is any indication that St George has a timeline to expand the road to Merrill Road to match what Washington City has done.

Brandon Wright answered that he hasn't heard anything.

Commissioner Phetsomphou stated they would have to enclose the canal.

Commissioner Hansen said that the expansion timeline is a big deal with this item.

Commissioner Phetsomphou stated that at one time this corner was supposed to be a dentist office.

Mr. Ellerman explained that he moved across the road by Lin's.

Commissioner Hansen stated that there are a lot of comments so he will wait to hear from the public comments.

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

Kathy Spring read numerous public comments. See attachments to the minutes.

Commissioner Hollie stated that he understands the concerns of the public.

Commissioner Smith asked about the size of Sandia and Merrill Roads.

Brandon Wright answered that Sandia is a 66-foot road and Merrill is 85-foot road.

Commissioner Smith reviewed uses in the General Plan for Civic is schools, churches, libraries, fire stations, or similar public facilities. Community Commercial includes a large range of commercial uses, including mixed residential above commercial.

Commissioner Musso asked why the preschool was denied.

Mr. Ellerman explained that the school district moved the preschool to another area on their property to the north. It didn't get voted down because the district was concerned with buses.

Commissioner Hansen stated this reminds him of a request on Telegraph. It will come back often and he feels that the issues will be the same.

Commissioner Hollie said this reminds him of the 2000 South and Washington Fields Road.

Commissioner Musso stated there is validity to the comment from the public. He stated he wished that there wasn't so much redundancy in the comments. He said he respects the applicant and the comment that the commissioners don't care about the children is false because they have young children of their own.

Commissioner Phetsomphou stated he takes offense to people making the comment that the commissioners don't care.

Commissioner Smith reminded the other Commissioners that this is a General Plan Amendment not approval of a car wash.

Commissioner Musso asked what can come in with C-2.

Mr. Ellerman explained retail nature and indoor storage are C-1 and outside storage is C-2. There are CUPs that are required which the car wash would fall under.

Quinn Allgood stated this is just a zone change. He realizes that the sign was just to let people know of the interest. He explained St George is working on the road expansion but he didn't know the details. He stated that there is already commercial in the area.

Commissioner Hansen asked what percentage of the total car washing business is done on Saturday compared to other days of the week.

Mr. Allgood answered that Monday, Friday and Saturdays are the busiest days.

Commissioner Hansen asked about the light pollution.

Mr. Allgood said they usually turn the lights off at night at their other locations.

Connor Atkin commented that they have answers but this is for a zone change.

Mr Ellerman stated this is a General Plan land use map amendment not a zone change.

Commissioner Hansen said that he has a hard time with people saying things that are wrong.

Mr. Ellerman stated he wants to make sure that the request is for Community Commercial.

Commissioner Hollie stated they shouldn't have put up the sign.

Commissioner Phetsomphou said they did get all the public comments prior to the meeting.

Greg Whitehead stated he is the owner of the property. He explained that the car wash is just a portion of the property. The purpose of the request is to put neighborhood commercials where there is already commercial. He said that there are other people that want to come in as well. He stated that due to all the other commercials in the area he felt that this was a good fit.

Mr. Ellerman clarified that the request was for Community Commercial not Neighborhood Commercial.

Commissioner Hansen asked if Mr. Whitehead was aware of when they put the sign up.

Mr. Whitehead answered yes.

Commissioner Hansen stated he is concerned until Merrill Road is expanded. He stated it wouldn't matter what is coming in. The traffic is busy.

Commissioner Hollie said he agrees with Commissioner Hansen and is concerned about the kids coming and going to school on Sandia and Merrill Road. He is worried about a large truck with wet tires and the driver not seeing kids as they exit the car wash.

Commissioner Phetsomphou stated he is concerned about the kids that walk to the west of the property. His kids walk to the east of the school.

Commissioner Hansen said he agrees with staff that community commercial is a good use but the road is narrow.

Commissioner Smith asked about the Civic designation.

Mr. Ellerman explained that the general plan stated all zones are allowed in Civic. He said he wanted to give this parcel a designation.

Commissioner Smith stated he can see what Mr. Ellerman's point is but now he is confused.

Commissioner Hansen stated he is also confused. He stated usually he agrees with staff.

Mr. Ellerman said he encourages the concerns. He explained that the commissioner could say what they want.

Commissioner Musso stated that he wouldn't want to approve the General Plan unless certain things are done so they don't lead people along.

Commissioner Hansen said he is okay with staff's recommendation to approve the General Plan but nothing else at this point. He stated that people have rights to develop but Merrill Road is an issue.

Commissioner Smith explained that Neighborhood Commercial is better and Civic is the worst use for this area because all zones are allowed.

Commissioner Hansen stated that it doesn't matter what commercial use, his concern is the road.

Commissioner Smith said St George is developing and not wanting to help with improving the road. They don't think Merrill should be a 66-foot road. PRI isn't in a hurry either. St George could pipe it now but they will not do it.

Commissioner Hansen stated then that puts this property in jeopardy of not getting approval for anything.

Commissioner Smith said that improvements on Merrill Road are done. He explained that is why the Mall Drive bridge is only two lanes because the property owner isn't ready to develop.

Commissioner Hollie stated that tonight we decide what is best for this property and if we are going to amend the general plan.

Commissioner Phetsomphou asked about the comment about violating public hearing.

Mr. Ellerman stated that the comment is a public comment.

Commissioner Smith said the comment about him not listening is the same as public clamer.

Commissioner Hollie stated that public hearing was done correctly and the sign was noticed as well.

Commissioner Hansen said he wants to go with staff recommendations and leave it at that.

Commissioner Musso stated it already has an AP zone use.

Mr. Ellerman explained that Neighborhood Commercial with C-1 would be appropriate. They could go for Neighborhood Commercial but the request was Community Commercial.

Quinn Allgood stated that they don't have a problem with Neighborhood Commercial.

Mr. Ellerman said the commissioners could make that recommendation to the City Council.

Commissioner Musso asked if in a C-1 they could do a gas station.

Mr. Ellerman explained that C-1 allows for retail and C-2 allows for retail with outdoor storage. He stated that they could say that they don't feel Community Commercial is appropriate but Neighborhood Commercial is and is okay with the applicant.

Commissioner Musso stated they could come in with the office building now.

Mr. Ellerman answered yes. They just need site plan approval.

Commissioner Hollie motioned to recommend approval for Neighborhood Commercial instead of Community Commercial with the findings and recommendation of staff.

Commissioner Hansen seconded the motion.

Commissioner Hollie Aye

Commissioner Hansen Aye based on the recommendation of staff.

Commissioner Musso Nay

Commissioner Phetsomphou Nay

Commissioner Smith Aye

Vote passes 3-2.

Drew Ellerman said this will go to the City Council January 13, 2021 at 6:00 PM.

He explained that there isn't a meeting December 16, 2020 so our next Planning Commission meeting will be January 6, 2021.

Commissioner Hollie commented that he didn't appreciate the negative comments toward the commissioners. He said that in a regular public hearing they have 3 minutes to make their comments and some of the things that were read were much longer and redundant comments. He stated that the commissioners take time to go over items and consider them carefully before they make a decision.

Commissioner Hollie informed everyone that he is moving from Washington City and will no longer be a Planning Commissioner. He expressed his appreciation to the Commissioners and staff for all they have done for him. He said that he is retiring and will be moving north. He said that the person that said Jason Smith doesn't care is completely wrong. He said that the planning Commissioners have the communities best interest at heart and believe in staff and Kathy.

The commissioners said they appreciate what Commissioner Hollie brought to the Planning Commission.

Commissioner Hansen asked Mr. Ellerman about the comments that we aren't doing the right thing with the public hearing.

Mr. Ellerman stated that because of COVID we don't encourage people to come to City Hall.

Commissioner Phetsomphou asked if the public can still come into the city.

Mr. Ellerman answered that there isn't a microphone to speak into, there are just TVs to watch the meeting. The applicant isn't seen either, they call in. We are giving the public more time to submit public comments because they can go on Friday until when the public hearing is closed in the meeting.

Commissioner Hollie motioned to adjourn the Planning Commission Meeting.

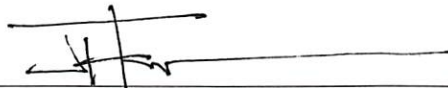
Commissioner Musso seconded the motion.

Motion passed unanimously.

Meeting adjourned: 8:35 PM

Washington City

Signed By: _____



Jason Hansen, Planning Commission Pro Tem

Attested to: _____



Kathy Spring, Zoning Technician

Timestamp	This Comment is in Regard to:	Full Name:	Comment
11/27/2020 9:31:03	8a. Public Hearing: Zone Change: Z-20-20 RA-1/2 to R-1-15, 2900 S Noble Drive. Applicant: Barbara Button	John Price	A significant portion of the property in question drains right next to our property. I'd like to understand how the change in zoning will impact the plan for adequate water drainage for the property. While it does not rain often, the storm of a few months ago demonstrates the reality of sudden and significant rain. Will the increased density require an additional entrance/exit into the property? We are concerned about the potential of increased traffic, construction noise, and dust that this change would incur. When will we be able to see the plans for the property? How many lots? Layout? etc.
11/29/2020 18:33:38	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Robert B. Lee	I have looked over the location for this proposed car wash. I am totally against putting it in that location. Here are some of the reasons: First of all, it has no decent places to enter or exit the car wash. Sandia is a very busy street and if an exit or entrance were put there, it would be way to close to the intersection. If you put the entrance or exit on Merrill Road, that isn't much better. Second of all, it is located right next to an elementary school and there are a lot of children that will be walking right in front of this business and the potential for an accident is very high. My concern is for the safety of children. Third, the noise level that a car wash creates will impose a tremendous hardship on the houses that border the area. Not a good business at all for a residential area, which is what it is. There is currently way to much traffic on those two streets already and I can see nothing but problems. A better location should be picked. Not there. To Whom It May Concern:
11/29/2020 19:41:30	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Tim Stucki	I do not support an amendment to the General Plan Land Use Map in the area located at approximately the northeast corner of Merrill Road and Sandia Road, from the current Civic (CV) designation to a new proposed Community Commercial (CCOM) General Plan Land Use designation. I live in the neighborhood directly north of this property and this would ruin the character of our neighborhood. I am especially concerned about the noise and traffic that this business will bring. Commercial zoning next to an elementary school does not make sense. This project will create major traffic issues in an area that is already too congested. There is already one car wash within a half mile and another car wash being built in the Lin's parking lot. There is not a need for this business in this part of the city. This area would better be served by professional businesses, such as office and medical buildings or a bank. A preschool was denied at this location several years ago so it doesn't make sense why a car wash would now be acceptable. Sincerely, Tim Stucki
11/30/2020 14:10:48	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Victoria Hales	Please see my email dated 12/1/20 with my attached comments. This format is not a public hearing as required by State law.

Timestamp	This Comment is in Regard to:	Full Name:	Comment
	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Lori Cottam	In a 2 block area, zoned for elementary schools, single family homes and other residential properties, and residential-friendly businesses (CV Civic), it is unreasonable and unconscionable to ask residents to endure the following: 1. 24 hours of industrial light pollution 2. 14 hours of noise pollution (nearly 100% of human waking hours) 3. 14 hours of increased automobile and chemical odors 4. 14 hours of increased traffic at the most dangerous and busy hours of the day. And in an intersection where Elementary aged children will have to cross in order to get to school. And in an intersection that is already dangerous and overcrowded. In addition, can they even prove that there is a need that is more important than the above concerns? For example: 1. There are 2 suitable competing car washes already built only .3 miles away in an ALREADY industrial neighborhood. (Dino Dash and Bubble Bath Car Wash) (1 minute) 2. There is a suitable Tagg N Go car wash already built only 2 miles away in an ALREADY industrial area. (4 minutes) 3. There is a 3rd suitable Tagg N Go car wash already built only 2.3 miles away on a non-residential road. (5 minutes) I would also ask the board to consider that building this many car washes is likely unsustainable. Perhaps it is a luxury or a fad? The newest get-rich-quick scheme? The kind that fades and leaves buildings that are difficult to repurpose as something else? This starts as an eyesore, and could get even worse. In sum, if there is a need, and I doubt that they can prove that there is, please ask them to find a location that is already zoned for the kind of business they want to conduct.
11/30/2020 19:27:58	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Travis White	I am speaking as a resident of one of the neighborhoods that will be directly impacted by any changes or development. I'm not opposed to the zone change at all if anything I think it's a good idea. I do think that the planning needs to be done with community input and foresight to the future character of the neighborhood in mind. Car washes do not pay sales tax like most traditional businesses thus not they are not contributing to the community in the same manner as the numerous other options the city could support. On the matter of traffic flow the only realistic ingress/egress are going to be on Merrill. The city is already well behind the curve on planning for that intersection and this will just make a mess into a ticking time bomb. It would be in the best interest of the city and surrounding neighborhoods to discuss what the best use for that corner is then invite businesses to develop it not the other way around. Does the City want one potentially happy business owner or dozens of homeowners proud of their neighborhood.
11/30/2020 20:23:12			

Timestamp	This Comment is in Regard to:	Full Name:	Comment
12/1/2020 19:57:06	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Brittney Rivers	My name is Brittney Rivers. I have lived in my home in Pine View Estates for 20 years this February. I was here before the Pine View Park, before the stores, before Riverside Elementary, when there were speed bumps on Sandia... I have lived here long enough to remember when the school district fought hard to put a preschool on this parcel of land only to be turned down due to the concerns of traffic. PRESCHOOL parents traffic stopped the building of a preschool. Yet, we have a sign on a parcel of land not zoned for a car wash saying car wash coming soon? I do not know the owners of the car wash but I know the families they come from and I personally am impressed with their ability to build up such an incredibly successful business... BUT... the placement of this possible car wash is not only a traffic concern but it is an incredible safety concern especially for the school children. I will no longer have children attending Riverside after this year... that being said... I would beg you to speak to our current crossing guard Molly Horn who has literally risked her life time and time again at the spotlight crossing children due to the insane traffic. People do not see children... I personally saw her scoop a child up and get them out of the road as a car took a corner without looking. Now... add the traffic of a car wash. Imagine your kindergartner riding her scooter home with her brothers past the traffic into and out of the car wash. I live next door to the Domans', a family of 7 kids. Their youngest daughter Roxy is in kindergarten and she is my BFF, just ask her! She rides her scooter home along with her brothers and today as I watched her approach her home alone I heard her say to her mom she couldn't find her brothers to ride with. Go and sit at the corner when school gets out and think of my Roxy. It is not a matter of IF it will hurt a child but WHEN. I think this matter should not be decided at all until we, the neighbors that build up the community you are about to deeply impact, have the ability to look you in the eyes and you can see our emotion. This seems to be a deal that is already done. Why else put up a sign saying "Coming Soon... Car Wash" unless you felt pretty confident in your ability to change the zone. Please prove me wrong. Please listen to reason. Don't tell me to think of the taxes that will help our community because as far as I have researched car washes do not pay taxes. Effective July 1, 2017, Utah is enacting a new sales tax exemption that applies to exterior car washing services. Under the new exemption, both assisted and unassisted car washing services are exempt when performed exclusively on the exterior of a vehicle. However, services including interior cleaning or washing are taxable. I just made a quick run to Smiths at 6:00pm. On the way home I had to sit through 6 green lights before I could turn left onto Sandia and the traffic coming from Merrill road to mall drive was backed up past Riverside. Now throw in a car wash. It is not reasonable and I truly hope you at the very least postpone making a decision until we can meet as an entire community. I know one option the owners will offer is to put a pathway behind the carwash for the school children. So they would THEN expect these school children to back track up to the stop light to cross the street? Kids are infamous for not backtracking and we will have them jaywalking and to put the crossing path back where it used to be would be just as dangerous. There is NO good plan to make this safe. I know growth is inevitable. I do not want to stop growth. I want PLANNED, smart growth that makes sense for the community. There is another car wash planned to go behind Lin's. We do not need to put one next to Riverside as well! I thank you for taking the time to read my concerns. Brittney & Todd Rivers 2168 Alamosa Dr Washington, Utah 435-668-1518 brittneyrivers@hotmail.com
12/1/2020 19:58:56	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Marcy Kfos	My husband and I are opposed to the zoning change for the proposed Tagg 'N Go car wash. This would be a detriment to the largely residential neighborhood on Sandia and Merrill Roads. Children walking to and from Riverside Elementary would be put in danger by cars entering and exiting the car wash. Increased traffic at that intersection already makes it difficult to turn off from Mall Drive, especially as school is being dismissed. The increased lighting, noise and traffic from a car wash will change the quality of life in a way that an office building would not.

Timestamp	This Comment is in Regard to:	Full Name:	Comment
12/1/2020 20:17:17	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road, Applicant: Fields Market LLC, Tagg n Go Express	Stacey Fletcher	I live in Pine View Estates next to this proposed change. I am opposed to this carwash for three main reasons: safety, congestion, and noise. First of all, we have many children who walk to and from Riverside Elementary School. Not only are they students, but many community members also attend sport practices in the evenings as well. Although there is a crossing guard at the light, there is no supervision between the school and the light, the exact location of the carwash. This is very dangerous. Secondly, traffic is already horrible. I turn left onto Sandia from Mall Drive several times a day. Rarely do I ever receive a green arrow, and often I have to wait three or four light cycles to even get home. Mind you, this is prior to the new medical facility opening and the new townhouses selling, and the new L.D.S Temple opening. Cars are often so backed up, that it would be impossible for someone to actually turn left into the car wash from Mall Drive. Cars would be forced to flip around by Riverside Elementary or the housing developments further up the road. Finally, the car wash would back directly to a quiet residential area. I feel for these home owners and the additional noise and light to their homes at all hours of the day. Thank you for your time and hearing our concerns.

Timestamp	This Comment is in Regard to:	Full Name:	Comment
12/1/2020 21:00:47	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Victoria Hales	TO: THE PLANNING COMMISSION FROM: Victoria Hales, Resident DATE: December 1, 2020 RE: General Plan Amendment G-20-07 applicant's request to change the GP from CV, Civic to CCOM, Community Commercial, located at approximately Merrill Road and Sandia Road for the December 2, 2020 Planning Commission Meeting APPLICANT: The Fields Market, LLC, Tagg n Go Express CURRENT GENERAL PLAN DESIGNATION: CIVIC (CV) ADJACENT GENERAL PLAN DESIGNATIONS: ESTATE (EST) and LOW DENSITY (LD) CURRENT ZONING DISTRICT: ADMINISTRATIVE PROFESSIONAL (AP) ADJACENT ZONING DISTRICTS: PUD AND RA-1 Good evening, and thank you for reading this document into the record. Required Public Hearings allow the people who live in the community to provide valuable insight into General Plan and zoning designations that benefit all of the citizens who live in our vibrant City. Today The Fields Market, LLC, Tagg n Go Express is asking for a change to the General Plan from CV-CIVIC to CCOMM (COMMUNITY COMMERCIAL), a change that would set this property up for future uses that include the most intense commercial uses allowed in our City. I request that you deny the request to change the General Plan. First – Continue the Hearing to Provide a Public Hearing as Required by State Law: By these limited, written public comments, I specifically assert now, and reserve the right to assert later, that this method of comment is not an adequate Public Hearing as required by State Law, pursuant to Utah Code Ann. 10-9a-204 and 404. This item should be tabled, and rescheduled at a time when a proper Public Hearing is conducted that allows actual public participation, conducted in the future via ZOOM, in person, or by other adequate means. It is prejudicial to the public to allow the Applicant to participate via ZOOM, and interact with the Planning Commission, but not provide the public with the same opportunity. Second – City Ordinances Call for a 14-Day Notice for General Plan Amendments: I specifically assert now, and reserve the right to assert in the future, that Washington City Ordinances require 14 days' notice (not 10) for public hearings to amend the General Plan. State law and Washington Ordinances provide that hearings have to occur, after proper notice, in order to change the General Plan. Utah Code Ann. § 10-9a-404. Washington Ordinances clearly provide that the General Plan can be amended only after fourteen days' notice and a public hearing. A General Plan amendment must be heard by the Planning Commission and the City Council. Wash. Ord. § 9-2-7. Lastly – If Reaching the Substance, Deny the Applicant's Requested Change to the General Plan: Denial Reasoning – Leave the GP CIVIC: The Fields Market, LLC, Tagg n Go Express, is asking the Planning Commission to change the General Plan to CCOM, one of the most intense land use designations in our City. Their request, if granted, would clear the way for them to ask for commercial zoning that fits with their desire to put a high intensity commercial use directly adjacent to single family estate homes at the west and south entrance to our beautiful city – another loud, bright, Tagg n Go carwash. This business, according to their website is open from 7:00 am to 8:00 pm. And, according to their website, they are putting such a carwash on this exact corner. They have publicly announced this before the General Plan designation permits it, and before the Zoning designation permits it, as follows (citation: https://taggngo.com/): New Locations Coming 2021 Washington fields S. Sandia Rd. and Merrill Rd, Washington, UT (coming soon)

Timestamp	This Comment is in Regard to:	Full Name:	Comment
12/1/2020 21:00:47	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road, Applicant: Fields Market LLC, Tagg n Go Express	Victoria Hales	CONTINUED: The Applicant has gotten way ahead of itself. It cannot usurp the legislative decisions that are in the purview of the Planning Commission and City Council. Whether or not the City wants to change the General Plan is a legislative decision, and in the broad discretion of this Planning Commission, and in the future broad discretion of the City Council. "The municipal legislative body may adopt or reject the proposed general plan or amendment either as proposed by the planning commission or after making any revision that the municipal legislative body considers appropriate." Utah Code Ann. § 10-9a-404(4)(a). It is in this Planning Commission's broad legislative discretion to deny the requested change to the General Plan, and keep the General Plan as CIVIC. This is the perfect entrance point to our beautiful City, and the CIVIC land use designation is appropriate. It supports such uses like "schools, churches, libraries, fire stations, or similar public facilities." Gen. Plan Table 2-1. Not surprisingly, such uses already exist. Riverside Elementary School. Any Commercial land use designation at this location would be wholly inappropriate, and not in keeping with the principals set forth in the General Plan. It provides that adjacent uses should have appropriate buffers. It encourages uses land use designations and zones that logically buffer existing residential uses and zones. Keep the GP CIVIC at this location, because it is the proper designation for this entrance to our City, and matches the school use that is currently in this location as well as the immediately adjacent Estate Residential uses. (General Plan Section 2.4 and 2.5) Alternatively, Change the General Plan to MD (Medium Density Residential): The General Plan encourages land use designations, and zones, that logically buffer residential uses with other uses. General Plan section 2.4 clearly states that changes in residential densities should create gradual transitions. This supports the conclusion that if you don't want to keep the GP as CIVIC, the next best GP designation for this property is residential, not commercial, and "no more than one category higher or lower in density" than the adjacent residential properties. General Plan ¶ 2.4. The General Plan does not contemplate commercial uses at this location. General Plan ¶ 2.5. It is not appropriate to put a GP designation like CCOM next to the adjacent GP areas called ESTATE and LOW DENSITY. Also, it is not appropriate to put CCOM next to an elementary school to increase the traffic dangers that come with intense commercial uses allowed by any current or subsequent owner of this property. It is appropriate to buffer single family residential GP areas with less intense GP designations, and zoning. The logical buffer of the Estate Residential and Low Density Residential designations adjacent to this property would be Medium Density Residential. This would allow for small lot single-family homes and duplexes which would be much more compatible with existing residences. Alternatively, Change the General Plan to NCOMM (Neighborhood Commercial): NCOMM would make the GP compatible with the current zoning which is AP. Administrative Professional would be much more compatible with adjacent ESTATE and LOW DENSITY residential uses. This would set up future permitted uses at this location that are much more compatible with the adjacent single family residential neighborhood, and the elementary school. Permitted future zoning uses would include: "Administrative, executive, professional, medical and research offices. Banking and other financial institutions." Wash. Ord. § 9-9-2. AP businesses generally have daytime business hours that will not create an adverse impact on the residential families who generally are home more after business hours. Many AP businesses provide necessary services to the school-age children and their families, like a medical or dental office. A GP designation that is compatible with AP zoning would be much more appropriate than the CCOM designation requested by Applicant at this location. Conclusion: Deny the requested General Plan amendment, and leave it as CIVIC. In the alternative, change the General Plan to MD (Medium Density), or as a last resort, NCOMM (Neighborhood Commercial). I am here as a Washington City resident to ask you to use your legislative discretion to deny the corporation's request to change the General Plan. The General Plan, and compatible zoning designations, matter. It is what keeps development in this city cohesive, to create a vibrant town and to permit development in a logical manner to benefit all its citizens, not just one applicant, one corporation, or one landowner. The landowner only has the right to the current land use designation, not the intense request proposed today. The corporation's request would result in the opposite of compatible adjacent uses. It would result in the opposite of a cohesive land use plan. It would result in the opposite of logical development that benefits all of the citizens of our vibrant community. Again, this is a legislative decision, and in your broad discretion. Quoting from the General Plan, its purpose is to "bring consistence and reconcile conflicts in plans, policies priorities and directions that guide ... land use." Please create a consistent and compatible land use designation next to the existing land use designations of ESTATE (EST) and LOW DENSITY (LD).

Timestamp	This Comment is in Regard to:	Full Name:	Comment
12/1/2020 21:04:05	8a. Public Hearing: Zone Change: Z-20-20 RA-1/2 to R-1-15, 2900 S Noble Drive. Applicant: Barbara Button	Lisa Lindsay	Please do not change zone in order to accommodate car wash at corner of Sandia & Merrill Rd. Please do not rezone this lot. The current zoning is appropriate for this area, not commercial. The lot is directly next to a school yard with small children walking on the sidewalk several times a day. Traffic in and out of a commercial lot would be very dangerous for these children. Current zoning of administrative would see less traffic as well as noise for the homes that have their back yards against this lot. A normal 9 to 5 Monday to Friday type business is much more fitting for the school and homes right there. Furthermore, the intersection itself can not at this time handle more commercial traffic. The road would need a lot of expansion. As a Washington City resident of Pine View Estates I beg you to not approve this change. It already takes several light cycles to get through this intersection. Please do not change the zoning. It is appropriately zoned as it is now. The lot will sell and fill with a great business or business at the current zoning. Thank you.
12/1/2020 22:09:24	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Karen Kaempffe	
12/1/2020 22:46:25	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Amanda Hendrickson	I am 100% AGAINST the Tagg n Go being allowed to be built at the corner of Merrill and Sandia next to Riverside Elementary School. Too loud . Way too much traffic by the school and that corner already . No Way Go find another piece of land to put a loud busy car wash ! Aren't there like 7 or 8 Tagg N Go car washes already ? What Greed ! There are a few around the corner. Leave it Be !
12/1/2020 22:47:01	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Duane Hendrickson	I am very much opposed to this zoning change. I don't think a car wash is necessary on this corner and definitely will bring added noise and traffic congestion. My home is located just north of the property and I don't want to listen to machines and vacuums at all hours of the day. And the traffic is already bad at the corner Merrill Road/Mall Drive and Sandia. Try turning left from Mall Drive to Sandia between 5:00 and 6:00. I've waited for four lights to get through. Please no!!!

Timestamp	This Comment is in Regard to:	Full Name:	Comment
	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Annette Johnson	To: Washington City Planning Commission, RE: Planning Commission Meeting December 2, 2020 General Plan Amendment G-20-07 to change from CV, Civic to CCOM. Community Commercial located at approximately Merrill Road and Sandia Road. Applicant Fields Market, LLC, Tagg-N-Go Express. Kathy, please add the attached photos, signature sheets and comments to the Planning Commission packet regarding the above General Plan Amendment request. Dear Planning Commission, There are several reasons to deny General Plan Amendment G-20-07. - All revisions to the General Plan, and amendments or modifications to the General Plan, require a public hearing. - This zone was previously changed by the Washington City Council from Residential Agriculture, one acre lots (RA-1) to Administrative and Professional (AP) in October 2017. - Developer Fields Marker, LLC has displayed a large commercial sign at the location that declares Tagg-N-Go Express Car Wash coming soon. STATE LAW, UTAH CODE ANN. 10-9a-204(1) and 404(1) Washington City's current practice of broadcasting Planning Commission meeting by YouTube Live is not considered a public hearing. General Plan Amendment G-20-07 is not presently set up as a public hearing, this is in direct violation of the Public Hearing laws under State law. Utah Code Ann. 10-9a-204(1) and 404(1). By allowing the developer/applicant to appear via Zoom to answer and ask questions, but only allowing the public to view the hearing and submit written comments and not participate; is in clear violation of the intent of Utah law regarding Public Hearings. COVID 19 does not waive the public hearing requirement, in fact, State law says that if a meeting is conducted electronically, the public still may attend open portions of the meeting. I wish to participate in the public hearing in person or electronically, until Washington City allows for true public participation, I hereby request this amendment be tabled. THE GENERAL PLAN – CURRENTLY “CIVIC” The property at Merrill Road and Sandia Road currently is designated on the General Plan as CIVIC (CV). CIVIC use is appropriate for this location, and support uses such as “schools, churches, libraries, fire stations, or similar public facilities.” Imposing Community Commercial (CCOM) in an area where the General Plan is currently CIVIC is unfitting. Washington City's General Plan encourages uses and zones to logically buffer residential uses and zones. General Plan section ¶ 2.4 clearly states: “In order to avoid conflicting adjacent land uses, the General Plan proposes gradual transitions between densities throughout the City” and be “no more than one category higher or lower in density.” This supports the conclusion that the General Plan stay CV not CCOM. General Plan ¶ 2.5 According to the General Plan, this area is not a commercial development area. The General Plan does not contemplate commercial uses at the location of Merrill Road and Sandia Road property. Changing the General Plan is in your broad discretion. It is the last, best chance to do the right thing. Appropriate planning is the key to a vibrant community, and content residents. Once the General Plan is chosen, your discretion is limited. The owner can do whatever is allowed on the plan. Please do not act on this General Plan Amendment. Please do not change the General Plan in the future to support CCOM zoning at Merrill Road Sandia Road.
12/2/2020 9:46:13			

Timestamp	This Comment is in Regard to:	Full Name:	Comment
	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Annette Johnson	CONTINUED: ZONING - CURRENTLY ADMINISTRATIVE PROFESSIONAL (AP) On October 11, 2017 at 6:00 p.m., the Washington City Council held a public hearing to consider a zone change request (request Z-17-31) to change the zoning designation from Residential Agricultural one acre lots (RA-1) to Community Commercial (C-1). Applicant: Washington County School District. Washington City Council at that time changed the zone from RA-1 to the current Administrative Professional (AP). Permitted uses include: "Administrative, executive, professional, medical and research offices, banking and other financial institutions." Wash. Ord. § 9-9-2. This zone change was appropriate and much more compatible with the immediately surrounding Washington City zones. The neighborhood to the North is approximately 1.9 dwelling units an acre located on a quiet cul-de-sac with custom-built homes with spacious backyards and improvements like pools. Also, immediately adjacent to the East is an elementary school; a school crosswalk is located at the intersection of 3000 East and Merrill Road, this crosswalk and sidewalk serves as a direct conduit to the elementary school. FIELDS MARKET, LLC - TAGG-N-GO EXPRESS CAR WASH Fields Market, LLC currently has six Tagg-N-Go locations in Utah, with the expectation of two more projected locations. all Tagg-N-Go car wash locations are open Monday-Saturday 7:00 am to 8:00 pm. Please also take note that all Tagg-N-Go locations keep their exterior lighting on all night, this would be an enormous detriment to the adjacent neighborhood. (see attached 3 photos) No currently built Tagg-N-Go car washes are located near a neighborhood or an elementary school, however the Merrill Road & Sandia Road Location would be. No-one wants to live in a neighborhood next to a car wash and having no choice but to live with extremely high levels of noise and light pollution. The constant cycle of relentless machinery sounds including but not limited to drying blowers that have powerful air fans that generate high sound pressure and suction levels, vacuum noises, and increased traffic noise. Light pollution generates excessive artificial light at night, it is extreme, inefficient, and unnecessary. The stated goals of our community do not align Fields Market, LLC, they are not acting in the best interest of our community, or our school children. In conclusion, we live in a beautiful community, with shared visions and goals for our growing community. Washington City is primarily residential, with a quaint commercial area in our historic downtown. The parcel at issue is the entrance to a very nice residential area of our City, and it should remain CIVIC oriented as contemplated by the General Plan and Administrative Professional as currently zoned. It should be a civic related entrance to our schools, residences, and churches as people enter our city from the west and south. I have also attached a signature sheet of Washington City citizens' who object to the General Plan Amendment, more signatures to follow. (Photos were sent to Kathy Spring, she is to make them available for the meeting)
12/2/2020 9:46:13	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Greg Anderson	I do not support this zone change. I live nearby and a change in zoning would result in a bigger traffic problem than we already have at this intersection. Appropriate zoning for this property is office space. Office space would have a minimal impact on neighboring residents and the school next door.
12/2/2020 14:44:34	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Robyn Stratton	I absolutely support this going in. It's what our city needs! It has come to my attention that the council wants to amend the zoning to match the other 3 corners. It's important to note that this corner is the only corner that backs BOTH Single Family Homes AND an Elementary School. It is in the communities best interest to leave the corner zoned Civic to be a "gradual transition" as is specified in Washington City's General Plan section 2.4. In addition, I respectfully request that the subject be tabled until the Planning Commission is able to offer the public live participation as is required via a fair interpretation of the law. Thank you.
12/2/2020 17:11:15	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Lori Cottam	
12/2/2020 18:49:43	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express		

Timestamp	This Comment is in Regard to:	Full Name:	Comment
12/2/2020 17:54:43	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Greg Anderson	I do not support this zone change. I live nearby and a change in zoning would result in a bigger traffic problem than we already have at this intersection. Appropriate zoning for this property is office space. Office space would have a minimal impact on neighboring residents and the school next door.
12/2/2020 18:17:22	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Layne and Nancy Johnson	This property at the corner of Merrill road and Sandip has previously been reviewed extensively by the Washington City council in October of 2017.. in regards to this property which backs up to multiple residences and next to Riverside Elementary School.. The City Council in 2017 reviewed and recommended the property to be Zoned AP COMMERCIAL.. Why now after the Washington City Council had previously rezoned the property only 3 years ago are we now being subject to the very same problems and concerns about this property that were addressed in October 2017 ??.. This property has already been given the AP zoning of Administrative and Professional commercial zoning..
12/2/2020 18:18:10	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Diane Vroenen	This is a growing area with not enough services. I would love to see more commercial development to meet the growing demand.
12/2/2020 18:21:10	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Philip V Smith	WE are opposed to changing the zoning to CCOM to accommodate a Tag and Go car wash. There is no need for a car wash in that area.
12/2/2020 18:34:09	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Layne and Nancy Johnson	Why would this piece of property which property line backs up to multiple residential homes as well as being ELEVATED above the residential homes even be given a consideration of community commercial.. Respectfully why would the planning commission or City Council want to now allow this type of commercial zoning with a Car Wash with lights lit 24 hours a day and noise pollution in full view of residents backyards, not to mention the concerns about the flow of Elementary School children.. These are some of the exact issues that were discussed and voted upon by the Washington City Council.. ADMINISTRATIVE PROFESSIONAL is completely different than COMMUNITY COMMERCIAL..
12/2/2020 19:21:42	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	kincade mccown	Planning commission is more intrested in looking at the walls which surround them instead of listening to the important comments from out concerned community. Please Listen to our comments with intrest and care.
12/2/2020 19:23:27	9a. Public Hearing: General Plan Amendment: G-20-07, CV to CCOM, Merrill Road and Sandia Road. Applicant: Fields Market LLC, Tagg n Go Express	Kincade Mccown	Jason Smith... Are you listening? You look extremely disintrested in are community.