
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
April 7, 2021

PUBLIC NOTICE is hereby given that the Washington Planning Commission will hold a Public Electronic Regular Meeting on Wednesday, April 7, 2021 at 5:30 P.M. hosted at the Washington City Office located at 111 North 100 East, Washington, Utah. **A limit of 20 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.** The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Meeting called to order:

Invocation:

Pledge of Allegiance:

1. APPROVAL OF AGENDA

- a. Approval of the agenda for April 7, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from March 17, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Brio Phase 3G Final Plat located at approximately Sunstone Way and Red Coral Court. Applicant is Cole West Home.
- b. Consideration and recommendation to City Council for the Warner Gateway Phase 4 Final Plat located at approximately Marlowe Way and Piper Place. Applicant is Shon Coarusso.
- c. Consideration and recommendation to City Council for the Mustang Valley Final Plat located at approximately 3925 South Washington Fields Road. Applicant is Goldine Homes, LLC.

5. **PLAT AMENDMENT**

- a. Public Hearing for consideration and recommendation to City Council for The Cottages at the Village at Stucki Farms Amended and Extended Final Plat located at approximately Cattail Lane and Farmhouse Drive. The purpose for the amendment is to increase the size of lot 1 eliminating lot 9 to increase the adjacent lot widths and extend the phase boundary. Applicant is Karl Larson.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Tabled from March 17, 2021: Public Hearing for consideration and recommendation to City Council for the Cross Roads Phase 4 Preliminary Plat Amendment located at approximately Farmhouse Drive and Stucki Farms Parkway. The purpose of the amendment is to eliminate two lots within the final phase of Cross Roads allowing for the lots around the cul-de-sac to increase in size. Also a gate has been added to the south intersection of Farmhouse Drive and Resolution circle, reducing the road to a 36 foot private street section. Applicant is South Landing LLC, Karl Larson.

6. **PRELIMINARY PLAT**

- a. Public Hearing for consideration and recommendation to City Council for the Chaparral Heights Preliminary Plat located at approximately east end of Lost Ridge Drive. Applicant is Yankee Heights LLC, Kent Rasmussen.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for consideration and recommendation to City Council for the Red Trails at Sunrise Valley Preliminary Plat located at approximately 500 South Country Way. Applicants are Bush and Gudgell, Bob Hermandson.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

7. **ZONE CHANGE**

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-08 to change from A-20 Agricultural minimum 20 acres to C-2 Service Commercial located at approximately 3650 South Washington fields Road. Applicant is Neil Walter.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-09 to change from A-20 Agricultural minimum 20 acres to R-1-12 Single Family Residential minimum 12,000 sq ft lots located at approximately 3650 South 240 West. Applicant is Hoopes Construction.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

8. GENERAL PLAN AMENDMENT

- a. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-21-02 to change from VLD Very Low Density to MHD Medium High Density located at 500 East 3650 South. Applicant is Neil Walter.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-21-03 to change from VLD Very Low Density to LD Low Density located at approximately 300 East 3650 South. Applicant is Neil Walter.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

POSTED this 2nd day of April, 2021

Kathy Spring
Zoning Technician

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.