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

Present: Commissioner Hansen, Commissioner Phetsomphou, Commissioner Musso, Commissioner Scheel, Commissioner Anderson, Commissioner Bulloch, City Attorney Thad Seegmiller, City Councilmember Ivie, Drew Ellerman, Eldon Gibb, Brandon Wright, Kathy Spring, Matt Evans, Collin Dalley, Andy Dalley, Dick Saunders, Laurie Saunders, Scott Snow, Ken Snow, Katherine Staheli, Brandee Walker, Holton Jeppson, Leanne Hoopes, Darrick Larson, Karl Larson, Linda Humphries and Steven Whitehead, Neil Walter.

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

Meeting called to order: 5:30 PM
Invocation: Commissioner Scheel
Pledge of Allegiance: Commissioner Musso

1. APPROVAL OF AGENDA

- a. Approval of the agenda for April 7, 2021.
Commissioner Musso motioned to approve the agenda for April 7, 2021.
Commissioner Scheel seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from March 17, 2021.
Commissioner Scheel motioned to approve the minutes from March 17, 2021.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously

3. DECLARATION OF ABSTENTIONS & CONFLICTS

- Commissioner Hansen disclosed that he lives less than a mile from item 4-B, 5-A, 5-B.
Commissioner Anderson disclosed that he lives less than a mile from item 6-A.

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: Cole West Homes.

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a final plat for the Brio Phase 3G subdivision, located at approximately Red Coral Court and Sunstone Way. This particular subdivision is proposing 11 single family detached patio dwelling units in an area of coverage consisting of 8.233 acres. The specific location of this subdivision is zoned Planned Community Development - Residential (PCD-R). The Preliminary Plat was approved back on November 12, 2020.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Brio Phase 3G subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

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

for filing prior to plat recordation.

4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Warner Gateway Phase 4 Final Plat located at approximately Marlowe Way and Piper Place. Applicant: Shon Coarusso.

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a final plat for the Warner Gateway, Phase 4 subdivision, located at approximately 4600 South Luke Drive. This particular phase is proposing 36 lots ranging from .14 to .23 acres. The specific location of this subdivision is zoned R-1-6 (residential 6,000 sq ft minimum.) The Preliminary Plat was approved back on November 10, 2015.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Warner Gateway, Phase 4 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Musso asked if the infrastructure is in before the final plat.

Mr. Ellerman explained that they would have to bond or put it in before the mylar is recorded. Public Works has to sign off on the mylar.

Commissioner Hansen asked if there is any active discussion to the north.

Mr. Ellerman answered that the road will be put in to the south. The BLM road will remain as it is today. The BLM would have to put the land up for sale and the city might want the property.

Commissioner Hansen said that he didn't think people would go north then go down south.

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

Commissioner Anderson seconded the motion.

Motion passed unanimously.

- c. Consideration and recommendation to City Council for the Mustang Valley Final Plat located at approximately 3925 South Washington Fields Road. Applicant: Goldine Homes, LLC.

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a final plat for the Mustang Valley, Phase 1 subdivision, located at approximately 3925 South Washington Fields road. This particular phase is proposing 46 units. The zoning designation at this particular location is Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on July 08, 2020.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Mustang Valley, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners

and/or Home Owners Association”.

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Musso asked if the public street will connect to Steeplechase and if they are going to block access until the road is built.

Collin Dalley explained that the road will be closed off to the public but emergency vehicles will have access.

Mr Ellerman said that the PUD zone change explains when the road will reopen.

Commissioner Hansen asked what order the units will be built.

Mr. Dalley answered units 19-24, 29-3, 13-18, 71-76, 25-28, 36-40 and 8-1.

Commissioner Musso asked what the time frame will be.

Mr. Dalley answered September or October about 115 day to completion.

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

Commissioner Musso seconded the motion.

Motion passed unanimously.

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: Karl Larson.

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

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of an Amended Preliminary plat for The Cottages at The Village at Stucki Farms Phase 1 Amended &

Extended subdivision, located at Cattail Lane and Farmhouse Drive. The reason for this amendment and extended request, is to increase the size of lot 1, eliminate lot 9 to increase the adjacent lot widths, and extend the phase boundary. The open space/common area has been expanded adjacent to lots 5-8 to allow for more amenities/landscape to be installed.

Staff has reviewed the proposed amended and extended final plat and finds it conforms to the original PCD 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 Preliminary plat for The Cottages at The village at Stucki Farms phase 1 Amended and Extended subdivision, 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 Hansen said that he would want the lot sized to match the zoning lot size in that area.

Commissioner Hansen opened the public hearing.

No response

Commissioner Phetsomphou motioned to close the public hearing.

Commissioner Scheel seconded the motion

Motion passed unanimously.

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

Commissioner Scheel seconded the motion.

Motion passed unanimously.

- 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: South Landing LLC, Karl Larson.

Background

Drew Ellerman reviewed the report: This item was at the March 17, 2021 Planning Commission meeting, with the commissioners asking the applicants representative to provide information concerning the maintenance and responsibility of the gated community area (including the gate and private street). The applicant will provide that information at the meeting on April 7th.

The applicant is requesting approval of an Amended Preliminary plat for The Cross Roads, Phase 4 subdivision, located at approximately at the intersection of Resolution Circle and Farmhouse Drive. The reason for this amendment request is to eliminate 2 lots (increasing the size of the lots around the two removed), and making Resolution Circle a gated cul-de-sac with a private street for the eight (8) lots in the circle street.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the Planned Community Development - Stucki Farms (PCD) zoning of this development. The subdivision also remains in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Preliminary Plat for The Cross Roads, Phase 4 subdivision to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of May 27, 2015.

Findings

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

Conditions

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to 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 landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

Commissioner Hansen said that the reason this was tabled was that there is another subdivision that had issues with HOA and gates.

Holton Jeppson explained that the lots will maintain the gate and the road and will not be passed to the master HOA.

Commissioner Hansen asked if the house will look the same as the other homes in the area.

Mr. Jeppson answered that the Crossroad's have a different look.

Commissioner Musso asked if there are soil issues.

Mr. Jeppson answered yes that there are some collapsible soils. They are compacting as they move dirt. Further to the south isn't so bad.

Commissioner Hansen opened the public comments for the maintenance to the gate and street.

No response.

Commissioner Musso motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

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: 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.

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a Preliminary plat for the Chaparral Heights subdivision, located at approximately 1150 East Lost Ridge Drive. The applicant is proposing 4 lots on an area coverage of 8.53 acres. The zoning designation at this particular location is Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The surrounding zoning is R-1-10 to the west and open space to the east, west, and south.

These parcels were recently rezoned into the R-1-15 zoning designations. The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Chaparral Heights subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
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. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.
13. Subdivision will have an HOA to maintain common detention areas and LID features.
14. Rock walls shall match surrounding landscape colors.
15. Drainage swells above lots 2 & 3 shall have liner/membrane as per engineering design/recommendation.
16. Any alternative rock wall designs constructed eastwardly of lots 2 & 3 shall be submitted to the city for approval.
17. A geotechnical investigation report shall be carried out for each lot individually.
18. Safety fences should be placed at the end of the "no disturbed" areas at time of construction.

Commissioner Hansen asked about Condition 16.

Mr. Gibb explained that it is so the rock is continuity with the surrounding area.

Commissioner Musso asked about the cut in the hill and how this is going to be mitigated vertically.

Commissioner Scheel asked if there is going to be scarring.

Rick Myers answered that the first 20 feet from Chaparral Ridge will be the retaining wall and with lots 2, and 3 it will be an additional 15 feet. He said that the Hillside Committee also was concerned about scarring but they recommended that the materials used will blend in with the surrounding area. It will be 20 feet from the existing lots. Much of the scarring will be covered by the house.

Commissioner Hansen said that his concern is that when driving past there isn't and scarring be seen.

Mr. Myers said that with the blending the scarring won't be as noticeable. There will be a cut slope as it goes up. Lots 1 and 4 will be 15 feet and Lot 2 and 3 will be 20 feet in elevation.

Commissioner Anderson asked if there was detention.

Mr. Myers said that the LID retention is north of lot 1 and detention is to the south of lot 1 which all the drainage will go to. Drainage will also drain onto Lost Ridge Drive.

Commissioner Anderson asked if the developer has decided about the detention.

Kent Rasmussen explained that he can see that the LID should be a separate lot.

Mr. Myers explained that there is another design. He showed the design to the commissioners.

Mr. Ellerman asked about the setbacks.

Mr. Myers explained that 7 feet face to face and 5 feet for clear space. Lot 35 already has a 10 foot retaining wall.

Mr. Rasmussen explained that they have rocks reserved from Leeds that will match what is there.

Commissioner Anderson asked how the water is going to cross the street.

Mr. Myers explained that it will go to the pond then limit the drainage into the gutter. He explained that there are two outlets on both sides of the street. Lot 2 has drainage swells to the back of the lot for the drainage.

Commissioner Anderson asked if the grade is 90% flat.

Mr. Myers answered that the north has no built area.

Commissioner Anderson asked if the utility companies. They will only go 3 feet to the garage so you might want to put a shelf in.

Commissioner Hansen said that the most eastern point that the City Council pays attention to that area.

Commissioner Hansen opened the public hearing.

No response.

Commissioner Musso motioned to close the public hearing.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

Commissioner Anderson asked if the updated exhibit is what City Council has for their packets. He said that the storm drain needs more details for the City Council.

Commissioner Musso said that he is still concerned with the 40 feet that will be visible. He said that he doesn't want to look at retaining walls and scarring even though the houses will cover the scar a little.

Commissioner Anderson said that Stone Cliffs is an example of what looks good.

Mr. Rasmussen said that there are already retaining walls and this will improve the drainage. The road was already stubbed to this project.

Commissioner Anderson said that he is aware of where Mr. Rasmussen lives and agrees that drainage will improve.

Commissioner Musso motioned to recommend approval to the City Council with the findings and conditions of staff with an additional condition that the City Council gets the updated exhibit with detained drainage plan.

Commissioner Anderson said that he had a contract to build a home in the first phase of the subdivision below. He seconded the motion.

Motion passed unanimously.

- 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: Bush and Gudgell, Bob Hermandson.

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

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a Preliminary plat for the Red Trails at Sunrise Valley subdivision, located at approximately 500 South Country Way. The applicant is proposing 218 townhome sites on an area coverage of 20.64 acres (7.89 D.U./Acre). The zoning designation for this particular location is Planned Unit Development (PUD) Medium High Density. The surrounding zoning is industrial (I-2) to the north, County property to the east, planned unit development to the west and south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Red Trails at Sunrise Valley subdivision to the city council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be

placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

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. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

Commissioner Hansen asked if there were a maximum number of units in this project.

Commissioner Anderson asked about this project, the Ence and Long Valley project and what is the impact on Washington Dam Road.

Mr. Ellerman answered that they have to do a traffic study.

Brandon Wright explained that Washington Dam Road will be improved from 1900 East all the way out. He explained that other projects also have other routes. All projects have to have a passing traffic study.

Commissioner Anderson asked if the road will handle the increased traffic. He said that it appears that Washington Fields Road is maxed out.

Mr. Ellerman said that Washington Fields isn't maxed out. It would at times appear that certain roads are maxed out.

Commissioner Musso asked if the city should build the roads to the maximum.

Brandon Wright said that they build road width as needed.

Mr. Ellerman stated that the State Law doesn't allow roads to be built then bill the developers.

Mr. Wright said that it would be better to have this conversation at a different forum. It is hard to charge all citizens that don't even use those roads.

Commissioner Scheel asked if this should be slowed down until the road is built out.

Mr. Ellerman explained that only if the traffic study fails.

Commissioner Anderson asked if DR Horton is paying for the Washington Dam Road.

Mr. Wright answered it is a combined effort between the city and DR Horton.

Commissioner Hansen opened the public hearing.

No response.

Commissioner Phetsomphou motioned to close the public hearing.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Commissioner Scheel said that he spoke with the DR Horton group and they said they were going to participate in the building of the road.

Commissioner Anderson said it appears to be detached units.

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

Commissioner Musso seconded the motion.

Motion passed unanimously.

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: Neil Walter.

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

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 9.35 acres, located at approximately the northwest corner of Washington Fields Road and 3650 South. The requested change is from the current zoning of Agricultural - 20 Acre Min. (A-20) zoning, to a proposed Service Commercial (C-2) zoning designation.

The C-2 request is for the purpose of developing the 9.35 acres into a commercial development.

This particular location has a General Plan Land Use designation of Community Commercial (CCOM). The surrounding zoning to this parcel is (A-20) to the north, east, south and west. This particular intersection has been planned for and designated as a commercial center in the southern portion of the city for over 20 years. Growth in the area is now making this a reality.

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-08, for the zone change request from Agricultural - 20 Acre Min. (A-20), to the proposed Service Commercial (C-2) 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 Scheel asked what can go into a C-2.

Mr. Ellerman answered retail stores but not big box stores. An Albertson could go in.

Commissioner Hansen asked Mr. Ellerman if in 15 years what would be the commercial on the corners where this is located.

Mr. Ellerman answered that three of the four could likely have commercials.

Commissioner Hansen asked if this parcel would be the smaller of the commercial.

Mr. Ellerman answered this corner would likely be the smaller commercial.

Commissioner Hansen asked if the C-2 would allow for gas stations.

Mr. Ellerman answered yes with a conditional use permit.

Commissioner Musso asked about the canal area.

Mr. Ellerman answered that most of this parcel is where the canal is located.

Commissioner Hansen asked about access.

Mr. Wright explained that the access will come off of Washington Fields Road.

Commissioner Hansen opened the public hearing.

Katherine Staheli said that she is concerned with the Washington Fields Road. She would like to have a warrant study. There are a lot of accidents. She said that there will be an intersection at the entrance to the farm. She said that she doesn't have a problem with the commercial coming in. The concern is with the very low density.

Mike Tate said that his concern is the traffic and the canal. There are high power lines along 3650. He said that he isn't concerned with commercials. The Lin's and Smiths is close. He said that they use this parcel as their corn maze so they will have to redesign another area.

Mr. Ellerman clarified that Albertson hasn't said they are coming; he just used them as an example.

Commissioner Musso motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion

Motion passed unanimously.

Commissioner Musso asked at what point does it warrant a light.

Mr. Wright answered that traffic will warrant it and they do warrant studies when projects come in. This project will have to do a traffic study.

Commissioner Scheel said that the general plan has it commercial. He understands that the Staheli's operate their farm as commercial with their events and they generate a lot of traffic. He said that maybe they should help with the road widening.

Commissioner Hansen said that there should be a blinking sign because it is dark along that road.

Commissioner Anderson said that what has been said is correct and this area will be commercial. He said that he hesitates moving this until traffic is addressed because it is a problem now.

Commissioner Scheel said that when this develops that will warrant traffic action.

Commissioner Anderson asked Mr. Wright about improvements. Is there any way that a traffic light could be put in place prior to the build out.

Mr. Wright said that right now a traffic study isn't required. When they come in with the development a traffic study will have to be done. He said that it isn't appropriate for him to respond to the impact fees.

Commissioner Anderson said that the only way to get a traffic light is with development or are they looking at it now.

Mr. Wright said that he would recommend that this is approved and then the city will follow through with studies.

Commissioner Scheel motioned to recommend approval to the City Council with the recommendation and findings of staff.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Recess for 10 minutes. 7:35 PM

Reconvened at 7:45

- 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: Hoopes Construction.

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

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 10.114 acres, located at approximately 3650 South 240 West. The requested change is from the current zoning of Agricultural - 20 Acre Min. (A-20) zoning, to a proposed Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) zoning designation.

The R-1-12 request is for the purpose of developing the 10.114 acres into a future residential development.

This particular location has a General Plan Land Use designation of Low Density Residential (LD), which allows for the R-1-10 and R-1-12 zoning districts. The

surrounding zoning to this parcel is R-1-15 to the west and south, and RA-1 to the east and north.

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-09, for the zone change request from Agricultural - 20 Acre Min. (A-20), to the proposed Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) 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 Hansen opened the public hearing.

Bob Manley said they aren't opposed to the request but would like to know where there will be a road. He said he wouldn't want a commercial use.

Commissioner Scheel motioned to close the public hearing.
Commissioner Anderson seconded the motion.
Motion passed unanimously.

Brandon Wright said there is a plan per the master transportation plan. He explained that there isn't like going to be a cul de sac.

Commissioner Hansen asked if the city boundary is to the west of the church.

Mr. Wright answered yes.

Mr. Ellerman said that the city owns the property and the Hoopes owns the parcel adjacent to the city property but we don't object to the zone change. There is an offer for the city parcel.

Commissioner Hansen asked when the road is going to be built when the temple comes in or before. He asked if 3650 South would stay the way it is or will it change.

Mr. Ellerman said he thinks it will stay as it is.

Commissioner Musso asked if the road at the corner makes a turn would they have to abandon the part of the parcel.

Mr. Ellerman answered that they would have to.

Commissioner Musso motioned to recommend approval to the City Council with the recommendation and findings of staff.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

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: 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.

Background

Drew Ellerman reviewed the report: The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 500 East 3650 South. The requested area covers approximately 9.16 acres. The current Land Use designation is Very Low Density Residential (VLD). The applicant is seeking approval to have the Land Use designation changed to Medium High Density Residential (MHD) for the possibility to develop the area into a future multi-family residential project.

The surrounding General Plan Land Use designations are Very Low Density Residential (VLD) to the north, east and west, and Low Density Residential (LD) to the south.

As stated above, the applicant is wishing to amend this area for a higher density in conjunction with other development they will be doing on both sides of this particular proposal, which includes a commercial project to the east, at the northwest corner of Washington Fields Road and 3650 South, and a single-family project to the west of this proposed general plan change request. The Medium High Density Residential (MHD) designation allows for the R-3 zoning district and carries a 7-12 dwelling unit per acre ratio.

Staff has reviewed the requested change and finds no problem with the request from Very Low Density Residential to the Medium High Density Residential designation based on the simple fact the intersection that this property is in close proximity to

(Washington Fields Road and 3650 South) will soon be a very busy intersection.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-02 application, to amend the General Plan Land Use Map from the current Very Low Density Residential (VLD) to the proposed Medium High Density Residential (MHD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Commissioner Musso asked about Very Low Density is R-1-15 next to townhomes or mobile homes. He would rather see R-1-8.

Mr. Ellerman said that the next item is going from Very low density to Low Density 10,000 to 12,000 sq ft lots.

Commissioner Musso asked if they could go to R-1 instead of townhomes.

Mr. Ellerman answered that there aren't many townhomes in this area.

Commissioner Anderson said that it could bring in affordable housing.

Commissioner Scheel said that it could be high end townhomes.

Commissioner Hansen opened the public hearing.

Neil Walter explained that they don't plan to put in manufactured homes. He said that the density was to blend in next to commercial uses.

Commissioner Musso asked if they could do something other than townhomes.

Mr. Walter said that townhomes are a good buffer. He said that they do have to come back with the zone change. There is an affordable house problem.

Commissioner Musso asked about the north netch.

Mr. Walter said that Stamstund across and the connecting road so they felt it would be better to bring in a road.

Commissioner Hansen asked if there will be an access at the intersection onto Washington Field Road.

Mr. Walter answered that there isn't a decision on that.

Mike Tate said that single family all around this parcel then medium high density. He said that townhomes sometimes turn into short rentals. He is concerned with the traffic.

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

Commissioner Hansen asked if there is room at the intersection because there is a canal.

Mr. Ellerman answered that they only have to have 25 feet of road and they probably have that much.

Mr. Walter said at a later date they would do the engineering so at this time he doesn't know.

Commissioner Hansen asked if they considered single family homes.

Mr. Walter said there are two ideas for what they are doing. One is that people would be attracted to this area and they aren't proposing vacation rentals but they would like to put in reasonable housing. He said that he felt they and staff thought this was a good layout. He said that a townhome can be attached and detached. They just don't have a plan yet.

Commissioner Phetsomphou asked Mr. Ellerman to explain the process for vacation rentals.

Mr. Ellerman said they would have to bring in a PUD and the city isn't wanting any more vacation rental projects. If people are doing vacation rentals they can be cited.

Commissioner Musso said that he would like to place a condition that no vacation rentals will be allowed.

Mr. Ellerman explained that on a General Plan Amendment there are no conditions.

Commissioner Scheel motioned to recommend approval to the City Council with the recommendation of staff. That there are no manufacturer homes.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

- 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: 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.

Background

Drew Ellerman reviewed the report: The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 500 East 3650 South. The requested area covers approximately 18.21 acres. The current Land Use designation is Very Low Density Residential (VLD). The applicant is seeking approval to have the Land Use designation changed to Low Density Residential (LD) for the possibility to develop the area into a future residential project.

The surrounding General Plan Land Use designations are Very Low Density Residential (VLD) to the north, east and west, and Low Density Residential (LD) to the south.

As stated above, the applicant is wishing to amend this area for a little higher density in conjunction with other development they will be doing to east of this particular proposal, which includes a commercial project at the northwest corner of Washington Fields Road and 3650 South, and a multi-family project in between the commercial project and this proposal. The Low Density Residential (LD) designation allows for the R-1-10 and R-1-12 zoning districts.

Staff has reviewed the requested change and finds no problem with the request from Very Low Density Residential to the Low Density Residential designation based on the simple fact the intersection that this property is in close proximity to (Washington Fields Road and 3650 South) will soon be a very busy intersection.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-03 application, to amend the General Plan Land Use Map from the current Very Low Density Residential (VLD) to the proposed Low Density Residential (LD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Commissioner Hansen opened the public hearing.

Neil Walter said he is glad to answer any questions.

Commissioner Scheel motioned to close the public hearing.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

Commissioner Musso asked if 300 East is a dirt road.

Mr. Wright said that to the north is paved.

Commissioner Hansen asked if Stonehedge is zoned.

Mr. Ellerman said it is zoned R-1

Commissioner Anderson motioned to recommend approval to the City Council with the recommendation of staff.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Drew Ellerman said that April 10th is the ending of the mask mandate. He asked for the commissioner's opinion of how to do the meetings. Some cities have decided to keep the masks.

Commissioner Anderson asked if the mandate is to lift on everything?

Mr. Ellerman said that he doesn't know for sure because the area has to meet the criteria.

Commissioner Bulloch asked if staff will be back in.

Mr. Ellerman answered that Kathy will not come back. He explained that he wants to build an area for him to continue to do what he has been able to do at his desk.

Commissioner Anderson said that people should decide what they feel is safe.

Commissioner Phetsomphou said he is okay with doubling up on the chairs.

Commissioner Hansen said that there should be some distancing.

Mr. Ellerman said that they haven't had over 20 people.

- Double up chairs
- Public comments online will continue.

Commissioner Anderson motioned to adjourn the Planning Commission Meeting.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Meeting adjourned: 9:00 PM

Washington City

Signed By: _____

Jason Hansen, Planning Commission Pro Tem

Attested to: _____

Kathy Spring, Zoning Technician