



Community Development Department
111 North 100 East
Washington City, UT 84780
Phone (435) 656-6325
Fax (435) 656-6371
www.washingtoncity.org

Minutes
WASHINGTON CITY PLANNING COMMISSION
August 21, 2013

Present: Commissioner Schofield, Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Martinsen, Attorney Jeff Starkey, Councilman Hudson, Mike Shaw, Kathy Spring, Scott Duffin.

Meeting called to order: 5:34 PM
Invocation: Commissioner Martinsen
Pledge of Allegiance: Commissioner Williams

1. APPROVAL OF AGENDA

A. Approval of the agenda for August 21, 2013.
Commissioner Shepherd motioned to approve the August 21, 2013 agenda.
Commissioner Williams seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from August 7, 2013.
Commissioner Martinsen motioned to approve the minutes from August 7, 2013.
Commissioner Williams seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. CONDITIONAL USE PERMIT

A. Public Hearing to consider approval of a Conditional Use Permit C-13-13 request for a Communication Tower located at approximately 1900 North 500 East.
Applicant: InSite Towers, LLC, Debbie Depompei

Kathy Spring explained that the applicant requested this item to be continued to the September 18, 2013 Planning Commissioner Meeting.

**Commissioner Shepherd motioned to continue the Public Hearing and item 4-A for a Conditional Use Permit until September 18, 2013.
Commissioner Martinsen seconded the motion.
Motion passed unanimously.**

5. PLAT AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for a Plat Amendment for Coral Ridge Townhomes Phase 1 located at approximately 2100 North 4250 East to adjust the common area for future phases. Applicant: Henry Walker Homes, Tyler Meyers

Background

The applicant is requesting approval of an amended final plat for the Coral Ridge Townhomes, Phase 1 subdivision, located at approximately 2100 North 4250 East. This particular amendment request is to adjust the north boundary line to accommodate for the changes to the platting of lots and common area that resulted from the re-design of the project. The preliminary plat was amended back in May of this year, eliminating many of the smaller townhomes in place of the larger (more popular) units.

Staff has reviewed the requested proposal, and finds no problem with this minor adjust to the subdivision boundaries and its relationship to the entire project. The amended phase 1 subdivision conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Coral Ridge Townhomes, Phase 1 subdivision to the City Council, based on the following findings and subject to the following 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.
3. The proposed amended final plat conforms to the approved preliminary plat.

Conditions

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

Association”.

5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Kathy Spring explained the amendment is to clean the boundary line for the next phase, she showed the change on the overhead exhibit of the amended preliminary plat. She explained condition 5, which is a new condition per Public Works.

Mike Shaw explained the post maintenance is part of the Storm Water Drainage required by the State.

Attorney Jeff Starkey requested the engineer to change City of Washington to Washington City to be consistent with the name of the city.

Commissioner Schofield opened the public hearing.

None

Commissioner Williams motioned to close the public hearing.

Commissioner Smith seconded the motion.

Motion passed unanimously.

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

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

6. FINAL PLAT

- A. Consideration and recommendation to City Council for the Final Plat for Coral Ridge Townhomes Phase 3B located at approximately 2100 North 4200 East.
Applicant: Henry Walker Homes, Tyler Meyers

Background

The applicant is requesting approval of a final plat for the Coral Ridge Townhomes, Phase 3B subdivision, located at approximately 2100 North 4200 East. This particular phase of the subdivision is proposing 30 lots on an area covering 5.473 acres. The specific location of this subdivision is zoned PCD (Planned Community Development) as part of the Coral Canyon development. The Amended Preliminary Plat was approved back on May 8, 2013.

Staff has reviewed the requested proposal, and the proposed final plat, phase 3B, conforms to the approved preliminary plat.

Recommendation

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

Findings

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

Conditions

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

Commissioner Schofield asked if there were any issues brought up since the preliminary plat approval.

Kathy Spring stated no.

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

Commissioner Smith seconded the motion.

Motion passed unanimously.

7. DISCUSSION ITEMS

A. Discussion of General Information.

Commissioner Schofield asked Attorney Starkey if he could go through the legislative updates.

Attorney Starkey replied that it would need to be put on an agenda and he would be happy to go over the updates.

Attorney Starkey asked Scott Duffin on the amended plat why SITLA doesn't have to sign off on the amended plat.

Scott Duffin stated SITLA would sign the final plat because there is a dedicated road but the amended they don't have to because there wasn't a change that would involve them.

Attorney Starkey asked about the Communication Tower and if they are going to change anything different from what was approved before.

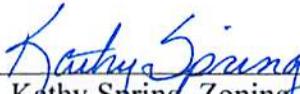
Kathy Spring stated her conversation with them was they weren't going to change anything it had just expired. She stated that when this comes back the minutes from the previous meeting approval would be included with their packets.

Commissioner Smith motioned to adjourn the Planning Commissioner meeting.
Commissioner Shepherd seconded the motion.
Motion passed unanimously.

Meeting adjourned: 5:55 PM

Washington City

Signed by: 
Rick Schofield, Chairman

Attested to: 
Kathy Spring, Zoning Technician