
Public Notice of Electronic Meeting
Washington City Planning Commission
Regular Meeting
April 21, 2021 Minutes

Present: Commissioner Hansen, Commissioner Phetsomphou, Commissioner Musso, Commissioner Scheel, Commissioner Anderson, Commissioner Bulloch, Councilmember Staheli, Attorney Thad Seegmiller, Drew Ellerman, Eldon Gibb, Brandon Wright, Kathy Spring, Josh Kantor, Tony St George, Brandee Walker, Barbara Button, Michael Page, Dallas Buckner, Mike Hall, Dick Saunders, Laurie Saunders. Marc Raines.

Meeting called to order: 5:33 PM

Invocation: Commissioner Hansen

Pledge of Allegiance: Commissioner Bulloch

1. APPROVAL OF AGENDA

- a. Approval of the agenda for April 21, 2021.
Commissioner Musso motioned to approve the agenda for April 21, 2021.
Commissioner Scheel seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

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

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Hansen disclosed that he lives less than a mile from items 4-A and 6-C.

4. FINAL PLAT

Consideration and recommendation to City Council for the Crimson Fields Phase 5 Final Plat located at approximately 380 East 4200 South. Applicant: Development Solutions Group, Inc.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Crimson Fields, Phase 5 subdivision, located at approximately 380 East 4200 South. This particular subdivision is proposing 24 lots on an area covering 7.112 acres. The specific location of this subdivision is zoned Single- Family Residential - 8,000 Sq. Ft. Min. (R-1-8). The Preliminary Plat was approved back on November 13, 2019

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 Crimson Fields, Phase 5 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 about the hashed line on 4200 South.

Mr. Ellerman answered it is a landscape stripe.

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

Commissioner Musso seconded the motion.

Motion passed unanimously.

5. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-21-03 for a commercial building, Doughnuts Ville, located at approximately 300 East Telegraph Street. Applicant: Channeng Thach

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 Conditional Use Permit to develop .62 acres located at the southwest corner of 300 east Telegraph. The applicant is proposing 2 commercial pads one of which will house Doughnuts Ville and the other being disclosed as future use. The applicant is proposing 15 parking stalls for both buildings (5 for Doughnuts Ville and 10 for the future use). This parking meets city standards. The zoning designation for this particular location is C-2. The surrounding zoning is C-2 to the north, Mobile Home (MH) to the east and C-2 to the west, and south.

The proposed buildings are under the 5,000 sq. ft. requirement of needing a Conditional use permit but due to its location (Telegraph and 300 E) it is required to obtain a Conditional Use Permit. Staff did notice the north end of the building, which faces Telegraph, is going to be all stucco as proposed and has concerns that it needed to be broken up by adding stone.

Staff also discussed the possibilities of placing a fence between the property to the south which is a residential home and a Welding shop to the rear of the home (Mike's Welding). Staff concluded this fence may be beneficial; however, the city code does not require a fence due to both properties being zoned C-2.

Recommendation

Staff recommends that the Planning Commission approve C-21-03, allowing for

Doughnuts Ville and a future commercial use building located at 300 E Telegraph (as shown in the exhibits), with the findings and conditions as outlined below

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community and;
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the exhibits provided in this application
3. Development of the site shall also comply with the recommendation of a geotechnical study and drainage study, Improvements for drainage and detention shall be approved by the public works department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approval by the public works department. The city's access Management Plan will be adhered to in the traffic design of the project.
5. The parking will be adhered to as presented in the exhibits of this application (15 stalls minimum).
6. Any roof mounted equipment will be screened from view.
7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
8. All lighting within the project development will be directed inward to the site.
9. All signage will be in accordance with the adopted sign regulations of the city.

10. Dumpster screening shall blend in with the surrounding development (s). Details for this item shall be submitted for review and approval prior to the issuance of associated/required permits.

Commissioner Musso asked about the 5 parking stalls for the restaurant and employees. Will there be additional parking for the future building and will most customers use the drive through?

Mr. Gibb answered that he wasn't sure about the future building.

Dallas Buckner said they did the parking according to the parking ordinance and they don't know what business will go in the future building. The stacking is about 11 vehicles at the drive up.

Commissioner Musso said he is concerned with the drive through to accommodate the two drive businesses.

Mr. Buckner said that they did the traffic study with the business that they know the use is going to be. They are not going to move the pole. He said that the traffic study is for 55 morning peak trips and evening is 34. He explained that they have discussed that the other business would be low traffic volume.

Commissioner Musso asked about the delivery trucks.

Mr. Buckner answered that this is a tough spot but the delivery vehicles would have to use the drive through driveway. They might have to park the deliveries at another site.

Commissioner Phetsomphou asked the distance to the south wall and striping.

Mr. Buckner answered it is about 24 feet from the curb to the parking stall.

Commissioner Anderson asked about the detention area being the highest part of the site.

Mr. Buckner answered they will rise to the southwest corner. He said that there will be some fill to raise the area so it will drain correctly to Telegraph Street.

Commissioner Anderson asked if there is a concern about the access off of 300 East.

Brandon Wright said that it doesn't meet the access management plan. It should be 300 feet from the intersection.

Commissioner Musso said that he thinks the access is too tight.

Mr. Buckner said that the parcel is an odd shape and that is why they would like to do a shared access with Mike's Welding.

Commissioner Anderson asked Mr. Buckner if he did the elevation and the site plan.

Mr. Buckner answered yes.

Commissioner Anderson asked if the rear of the building is just stucco. He said that he wants more of an appealing appearance.

Commissioner Phetsomphou asked if stone could be added to the rear.

Commissioner Hansen said there is a wall to the south.

Mr. Buckner said if there is a requirement they would do it but there are already walls.

Commissioner Hansen said this is a main area of the city.

Commissioner Anderson asked how far they were raising the grade from Mike's Welding.

Mr. Buckner said about two and half feet. He said they would be working it out with the construction drawings.

Commissioner Anderson said that he doesn't think making them put in the wall as a requirement but there needs to be some retaining and maybe they can go in with Mike and do some type of wall.

Mr. Buckner said they have talked with Mike.

Commissioner Musso asked if they could flip the building so the front of the building would face Telegraph Street.

Channeng Thach said the drive through would be too short but they could flip the building.

Commissioner Scheel said that he would like the front to face Telegraph.

Mr. Buckner said they would do brick or something that would look good along Telegraph Street.

Mr. Thach said the buildings next to Smiths is an example of back of the buildings along Riverside Drive.

Commissioner Hansen opened the public

Mike Hall said that he welcomes the business and would rather have the traffic in off of Telegraph. He said that his concern is the backing traffic in front of his business. He suggested that they could share the existing driveway.

Commissioner Hansen asked how Mr. Hall feels about the wall.

Mr. Hall said the wall wasn't a retaining wall to begin with and now it is with the expansion of Telegraph.

Commissioner Phetsomphou asked if semis would come to his business.

Mr. Hall said that they used the vacant lot and now they can't.

Commissioner Scheel asked Mr. Hall if he backs onto 300 East.

Mr. Hall answered no.

Commissioner Phetsomphou asked Mr. Buckner why they didn't use Telegraph for their access.

Mr. Buckner said originally they did because it didn't meet the access management plan. The access that is there didn't serve any purpose and there isn't a grandfather cause to allow it.

Mr. Wright said there is only 183 feet so it doesn't meet the access management plan. He said that stacking would be an issue.

Commissioner Anderson said that he would rather have the entrance right off of Telegraph and exit off of 300 East.

Brandon Wright said that there wasn't an access off of Telegraph for this lot.

Kress Staheli said he is speaking as a resident. He welcomes this business and appreciates the questions and comments about this request. He said that the council needs to discuss design guidelines that ensure that new businesses along Telegraph are good looking and reflect the heritage and surrounding architecture of Washington City.

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

Attorney Thad Seegmiller said that he liked the concept and the look of the building from Telegraph is an important consideration. He said that the access and design guidelines should be discussed further. He said they could do some research to see if there is a grandfather access off of Telegraph.

Mr. Ellerman said that he feels it would be good to table this and he appreciates the comments and this would give time for some research.

Commissioner Anderson motioned to table the item to May 5, 2021 to allow time for the applicant to improve the design along Telegraph and to work with staff on primary access from Telegraph.

Commissioner Musso seconded the motion.

Motion passed unanimously.

6. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Falcon Storage Condominiums Preliminary Plat located at approximately 36 East Industrial Drive. Applicant: Josh Kantor.

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 report: The applicant is requesting approval of a Preliminary plat for the Falcon Storage Condominiums subdivision, located at approximately 100 East Industrial Drive. The applicant is proposing 121 individual storage units on an area of coverage of 8.55 acres. The complex will house an onsite office and 10 visitor parking stalls. The zoning designation at this particular location is Industrial-2 (I-2). The surrounding zoning is Industrial-1 (I-1) to the north, Residential Agriculture 2 (RA-2) to the east, Industrial-2 (I-2) to the west, and Agriculture 20 (AG-20) and Open Space to the 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 Falcon Storage Condominiums 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 opened the public hearing.

Commissioner Scheel motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Musso asked if they were going to sell the units.

Marc Raines said that they will sell units but there aren't going to be man caves because they don't have water and sewer.

Commissioner Phetsomphou asked if the units are going to be specialty storage.

Mr. Raines said they do have to sprinkle the units but not fire walls. If they did man caves they would have to do fire walls. There is going to be CC&Rs that would not allow people to stay in them. Each unit will be sold and everything else is owned by the HOA.

Commissioner Hansen asked if the units could be sub leased.

Mr. Raines answered no.

Mr. Ellerman said that they could rent them out but the use would be what the city would be concerned with.

Mr. Raines said there are 110 electric services.

Commissioner Phetsomphou asked about the height.

Mr. Raines answered, The garage door is at 14 feet.

Commissioner Musso asked if a market study has been done.

Mr. Raines said there is a market for this and there are a variety of sizes.

Commissioner Scheel said that the market would be better for selling. He explained that the electricity for storage is adequate but if they start plugging in equipment the HOA should monitor that.

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

Commissioner Musso asked if this will be built out in one phase.

Mr. Raines answered they would like to do it in phases.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council for the Majestic Court Preliminary Plat located at approximately north end of Noble Drive. Applicant: TB Property Development LLC.

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 Majestic Court subdivision, located at approximately Noble Drive and 2900 South. The applicant is proposing 7 lots in an area coverage of 5 acres. The zoning designation at this particular location is Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The surrounding zoning is Open Space to the north and east, R-1-15 to the west, and Residential ½ (RA ½) to the 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 Majestic Court 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.

The conditions below are from the hillside committee review of the site

13. Common space should be utilized as much as possible in the green hashed out areas found in the hillside report

14. All slopes with a 3-1 or greater ratio shall have engineering design

15. Geo-Tech notes should include moisture content, collapsible soils and note any other items of concern

Commissioner Hansen opened the public hearing.

No response.

Commissioner Scheel motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Anderson commented that he thinks the lots are a good size but conditions 14 and 15 specifically need to be complied with as these items along with proper drainage for lots on hillsides are often overlooked.

Brandon Wright said that a soil report will need to be reviewed before the construction drawings. He said that he has spoken to Brandee with Civil Science about the drainage and the slope.

Commissioner Musso asked about the inspection of the slope and grading.

Mr. Wright said that Public Works will do the inspections.

Commissioner Anderson asked how the drainage from the hillside gets off the lots?

Mr. Wright said the detention is going to be at the bottom of the hillside and dispersed around the lot.

Commissioner Anderson asked if a storm drain at the bottom of the hillside exiting at the street is needed.

Mr. Wright said public works is working with Civil Science on it.

Commissioner Hansen asked about city liability.

Mr. Ellerman said that someone would have to prove liability. He said that they are trying to take care of the issue that Commissioner Anderson is concerned about. He explained that the Hillside Committee has a lot of experience.

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

Commissioner Anderson seconded the motion.

Commissioner Scheel voted nay.

Motion passed 5-2 vote.

- c. Public Hearing for consideration and recommendation to City Council for the Village 26 at Stucki Farms Preliminary Plat located at approximately Washington Fields Road and Groves Parkway. Applicant: 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.

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a Preliminary plat for Village 26 at Stucki Farms subdivision, located at approximately Washington Fields road and Groves Parkway. The applicant is proposing 3 lots on an area coverage of 15.6 acres. The zoning designation at this particular location is Planned Community Development (PCD). The surrounding zoning is Planned Community Development to the north, east, south and west.

The applicants 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 Village 26 at Stucki Farms 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 opened the public hearing.

No response.

Commissioner Musso motioned to close the public hearing.

Commissioner Scheel seconded the motion

Motion passed unanimously.

Commissioner Musso asked what was going in lots 1 and 3.

Brandon Wright said that the general note #6 regarding lot 2 is Primrose and is built. This request is to divide the parcel into other lots.

Mr. Ellerman said that when Primrose came in the PCD was amended. They have to do what area 4 is according to the Development Agreement.

Commissioner Anderson said this appears to be a lot split.

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

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Commissioner Hansen asked if the RV Storage business is still coming in.

Mr. Ellerman answered they did an extension of time but they are getting close to the expiration time.

7. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-10 Zone Change to change from RA-1 Residential Agricultural minimum 1 acre to R-1-15 Single Family Residential 15,000 sq ft minimum lots located at approximately 300 West Sycamore Lane. Applicant: Jed Christensen.

Public comment for this item will be accepted at: washingtontcity.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 5.02 acres, located at approximately 300 West Sycamore Lane. The requested change is from the current zoning of Residential/Agricultural - One Acre Min. (RA-1) 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 removing the 5.02 acres out of the RA-1 and associated Bonus Density Program, moving the subdivision into a straight zoning scenario.

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 (or greater) zoning districts. The surrounding zoning to this parcel is RA-1 to the north, east and south, and Washington County zoning to the west.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-10, for the zone change request from Residential/Agricultural - One Acre Min. (RA-1), 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 Hansen opened the public hearing.

No response.

Commissioner Scheel motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Anderson asked if the subdivision is built out.

Mr. Ellerman answered yes. He explained that the stripe along 240 West should be a landscape stripe to get the bonus density. The residents in the subdivision don't want to do the landscape so lots 1 and 8 want the extra acreage. They will do some lot line adjustment about 20 feet but will leave the trail.

Brandon Wright said the asphalt trail is in bad shape and the applicant wants to tear it out and replace it with concrete.

Commissioner Anderson asked about the 200 West landscape.

Mr. Ellerman said they are going to have to take care of it.

Commissioner Hansen said he drove past and it appears they are tearing down the fence and working on it.

Mr. Ellerman answered he hopes not because this hasn't been approved. This will clean this up.

Commissioner Musso asked if this affects the zoning of Daybreak.

Mr. Ellerman answered no. Daybreak stands on its own.

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

Commissioner Anderson seconded the motion.

Motion passed unanimously.

Commissioner Musso motioned to adjourn the Planning Commission Meeting.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

Meeting adjourned: 7:18 PM

Washington City

Signed By: _____

Jason Hansen, Planning Commission Chairman

Attested to: Kathy Spring
Kathy Spring, Zoning Technician