
Public Notice
Washington City Planning Commission
Regular Meeting
August 18, 2021 Minutes

Present: Commissioner Hansen, Commissioner Musso, Commissioner Anderson, Commissioner Scheel, Commissioner Tupou, Attorney Thad Seegmiller, Councilmember Staheli, Drew Ellerman, Edlon Gibb, Steve Whittekiend, Mike Shaw, Kathy Spring, Braden Saunders, Zell Cantrell, Heather Maxwell, Rick Meyer, Jason Smith, Dick Saunders, Laurie Saunders, Tim Fitch, Dana Fitch, Toni Coburn, Wendy Coburn, Dan Cox, Susan Cox, Kory Klotz.

Meeting called to order: 5:30 PM

Invocation: Commissioner Hansen

Pledge of Allegiance: Commissioner Scheel

Commissioner Bulloch excused.

1. APPROVAL OF AGENDA

a. Approval of the agenda for August 18, 2021.

Commissioner Musso motioned to approve the agenda for August 18, 2021.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

Commissioner Hansen announced that item 7B has been removed from the agenda per the applicant. This is tabled to September 1, 2021.

2. APPROVAL OF MINUTES

a. Approval of the minutes from July 21, 2021.

Commissioner Scheel motioned to approve the minutes from July 21, 2021.

Commissioner Musso seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Anderson disclosed that he lives near item 4A. Commissioner Hansen disclosed that he lives near item 6A and 7A.

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Heights at Washington Bench Phase 3 Final Plat located at approximately Arabian Way and Corral Way. Applicant: Kent Rasmussen

Background

Eldon Gibb reviewed report: The applicant is requesting approval of a final plat for the Heights at Washington Bench subdivision, located at Arabian Way and Corral Way. This particular subdivision is proposing 14 lots on an area covering 7.01 acres. The specific location of this subdivision is zoned R-1-12

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

Heights at Washington Bench phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

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

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

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

Commissioner Musso asked about the retention area with the topo showing the drainage.

Rick Meyer answered that the retention area is existing in the Silver Falls subdivision.

Commissioner Anderson said that the kids use this to walk to school.

Mr. Ellerman said that Arabian Way is paved.

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

Commissioner Anderson seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Roadrunner Ridge Phase 5 Final Plat located at approximately Roadrunner Drive and Black Oak Drive. Applicant: Robert Smith

Background

Eldon Gibb reviewed report: The applicant is requesting approval of a final plat for the Roadrunner Ridge, Phase 5 subdivision, located at the east end of Rockwood Ct. This particular subdivision is proposing 19 lots on an area covering 7.45 acres. The specific location of this subdivision is zoned RA-1 (Bonus Density) and R-1-15.

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

Roadrunner Ridge, 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 amended preliminary plat.

Conditions

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

Commissioner Scheel asked if this phase will have its own CC&Rs.

Jason Smith answered that this will annex into the existing CC&Rs.

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

Commissioner Anderson second the motion.

Motion passed unanimously.

5. EXPANSION OF A NON CONFORMING USE

- a. Consideration and recommendation to City Council for an expansion of a non conforming use for an existing billboard relocation located at approximately 225 East Buena Vista Blvd. Applicant: YESCO

Background

Drew Ellerman reviewed report: The applicant is requesting approval to move an already existing billboard sign that is currently under a "Nonconforming" status. Meaning it is a use and/or structure that would not be a permitted use/structure under current zoning regulations, but was allowed when it was originally constructed.

The billboard in question is located at 225 East Buena Vista Blvd.. The applicants are seeking approval to move the billboard approximately one hundred feet (100') to the east, allowing for better utilization of the parcel it sets on. A possible future storage unit facility is hoping to locate on the property and the layout would be benefited if the billboard is moved on the property.

The move would include the same exact sign (size, height, etc..) being rebuilt in the location as shown on the exhibits attached hereto.

Staff has reviewed the request and the zoning regulations as outlined, and has determined that the request for relocating the sign would not cause any harm to the intent of the property or the zoning of the property.

Recommendation

Staff recommends that the Planning Commission approve the request to move the "Nonconforming Billboard Sign", approximately one hundred feet (100') to the east along Buena Vista Blvd., subject to the following conditions:

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. A building permit, with associated construction plans, will be obtained through the Building Department before any construction work.
3. The site will only be developed as per the site plan exhibit(s) contained herein, and approved by the Planning Commission.

Commissioner Tupou asked if there were any comments from the public.

Kathy Spring answered no.

Commissioner Hansen opened the public hearing.

Braden Saunders from YESCO said that the purpose is to allow the property owner to do storage units.

Commissioner Scheel asked if there are other signs in the area.

Mr. Ellerman answered no. The closest is near Main Street. In the other direction is near the Perry Homes Subdivision.

Dick Saunders said that the agenda is not listed as public hearing.

Attorney Seegmiller said that a public hearing can be heard.

Mr. Ellerman said that this doesn't require a public hearing.

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

Braden Saunders said that his preference is to leave it but the agreement with the property owner is to move it.

Attorney Seegmiller said that the commissioner could table this to see a plan and rather they would want to move it.

Commissioner Anderson said he would rather deny it.

Mr. Saunders said that he assumed that the city had seen the plan.

Mr. Ellerman said that he saw the plan at a staff development meeting and he told them to get permission to move the sign. He said that the only interest for this parcel is storage units.

Commissioner Anderson asked if the property owner had agreed to keep the sign.

Mr. Saunders answered that they have a timed term agreement to keep the sign. He said that there is a plan to work around it but they would rather move it.

Commissioner Anderson said he would like to see the plan with the current sign and one showing the sign relocated.

Mr. Ellerman said that he thought addressing the sign was important but wanted it to be addressed before the conditional use permit process. He said that they could do it the same night as a nonconforming and conditional use permit.

Mr. Saunders said that he was told to do this first.

Mr. Ellerman said that they could table it to the time when the conditional use permit application comes in.

Attorney Seegmiller said that the current sign is grandfathered in where it is but not the moving one.

Commissioner Tupou asked if there are setbacks.

Mr. Ellerman answered yes.

Mr. Saunders said that they applied under State code.

Commissioner Anderson asked if there is a block wall around the sign.

Attorney Seegmiller said that there are elevation, storm water detention or slope issues.

Mr. Saunders said that the property owner is just trying to figure it out.

Attorney Seegmiller said that the agreement would be for the current location.

Commissioner Anderson said that he would rather have the citizens input.

Mr. Ellerman said that the code would allow for a sign and would be a larger sign and the citizens wouldn't give input.

Attorney Seegmiller said that they could approve the sign when the project is approved.

Commissioner Anderson said he would like that.

Commissioner Scheel said that he worked on a project in Las Vegas and there was a billboard that caused issues.

Commissioner Musso motioned to approve the nonconforming sign relocation on the condition that a future conditional use permit is approved.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-21-08 for Stucki Farms Storage Units Phase 1 located at approximately 800 East Red Slopes 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

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit, to allow for a storage unit facility within a commercial designated area of the Stucki Farms PCD. The new storage unit business will be located at approximately 800 East Red Slopes Parkway.

The storage facility is proposing a variety of storage unit sizes along with an area set aside for covered parking of RV's, boats and trailers. The exteriors of the storage units facing all outward property lines will be built with brown-toned split-face block as portrayed in the exhibits.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission approve C-21-08, allowing for the Stucki Farms Storage business, located at approximately 800 East Red Slopes Parkway, based on the following findings and subject to the following conditions:

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 development standards of the Stucki Farms PCD Zone.
3. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
4. All lighting within the project development will be directed inward to the site.
5. All signage will be in accordance with the adopted sign regulations of the city.
6. A post construction maintenance agreement needs to be recorded prior to the

building
permit issuance.

7. The extension of Washington Fields Road (south) will be required to be fifty feet (50') of asphalt and the first stage Red Slopes Parkway will be required to be forty feet (40') of asphalt extended to the west end of the proposed property line of the storage unit facility.

Commissioner Musso asked where this project is located.

Mr. Ellerman said it is near the airport.

Commissioner Musso asked about the RV park.

Mr. Ellerman answered it probably will not happen. The General Plan shows it as commercial.

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 Tupou asked if there is a dust plan.

Mr. Ellerman answered that dust is controlled by the project.

Attorney Seegmiller said that the commissioners don't control the dust.

Commissioner Anderson motioned to approve the conditional use permit with the findings and conditions of staff.

Commissioner Tupou seconded the motion.

Motion passed unanimously.

- b. Public Hearing to consider approval of a Conditional Use Permit C-21-09
Walmart Exterior Expansion Remodel located at 625 West Telegraph.
Applicant: Galloway & Company, Zell Cantrell

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 report: The applicant is requesting approval to expand/revise the currently approved Conditional Use Permit which is the Walmart, located at 652 West Telegraph Street. The site of this particular application is zoned Service

Commercial (C-2).

Walmart is wishing to reconfigure the current garden area into a new pickup area, allowing for customers to order from home and then drive through this new designated area to pick up their orders with not having to go into the store itself. There will be eight (8) pick up kiosks in the form of two (2) double sided lanes, each side will have two (2) kiosks allowing for this to take place.

Staff has reviewed the request and the zoning regulations as outlined, and has determined that the request for a new conditional use permit allowing for the new product pick up area, would be in conformance to the zoning regulations.

Recommendation

Staff recommends that the Planning Commission approve C-21-09, allowing for a expansion/ revision of the current Walmart Garden Area, changing it to a new Pick-Up area for customers, based on the following findings and subject to the following conditions:

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, and
5. The proposed use will be in harmony with the character and intent of the Mobile Home Zoning district.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. A building permit, with associated construction plans, will be obtained through the Building Department before any construction work.

3. The necessary utilities will be installed and/or upgraded at the site before a certificate of occupancy is issued.

4. The site will only be developed as per the site plan exhibit(s) contained herein.

Attorney Thad Seegmiller asked if the garden will still provide items for sale.

Zell Cantrell answered that he doesn't know for sure. He thought they would still have a level of garden items.

Heather Maxwell said that there will be some garden sales.

Commissioner Hansen asked if the auto will still be in business.

Ms. Maxwell answered that the automotive department is important so it will stay.

Commissioner Tupou asked if people would drive behind the building.

Mr. Cantrell answered that people will go to the northeast corner. It will be easier for them to go to the north and out like they do today.

Attorney Seegmiller said that they are adding traffic to a lesser used traffic.

Commissioner Anderson said that he didn't think people will go behind but there could be a problem with busy times.

Commissioner Musso asked if there is a study of people using the pick-up.

Ms. Maxwell answered that this is one of 5,000 fleets of stores to do this.

Attorney Seegmiller said that the pick-up is so busy that there is a long waiting time.

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 motioned to approve the conditional use permit with the findings and conditions of staff.

Commissioner Tupou seconded the motion.

Motion passed unanimously.

6. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Lakeside at Stucki Farms Preliminary Plat located at approximately Stucki farms Parkway and Waters Edge Way. 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 report: The applicant is requesting approval of a Preliminary plat for the Lakeside at Stucki Farms Subdivision located at Stucki Farms Pkwy and Waters Edge Way. This preliminary plat was previously approved back on December 11, 2019 but has since expired. The applicant is ready to proceed at this time.

The applicant is proposing 44 lots on an area of coverage of 19.527 acres. The zoning designation at this particular location along with the surrounding area is Planned Community Development.

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 Lakeside 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.

13. All open space within the vicinity will be completed at final plat application time.

Commissioner Hansen asked if this project had an entrance between lots 31 and 32.

Mr. Ellerman answered yes.

Commissioner Anderson asked where the water is coming from.

Mr. Ellerman answered that Stucki Farms owns water under their development. It isn't drinking water.

Brandee Walker from Civil Science said that they have a lot of water and the lake is a city detention area and will hold water all the time. The lake will hold 5 feet with a storm event. The soil conditions are difficult so they will line the lake with a solid surface.

Attorney Seegmiller said that Stucki Farms used to be a large farm and Stucki Farms has water rights.

Commissioner Anderson asked if the water could be used for irrigation.

Ms. Walker said yes and it is being used for irrigation now.

Mike Shaw said that the water table is high. He said that they are figuring out how to utilize the water.

Commissioner Hansen opened the public hearing.

Dan Cox lives in Cross Road. He said that he would like the retention pond finished and in the Meadows he would like the pavilion to be finished. He wants Karl to finish projects that are already approved.

Commissioner Musso said the Club House used to be an issue.

Commissioner Tupou motioned to close the public hearing.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Commissioner Anderson asked Drew if there is something that the city needs to address.

Mr. Ellerman answered that it is mostly internal. He said that there are times that the city would give final plat approval if not finished.

Commissioner Musso said that there appears to be a trail system. In the future will there be a time frame announced?

Mr. Ellerman said that there could be an additional condition.

Commissioner Musso asked if there is one lake.

Ms. Walker answered that there will be two lakes.

Commissioner Musso asked if they would go in at the same time.

Ms. Walker answered yes. She said that as far as the trail goes, it will go in first. The lake will come in as development happens, it is part of the detention basin.

Attorney Seegmiller said that this is an old detention area.

Ms. Walker said that lots 40 through 43 will be the only lots that drain into the lake.

Attorney Seegmiller asked how the lake will be platted.

Ms. Walker said that they are working on that.

Commissioner Anderson asked if lots 40 and 43 could be their own phase.

Ms. Walker said that would be the plan.

Commissioner Anderson asked about lot 16 and how it is filled.

Ms. Walker said that it will not be part of the lake.

Commissioner Tupou motioned to recommend approval to the City Council with the findings and conditions of staff with additional condition that lots 40 through 42 be its own phase.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council for the The Club at Coral Canyon Preliminary Plat located at approximately 1300 North Telegraph Street. Applicant: Cole West Home

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

The applicant is requesting approval of a Preliminary plat for the Club at Corral Canyon Subdivision located at approximately 1300 North Telegraph. The applicant is proposing 61 lots on an area of coverage of 55.73 acres. The zoning designation at this particular location is Planned Community Development.

The proposed subdivision will have a gated entrance with tennis and pickleball court amenities. The secondary fire access will run to the south/east next to lot 120 and comply with the International Fire Code.

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 Club at Corral Canyon 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 Musso motioned to table item 7B to September 1, 2021. The applicant requested that the item be moved from tonight's agenda.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

7. Plat Amendment

- a. Table from July 21, 2021: Public Hearing for consideration and recommendation to City Council for the Sycamore Estates Final Plat Amendment located at Sycamore Lane. The purpose is to incorporate the common area into lots 1 & 8. Applicant: Jed Christensen

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 report: This item was tabled at the July 21, 2021 Planning Commission meeting, with the commission asking for an updated plat showing planter strip along and proper cul-de-sac layout.

The applicant is requesting approval of an Amended Final plat for the Sycamore Estates Amended subdivision, located at approximately 260 West and 3390 South. The reason for this amendment request, is simply to eliminate the common area bordering lots 1 and 8. The subdivision used to be zoned RA-1 and utilized the Bonus Density program. Since then, the residents have gotten a rezone approval of the subdivision which is now zoned R-1-15, thus the common area that is currently on the east boundary of lots 1 and 8 is not required for density credits.

Staff's only concern is that the proposed amended plat does not show any landscape strip along 240 West Street, which is required on subdivision boundaries that have double frontage lots. Staff would like to see this either added as common area or as a landscape strip easement maintained by lots 1 and 8 (as it falls on their respective properties).

Staff has reviewed the proposed amended final plat and finds it conforms to the current zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Sycamore Estates Amended subdivision - incorporating the open space common area (previously required by the past zoning) into lots 1 and 8 and made part of these two lots, as well as consideration of the landscape strip along 240 West Street, onto the City Council, based on the following original findings and subject to the

following original conditions:

Findings

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

Conditions

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

Commissioner Anderson asked if it is a common area or is it an easement.

Mr. Ellerman answered that it is a common area. He is fine with taking the common area out or a landscape easement.

Attorney Seegmiller said that condition #7 addresses that it is maintained by the HOA.

Mr. Ellerman said that currently they have a 20 foot landscape strip so this cuts it in half.

Commissioner Tupou asked about lot 1 and all the weeds.

Mr. Ellerman said that they are waiting for this to get approved.

Commissioner Hansen said that he thinks lot 1 jumped the gun.

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

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Attorney Seegmiller said that at the last council meeting it was stated that they appreciate the commissioner's for their comments and consideration on projects.

Commissioner Scheel motioned to adjourn the Planning Commission Meeting.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

Meeting adjourned: 7:26 PM

Washington City

Signed By: _____

Doug Scheel, Planning Commission Pro Tem

Attested to: _____

Kathy Spring, Zoning Technician

PLANNING COMMISSION MEETING

August 15,, 2021

Please Print Your Name!

Address

[illegible]