

Public Notice  
Washington City Planning Commission  
Regular Meeting  
September 1, 2021

Present: Commissioner Scheel, Commissioner Musso, Commissioner Anderson, Commissioner Bulloch, Commissioner Tupou, Attorney Thad Seegmiller, Councilmember Staheli, Councilmember Ivie, Drew Ellerman, Eldon Gibb, Mike Shaw, Kathy Spring, Dick Saunders, Laurie Saunders, Mark Raines, Rick Meyer, Kory Klutz.

Meeting called to order: 5:30 PM  
Invocation: Commissioner Tupou  
Pledge of Allegiance: Commissioner Musso  
Commissioner Scheel excuses Commissioner Hansen.

**1. APPROVAL OF AGENDA**

a. Approval of the agenda for September 1, 2021.  
Commissioner Bulloch motioned to approve the agenda for September 1, 2021.  
Item 8A will be removed from the agenda.  
Commissioner Musso seconded the motion.  
Motion passed unanimously.  
Commissioner Scheel explained that item 7A has been removed per the applicants request.

**2. APPROVAL OF MINUTES**

a. Approval of the minutes from August 18, 2021.  
Commissioner Musso motioned to approve the minutes from August 18, 2021.  
Commissioner Tupou seconded the motion.  
Motion passed unanimously.

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

None

**4. FINAL PLAT**

- a. Consideration and recommendation to City Council for the Red Trails at Sunrise Valley Phase 1 Final Plat located at approximately 500 South Country Way. Applicant: Middon LLC

### **Background**

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Red Trails at Sunrise Valley, Phase 1 subdivision, located at approximately 500 South Country Way. This particular subdivision is proposing 41 lots on an area covering 4.80 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on April 28, 2021.

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

### **Recommendation**

Staff recommends that the Planning Commission recommend approval of the Final plat for the Red Trails at Sunrise 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 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 if this project is individual pads and not townhomes.

Mr. Ellerman answered yes.

Commissioner Musso asked who the builder is going to be.

Mr. Ellerman answered that he thought it would be S&S.

Commissioner Tupou asked if this has two accesses.

Mr. Ellerman answered that there will be two, one being Country Way.

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

**Commissioner Bulloch seconded the motion.**

**Motion passed unanimously.**

- b. Consideration and recommendation to City Council for the Red Trails at Sunrise Valley Phase 2 Final Plat located at approximately 300 South 3100 East along Country Way. Applicant: Middon LLC

### **Background**

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Red Trails at Sunrise Valley, Phase 2 subdivision, located at approximately 300 South 3100 East, along Country Way. This particular subdivision is proposing 57 lots on an area covering 7.12 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on April 28, 2021.

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

### **Recommendation**

Staff recommends that the Planning Commission recommend approval of the Final plat for the

Red Trails at Sunrise Valley, Phase 2 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 what is going to be to the south.

Mr. Ellerman explained the same as this project.

**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.**

## **5. PLAT AMENDMENT**

- a. Public Hearing for consideration and recommendation to City Council for the Paseos at Sienna Hills Phase 4 Final Plat Amendment located at approximately Grapevine Crossing Road and Plata Circle. The purpose is to extend the rear of lots 106-115 to more utilize the areas that were previously graded as part of the original construction of this subdivision.

To achieve this goal the plat boundary will also need to be adjusted to accommodate the additional areas. Applicant: Troy Belliston

*Public comment for this item will be accepted at: [washingtontcity.org/meetings](http://washingtontcity.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 an Amended and Extended Final plat for the Paseos at Sienna Hills, Phase 4, Amended and Extended subdivision, located at approximately Grapevine Crossing and Plata Circle. The reason for this amendment is to extend the rear lots numbered 106 through 115 to utilize the areas that were previously graded as part of the original construction of this subdivision. The plat boundary will also be adjusted to accommodate the additional areas.

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 and Extended Final Plat for the Paseos at Sienna Hills Phase 4 subdivision, 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 Musso asked if the amendment is making the lots larger.

Mr. Gibb answered yes.

Commissioner Tupou asked about the hill of dirt.

Mr. Gibb answered that he isn't sure what it will be used for.

Mark Raines said that they have to stabilize slopes with dirt. He said that it might be work being done in the area but not this project.

Commissioner Anderson asked if this is an amendment of a final plat.

Mr. Ellerman explained that it has been recorded. If it was in the process it would be a plat revision because it wasn't recorded.

Commissioner Musso asked if Troy is the owner of the other lots.

Mr. Ellerman said just his lot.

Commissioner Scheel opened the public hearing.

No response.

Commissioner Tupou motioned to

Commissioner Musso seconded the motion.

Motion passed unanimously.

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

**Commissioner Bulloch seconded the motion**

**Motion passed unanimously.**

- b. Public Hearing for consideration and recommendation to City Council for the Paseos at Sienna Hills Phase 2 Final Plat Amendment located at approximately Grapevine Crossing Road and Paseos Street. The purpose is to adjust the westerly boundary eastward to facilitate the amendment and extension of Paseos at Sienna Hills Phase 4 amended and extended. This amendment only affects the un-irrigated common area adjacent to said phase 4. Applicant: Troy Bellitston

*Public comment for this item will be accepted at: [washingtoncity.org/meetings](http://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 an Amended and Extended Final plat for the Paseos at Sienna Hills, Phase 2, Amended and Extended subdivision, located at approximately Grapevine Crossing and Plata Circle. The reason for this amendment is to adjust the westerly boundary eastward to facilitate the amendment and extension of paseos at Sienna Hills Phase 4 amended and extended subdivision. This amendment only affects the un-irrigated common area adjacent to phase 4.

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 and Extended Final Plat for the Paseos at Sienna Hills Phase 2 subdivision, 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 Scheel opened the public hearing.

No response.

Commissioner Tupou motioned to close the public hearing.

Commissioner Bulloch seconded the motion.

Motion passed unanimously.

Commissioner Tupou asked about off street parking.

Mr. Ellerman said that there isn't any off street parking. The streets are private.

Commissioner Musso asked if the signs were marked.

Mr. Ellerman answered that he isn't sure there are signs but there shouldn't be parking on the street. Private streets usually have blue signs.

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

**Commissioner Tupou seconded the motion.**

**Motion passed unanimously.**

## **6. CONDITIONAL USE PERMIT**

- a. Follow up on Conditional Use Permit C-21-10 Daycare located at 143 South Desert Saguaro Lane. Secured fencing from the corner of the house to the block wall and temporary fencing removed.

**Background**

Drew Ellerman reviewed report: This is the six (6) month follow-up as conditioned by the planning commission. Checking up to see how things are progressing/going for the approved C-21-01. The report below was the original report based on the original application from March 3, 2021.

The applicant is requesting approval of a Conditional Use Permit to operate a daycare facility out of her home in a residential neighborhood, located at 143 South Desert Saguaro Lane. The daycare will run from 7:30 a.m. to 6:00 p.m. Monday through Friday. The applicant is requesting a number of 16 children (which is the maximum for in-home use) be approved for this daycare facility. With the 16 children requested, a second caregiver will always be required to be on-premises. The home will be required to be inspected by the Building Department and Fire Department, and given approval from both for the proposed use.

The daycare will be held in the home in the designated area (garage area) as shown on the attached exhibit(s), with an area fenced off at the back of the home for outdoor recreation time. A drop off and pick up plan will need to be in place to mitigate any traffic congestion or concerns.

Staff has reviewed the request, and has a few concerns as it relates to the property/location itself. The development is a subdivision with smaller homes and all the surrounding land around each home is labeled as common or limited-common area. The yard areas around all these homes in the subdivision are somewhat small in size. The streets are private, making them smaller than the standard residential streets in size (could be problematic in drop-off/pick-up circumstances. Staff just feels the location is limited in all the areas mentioned above. Staff will make note that the applicant intends on this location being a temporary location until a commercial location can be built and utilized. So if the Commission wants to consider a temporary (or time limited) approval, that is something that could be considered.

**Recommendation**

Staff has no recommendation for the Planning Commission due to concerns at the location. If the Planning Commission wishes to do some sort of an approval C-21-01, allowing for a daycare facility at 143 South Desert Saguaro Lane, then it could be 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 daycare will be limited to operating hours of 7:30 a.m. to 6:00 p.m. on Mondays through Friday.
3. The maximum number of children will be no greater than sixteen (16), as outlined in the state adopted regulations (including a second caregiver always on the premises).
4. The children shall be kept in the home or backyard area during operating hours (unless arriving or departing at the beginning or end of each day).
5. A copy of the approved State of Utah license for Daycare facility will be kept current and on file at the Community Development Department offices.
6. Inspections by both the Building Department and Fire Department will need to be approved before the daycare operations begin.
7. A drop-off/pick-up schedule plan will need to be provided to city staff in the Community Development Department (and approved) before any daycare sessions begin.
8. A possible temporary or limited approval ending date to be determined by the Commission.

Mr. Ellerman said that condition #5 has not been done and #7 has not been received.

Commissioner Anderson said that they were supposed to have permanent fencing.

Commissioner Tupou asked about the importance of the drop off and pick up report.

Mr. Ellerman said that most of the kids live in the area and are related.

Commissioner Musso motioned to table item 6A to September 15, 2021.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

## **7. PRELIMINARY PLAT**

- a. Tabled from August 18, 2021: 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](http://washingtoncity.org/meetings), until 4:30 the day before the meeting. After that time only in person comments will be taken.*

### **Background**

This item was tabled at the previous Planning Commission meeting of August 18, 2021.

THIS ITEM/APPLICATION HAS BEEN PULLED BY THE APPLICANT.

IT IS NOW LONGER UNDER CONSIDERATION AT THIS

PRESENT TIME - IT WILL MOST LIKELY BE RE-APPLIED FOR AT  
A FUTURE DATE.

## **8. PLANNING COMMISSION TRAINING**

- a. 2021 Training for Planning Commissioners for Washington City.  
Presented by: Attorney Thad Seegmiller

Commissioner Anderson motioned to table to a future date.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Musso motioned to adjourn the Planning Commission Meeting.

Commissioner Bulloch seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:18 PM

Washington City

Signed By:   
Doug Scheel, Planning Commission Pro Tem

Attested to:   
Kathy Spring, Zoning Technician