
Public Notice
Washington City Planning Commission
Regular Meeting
December 15, 2021 Minutes

Present: Commissioner Hansen, Seegmiller, Scheel, Bullock and Anderson. Drew Ellerman, Eldon Gibb, John Hehnke, Kick Saunders, Austin Pritchett, Collin Reid, Jonathan Reid, Kevin Pritchott, JoAnna Reece, Lewis Reese, Tim Fry, Asa Gardiner, Chris Larsen, Katie Larsen, Scott Sadberg, Camille Salisbury, Guy Salisbury

Meeting Called to order: 5:30
Invocation: Commissioner Anderson
Pledge of Allegiance: Commissioner Scheel

1. APPROVAL OF AGENDA

- a. Approval of the agenda for December 15, 2021.
Commissioner Scheel motioned to approve the agenda for December 15, 2021
Commission Bullock seconded the motion.
The motion Passed unanimously

2. APPROVAL OF MINUTES

- a. Approval of the minutes from December 01, 2021
Commissioner Scheel motioned to approve the minutes from December 01, 2021
Commissioner Bullock seconded the motion.
The motion passed unanimously

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Anderson noted he lives in close proximity to item 5d but has no interest.

4. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Indian Rivers Preliminary Plat located at approximately 1150 South Indian Springs Drive. Applicant: James Jessop

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a Preliminary plat for the Indian Rivers Subdivision, located at approximately Indian Springs Drive & Seminole Way. This particular subdivision is proposing 3 lots on an area covering 1.85 acres. The zoning

designation at this location was recently rezoned to Residential / Agriculture ½ acre minimum (RA-½ acre). The surrounding zoning is RA - ½ to the north and east, Agriculture-20 to the south and Planned Unit Development to the west

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 Indian Rivers 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 Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

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 drawing 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 an/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 meeting.

Brent S Tagg publicly commented on our website which reads, “I believe the preliminary Plat map indicates a block / rock wall along the west boundary on the side of the driveway of the properties. Can you confirm there will be a wall, the height of the wall and how it will be incorporated with the existing walls for the properties on White Sands Dr? Will there also be curb and gutter along the the west side of the driveways in front of the wall?”

Commissioner Bullock asked if the back piece will be landlocked.

Eldon Gibb responded their intention is unknown at this time. It will have access from the northern side of the cul de sac area.

Scott Sandberg expressed his concern about the landlock issue and wondering what the master plan is for the lot size.

Drew stated it is low density to include R-1-10 and R-1-12

Brandee Walker stated the piece that is not being built on the developer is working with surrounding owners to figure out development for that piece and if that does not work out this plat may come back for an amendment. Brandee also addressed the online comment from Brent regarding the retaining wall and curb/gutter concerns

Thad Seegmiller discussed the landlock issue.

Commissioner Anderson stated that we made our concern known about the landlock issue and this plat includes 3 lots

Commissioner Bullock motioned to close the public meeting.

Commissioner Anderson seconded the motion

Motion passed unanimously

Commissioner Bullock stated his concern that this empty lot may end up full of weeds.

Commissioner Anderson stated these lots sit up several feet higher than the development to the west.

Commissioner Hansen asked Brandee why they should approve this.

Brandee stated it will not remain landlocked. They do not want to include the vacant piece with this layout not knowing how this is going to work out.

Commissioner hansen stated this will work itself out and at one time some of the residents butting up to the vacant lot considered buying the land to deepen their lots

Commissioner Anderson talked about the weeds that may come from the vacant lot.

Brandee Walker talked about the trail being dedicated to the city due to the City Council wanting to see this upfront.

Commissioners discussed adding another easement to access the vacant piece of land

Commissioner Bullock motioned to recommend approval of the preliminary plat with the findings and recommendations by staff including a third condition that they extend the shared 30' access to the landlocked piece to maintain access.

Commissioner anderson Second the motion

Item 4a passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council for the Frontier Subdivision Phase 2 Preliminary Plat located at approximately 2200 East Washington Dam Road. Applicant: Desert Sands LLC

Background

Eldon Gibb reviewed report: The applicant is requesting approval of a Preliminary plat for the Frontier, Phase-2 subdivision, located at approximately 2200 East Washington Dam Road. This particular subdivision is proposing 6 lots on an area covering 6 acres. The zoning designation at this location was recently rezoned to include Residential / Agriculture ½ acre minimum (RA-½ acre) to the south of the public utility easements and Residential / Agriculture 2 acre minimum (RA-2) to the north of the public utility easements. The surrounding zoning is open space to the north, RA-2 to the east, RA-5 and R-1-30 to the south and RA-1 to the west.

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 Frontier, Phase-2 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 Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

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 drawing 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 an/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 meeting to the public

Jorgett Kent stated her concerns are the same as the zone change meeting such as these lots will back up to their property and would like to see a block wall here to separate their property. And asked about LID verbiage. She wants to know why there is a road stubbed to their property.

Neil Kent has concerns about the road stubbed to their property with traffic flooding into their property. Neil Kent wants this road not to be open to his property but fenced off or barricaded to

stop any traffic from coming onto their property.

Commissioner Anderson motioned to close public hearing

Commissioner Scheel seconded the motion

The motion passed unanimously

Commissioner Anderson stated there is a note on the plat stating a privacy block wall will be built against their property.

Thad Seegmiller discussed connectivity of public roadways. There is no plan for the Kents to develop but this will allow connectivity in the future if the need presents itself.

Mr. Kent expressed his concern about the block wall and the need for it to be there.

Thad Seegmiller stated the Kent's still own their property and do what they do on their property and have the right to do so.

Ms. Kent stated the drainage basin is not in the river bottoms but at the same level of their land

Thad Seegmiller clarified the drainage basin concern for Ms. Kent

Brandee stated the block wall is not required due to zoning requirements but the applicant is willing to put the block wall in. Brandee did state she did not want to stub the road as this costs more and takes more land but is doing what the city wants. Brandee explained the LID in that it is a detention basin.

Commissioner Anderson made a motion to recommend approval to the city council with the findings and conditions of staff with the added condition #13 that a block wall be built to the end of lot 26 all the way to Washington Dam road

Commissioner Scheel second the motion

Motion passed unanimously.

5. GENERAL PLAN AMENDMENT

- a. Public Hearing for consideration and recommendation to City council General Plan Amendment G-21-04 to change from Open Space, Neighborhood Commercial, Medium Density and Medium High Density to Industrial located approximately Northeast of Western Rock Pit on Landfill Road. Applicant: JP Excavating, Inc.

Background

Drew Ellerman reviewed report: The applicant is seeking to amend the General Plan Land Use Map in the area located approximately northeast of Western Rock Gravel Pit and Landfill Road. The requested area covers approximately 370.35 acres. The current Land Use designations are Open Space (OS), Neighborhood Commercial (NCom), Medium Density Residential (MD) and Medium High Density Residential (MHD). The applicant is seeking approval to have the Land Use designations changed to Open Space (OS) and Industrial (I) for the possibility of developing the area into future Industrial project(S).

The surrounding General Plan Land Use designations are Open Space (OS) and Medium Density Residential (MD) to the north, Medium Density Residential (MD) and Open Space (OS) to the east, Medium High Density Residential (MHD) and Neighborhood Commercial (NCom) to the south, and Industrial (I), Open Space (OS) and Medium High Density Residential (MHD) to the west.

Staff has reviewed the requested change and finds no problem with the request from the current designations to the proposed Industrial (and open space in areas of difficult terrain). The city is in need of more industrial properties and this area (which is not very developed and more challenging for residential or commercial), is a good location for such uses. They are close to the landfill and roadway systems for great access to Highway 9 and Interstate 15.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-04 application, to amend the General Plan Land Use Map from the current Open Space (OS), Neighborhood Commercial (NCOMM), Medium Density Residential (MD) and Medium High Density Residential (MHD) designations, to the proposed Open Space (OS) and Industrial (I) designations, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Commission asked if access for this area is off of Country way and the new industrial area.

Drew Ellerman stated that is correct.

Commission Bullock asked about a service station is possible in Industrial

Drew stated it would be able through a CUP

Commissioner Hansen opened the public meeting

Guy Salsbury wanted to know where his piece of land is compared to this change

Drew Ellerman located his property and discussed his concern that this change is industrial and not effecting his piece of property

Commissioner Bullock motioned to close public meeting

Commissioner Scheel Second the motion
The motion was unanimously approved

Commissioner Scheel motioned to recommend approval to the city council with findings and conditions of straff.

Commissioner Bullock second the motion

The motion passed unanimously

- b. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-21-05 to change from Community Commercial to Planned Unit Development Residential and Planned Unit Development Commercial located approximately 2000 North along I-15. Applicant: Elevate Development Partners

Background

Drew Ellerman reviewed the report: The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 2000 North 2000 East (along I-15). The requested area covers approximately 100.00 acres. The current Land Use designation is Community Commercial (CCom). The applicant is seeking approval to have the Land Use designation changed to Planned Unit Development - Residential & Commercial (PUD-R/C) for the possibility to develop the area into a future mixed use project.

The surrounding General Plan Land Use designations are Open Space (OS) to the north and east, Open Space (OS) and Medium Density Residential (MD) to the south, and Open Space (OS) and Regional Commercial (RCom) to the west.

Staff has reviewed the requested change and finds no problem with the request from Community Commercial to the Planned Unit Development - Residential and Commercial.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-05 application, to amend the General Plan Land Use Map from the current Community Commercial (CCom) to the proposed Planned Unit Development - Residential & Commercial (PUD-R/C) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Drew identified the location and the need for commercial property in the city.

Commissioner Bullock asked if commercial will be uptop on the plateau.

Drew stated commercial development will be down below most likely but we will see the design before us at a later date.

Commissioner Bullock asked if the commercial is next to this piece and associated with Grapevine. Drew stated yes.

Commissioner Hansen opened the public meeting
Commissioner Bullock motioned to close the public meeting
Commissioner Scheel second the motion
Motion passed unanimously

Commissioner Shceel expressed his concern with the FEMA floodplain which the
Commissioners discussed

Drew stated the City Floodplain administrator is involved with this and the applicant and the
City Floodplain have been working together working these issues out.

**Commissioner Anderson made a motion to recommend approval of G-21-05 onto the City
council with the findings and recommendations provided by staff.**

Commissioner Bullock second the motion.

The motion passed unanimously

- c. Public Hearing for consideration and recommendation to City council a General
Plan Amendment G-21-06 to change from Medium Density to Planned Unit
Development Residential and Commercial located approximately 600 South 100
East. Applicant: Millcreek Estates LLC

Background

Drew Ellerman reviewed report: The applicant is seeking to amend the General Plan Land Use
Map in the area located at approximately 600 South 100 East. The requested area covers
approximately 5.75 acres.

The current Land Use designation is Open Space (OS) and Medium Density Residential (MD).
The applicant is seeking approval to have the Land Use designation changed to Planned Unit
Development (PUD) for the possibility to develop the area into a future residential project.

The surrounding General Plan Land Use designations are Medium Density Residential (MD) to
the north, Medium Density Residential (MD) and Open Space (OS) to the south and west, and
Medium Density Residential to the east.

Staff has reviewed the requested change and finds no problem with the request from Open Space
and Medium Density Residential, to the Planned Unit Development designation.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-06 application,
to amend the General Plan Land Use Map from the current Open Space (OS) and Medium
Density Residential (MD) to the proposed Planned Unit Development (PUD) designation, as
outlined above and shown on the exhibit attached hereto, onto the City Council.

Commissioner Hansen opened the public meeting

Scott Sandberg stated his concern is access and doesn't see that on the plan. Drew Ellerman identified the master roadway plan. Scott Sandberg stated he would like to be involved in this decision making process with the city. Scott expressed his concern with this being next to their agriculture use and that their project needs to be contained separating property lines.

Chris Larsen stated he has land to the south RA-1.2 used for Agriculture and is opposed to higher density developments.

Teres Olsen asked what are they were asking for. Drew confirmed this is a General Plan and they will come back for a zone change which will include specific PUD layout requirements.

Commissioner Anderson asked to clarify what the PUD entails. Drew Ellerman discussed this.

Carl Jeffs commented online which reads, " I live along 100 E and Haley Dr, and like many of my neighbors we are concerned about added traffic through our neighborhood. I have had several conversations with both the city and my neighbors along 100 E. and have wanted to know if this would force the city to finish the road along 100 E. ? myself and Neighbors have 30 feet of our property we have not been able to use because it has been in a temporary easement. We would like to have access to "OUR" property and remove the temporary easement. If this allows the city to finish the 100 E and Allows us to move our wall to the edge of our property I am in agreement with the proposal. we would also like the speed limit on 100 E to be reviewed, and hopefully dropped to 25 through the intersection of 100 E and Foothill Dr. "

Drew Ellerman discussed the 100 E road extension including the backyards with Haley Drive

Commissioner Shcheel motioned to close the public meeting.

Commissioner Bullock second the motion

Motion passed unanimously.

The applicant discussed their intent to work with the City and wants to cooperate with everyone.

Commissioner Anderson motioned to recommend approval of G-21-06 onto the City Council with the findings and recommendations of staff

Commissioner Scheel second the motion

The motion passed unanimously.

- d. Public Hearing for consideration and recommendation to City council for a General Plan Amendment G-21-07 to change from Open Space and Very Low Density to Very Low Density located approximately east end of Wild Horse Ridge. Applicant: Short Term Inv. LLC and Mike Stewart

Background

Drew Ellerman reviewed report: The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately the East end of Wild Horse Ridge. The requested area covers approximately 2.20 acres. The current Land Use designation is Open Space (OS) and

Very Low Density Residential (VLD). The applicant is seeking approval to have the Land Use designation changed to Very Low Density Residential (VLD) for the possibility to add onto their currently zone R-1-15 properties.

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

Staff has reviewed the requested change and finds no problem with the request from Open Space and Very Low Density Residential to the Very Low Density Residential designation.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-07 application, to amend the General Plan Land Use Map from the current Open Space (OS) and Very Low Density Residential (VLD) to the proposed Very Low Density Residential (VLD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Drew identified the area on maps and discussed whether this amendment will give them a little more room to build on their land.

Commissioner Bullock asked if this was going through the hillside. Drew stated we don't do hillside for General plan but if they intend to build on the hillside they will go through hillside approval.

Commissioner Hanse opened the meeting up to the public

Travis Alexander lives on the corner and stated he is not opposed to growth and development but has not heard of what is going on here. Mr. Stewart is not being a good neighbor. He stated his is tired of fighting the runoff problem and is asking what is the plan for improving, retaining etc. and is there any accountability for property damage

Jase Cardeen has similar concerns with beauty on the hill and water retention along with accountability for retaining the hillside.

Commissioner Bullock motioned to close the public meeting

Commissioner Scheel second the motion.

The motion passed unanimously

Scheel asked about the flattening of the land. Drew explained it is unknown but was done a while back and not aware of the specifics.

Commissioner asked who's negligence caused this drainage issues to adjoining neighbors. Drew Stated that is unknown.

Commissioner Scheel expressed his concern about the road grade being very steep in this location.

The applicant Mike Stewart apologized for the previous land issues and explained Mr. Pendleton has been using this area as a dumping ground and has since restricted access to this area and wants the mess cleaned up.

Commissioner asked the applicant if he will be improving this area. Applicant stated absolutely will be cleaning this up, addressing drainage issues and wants to work with everyone.

Commissioner Anderson motioned to recommend approval of G-21-06 onto the city council with findings and recommendations of staff.

Commissioner Bullock second the motion

The motion passed 3-1

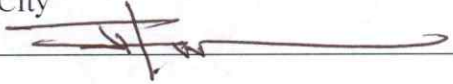
Commissioner Bullock motioned to adjourn the Planning Commission Meeting.

Commissioner Andersen seconded the motion.

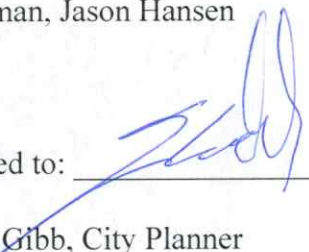
Motion passed unanimously.

Meeting adjourned: 7:39 PM

Washington City

Signed by:  _____

Chairman, Jason Hansen

Attested to:  _____

Eldon Gibb, City Planner

PLANNING COMMISSION MEETING

December 15, 2021

Please Print Your Name!

Address

JOHN HEHNKE	CITY - PUBLIC WORKS
DICK & Laurie Saunders	WASHINGTON CITY / CORAL CANYON
AUSTIN PRITCHETT	SULLIVAN PROPERTY
Collin Reid	SULLIVAN PROPERTY
Jonathan Reid	" "
KEVIN PRITCHETT	" "
JoAnna Reece	Washington City
Lewis Reece	Washington City / Green Springs.
Tim Fry	St George -
ASA GARDINE	2075 S. Majestic Ct. Dr Washington
Chris Larsen	715 South Marlar Court
Ratie Larsen	715 S. Marlar Court.
Scott Sachneue	415 S 200 West
Camille Salisbury	810 S. 1900 E. Waslydon
bugy Salisbury	810 S. 1900 E. Wasly