



Community Development Department
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Minutes
WASHINGTON CITY PLANNING COMMISSION
January 6, 2010

Present: Commissioner Burnette, Commissioner Kinder, Commissioner Gren, Commissioner Smith, Commissioner Schofield, Councilmember Heaton, Attorney Melinda Hill, Drew Ellerman, Kathy Spring, Mike Shaw, Lauri Shepherd, Jarl Klungervik, Brandee Walker, Jon Gregory.

Meeting called to order: 5:30 PM

Invocation: Commissioner Schofield
Pledge of Allegiance: Commission Smith

1. APPROVAL OF AGENDA

A. Approval of Agenda for January 6, 2010.
Commissioner Gren motioned to approve the agenda for January 6, 2010.
Commissioner Schofield seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of minutes from December 16, 2009.
Commissioner Smith motioned to approve minutes for December 16, 2009.
Commissioner Kinder seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. PRELIMINARY PLAT

A. Public Hearing and consideration for a preliminary plat for Washington Business Park located at approximately 350 West Buena Vista Blvd. Applicant: Jon Gregory

Background

The applicant is requesting approval of a preliminary plat for Washington Business Park, a commercial subdivision, located approximately at 350 West Buena Vista Blvd., between Buena

Vista Blvd. and I-15. The applicant is wishing to split the lot into two parcels for the purpose of developing the west (smaller) parcel before developing the east (larger) parcel that has already been approved for a large business park project. Following Preliminary Plat approval, the applicant will file an application for a final plat for phase 1, which will be for lot #1 of the preliminary plat. Normally, this particular subdivision could be done through a minor subdivision, but the applicant is wishing to go through the regular subdivision process allowing for the project to be approved in phases, with lot #1 being phase 1 and lot #2 being phase 2 of the subdivision. Under the minor subdivision process, phasing is not an option and all associated improvements would be required for the entire project.

The site is zoned C-3, and is currently vacant. The total area of the proposed subdivision is 12.14 acres. This application may look familiar; it was approved as a minor subdivision back in March of 2008. The approved minor subdivision was never recorded and time has expired on that approval. The original minor subdivision had four lots proposed in the same area shown as lot #1 on this proposal.

Staff has reviewed this request and finds that it meets the subdivision criteria as outlined in the City's subdivision ordinance, thus, we recommend approval of the proposed Washington Business Park subdivision.

Recommendation

Staff recommends that the Planning Commission recommend approval of the preliminary plat for Washington Business Park 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 Ordinance and Subdivision Ordinance, as conditioned.

Conditions

1. A 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 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 the 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 Title report.
 - B. A copy of any deed restrictions, 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. A note shall be placed on the plat stating that the City has the right to assess the property owners 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 plat stating that the City has the right to assess the property owners 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.

Drew Ellerman clarified that on Lot 1 the access will be from Lot 2 and lot 2 will access Buena Vista, there will be an easement through lot 2.

Commissioner Burnette asked if the easement roadway would only be a 25-foot.

Mr. Ellerman stated that would give them a lane in both directions, it is the minimum lane width in case property owner sell lots.

Commissioner Burnette asked if the easement on lot 2 could be changed if they want to when it comes in.

Mr. Ellerman stated it would be the parking lot. Lot 1 would have to give access.

Commissioner Gren asked if they develop lot 1 first would they have to develop the approach access from lot 2 and develop the roadway paved to lot 1.

Mr. Ellerman stated they would have to put in the improvements on lot 2 giving access to lot 1.

Commissioner Smith asked about the flood plain adjacent to the wash.

Mr. Ellerman stated some may be in the flood plain but would be a part of landscaping and there is a trail that will go in that area.

Commissioner Burnette asked about the area of the boilers and if there is still going to be a park.

Mr. Ellerman stated he thought it was a part of the master trail plan as a part of leisure service.

Jon Gregory stated they would like to develop the whole property but economically they have to just start with lot 1. There was an interest on lot 1 and that is why they have decided to do this.

Commissioner Burnette asked what the nature of the business that they are looking at.

Jon Gregory stated he has someone interested in doing autistic homes for kids. He said he has 4 companies in Idaho that do this. There is another company from Vegas but they didn't say what they wanted to do, they were looking for something in a C-3 zoning.

Drew Ellerman stated what ever comes in as a development on Buena Vista they would have to come in for a CUP and conducive with the C-3 zoning.

Commissioner Burnette opened the Public Hearing,

No response.

Commissioner Burnette closed the Public Hearing.

Commissioner Gren motioned to recommend approval to City Council based on the findings and conditions of staff.

Commissioner Kinder seconded the motion.

Motion passed unanimously.

5. REVOCATION

- A. Continuation from October 21, 2009 and November 4, 2009 and December 16, 2009: Review and possible Revocation of Conditional Use Permit C-2001-19, EZ Auto Sales for violation of the conditions set for this business located at 515 West Buena Vista Blvd. Applicant: Washington City, Drew Ellerman

Background

This is in following up from the December 16, 2009 Planning Commission Meeting when this action was tabled until January 6, 2010. Since I will be out of town until the Monday before our meeting (I will be gone from the 23rd of December until January 2nd), I hope that it will be okay to report to you at the meeting concerning the final inspection of the property. Hopefully, the applicant will have addressed all the requirements far before the time our meeting begins on the 6th. As you recall, he still had to spread some gravel to the south of the office building and also finish the painting of the access area of the handicap parking stall, with associated sign placard.

Recommendation

Staff recommends that the Planning Commission dismiss the revocation hearing pertaining to C-01-19.

Drew Ellerman stated he went to the location today, stripping is there and there is a handicap symbol on the building, the gravel is spread. He stated they are trying to find a place to move the storage shed but it belongs to the property owner. Most of the concerns have been taken care off. There might be a concern with the shed being on the adjacent property.

Commissioner Burnette asked about the gravel on the south side of the building and why vehicles are still there.

Mr. Ellerman stated he didn't know why the vehicles are still there but they are not a part of this business.

Commissioner Gren stated that the ADA requirements need to be met and he hasn't done it yet.

Mr. Ellerman stated the City requirement has been met by placing visible sign for handicap parking.

Commissioner Schofield asked about the lot adjacent with the semi trucks and if it is anything to do with this business. He asked if this is a code compliance issue.

Mr. Ellerman stated he has contacted Code Compliance to take care of the problem.

Commissioner Burnette asked if this is the same property owner all along this area.

Mr. Ellerman stated it is except the church.

Commissioner Burnette stated there are still two concerns. One is that the trailer is still there and the other is now 4 automobiles still in the area and those are not supposed to be there.

Mr. Ellerman stated his plan is to continue to follow up on this with Code Compliance. Mr. Mayhew stated this is a temporary situation.

Commissioner Schofield stated that with the concerns still there, could they rely on code compliance? Mr. Meyhew has shown some action of good faith but still doesn't see that he has everything complied with.

Commissioner Burnette stated this is in the Interstate Overlay but with the trucks parked there it looks trashy.

Mr. Ellerman stated he would stay on the Code Compliance

Commissioner Burnette stated He would like to bring this up every meeting until things are handled.

Commissioner Kinder stated the CUP is voluntarily because with the C-3 he could do his type of business. The adjacent property isn't his. The issues are not with this business it is mostly with the adjacent property and the property owner not with the business.

Mr. Ellerman stated Mr. Mayhew has done the easy things first.

**Commissioner Gren motioned to dismiss the revocation of C-2001-19.
Commissioner Smith seconded the motion.
Motion passed unanimously.**

Meeting Adjourned: 5:54 PM

Minutes Signed and passed 20th Day of JANUARY 2010.

Attested to: Kathy Spring
Kathy Spring, Zoning Technician

Signed by: Rick Schofield
Rick Schofield, Chairman