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**MINUTES**  
**WASHINGTON CITY PLANNING COMMISSION**  
**July 7, 2010**

PRESENT: Commissioner Schofield, Commissioner Kinder, Commissioner Shepherd, Commissioner Smith, Attorney Melinda Hill, Drew Ellerman, Kathy Spring, Mike Shaw, Councilmember Hudson, Dannie Green.

Meeting called to order: 5:33 PM  
Commissioner Burnette and Commissioner Staheli excused.  
Joint workshop meeting with the City Council and Planning Commissioners will be held July 13, 2010 in the Chamber room.

Invocation: Commissioner Shepherd  
Pledge of Allegiance: Commissioner Kinder

1. APPROVAL OF AGENDA

A. Approval of Agenda for July 7, 2010.  
Commissioner Kinder motioned to approve the agenda for July 7, 2010.  
Commissioner Shepherd seconded the motion.  
Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of minutes from June 16, 2010.  
Commissioner Shepherd motioned to approve the minutes from June 16, 2010.  
Commissioner Smith seconded the motion.  
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. PRELIMINARY PLAT

A. Continuation from June 16, 2010 for the consideration to recommend approval to City Council of the Preliminary Plat for Villa Toscana Phase 1 located at approximately 1450 East 3250 South. Applicant: Sam Haslem

## **Background**

Drew Ellerman stated the applicant is requesting approval of a preliminary plat for Villa Toscana, Phase 1, subdivision, located approximately at 1450 East 3250 South. The applicant is wishing to restart this subdivision, a final plat was originally approved back on July 11, 2007 and never made it to be recorded. Final Plats expire after twelve (12) months if not recorded. Thus, this plat is back before us as a preliminary plat in hopes to move forward in getting final plat approval within the next few weeks. All construction on the ground is fairly completed, and no new requirements have been adopted since the original plat approval.

The city will be receiving application for a final plat as soon as the City Council approves this preliminary plat in the next few weeks.

The subdivision is proposing 20 lots on an area of 8.84 acres. The zoning on this parcel is R-1-15 with the same zoning to the subdivision directly to the west and RA-1/2 to the north and Open Space to the south and east.

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 Villa Toscana, Phase 1 subdivision.

This item was tabled at the last planning commission meeting (June 16, 2010), due to the plat not being correct as to the proposal being applied for. It was the preliminary plat from the original approval, which did not show all the minor adjustments that have been made over the past few years. The engineer(s) and the public works department have met and made the necessary corrections and are now ready to go before the Planning Commission for a recommendation to the City Council.

## **Recommendation**

Staff recommends that the Planning Commission recommend approval of the preliminary plat for Villa Toscana, Phase 1 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 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. 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.

Commissioner Schofield clarified that this is the plat that is to be approved tonight. This is a continuation from June 16 that the lots did not change.

Drew Ellerman stated it is. The road is 10 feet short. This can be done by egress ingress easement or road dedication. This will be condition #11 that the applicant acquire a 10 foot ingress egress easement or road dedication north to the south of the border of the subdivision before July 28 City Council meeting if not obtained staff will hold this until the easement is done.

Commissioner Kinder asked if the commissioner would have to review the road dedication plat an easement wouldn't need to come before them.

Mr. Ellerman stated he wasn't sure.

Mike Shaw stated it could be done by easement, as a quit-claim deed.

Commissioner Schofield stated in the last meeting Commissioner Smith brought up the width of the road as it is now and how wide does it need to be.

Drew Ellerman stated it is now 20 ft but public work requires 27 ½ feet of asphalt for this subdivision. Surrounding the subdivision Antigua Lane is a

Commissioner Schofield asked if the road way would have to have curb and gutter or just dirt.

Mr. Ellerman stated no it will be dirt. The applicant is aware of the strip of asphalt down the side.

Commissioner Schofield clarified that this plat is the original lay out of the lots.

Mr. Ellerman stated this is what was approved the only thing is the road. There are a few subdivisions that have been allowed to have smaller roads and we don't want that and Public Works would like to have the roads wider.

Commissioner Schofield asked Mike Shaw what he would prefer the easement or road dedication.

Mr. Shaw stated he didn't have a preference that either way would do.

Dannie Green with PSOMAS stated he doesn't have a problem with the requirements of the road and getting the easement or road dedication.

Commissioner Schofield stated that the public hearing was previous opened and closed.

**Commissioner Kinder motioned to recommend approval to City Council with the findings and conditions of staff with added condition that the easement or road dedication be done prior to City Council meeting July 28<sup>th</sup> 2010.**

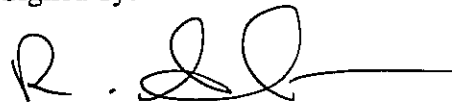
**Commissioner Smith seconded the motion.**

**Motion passed unanimously.**

Meeting adjourned: 5:48 PM

Washington City

Signed by:



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Rick Schofield, Chairman

Attested to:



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Kathy Spring, Zoning Technician