

Washington County Planning Commission Meeting
March 14, 2000

The Washington County Planning Commission Meeting was held on Tuesday, March 14, 2000 in the Commission Chambers of the Washington County Administration Building. The meeting convened at 1:36 p.m. by Chairman Seegmiller. Present were: Commissioners Sylvia Seegmiller, Dave Everett, Mike Stucki, and Kerry Hepworth; County Commissioner Gayle Aldred; County Surveyor Ronald Whitehead; Building Official Kurt Gardner; Planning Director John C. Willie and Planning Secretary Deon Goheen.

Excused: Commissioners Steve Robinson, Erroleen Scholzen, Boyd Fenn and Leon Bowler.

AMENDED PLAT. Request permission to amend the subdivision plat for Dixie Springs - Phase "C", generally located southwesterly of Hurricane, Utah. Reed Noble, agent.

The planner said he would not go through the long history of this development, pointing to the amended Plat "C" and explaining that arrangements for an SID to put improvements in has not been finalized. The amended plat has been submitted for approval to bring road adjustments to accommodate a water line for the Conservancy District. This change will bring the main access down the center of the Winding Rivers property. The road width will be 80', which will allow for 4 lanes. This will be the major access into the subdivision and Sand Hollow Reservoir.

Reed Noble, with Creamer & Noble Engineering, said they lost 14 lots with this revision, but these individual owners would exchange for new holdings in Plat "G". They needed to obtain 38 signatures and of those 37 signatures have been secured. There are no private drives that front on this road.

The commission felt they would want to see a master plan of roads in this area. The planner said that ultimately there would be three roads off SR-9, as the Flora Tech and Pecan Valley roads presently exist, but neither are totally improved.

The County Surveyor said he looked at the new plat and has "red lined" the Section tie, minor dimensions and a signature block for changes. Commissioner Stucki said he was having fits over the access change and would like to see what Hurricane has proposed for other accesses and wondered if commercial development was the reason for the change. The surveyor said he would meet with Mac Hall of Hurricane City Planning Department to see what type of master road map would be available for the commissions next meeting.

The planner noted that the Southern Corridor will also access SR-9 somewhere along this route, whether its through State Trust Lands or Winding River property. The Southern Corridor will come off the Atkinville interchange and go past the proposed Airport site and beyond to the Pecan Valley area.

Motion by Commissioner Stucki tabling this request, until the commission has looked at the Hurricane City Street Master Plan and any other information on the Southern Corridor that the County Surveyor will be able to provide. Commissioner Hepworth

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seconded the motion and all three (3) commissioners and the chairman voted, aye.

AMENDED PLAT. Request permission to amend the subdivision plat for “Dammeron Valley Old Farms - Phase II”, by extending the building pad on lot 4 into the open space portion of the lot. Vince Clayton, agent.

The planner reviewed the newly revised plat with the commission members, showing the location of lot 4. There is not really a major difference with engineering, just expanding a building pad into a part of the pasture. County Surveyor Ron Whitehead said that when these came in as lots they were no longer open space. The public does not have the right to access this property, because it is all privately owned. County Deputy Attorney Brent Rowe said the shaded area becomes encumbered with restrictions the same as covenants and the County does not enforce CC&R’s.

The commission wanted to know why they were amending the plat.

Mr. Clayton said this was the smallest lot in the 40 acres and wanted to do what engineering said would need to be done to follow through, because of the change to the building pad, the street name change and the verbal commitment to the Dammeron Valley Home Owners Association.

John Miller, with the Dammeron Valley Home Owners Association, said there was to be no out buildings within the open space area. There has been a history of master planning in the valley that has always referred to this area as open space or pasture land. This was agreed to verbally with Brooks Pace and the Dammeron Valley Home Owners Association, but nothing was signed.

Vince Clayton said that when Ence Brothers purchased the project there were no written agreements signed for maintaining open space or any verbal agreements between Brooks Pace and Ence Brothers.

The County Surveyor said he was the one responsible for putting this on the agenda. The planner said there is no need to review the name change on the street, because it was platted in an existing subdivision phase previously and the planning secretary noted that the change would be directional only, which was assigned by US West. The commissioners felt there was no need for them to review this item.

Mr. Clayton withdrew his request for an amended plat.

Commissioner Stucki made the motion to accept the withdrawal of the agent’s request and Commissioner Hepworth seconded the motion, with all three (3) commissioners and the chairman voting, aye.

FINAL APPROVAL. Consider approval of the final subdivision plat for “Cedar Point - Phase I”, a four (4) lot subdivision, generally located in the Canaan Gap area of the County. Pratt

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Precision Engineering. P.C., applicant.

The planner advised that this item did not need introduction as it was tabled previously for corrections to the plat and a deeded protection strip around the well. The County Surveyor indicated that all corrections have been made to the plat and the water appears to be okay for these 4 lots.

The commissioners felt that the water should be properly registered with the State in the name of the water company.

Mel Jackson, engineer, said he was sure that Jack Eves had applied to have the water rights transferred to the water company and Commissioner Stucki said the commission would need to see the documents. Each lot will need .90 acre feet of water in one particular well.

Mr. Beers said he reviewed this development for water and waste disposal feasibility, but where there may be more than 15 lots in the future, all reviews should come from Wayne Thomas with the Department of Environmental Quality.

The chairman said she would accept a motion to table this item and the following zone change request. Commissioner Hepworth said, “So moved”, and Commissioner Stucki seconded the motion, with all three (3) commissioners and the chairman voting, aye.

ZONE CHANGE. Request permission to change the zone from OS-20 (Open Space 20 acres) to RE-40.0 (Residential Estates 40,000 square feet) zone. “Cedar Point - Phase I”, 4 lots, located in the Canaan Gap area. Pratt Precision Engineering, P.C., applicant.

Action on previous item was in conjunction with this item. (see above)

Commissioner Hepworth asked to be excused at 3:00 p.m.

Chairman Seegmiller informed the audience that no more items could be acted on, due to the lack of a quorum, but would welcome discussion on these items.

PRELIMINARY APPROVAL. Consider approval of the preliminary plat for “Stephen Morgan Subdivision”, 3 lots, located approximately 3 miles east of New Harmony. Bulloch Brother Engineering, Inc., agent.

The planner reviewed the location of the division of the 20 acre parcels that took place in the early 90's, stating that the owner of this 20 acres would spit it into 3 parcels, with 2 parcels fronting on Highway 144. The owner is suggesting that the staff road not be dedicated to one individual, but for all three property owners to have an undivided ownership, so it will become owned by all three individuals.

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The engineer said he would add the verbage to clarify what is to happen with the easement.

No action taken.

ROAD DEDICATION PLAT. Consider approval for a road dedication plat generally located 1 mile east of New Harmony. Bulloch Brothers Engineering, Inc. agent.

The planner reviewed the location of the dedication plat with the commissioners, explaining that this road would extend beyond the 1,600' allowed in the ordinance and the cul-de-sac would be approximately 2 miles away from the highway. It would make sense to have an easement along the south end of the first 20 acre parcel, by extending 1000 North Street, for a second access.

The engineer said he would need to speak to his client about this change

No action taken.

LOT SPLIT. Request permission for a two (2) lot split fronting on a County road, adjacent to the Casa De Ora Subdivision. Pat Sheneman, agent.

The planner explained that the two lots have frontage on a County road and meet the lot size requirement for one acre.

Mr. Sheneman said there was 4.5 acre feet of water available from a private well and they would give 1 acre foot to the smallest lot. There is a fire hydrant on the Casa De Ora system within 249' of the first lot.

The County Surveyor discussed the options of sprinkled systems and the storage capacity of swimming pools. The staff informed the commission of the scattered parcel policy, which required only 1,000 gallon water storage for fire protection.

No action taken.

MINUTES. Consider approval of the minutes of the regular planning commission meeting held on February 22, 2000.

No action taken.

COUNTY COMMISSION ACTION REVIEW. Review of action taken by the County Commission on Planning Items. County initiated.

The planner advised the commission that items reviewed by the County Commission on

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February 28, 2000 were approved: (a) Conditional use to construct a 2nd dwelling for a hired hand or family members in Pecan Valley... David Bright, applicant; (b) Conditional use for a 2nd dwelling for a family member at Blackridge Ranches - Phase 2, lot 94... Robert McMicken, applicant; plus items reviewed on March 6, 2000: (c) Zone change from A-20 to RA-5 adjacent to Hurricane Cliffs Estates and Cliffdwellers- Phase II... Scott Simpson, agent.

There being no further business at 3:46 p.m., Chairman Seegmiller adjourned the meeting.

Deon Goheen, Planning Commission Secretary