STAFF COMMENTS: 08/11/09

REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...

ITEM 1. ::Review :: Staff comments for the commissions review included herein.

ITEM 2. ::Action Item: Administrative:: As per the Planning Commission Procedures, the Planning Commission should have elected a Chairman and Vice-Chairman, during the first regularly scheduled meeting in August. The Chairman will be elected from the duly appointed members of the Commission by a majority of the total membership. Both Chairman and Vice-Chairman may be elected to subsequent terms.

ITEM 3. ::Action Item : Recommendation:: This is an automatic annual review and the Building Official indicated that this project has been completed. The planning commission should recommend approval on a permanent basis. As previously reviewed, the Northwest Special Service (Fire) District (NWSSD) wanted to have better radio or calling coverage and with the tower being located at Brookside, instead of Central, this allowed the coverage they needed. The tower is a 3-leg 80 foot lattice tower. The commission previously recommended approval based on types of height exceptions, which are conditionally approved within all zones, as per (County Code 10-13-12). The maximum height regulation is 35 feet without a conditional use permit. The applicant will be invited to attend the meeting. (See vicinity map and photos included herein)

ITEM 4. ::Action Item : Recommendation:: This is an automatic annual review, with the Building Inspector Bill Weaver making a footing inspection on August 18, 2008. The Building Official Kurt Gardner indicated that he would review this and update the commission members at the meeting. If the project has been completed, the commission will need to approve this on a permanent basis. The planning commission previously recommended approval of the AWP Wind Turbine, which sets on a 64 foot tilt up tower and guyed at 8 locations on the the tower and anchored at 2 points. The energy and solar would encompass 22 acres located near the community of New Harmony. This should provide for wind resources in the project area suitable for personal use, which would be 1.5 kilowatts. These types of height exceptions are conditionally approved within all zones, as per (County Code 10-13-12). The maximum height regulations is 35 feet without a conditional use permit. The applicant will be invited to attend the meeting. (See vicinity map and photos included herein)

ITEM 5. ::Action Item : Recommendation:: This is an automatic annual review and these types of events are conditionally approved in the County unincorporated areas. The biking portion of the "Kokopelli Triathlon" event is what the County would be concerned with, as it includes a portion of 1100 West and roads throughout the Grassy Meadows Sky Ranch Subdivision (3940 South, 1200 West, 4370 South, 1600 West, 4620 South, and 1500 West). It should not take no more than two hours to complete the bike run. The applicant has been working with the local police department on traffic control and the commission may want to review the previous motion, which was, "... **Findings of Fact:** 1) The race is monitored, except for a 3-mile stretch from 3000 and 1100 West, down to Sky Ranch ; 2) Police will be stationed at the corner of 3000 and 1100 West to help with truck traffic; 3) Roads will be cleaned prior to the race; 4) The race will be completed between ten and eleven a.m; and 5) Hurricane police will respond to the County area of the course. **The commission unanimously recommended approval of a Conditional Use Permit for the Kokopelli Triathlon, acknowledging that the County is named as a beneficiary on an**

insurance policy, subject to review in one (1) year. The applicant will be invited to attend the meeting. (See vicinity map and minutes)

ITEM 6. ::Action Item : Recommendation:: Communication towers are conditionally approved within the C-2 zone. The applicant has submitted the site location plan and a drawing of the tower. The 100' tower meets the height requirement of the ordinance (County Code 10-21-2.C). There is a requirement for colocation and accessory equipment shelters will be reviewed. This application meets the requirement for a "lattice type" tower and there may be no need for a "fall" zone to be created, as this tower is located far enough away from the restaurant and residence on the adjacent property. This is private property, with the leased area being 50' x 50' and the tower being centrally located. (See site plan included herein)

ITEM 7. ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Subdivision Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. ***This item is in conjunction with the item below.***

ITEM 8. ::Action Item : Recommendation:: Once again, this PD Ordinance Amendment was recommended for advertising. The commission may recall this item from January 20, 2009, As previously reviewed, Mr. Willie drafted the new Planned Development Chapter for the Land Use Ordinance, which was recently adopted by the City of Santa Clara and where our code is somewhat outdated (adopted in 1984), he felt the commission would want to review this new version for adoption. There were a few changes to the draft several months ago and at the work meeting last week, Mr. Willie recommended that the commission pay particular attention to 10-9-1: General Purpose and Description. It is the heart of the whole section. It intends to give the developer some flexibility and the land use authority some flexibility in what they will approve, such as reducing road width. This was properly advertised. (See copy of document)

ITEM 9. ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Subdivision Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. ***This item is in conjunction with the item below.***

ITEM 10. ::Action Item : Recommendation:: Public Works staff have provided a summary of differences from current standards, which were reviewed at the two previous work meetings (see copy of summary included herein) and the Washington County Standard Specifications and Drawings are provided in a PDF file for your review prior to the meeting. Previously, Todd Edwards, Engineer and Public Works Department Surveyor, Randy Cronk reviewed those changes and comparisons on cost adjustments on improvements. The commission should be ready to recommend approval of the standards to the County Commission. This was properly advertised. (See copy of proposed ordinance included herein)

ITEM 11. ::Hearing : No Action:: The commission will need to open a public hearing as referenced by State Code, whereas amending Washington County Subdivision Ordinance requires a minimum ten days published notice and 24 hour posting of agenda before other public meetings. ***This item is in conjunction with the item below.***

ITEM 12. ::Action Item : Recommendation:: These ordinance amendments are "housekeeping" items in an effort to take care of changes to the ordinance that are the differences between Ordinance, State Code and/or the County Construction Standards. Staff felt these changes could be reviewed by going directly to the advertising process for a hearing on the 11th of August, since come of these changes are fairly simple and were related to the update of the Washington County Standard Specifications for Design and Construction. Those standards may be approved as listed in Item 10 above. This was properly advertised. (See copy of proposed ordinance included herein)

ITEM 13. ::Education :Action:: For insurance purposes, the Planning Commission needs to review their procedures and rules of order as part of an ongoing education program, which will benefit the County. If you will read both documents prior to the meeting, and if you have any questions or concerns we can address those at the meeting. (See documentation included herein)

ITEM 14. ::No Action:: Staff decisions from the Land Use Authority Staff Meeting on August 3, 2009 for two (1) Conditional Use Permit Extensions and one (1) Lot Line Adjustment. (Minutes attached)

ITEM 15. ::Action Item: Administrative:: Copy of minutes will be available at the meeting if not included herein.

ITEM 16. Action taken on Planning Items by the Washington County Commission on August 4, 2009, beginning at 4:00 p.m.: None

ITEM 17. General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.

- August 12th field trip has been canceled.