



Community Development Department
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Minutes
WASHINGTON CITY PLANNING COMMISSION
December 3, 2014

Present: Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Papa, Commissioner Martinsen, Attorney Jeff Starkey, Councilman Nisson, Drew Ellerman, Lester Dalton, Kathy Spring, Brandee Walker, Karl Larson, Rod Betit, Ellen Betit, Jim Raines.

Meeting called to order: 5:30 PM

Commissioner Smith excused Commissioner Henrie.

Invocation: Commissioner Papa

Pledge of Allegiance: Commissioner Martinsen

1. APPROVAL OF AGENDA

A. Approval of the agenda for December 3, 2014.

Commissioner Papa motioned to approve the agenda for December 3, 2014.

Commissioner Williams seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from November 19, 2014.

Commissioner Shepherd motioned to approve the minutes from November 19, 2014.

Commissioner Williams seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. 2015 PLANNING COMMISSION MEETING SCHEDULE

A. Approval of the 2015 Planning Commission Meeting Schedule

Commissioner Williams motioned to approve the Planning Commissioner Meeting schedule for 2015.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

5. FINAL PLAT

- A. Consideration and recommendation to City Council for The Terraces at Green Springs Phase 1 Final Plat located at approximately Wiltshire Street and Concord Parkway. Applicant: Brennan Holdings No 100 LLC

Background

The applicant is requesting approval of a final plat for The Terraces at Green Springs, Phase 1 subdivision, located at approximately Wiltshire Street and Concord Parkway. This particular subdivision is proposing 33 lots on an area covering 15.11 acres. The specific location of this subdivision is zoned Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12), and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The Preliminary Plat was approved back on August 27, 2014.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for The Terraces at Green Springs, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Papa asked if this is the usual time to bring a final plat for approval from the time they approved for the preliminary plat.

Mr. Ellerman stated yes. Ground is being worked on and they have 12 months to record the project from the time of final plat approval.

Commissioner Williams motioned to recommend approval to City Council with the recommendation, findings and conditions of staff.

Commissioner Papa seconded the motion.

Motion passed unanimously.

6. PLAT AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for The Meadows at Stucki Farms Plat Amendment located at approximately 4800 South Cattail Way. Applicant: Karl Larson

Background

The applicant is requesting approval of an Amended Preliminary Plat for The Meadows at Stucki Farms subdivision, located at approximately 4800 South Cattail Way. This subdivision is located within the Stucki Farms PCD. The amendment request is to introduce a Bungalow/Casita type of dwelling unit within the southern portion of the existing subdivision. The new dwelling units will have common area surrounding the units and detached garages and parking area.

The current number of lots (or possible dwelling units) within the subdivision is 88, and the new number of lots will be 93, this is still within the density range for this given area within the approved PCD.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the PCD zoning that is part of the Stucki Farms Planned Community Development approval. The subdivision is also in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of Amended Preliminary Plat for The Meadows at Stucki Farms subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the amended preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

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 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 and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscaped 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. A Post Construction Maintenance Agreement needs to be recorded prior to the Final Plat recordation.

12. The area in the southern most portion of the subdivision (which is the reason for the amended preliminary plat) proposed to be the Casita type dwelling units, will be required to be recorded with it own phase in order to account for the required common area between dwelling units. Which will also require its own CC&R's for maintenance purposes.

13. Note, that the detached parking area for the units in the southwest corner of the subdivision will need to be 10 open stalls (versus the 8 that are currently shown).

Commissioner Williams asked if these units will be individually owned and would be used as vacation rentals.

Mr. Ellerman answered they will be individually owned and no they would not be used as vacation rental the future ones will have the opportunity.

Commissioner Papa asked what village would be used for the vacation rental and what size will they be.

Mr. Ellerman stated village 12, 13, 2 and 3 would have the opportunity to be vacation rentals. There isn't any proposed so he didn't know the size yet. He stated about 20 to 25 % of the Stucki Farms will have that use. Each village has isn't own density designation. He stated he has discussed with Karl Larsen that they amend the PCD and the CC&Rs and call it phase 4A and 4B to have it's own subdivision than the rest of Stucki Farms because of the common area because there will be an extra charge for the up keep that the other part of Stucki Farms.

Commissioner Williams asked if the green on the exhibit represents all greenery.

Mr. Ellerman stated probably not. A portion of the greenery will probably be decorative gravel and landscaping.

Commissioner Papa asked if there is natural gas in the area.

Mr. Ellerman stated there is natural gas option in that area.

Commissioner Smith opened the public hearing.

Ellen Betit stated she is in support of the project and what Karl Larson is doing. She stated in 1990 they were a part of Green Springs and now lives in Stucki Farms and looks forward to the expansion.

Commissioner Smith stated it is nice to hear support of projects from the citizens.

Commissioner Papa motioned to close the public hearing.

Commissioner Williams seconded the motion.

Motion passed.

Commissioner Shepherd asked for clarity of the development and the transient in the area.

Karl Larson stated the area discussed tonight would be small bungalows and casitas. He stated in his studies he has found there is a need for smaller affordable homes for seniors and younger families. He stated Phase 2 will be a community center for the area. There are about 12 different plans for people to choose from. He stated there are people that want to buy a few at a time.

This area is not for short-term rental. There will be an area about 20 acres that will be for storage of toys that people will have. He stated the person that did the design does a lot of projects all over the nation. This plan was done carefully even so windows don't line up to the next unit so there is privacy. Each one has individual porch and court yard to the side.

Commissioner Williams stated this is a good option for people that want to have an affordable home. He expressed he likes the design because they aren't stacked units.

Mr. Larson stated he already has about 200 reservations.

Commissioner Williams stated this is a good starter home and affordable for starter families.

Mr. Larson stated there was a man from Vernal who said he wanted to reserve one then a lot of people called to make their reservations.

Commissioner Williams motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

7. DISCUSSION ITEMS

- A. Discussion of project status and general information to the Planning Commission.

Mr. Ellerman stated there wouldn't be a meeting on December 17, 2014.

Commissioner Papa motioned to adjourn the Planning Commissioner meeting.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:17 PM

Washington City

Signed by: _____

Jason Smith, Chairman

Attested to: Kathy Spring
Kathy Spring, Zoning Technician