



Community Development Department
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MINUTES
WASHINGTON CITY Planning Commission
June 15, 2016

Present: Commissioner Papa, Commissioner Henrie, Commissioner Phetsomphou, Councilmember Granger, Attorney Jeff Starkey, Drew Ellerman, Lester Dalton, Kathy Spring, Steven Faldmo, David Kaumans, Kim Brown, Paul Winn, Sara Will, Scott Duffin.

Commissioner Papa excuses Commissioner Smith, Commissioner Martinsen and Commissioner Hardman

Called to order: 5:32 PM

Invocation: Commissioner Phetsomphou

Pledge of Allegiance: Commissioner Henrie

1. APPROVAL OF AGENDA

A. Approval of the agenda for June 15, 2016.

Commissioner Henrie motioned to approve the agenda for June 15, 2016.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from June 1, 2016.

Commissioner Henrie motioned to approve the minutes from June 1, 2016.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. PRELIMINARY PLAT

A. Public Hearing for consideration and recommendation to City Council for the Coral Canyon Town Center Villas Preliminary Plat located at approximately Canyon Greens Drive and Coral Canyon BLVD. Applicant: Jack Fisher Homes, Ben Willits

Background

Drew Ellerman stated the applicant is requesting approval of a Preliminary plat for the Coral Canyon Town Center Villas subdivision, located at the northwest corner of Canyon Greens Drive and Coral Canyon Blvd.. The applicant is proposing 45 units on an area of coverage of 6.70 acres. The zoning designation at this particular location is Planned Community Development (PCD), with a land use of Multiple-Family Recreational as per the Land Use Map of the PCD. Recently the Planning Commission and City Council approved an amendment to the Coral Canyon PCD Land Use Map, changing this area from Commercial use to the Multiple-Family Recreational use, which allows for short-term (vacation) rentals. Each unit will have a garage (small units - single car, and large units - oversized single car garage), entering directly off of the alley ways. There is also an extra 77 parking stalls through the development, for a total of 122 parking stalls. The project will also be installing its recreation center will clubhouse and pool/ play area. (see attached elevations and plat layout)

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Coral Canyon Town Center Villas 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 and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and 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. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
12. The vacation rental use portion of this development will be required (as per City Council motion of approval at Zone Change / Amendment) to have one property management provider for the entire project.

Mr. Ellerman stated there needs to be an added condition that Park Center Drive within this development needs to be private. This is due to that parking at a 90% angle isn't allowed on public roads but would be allowed on private roads. The other areas will remain public. Before this goes to City Council the plat would be corrected.

Commissioner Henrie asked if the parking at Park Center Drive would be removed.

Mr. Ellerman stated that is correct. He stated in a perfect world all of Park Center Drive would be private. The intersection of Town Center Drive is public.

Commissioner Henrie asked if at a 40% angle would it work.

Mr. Ellerman stated no it wouldn't meet the access management plan.

Commissioner Phetsomphou asked if the property management person is to be on site.

Mr. Ellerman stated it has to be within 20 minutes of the development. He showed the exhibits on the overhead. He stated it would look a lot like what is at the Ledges.

Commissioner Henrie stated this is a PCD and this comes with the Coral Canyon standards and SITLA is the over seer.

Commissioner Papa opened the public hearing.

Paul Winn stated he has lived in Coral Canyon for 11 years. He asked about the setback on the alleyway.

Mr. Ellerman stated it meets the setback.

Kim Brown owner of the restaurant commented that the parking is a problem with the Hotel. It seems they use his parking. He stated he would like to reopen his restaurant but parking doesn't seem adequate. He stated he would propose eliminating some units and make a drive through. He stated when the commercial fills out there isn't adequate parking. Harley Davidson puts on events and with the Hotel there is already not adequate parking.

Commissioner Papa asked Mr. Brown about his designated parking.

Mr. Brown stated it is to the south.

Commissioner Papa stated he could see where the Hotel would use some of his parking. He asked about the dirt area.

Mr. Brown stated that is his property for expansion.

Commissioner Henrie stated he appreciates Mr. Brown as a business owner.

David Kaumans asked about the garage and if they would be parking RV's where they would have to look at them. He stated they live behind this and would rather not look at the RV's.

Paul Winn asked if there is going to be fencing around the development.

Commissioner Henrie motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Scott Duffin stated he is the engineer. He stated as far as the grade they would not have to fence it. The units would be 3 ft from the driveway.

Commissioner Papa asked about the comment from Mr. Brown about a drive through.

Mr. Duffin stated parking is adequate. One parking stall per unit and some garages will have two car garages.

Mr. Ellerman stated there would be 122 to 140 parking stalls.

Commissioner Henrie stated more space for some of the big trailer needs to be considered.

Commissioner Photsomphou asked if the alley could be a place for the trailers.

Mr. Duffin stated they can use that and would be signed no parking.

Commissioner Phetsomphou stated he would suggest landscape be used to hide some of the RV's.

Commissioner Papa asked about the layout and where the mechanical units would be placed.

Steve Faldmo stated it would be on the roof but it would not be visible.

Mr. Ellerman stated he lets history determine parking and one area is the Coral Ridge Townhomes and when he sees people parking at the Razor Ridge Park he turns it in.

Commissioner Papa asked Mr. Ellerman about using their own amenities and if there is an understanding with those in the development. He stated the other amenities in Coral Canyon probably wouldn't be known to the people using this development.

Mr. Faldmo stated it takes a key to get into the amenities.

Commissioner Henrie asked about the parking of the long trailers and if there is adequate parking for the trailers and toys.

Mr. Ellerman stated again referring to Coral Ridge Townhomes is 4 times bigger and at best he sees about 4 boats trailers. He stated people seem to manage pulling in and parking. He stated there is room to make them deeper to accommodate the trailer. The could be 12 x 25 and that would take care of the concern of adequate trailer parking and have it marked recreational vehicles.

Commissioner Henrie stated he would be good with that suggestion.

Mr. Ellerman stated it is amazing how good some people can turn the trailers.

Steve Faldmo stated he thinks it is a good idea.

Commissioner Papa stated it could be a good marketing idea.

Mr. Ellerman stated he would check with SITLA about fencing and if there is a requirement that this development need to meet. He stated SITLA watches Coral Canyon and Sienna Hills closely.

Commissioner Henrie motioned to recommend approval to City Council with the findings and conditions with added condition #13 that 70 % of the Park Center Drive becomes a private street.

Commissioner Photsomphou seconded the motion.

Motion passed unanimously.

Mr. Ellerman explained that the three Commissioner's agreed unanimously so it is approved and this will go to City Council in three weeks.

5. DISCUSSION ITEMS

A. Discussion on General Plan open house on June 16, 2016 and updated information.

Mr. Ellerman stated tomorrow night is the open house. He invited the people in the audience to come to the reception hall at the community center. He stated Ken Young would be doing the presentation.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:32 PM

Washington City

Signed by:

Rex L. Papa
Pro Tem, Rex Papa

Attested to:

Kathy Spring
Kathy Spring, Zoning Technician