



Community Development Department
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MINUTES
WASHINGTON CITY Planning Commission
August 17, 2016

Present: Commissioner Smith, Commissioner Henrie, Commissioner Papa, Commissioner Phetsomphou, Attorney Jeff Starkey, Lester Dalton Public Works, Kathy Spring Community Development, Jim Guynn Fire Marshall, Matt Evens Fire Chief, Troy Belliston, Ellen Mcaffie, Bob Owens, Cynthia Shepherd, James Patterson, Rod Savage, Ed Leatherman, Maggie Leatherman, Richard Kaufman, Linda Schock, Scott Duffin, Jeff Mathis.

Called to order: 5:30 P.M.

Invocation: Commissioner Smith

Pledge of Allegiance: Commissioner Papa

Commissioner Smith excused Commissioner Hardman and Commissioner Martinsen.

1. APPROVAL OF AGENDA

A. Approval of the agenda for August 17, 2016.

Commissioner Henrie motioned to approve the agenda for August 17, 2016.

Commissioner Papa seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from August 3, 2016.

Commissioner Papa motioned to approve the minutes from August 3, 2016.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. PLAT AMENDMENT

A. Public Hearing for consideration and recommendation to City Council for a OK Corral Subdivision Plat Amendment located at 1266 East Washington Dam Road. Applicant: Ray and Robyn Stratton

Background

Kathy Spring reviewed report: The applicant is requesting approval of an Amended Final plat for the 4th Amended O.K. Corrals No. 1-A subdivision, located at approximately 1250 Washington Dam Road. This particular amendment request is simply to combine lot #1 and lot #2 into one single lot to make a bigger parcel for future development. The new lot will be labeled "lot - C". Two other locations have previously done this same thing, which can be reference on the plat as lots "A" and "B".

Staff has reviewed the proposed amended final plat and finds it conforms to the zoning at this particular location (I-1 - light industrial), the subdivision is also in conformance to the Subdivision Ordinance of the City. Staff is recommending that the amendment be recommended for approval.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the 4th Amended O.K. Corrals No. 1-A subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Commissioner Papa asked if the access is going to be off of Washington Dam Road.

Lester Dalton answered the access would be off of the Washington Dam Road. It will be a shared access.

Commissioner Smith opened the public hearing.

No response.

Commissioner Papa motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

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

Commissioner Papa seconded the motion.

Motion pass unanimously.

5. ZONE CHANGE

- A. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-16-08 to Amend the PCD Planned Community Development to move town homes and small commercial land uses to the south portion of the project off Buena Vista Blvd and add patio home zoning designation to the central area of the project.. Applicant: Jack Fisher Homes

Background

Kathy Spring reviewed the report: The applicant is requesting approval to Amend a portion of the Brio PCD project, more specifically, the “Brio Residential Development - Conceptual Site Plan” Map AND written text as found in Section 2 - “Specific Site Plan” and Section 3 - “Design Guidelines and Standards”.

The applicant is wishing to propose a new use category to the Brio PCD, which is a Patio Home design (much like the ones now part of the Sienna Hills PCD known as “Sienna Heights Garden Homes”). Marketing trends are pushing the developer in this direction. Nearly half of the available land area will be devoted to this style within the overall development. With this change the applicant is also wishing to re-locate the commercial area from the northeast corner of the project to the south end of the project (just west of the main entrance into Brio).

With the proposed changes in home style/design, text will need to be amended with the project plan book as well. Section 2 - Specific Site Plan, will be amending Table 2.1 Zoning Designations (adding the “R-PH” designation - standing for “Residential - Patio Home”) (see attachment). Also being amended is Section 3 - “Design Guidelines and Standards”, adding again the new text covering the “Residential - Patio Home” criteria.

These will all be added to the master site plan referred to as “Brio Residential Development - Conceptual Site Plan” map.

Staff has reviewed the proposed amendment to the Brio PCD project plan. Staff is supportive with the proposed amendments as outlined. Staff’s only concern is that the roadways remain public streets as currently approved. Staying away from “private streets in this newly requested patio home amendment.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-16-08, for the zone change request, Amending the Brio PCD project plan, more specifically the “Brio Residential Development - Conceptual Site Plan” map and the associated text as found in Section 2 - “Table 2.1 Zoning Designations” and Section 3 - Design Guidelines and Standards”, to the City Council, based on the following findings:

Findings

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.

2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Brio PCD project plan.

Kathy Spring stated there would need to be a 4th finding to include Section 12 phasing exhibit. The recommendation covers section 2 and 3.

Commissioner Smith asked if this changes the density, because they are moving the townhomes and adding the patio homes.

Ms. Spring stated there would be a difference but the applicant can answer for sure.

Commissioner Papa asked for clarification of the roadway to remain public streets as stated in staffs report.

Lester Dalton stated on the cross sections there are two areas of concern. One is the upper portion of the plat labeled F then goes to E. The other is north south labeled F. He stated the roads are okay but any time there are private streets they get complaints and the city can't maintain private streets.

Commissioner Smith asked if they are changing all the streets to private.

Mr. Dalton answered no.

Commissioner Henrie asked what are the advantages to have private roads.

Mr. Dalton replied that they receive funding to maintain the public streets. The positive to private streets is they don't have to maintain it. Brio was approved to have sidewalks on one side.

Commissioner Henrie stated at the bottom it lists E and he feels it should remain the same.

Mr. Dalton stated public works is okay either way but prefer public streets so they can maintain it. He stated this isn't going to be a gated project.

Commissioner Papa asked left to right at the right top how will the city care for that.

Mr. Dalton stated it will tie into Main Street and the responsibility is Main Street and E.

Commissioner Henrie stated going from E to F and back to E is a problem.

Mr. Dalton stated inside are standard residential streets and they have revised their cross section and added asphalt.

Commissioner Smith asked about where the patio homes are and if there is concern for parking on the street.

Mr. Dalton stated the street is asphalt and 35 feet wide and it is tight at times when there is parking on the street especially if they park on both sides.

Jim Guynn stated to facilitate parking on both sides of the street it has to have 32-feet of asphalt. If not it has to be signed no parking. That is what the code requires.

Commissioner Henrie asked if our city ordinance requires private streets have to be marked.

Mr. Dalton stated private are blue and public are green.

Commissioner Smith asked if the base is the same city requirement of the asphalt be the same standard as the public. He asked if originally the streets were public.

Mr. Dalton stated yes they are making the changes due to the patio homes.

Commissioner Papa asked if the patio homes are surrounded by the F streets and if the request is to accommodate the design of the patio homes. He asked if the streets remain as the original approval what would it change.

Scott Duffin stated marketing is that people want smaller homes with affordable pricing. He stated this is not an age restricted community. This change would give a flexible plan. He stated the city is looking at Main Street connection to Brio Parkway and connectivity at that intersection and this would bring a large amount of traffic and so that is why they moved the townhomes from the north to the south of this project and provide flexibility for the commercial portion as well. He stated the setbacks are a determining factor because the private street can go off of the curb and gutter allowing additional 11 feet. Public streets have a front setback of 20 feet. He stated they have met with public works and worked out the street concerns. He stated the larger cross section would allow for more flexibility. He explained the Es and Fs and that they wanted to create a closer community with the private streets. There may have to come in later with a plan that shows the streets lined up a little different.

Commissioner Papa stated he appreciates the explanation because now he understands why the need for the private street with the setbacks difference and accommodating the wash. He asked what the difference is private is usually 36 feet?

Mr. Duffin explained the change includes the 4.0 sidewalk which wasn't shown on the original approved plan.

Commissioner Papa clarified that the difference is going from 13.5 to 15 feet.

Jeff Starkey asked if there needs to be signage regarding no parking.

Jim Guynn stated they will only park on one side and the side that wouldn't allow parking would need to be signed. Any time there is no on street parking it has to be signed.

Commissioner Henrie asked if they have to sign and not mark it in red.

Mr. Guynn stated the red marking is usually for areas with snow but we don't have to worry about that.

Commissioner Smith stated the only concern he has is the upper E road going onto F roads when you come off of a public street onto a private street. When people come off of Main there might be some bottle necking.

Mr. Duffin stated they discussed this when putting the PCD together. He stated there is going to be some changes as the development goes along. This is just a guideline.

Commissioner Smith stated he is concerned because if they give approval then they can't make them do something different. It doesn't seem to be a comfortable access. He only is concerned with the one E area. He stated his concern is the asphalt width.

Mr. Duffin stated they could possibly make it flow better.

Commissioner Papa asked Mr. Dalton where A and D meet along Washington Parkway at what location would there be a stop sign.

Mr. Dalton stated intersections would have stop signs on a street that feeds to a go through road. He explained the phasing plan.

Commissioner Henrie asked for clarification it seems that drainage and traffic flow is what the concern is.

Mr. Dalton stated yes. The biggest change is phase 3.

Commissioner Smith asked if the development agreement addresses the traffic.

Mr. Dalton stated not in the development agreement. When it comes to traffic the PCD plan includes studies.

Commissioner Smith stated that with construction there will come a point when Main Street will have to be improved.

Mr. Dalton stated they could do all of Phase 1 2 and part of 3 before building Main Street. He stated any change impacts the original PCD and that is why they look at the whole PCD when changes are necessary.

Commissioner Papa asked about note 1 the drainage will be constructed with Phase 3 and how difficult would it be to make construction traffic coming off of Main.

Mr. Dalton stated there will be an access to maintain the public easements.

Commissioner Smith stated it is hard to say the streets need to be public and restrict what happens on a public street. It would be better if the developer asks them to use certain streets.

Mr. Dalton stated those streets will also be used by their clients.

Commissioner Papa stated he would like to see the them be good neighbors and use certain streets for construction traffic.

Commissioner Henrie asked how the motion should read.

Mr. Dalton stated that you could call out specific road that you would like to call out public.

Commissioner Smith opened the public hearing.

Calvin Tanner stated he lives in Millcreek Springs and is in opposition to the townhomes moving to the south. He stated he is surrounded by townhomes and to add to that he doesn't want the increase. Also the traffic will increase. He asked if the units would be two story because he doesn't want his view blocked. He also doesn't want the construction traffic going through their subdivision.

Commissioner Smith explained that higher density is usually on busier roads. Buena Vista and Mail are major roads. He explained that the market is why they want this change. Some times it makes sense to put the townhomes together instead of have them scattered. He stated they look at the project as a whole.

Commissioner Henrie motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

Mr. Duffin stated some of the change is because of the potential of the interchange coming in on Main Street. The other reason is to have a continuity of the project. Initially the General Plan had the higher density in that area.

Commissioner Smith stated that anticipation of the higher traffic is there a benefit to leaving the townhomes along the Washington Parkway.

Mr. Duffin stated this seems to be an age driven project and some homes are a second home. He stated he doesn't know for sure if they are going to be one story homes.

Commissioner Papa asked about the open space in phase 5. He explained that phase 5 will be the phase that would impact the existing townhomes.

Mr. Duffin stated he thinks it will be like the Coral Ridge Townhomes.

Jeff Starkey asked if the city has a criteria for how many stories a townhome can be in certain area.

Ms. Spring indicated there is not.

Commissioner Smith clarified that the motion would include the street cross section, phasing, circulation and moving the townhomes to the south. He stated his concern is the street E that goes to F in phase 4 should be public. He would recommend a compromise be made if possible and approved by public works. He stated he isn't as concerned with the right of way as the limited throating on the access at an intersection.

Commissioner Papa asked for clarification of the private street, there would be a design of a sidewalk on one side and would extend the road to 15 feet and a sidewalk.

Mr. Dalton stated the standard is 35 feet and they are purposing a 30 feet width of asphalt.

Commissioner Papa motion to recommend approval to City Council with the recommendation and findings of staff with the clarification that the townhomes move to the south and that phase 4 south street labels F be a public road and to include section 12 the phasing adjustments. That the compromise be a 35 foot width public street in phase 4 F. See exhibit.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

6. CONDITIONAL USE PERMIT

- A. Public Hearing to consider approval of a Conditional Use Permit C-16-08 requesting a Hotel located at approximately 150 North Green Spring Drive. Applicant: Green Spring Lodging LLC

Background

Kathy Spring reviewed report: The applicant is requesting approval of a Conditional Use Permit to build a Hotel project located at approximately 150 North Green Spring Drive (just south of the city's golf course).

This applicant is proposing a 121 room, 4 story hotel, standing approximately 56 feet tall. There will also be an amenity area associated with the development comprising a large gated out-door pool area.

The zoning regulations require any commercial developments exceeding 5,000 square feet in size to obtain an approved Conditional Use Permit. Also the maximum height for all buildings within the City, is 35 feet - unless application is made and approval is given for higher structures through the Conditional Use Permit process as well. This application is in response to both requirements.

The Hotel project will be adjacent to the Green Spring Golf Course north of the Chevron Station at the Buena Vista Blvd/Green Spring Drive intersection. A vacant lot currently exist at this location and the applicant is wishing to start this first of several commercial projects to build out over the next few years.

The parcel is already zoned Service Commercial (C-2), where Hotels / Motels are permitted under the Conditional Use Permit process. The area is designated in the General Plan as Community Commercial. Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance. The design is impressive and would be a great addition to the surrounding area and the community as a whole

Recommendation

Staff recommends that the Planning Commission approve C-16-08, allowing for a Hotel development with the associate height limitation expansion to a maximum height not to exceed 57'-0", based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet or exceed the requirements of City and State adopted codes. Including, but not limited to, the Building and Fire Codes of Washington City.
2. The development of the site shall comply with the development standards of the C-2 Zone.
3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approval by the Public Works Department. The City's Access Management Plan will be adhered to in the traffic design of the project. It is most likely that a "Right turn pocket" will need to be installed on Green Spring Dr.
5. The parking will be adhered to as presented in the exhibits of this application (142 stalls minimum).
6. Any roof mounted equipment will be screened from view.
7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
8. All lighting within the project development will be directed inward to the site.
9. All signage will be in accordance with the adopted sign regulations of the city.
10. Dumpster screening, and retaining walls throughout the property shall blend in with the surrounding development(s). Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.
11. A Fire-Sprinkling system will be required throughout the Hotel, and all adopted Fire Code regulations will be met or exceeded. All fire designs will be submitted for review and approval by the Fire Department before any associated permits are issued.
12. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.

Ms. Spring stated she has done research on this area and for the last 10 years this property was always Commercial and intended to be a Hotel motel project. There are two parcels below this known as the Barker Minor Subdivision.

Commissioner Phetsomphou asked if there is going to be a restaurant.

Mr. Spring stated she would rather the applicant give specific information. She indicated that she stated the zoning regulations and that it conforms to the General plan. And that the Hotel request can go in with a conditional use permit.

Troy Belliston stated he has not had any prior conversation with the Planning Commissioner and wanted that on the record because he is on the City Council. He stated he has been approached by bigger box types but didn't feel that would be the best use. He feels that the Hotel is the best use. He stated the graded property is owned by his partner. The Barkers developed on the south side of the interchange. The Barker family members are now ready to do something with the property.

Commissioner Papa asked about the road to the south.

Mr. Belliston stated they don't know what will go in there yet.

Commissioner Smith asked what the width is on the access.

Mr. Belliston stated it is a 36 foot width. This is going to be modified from what the Four Seasons wanted, they usually go 6 stories.

Commissioner Smith asked what the fire department has stated and what is the access. He stated this will be sprinkled and they did change the design after meeting with the fire department.

Commissioner Phetsomphou stated the north drive in the parking lot would have a hard time if they were pulling a trailer and maybe a fire truck.

Jim Guynn stated they have met with the applicant and the stair rail and the sprinkling will reduce the risk. He stated the distance from the hotel and where the fire truck would be has been addressed. He stated that the construction drawing will give more detailed to address the radius.

Mr. Belliston stated the access onto Green Spring Drive is limited. They would do what the city would allow.

Commissioner Papa asked about condition #4 a right lane pocket.

Mr. Belliston stated that it is a deceleration lane. Right now the hotel doesn't require a traffic study but when the other development comes in there will be a full traffic study. He stated if they put in the lane now chances are they would have to dig it up later.

Commissioner Smith opened the public hearing.

Robert Owens lives in subdivision across from this. He stated he isn't opposed to this but is concerned with traffic especially with the failed intersection and this will exacerbate it. He asked if someone could explain what is going to happen to handle the problem.

Commissioner Smith stated there are studies and they would determine where the additional exit would go. He stated UDOT and the city have been meeting for a long time to determine what can be done.

Mr. Owens stated the tractor trailer back up traffic and at times that intersection is blocked. It is dangerous.

Commissioner Smith stated there is work being done to look at way to improve the problem. He stated UDOT has struggled with it for many years but another interchange will hopefully help.

Jeff Starkey stated public works has been involved with a lot of meetings with UDOT. The engineers have shown some options for the area. This project shouldn't be held up because of traffic, the city needs more restaurants. This intersection is a priority.

Commissioner Smith stated he thinks they are trying to get people that don't need to be in the area to choose another route.

Ed Leatherman stated he lives in High Chaparral and wants copy of the minutes.

Commissioner Smith stated you can get them after the next meeting so they can be approved. They will be available online after that meeting.

Commissioner Henrie stated he is excited to have more commercial come in and is anxious to see this developed.

Commissioner Papa motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Mr. Belliston stated they are aware of the problem of the traffic. They will be doing a complete traffic study. This piece has been zone commercial C-2 and taxes have been paid. The reason why the traffic study hasn't been done is so they can see what is coming in to determine what type of traffic would be generated. A motel hotel doesn't generate as much traffic as a restaurant. They want a good fit for the area not likely a Lowes.

Commissioner Papa asked Mr. Belliston how many times they moved the hotel on plans to see what would work.

Mr. Belliston stated a lot. They had to consider the other hotel motel and the pool area.

Commissioner Papa asked if part of the flipping was to consider the different types of restaurant. He said if they did a different design would the traffic problem be less of an issue.

Mr. Belliston stated they have considered a lot of different scenarios to consider how to deal with traffic.

Commissioner Smith stated his concern is the parking lay out because it is difficult maneuvering some of the outlet malls. He stated he likes the project but with people pulling a boat it is difficult.

Mr. Belliston stated the property is a triangle and is difficult to design. He stated he has pulled a boat and this won't be that difficult maybe the semis will have to maneuver it.

Commissioner Smith asked if there is going to be conference rooms.

Mr. Belliston answered they would but they would not have a full size kitchen, events would have to have catering.

Jeff Starkey stated he hopes there is going to be a good restaurant. He would like to have a place to take his family for a meal rather than going to St George.

Mr. Belliston stated the reason the Sheraton is they are merging with Marriott and they bring in good restaurants.

Commissioner Papa asked if they are going to go with the 4 floors and that is it.

Mr. Belliston stated they usually have more floors but they want only 4 floors. He felt 4 floors are adequate and more than that the cost goes up substantially. He stated there is an elevation fall as well about 8 feet below Green Spring Drive.

Commissioner Papa asked Mr. Dalton if drainage would go into the wash.

Mr. Dalton answered it will go the historic flow and the drainage study will determine what the discharge flow will be. He stated the way they show in the exhibit it will be okay.

Commissioner Papa asked if this will require detention areas later into the project development.

Mr. Dalton stated yes. Example is Walmart has underground detention. It comes down to land value.

Mr. Belliston stated each development would have its own detention.

Commissioner Smith asked Mr. Belliston about the traffic study and what business would require a full blown traffic study.

Mr. Dalton answered that the traffic study will be done to a category 1. The reason they don't do one now is that certain businesses require more traffic regulations than others.

Commissioner Smith stated the reason he is asking is to make sure the traffic study doesn't slip through the cracks and it would be done.

Mr. Belliston stated the first thing out of Lester's mouth was you better get a good traffic engineer on board.

Commissioner Smith stated his concern is one business comes in and it didn't trigger it then another one and it didn't trigger one so when does it come into affect.

Mr. Belliston stated he and public works will keep track of when and how to handle this area and when a traffic study and what category it will be.

Mr. Dalton stated they need to wait to see what type of business comes in to determine what type of study.

Commissioner Papa stated he feels that they have discussed the findings.

Commissioner Papa motioned to recommend approval for the conditional use permit with the findings and conditions of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

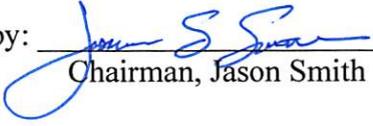
Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

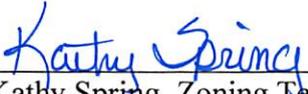
Meeting adjourned: 8:26 PM

Washington City

Signed by: _____


Chairman, Jason Smith

Attested to: _____


Kathy Spring, Zoning Technician