
Planning Commission Agenda
January 2, 2019

Present: Commissioner Papa, Commissioner Henrie, Commissioner Martinsen, Commissioner Phetsomphou, Commissioner Coats, Council member Ward, Council member Cluff, Drew Ellerman, Brandon Wright, Kathy Spring, Matt Evans, Bob Hermandsen.

Called to order: 5:30 PM

Commissioner Papa excused Commissioner Hansen.

Invocation: Commissioner Phetsomphou

Pledge of Allegiance: Commissioner Henrie

1. APPROVAL OF AGENDA

- a. Approval of the agenda for January 2, 2019.

Commissioner Martinsen motioned to approve the agenda for January 2, 2019.

Commissioner Coats seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from December 19, 2018.

Commissioner Henrie motioned to approve the minutes from December 19, 2018.

Commissioner Coats seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Warner Gateway Phase 2 located at approximately Marlberry Way and Lucy Lane. Applicant is Jay Rice.

Background

The applicant is requesting approval of a final plat for the Warner Gateway, Phase 2 subdivision, located at approximately Marlberry Way and Lucy Lane. This particular subdivision is proposing 25 lots on an area covering 5.34 acres. The specific location of this subdivision is zoned Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6).

The Preliminary Plat was approved back on August 8, 2018.

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 Warner Gateway, Phase 2 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.
6. An "Engineer Signature Block" (instead of "surveyor" signature block), needs to be added to the Final Plat.

7. The area between the intersection of Marlberry Way and Luke Drive going northward to Iron Horse Drive will be labeled as a 27' wide Ingress / Egress and Access Easement (it will have a 6" compacted roadway surface, inspected by and accepted by the Public Works Department).

Drew Ellerman explained that BLM gave the easement for the secondary access.

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

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-19-01 for Red Cliffs Plaza Commercial Use located at approximately 880 West Red Cliffs Drive. Applicant is Greens Development, Inc.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit to build three (3) new commercial buildings on their current development located at 880 West Red Cliffs Drive (northwest corner of Red Cliffs Dr. and Green Spring Dr.).

The new proposed site is showing 3 new commercial buildings on the currently developed parcel. The new buildings will be in form of an additional Hotel structure (currently 2 exist now), a new fast food restaurant replacing the current one, and adding a multi-tenant retail building in the currently use parking area at the far west of the parcel along Red Cliffs Drive.

The proposed Hotel building addition, will be in the form of a three story, 41 room structure, (this particular structure is proposing to go beyond the height limitation of 35 feet, this request will have to be submitted to the City Council in future meeting). As part of this portion of the project development, the pool and associated amenity will be relocated as shown on the site plan.

The new proposed fast food building will replace the currently existing one on the parcel (in the middle of the parcel along Red Cliffs Drive). It will be replaced to meet the needs of possible future tenants, a drive through lane will also be added as part of the new development of this particular building. The new exterior finish, complements the newly built structures on the corner of Red Cliffs Drive and Green Spring Drive (the new starbucks and sleep number businesses).

Lastly, the new proposed multi-tenant retail building, on the west boundary of the overall parcel (just to the east of the existing Autozone business). This proposed commercial plaza will also be

built with design and finishes that complement the new Starbucks and Sleep Number Bed businesses at the corner of Red Cliffs Drive and Green Spring Drive.

Also being sought by the applicant, is approval for an alternative proposal to the standards as set forth in the City Code, Off Street Parking standards. The Off Street Parking regulations allow for applicants to propose (under hardship purposes) parking suggestions/plans that differ from the standards set forth in the City Code. This can only be applied for through the Conditional Use Permit process and only requested through the Planning Commission. Their proposal will be presented at the public hearing.

The parcel is currently zoned Service Commercial (C-2), any requested use(s) will have to conform the permitted uses as outlined in the Zoning Regulations for this zoning district. The General Plan Land Use Designation at this location is Regional Commercial (R-COMM). Due to the size of the new buildings (which is over 5,000 sq. ft., individually or collectively), City Code requires the project receive approval through the conditional use permit process.

Staff has reviewed the requested proposal and finds it to be in harmony with surrounding and existing developments, and would be a good addition to the area. If all the conditions are met, the project will be an asset to our community. Staff would therefore like to recommend approval of the Conditional Use Permit for the development of this proposed commercial site. And, approval from the Planning Commission to allow for the adjustments to the off street parking requirement.

Recommendation

Staff recommends that the Planning Commission approve C-19-01, allowing for new/additional commercial development to be located at 880 West Red Cliffs Drive, and including the alternate proposal for off street parking stalls, 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. The development of the site shall conform to the standards of the Service Commercial Zone (C-2) and other applicable zoning regulations (parking, landscaping etc.).

2. A complete set of engineered construction drawings, with other required construction documents, shall be submitted for staff review and approval prior to the start of any construction and prior to the issuance of any required permits.

3. A detailed landscape plan showing plant species and irrigation methods for the site shall be included with the construction drawings for review and approval prior to the issuance of any permits.

4. All structures and site improvements shall meet the requirements of City and State adopted codes.

5. All outdoor lighting shall be directed inward to the site.

6. Parking area standards shall be met (as approved by the planning commission), including the required number of parking spaces, the required number of disabled parking spaces and their loading zone areas, parking space dimensions, and parking lot landscaping. These items shall be included in the construction drawings for review and approval prior to the issuance of any permits.

7. Areas for the collection of trash shall be adequately screened from public view.

8. Any exterior equipment shall be screened from public view.

9. All signage will conform to the Washington City Sign Ordinance as outlined in the Zoning Regulations.

10. Height relief can only be granted by the City Council, this Conditional Use Permit does not grant height relief for the hotel addition. That will have to be considered by the City Council at a future meeting. The location of, and design characteristics (color finishes and materials) are made part of this Conditional Use Permit.

Commissioner Henrie asked if there was a number that has decreased in the required parking.

Mr. Ellerman answered it is about 6 parking stalls.

Commissioner Papa asked about an exit by the Auto Zone.

Mr. Ellerman answered that it is an existing drive behind the Auto Zone. He stated the entrance in the middle will be eliminated.

Commissioner Papa asked if it is right in right out.

Mr. Ellerman stated it is a full access. There might be a median in the future.

Commissioner Coats asked about the detention.

Bob Hermandsen stated it is in the same area it will be piped and upgraded.

Commissioner Papa opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Coats seconded the motion.

Motion passed unanimously.

Commissioner Coats motioned to approve the conditional use permit with the findings and conditions of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- b. Public Hearing to consider approval of a Conditional Use Permit C-19-02 Storage Facility located at approximately Washington Dam Road and Sandhill Drive. Applicant is Riley Sorensen.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit, to allow for a caretaker quarters (apartment) unit within a new proposed storage facility project. The new storage unit business will be located at approximately 1230 South Sandhill Drive. The zoning regulations for this particular site (I-2), require a conditional use permit approval to allow for an on-site caretakers quarters.

The caretaker quarters will be located within the office building at the entry of the storage facility business. The building will need to be built in accordance of the adopted building and fire codes of the city.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission approve C-19-020, allowing for an on-site caretaker quarters (apartment) in conjunction with the new proposed Bear River Storage business located at approximately 1230 South Sandhill Drive, 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 the requirements of City and State adopted codes.
2. The development of the site shall comply with the development standards of the I-2 Zone.
3. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
4. All lighting within the project development will be directed inward to the site.
5. All signage will be in accordance with the adopted sign regulations of the city.
6. A post construction maintenance agreement needs to be recorded prior to the building permit issuance.

Commissioner Henrie stated the Town Center has a caretaker quarter.

Commissioner Coats asked if there is adequate parking.

Mr. Ellerman stated it is 1.1 and he feels there is adequate parking.

Commissioner Martinsen stated the only concern is if they do rentals for U Haul and parking on the street.

Mr. Ellerman stated he doesn't want U Hauls unless they come in for approval because of the parking on the street issue.

Commissioner Papa opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Commissioner Martinsen motioned to approve the conditional use permit with the findings and conditions of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

6. DISCUSSION ITEMS

a. Discussion on new subdivision ordinance.

Mr. Ellerman stated he would like to encourage the commissioners to look at the ordinance to see if there are any changes they would like to see. He stated an example is the access on flag lots.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:11 PM

Washington City

Signed by: _____

Rex Papa, Planning Commission Chairman

Attested to: _____

Kathy Spring, Zoning Technician