
Planning Commission Minutes
March 6, 2019

Present: Commissioner Papa, Commission Henrie, Commissioner Phetsomphou, Commissioner Coats, Councilmember Ward, Attorney Jeff Starkey, Drew Ellerman, Brandon Wright, Kathy Spring, Dave Holman, Paul Blackmore, Jim Raines, Lori Raines, Bryce Newman.

Meeting called to order: 5:32 PM

Commissioner Papa excuses Commissioner Martinsen and Commission Hansen.

Invocation: Commissioner Papa

Pledge of Allegiance: Commissioner Coats

1. APPROVAL OF AGENDA

a. Approval of the agenda for March 6, 2019.

Commissioner Coats motioned to approve the agenda for March 6, 2019.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

a. Approval of the minutes from February 20, 2019.

Commissioner Henrie motioned to approve the minutes from February 20, 2019,

Commissioner Coats seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Phetsomphou disclosed he lives less than a mile from item 5A, 6A, 7A and 8A.

4. MINOR SUBDIVISION

- a. Consideration to approve a conceptual Plan for the Rosewood Minor Subdivision, 4 lots located at approximately 150 West 100 North. Applicant is Ryan Andersen.

Background

Drew Ellerman reviewed report: The applicant is requesting approval for the Rosewood Minor Subdivision plat, located at approximately 150 West 100 North. The applicant is wishing to subdivide the present 0.70 acre parcel into four (4) lots. Lot (1) of the subdivision will be 0.145 acres, Lot (2) will be 0.203 acres, Lot (3) will be 0.203 acres, and Lot (4) will be 0.144 acres.

The proposed minor subdivision is currently zoned Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6), with the surrounding zoning of R-1-6 to the north, west and east, and C-2, and A/P to the south.

Staff has reviewed the requested proposal, and the proposed Rosewood Minor Subdivision, conforms to the standards as set forth in the Zoning Regulations and Subdivision Ordinance of the city.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Rosewood Minor Subdivision, to the City Council based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Washington City 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. That a post maintenance agreement be recorded prior to the recording of the final plat.
5. The shared access area between lots 1 and 4 needs to be adjusted by calling it a "Public Utility & Drainage Easement and Ingress & Egress Easement". Also, the area highlighted between lot 1 and 4 (this easement area) needs to be extended twenty more feet into lots 2 and 3.

Commissioner Coats asked if the Fire Chief had any comments.

Mr. Ellerman answered he reviewed it and didn't have any issues.

Commissioner Papa asked about the irrigation easement and if 5 feet is the standard.

Mr. Ellerman stated the 7.5 is a standard utility easement on all lots. He stated the 5 foot easement is a recorded document.

Commissioner Coats stated he feels the 7.5 easement needs to be adjusted to the south of lots 2 and 3 to reflect the 20 foot addition for the Ingress Egress, PUE drainage easement.

Mr. Ellerman stated that would be a good idea.

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

Commissioner Coats seconded the motion.

Motion passed unanimously.

5. FINAL PLAT

- a. Consideration and recommendation to City Council for the Arroyo at Sienna Hills Phase 7 located at approximately Sage Crest Drive and Sage Grouse Drive.
Applicant is Brennan Holdings NO 200 LLC., Jim Raines

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Arroyo at Sienna Hills, Phase 7 subdivision, located at approximately Sage Crest Drive and Sage Grouse Drive. This particular subdivision is proposing 27 lots on an area covering 11.67 acres. The specific location of this subdivision is zoned Sienna Hills Planned Community Development (PCD). The Amended Preliminary Plat was approved back on March 14, 2018.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Arroyo at Sienna Hills, Phase 7 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 amended 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 Phetsomphou asked about the unirrigated common area and if it will be natural vegetation.

Mr. Ellerman answered yes.

Commissioner Papa asked if there are any trails in this area.

Mr. Ellerman answered the trails run through Sienna Hills and there is one along Sandy Talus.

Commissioner Coats stated the record monuments that was recorded need to be added. He asked about the flood plain.

Jim Raines stated it follows the boundary of the plat it isn't involving any lots. He stated they don't show it because this project isn't in the FEMA flood plain. He stated in Arroyo 4 they did a rock pyramid.

Commissioner Coats stated the floodway needs to be addressed because it doesn't look good, it is too steep of a slope and is seen from Telegraph.

Mr. Raines stated they are looking at no irrigation landscaping to re vegetation. He stated they are trying to not grow tumbleweeds.

Commissioner Papa asked if the main road is the Sandy Talus Drive. He stated there appears to be another project that would continue.

Mr. Raines stated if you go there today you will see a big 13 foot culvert that is being constructed.

Commissioner Coats stated he would like to have a note regarding the floodplain.

Mr. Raines stated he would have the note added that the east boundary is next to a floodplain.

Commissioner Coats motioned to recommend approval to City Council with the findings and condition of staff with additional general note to address the east boundary is next to a floodplain.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

6. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council for Ladera at Sienna Hills Phase 1 Final Plat Amendment located at approximately Sandy Talus Drive and Ladera Drive. The purpose of the amendment is to shift lots 9 and 10 to the north 5 feet. Applicant is Brennan Holdings No 100 LLC. , Jim Raines

Background

Drew Ellerman reviewed report: The applicant is requesting approval of an Amended Final plat for the Ladera at Sienna Hills, Phase 1 Amended subdivision, located at approximately Sandy Talus Drive and Ladera Drive. The reason for this amendment request, is to move lots 9 & 10 to the north five feet, pushing them away from Sandy Talus Drive to allow for more space between lot 9 and the roadway. With this moving of lots 9 & 10, a note has been added to the plat limiting lots 10 and 11 to be one story homes due to the setback between these two lots.

Staff has reviewed the proposed amended final plat and finds it conforms to the PCD zoning of this development. The subdivision also remains in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Ladera at Sienna Hills, Phase 1 subdivision to the City Council, based on the following original findings and subject to the following original 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 plat shows the movement.

Mr. Ellerman answered yes.

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

Commissioner Henrie seconded the motion.

Motion passed unanimously.

7. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-19-05 request for a R-3 (Multiple Family Residential) Apartment with RRSST (Residential Rental Short Term) overlay zone project located at approximately 1100 East Bulloch Street. Applicant is Overland Development, David Holman.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Conditional Use Permit to build a multi-family Apartment and Townhome Complex project (named Coyote Creek) located at the northeast corner of Bulloch Street and 1100 East. The project's area of coverage is 7.31 acres. The site is proposing 116 dwelling units in the form of 96 apartment units and 20 townhome units. There is also provided a recreation center found near the center of the development which proposes a pool area along with other outdoor amenities.

The land use is designated in the General Plan as High Density Residential, the zoning is R-3 (Multiple-Family Residential) with the Overlay zoning of vacation rentals. The density as established in the General Plan is 13-16 dwelling units per acre, this project is proposing a 15.87 d.u./ac. ratio as presented. The surrounding zoning is R-3 to the east and south, RA-2 to the west and north.

The development is required to provide two parking stalls for each dwelling unit and a minimum of 24 visitor parking stalls (as per the current code). The city has felt concern with these nightly rental projects as it relates to regular parking standards and also that of the ratio of visitor parking stalls meeting the demands of these types of projects. The applicant is proposing 263 total parking stalls, of which 223 are designated for the 96 apartment units (2 per unit), 40 are designated for the townhomes in the form of two car garages, and 31 visitor parking stalls. Also provided are 10 elongated toy/recreational stalls for the project.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance. But again, parking is a concern.

Recommendation

Staff recommends that the Planning Commission approve C-19-04, allowing for a multi-family apartment/townhome - vacation rental project to be built and located at the northeast corner of Bulloch Street and 1100 East Street.

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 R-3 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.
5. Any covered parking materials, dumpster screening, and retaining walls throughout the property shall blend in with the residential buildings. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.
6. Any roof mounted equipment will be required to be screened from view.
7. A final detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
9. All lighting within the project development will be directed inward to the site.
10. All signage will be in accordance with the adopted sign regulations of the city.
11. The maximum height of any building within the project will no greater than thirty-five feet above finished grade.
12. A single property management will be required to oversee the project and vacation rental uses.
13. Sewer running north onto adjoining property will need to be covered by an easement and labeled as "Open Space". Verification will need to be submitted and approved by public works for adequate slope/fall for sewer.
14. Underground detention area needs to be labeled as "Open Space".
15. ALL storm drain lines need to go to detention area, current plan shows line on west side of project running into Bulloch Street, this needs to run to detention area first then onto Bulloch

Street.

16. The exhibits as presented to, and approved by, the Planning Commission will be followed as shown in the public hearing.

Brandon Wright stated they are requiring the sewer main in the common area be common open space be called out so they have access to maintain it.

Commissioner Coats asked how they will maintain the sewer line because it is going up hill.

Brandon Wright stated there is a problem that they will have to work out. This is what they proposed to drain Dean Terry's property.

Adam Allen answered that they were asked by Lester when brought in originally. to the southeast corner there is a sewer line that is full and they don't want to update the lift station. They were going to provide drainage for Dean Terry's property because it can't go over 1100 East. He stated they are showing a sewer across 1100 East.

Brandon Wright stated they have a sewer stub when Cambria was built. He stated they will work it out and so they want a condition to address the sewer.

Mr. Ellerman stated it is one of the conditions.

Commissioner Coats stated he feels it is a problem and there is a better solution.

Brandon Wright stated there are multiple ways they can go.

Commissioner Coats stated he realizes they aren't approving the sewer plan. He asked if there is a problem with apartments being vacation rentals.

Mr. Ellerman stated there is one owner. He stated vacation rentals are like a Hotel.

Commissioner Papa asked if all the units are vacation rentals.

Mr. Ellerman answered they are all going to be vacation rentals.

Commissioner Henrie stated he has stayed at vacation rentals and does feel they are a problem.

Commissioner Papa stated he has had a different experience and is not in favor of vacation rental overlay.

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 asked if condition #13 could be amended to read common space and open space.

Brandon Wright stated it needs to be common area.

Commissioner Coats stated he would like the sewer to be something different and will let public work that out.

Mr. Ellerman stated when this first came in it was condo.

Commissioner Coats stated condo can be sold separate.

Commissioner Henrie motioned to recommend approval with the findings and conditions of staff and to amend all terms referencing common space be labeled common area.

Commissioner Coats stated that the slope velocity be added to condition #13 and that the sewer be addressed with Public Works.

Mr. Ellerman stated there is a condition to cover the sewer.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

8. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Arroyo at Sienna Hills Phase 8 and 9 Preliminary Plat located at approximately Grapevine Crossing and Sandy Talus Drive. Applicant is Brennan Holdings No. 100 LLC., Jim Raines

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Preliminary plat for the Arroyo at Sienna Hills, Phases 8 & 9 subdivisions, located at approximately Grapevine Crossing and Sandy Talus Drive. The applicant is proposing 63 lots on an area of coverage of 25.33 acres. The zoning designation at this particular location is Sienna Hills Planned Community Development (PCD). The surrounding zoning is PCD to the north, east, west, and south.

The proposed subdivision conforms to the approved PCD 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 Arroyo at Sienna Hills, Phases 8 & 9 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 preliminary and 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 landscape 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.

Commissioner Coats stated the floodplain needs to be on the plat.

Jim Raines stated they can add the floodplain. He showed on the overhead the drainage. He stated it is a good idea to add it to a preliminary plat instead of the final plat.

Commissioner Papa asked what size of pipe is going in.

Mr. Raines stated it is a 13 foot pipe.

Commissioner Papa asked if there is a type of protection for debris.

Commissioner Coats stated there is a 84 foot culvert going into the detention basin. He stated it would be a good idea to add a note to identify the detention basin.

Mr. Raines asked if they change the name would they need to come back to amend the preliminary plat.

Mr. Ellerman stated they would have to come back for a subdivision name change..

Mr. Raines stated these are not going to be nightly rentals. He stated he would like to thank Drew for addressing the lots that were too close to the roundabout even though they lost a lot.

Commissioner Papa opened the public hearing.

No response.

Commissioner Coats motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Coats motioned to recommend approval to City Council with the findings and conditions of staff with the added condition #12 to include the floodplain boundary within the wash and a label for the detention basin to the north of Grapevine Crossing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council for the Southern Vista Preliminary Plat located at approximately 4200 South Washington Fields Road. Applicant is Mark Newman.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Preliminary plat for the Southern Vistas subdivision, located at approximately 4200 South Washington Fields Road. The applicant is proposing 30 lots on an area of coverage of 13.698 acres. The zoning designation at this particular location is Single-Family Residential - 10,000 Sq. Ft. Min. & 15,000 Sq. Ft. Min. (R-1-10)(R-1-15). The surrounding zoning is A-20 to the west, OS to the east, R-1-8 & OS to the north, and PCD to the south.

This preliminary plat was originally approved back in June of 2017, the plat expired due to lack of application for a final plat within the allotted 12 months. The applicant has been slowly moving forward on this project and is now ready to move toward a final plat, but only after the preliminary plat is activated again. 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 Southern Vistas 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 preliminary and 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 landscape 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. Storm Drain cannot drain into the canal company pipe or ditch without a letter from the canal company stating they will accept Municipal Storm Water in their system.
13. The area labeled "Detention Area" on the plat, needs to also include "landscaped common area".

Commissioner Coats asked if they are dumping in the storm drain.

Brandon Wright stated it is already taken care of. He stated he has additional conditions between lot 4 and 5 there is a booster station so no wall can be built for maintenance purposes. There is an easement so he wants it called out on the plat.

Mr. Ellerman stated they could have a wall further on their property as long as they stay off of the easement. He stated the plat needs to show the easement and label it with no build no structure.

Commissioner Papa opened the public hearing.

Bryce Newman stated he knows where the water line is located and will address the easement.

Commissioner Henrie motioned to close the public hearing.

Commissioner Coats seconded the motion.

Motion passed unanimously.

Commissioner Coats motioned to recommend approval to City Council with the findings and conditions of staff with additional condition #14 to show the existing easement to the pump station along lots 4 & 5 that is labeled no build no structure and condition #15 that the 10 foot strip along Washington Fields Road needs to be labeled landscape common area.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- c. Public Hearing for consideration and recommendation to City Council for the Heritage Place Preliminary Plat located at approximately 2000 South and Washington Fields Road. Applicant is Nisson Field LLC, Shaun Sullivan.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Preliminary plat for the Heritage Place subdivision, located at approximately 2000 South and Washington Fields Road. The applicant is proposing 179 lots on an area of coverage of 44.352 acres. The zoning designation at this particular location is Planned Unit Development - Residential (PUD-R) and Planned Unit Development - Commercial (PUD-C). The surrounding zoning is R-1-10 to the north, RA-½, R-1-12 to the east, R-1-10, R-1-8 to the west, and A-20 & R-1-12 to the south.

This preliminary plat approval request is in follow up to the recently approved PUD-R and PUD-C zoning of this parcel. 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 Heritage Place subdivision to the City Council, based on the following original findings and subject to the following original 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 preliminary and 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 landscape 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. All development will be accordance with the approved PUD regulations for this site and project.

13. The commercial portion of this development will require its own site design approval process through public hearing meetings with both the planning commission and city council.

Mr. Ellerman stated he is concerned with the 25 phases because they are small phases. He stated he would like to see around 9 phases with the three types of housing.

Commissioner Henrie asked if they could put the commercial as a phase.

Mr. Ellerman stated they will have to come back so he isn't concerned with that phase.

Commissioner Coats stated he doesn't want the hill to be phased.

Mr. Ellerman stated it should be kept open space.

Commissioner Henrie stated he thought they were going to put a trail up to and on the hill.

Commissioner Coats stated the pool needs to come in with a certain amount of lots or units. He asked if there is an access easement to the east off of Washington Fields Road that needs to be shown.

Commissioner Henrie stated it shows as Nisson Hill Road.

Adam Allen stated they will add the access easement to the plat. He stated there is also a storm drainage easement that needs to be added from Heritage Cove.

Commissioner Coats asked about the drainage easement and what is the phase it will be shown and fully improved.

Mr. Allen stated they want to do Phase 1 and 2 at the same time and also phase 7 with different types at a time so that is why so many phases.

Commissioner Coats stated he is concerned with the connectivity of the road and that the roads need to be built for connectivity especially the main road through the subdivision. He stated he agrees there are too many phases.

Commissioner Henrie stated it is complicated if it is chopped up.

Mr. Ellerman stated with 179 lots and units it averages 8 to 9 units per phase on the whole project.

Mr. Allen stated the roads and utilities are build as the houses and units are built. They just want to build in multiple directions.

Commissioner Coats asked about the acceleration and deceleration lanes from Washington Fields Road.

Mr. Allen stated they are not required per the current ordinance to do acceleration but they are required to do deceleration lanes.

Commissioner Papa asked if 2000 South is full width.

Mr. Allen stated on the north they will add 7.5 feet of asphalt with curb and gutter and south side will have a couple of feet of asphalt.

Commissioner Coats stated he doesn't want to hold them up but he wants to see the phasing plan. He stated the easements, phasing and pool amenities and when they will be required. He felt they put it as a condition.

Mr. Allen asked if they could just show for now phase 1?

Commissioner Coats stated they need to see all the phasing to show intent. He stated he wants to see road A and B then they could build out how they want because road A & B are main roads.

Mr. Allen stated if they aren't building a certain phase why would they build the road.

Commissioner Coats explained that it is because it is a PUD and they need to see connectivity especially the main corridors.

Mr. Allen asked if they aren't building in phase 18 or 7 why would they need the road?

Commissioner Coats answered it is about connectivity.

Commissioner Papa stated he feels the main road through phase 15 to 2 needs to be built in the beginning.

Brandon Wright stated they are working out the roads and water lines also there was mention about the deceleration and acceleration lanes there wasn't a requirement for deceleration that it was safer to stay in the pocket.

Commissioner Henrie stated that he feels with so many phase it is a cost to the city.

Commissioner Coats stated there are fee every time they bring something to the city.

Mr. Ellerman stated with some projects they don't break even.

Commissioner Papa asked Mr. Ellerman if he would recommend the phasing be lowered to 9 phases.

Mr. Ellerman stated he would like to see it reduced.

Commissioner Papa opened the public hearing.

Lenny Jones stated he is concerned with traffic on 2000 South. He stated he would like to see a deceleration lane on 2000 South. He would like to see a traffic study to address the increase of traffic.

Commissioner Henrie asked Brandon Wright about the effect of Merrill Road and 2000 South.

Mr. Wright stated there hope is that traffic will pull off of 2000 South. He stated they are about 60% through design.

Commissioner Henrie stated he feels that would take traffic off of 2000 South.

Commissioner Coats stated the road width is 66 foot wide on 2000 South. He stated the road isn't finished on the south side.

Mr. Allen stated the road will be a two lanes with a turning lane.

Commissioner Coats asked if road names are to be on preliminary plats.

Kathy Spring indicated they should be.

Mr. Allen stated they didn't know if they would do names or numbers.

Commissioner Papa asked how many homes are in the Nichols Peak Subdivision.

Mr. Ellerman stated there are about 28 homes.

Commissioner Coats motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Henrie stated he wants to see the phasing and other items in question.

Commissioner Coats stated he wants to see a grading plan to address the agricultural that isn't being developed to prevent weed patches.

Commissioner Coats motion to table the item to March 20th, 2019 Planning Commission meeting with the direction to update phasing line to work with the road network with condition #14 that the pool amenity area be constructed once 1/3 of the homes have CO's and condition #15 that the play amenity area be constructed at 1/3 of the townhomes have a CO and all existing and proposed easements be shown on the preliminary plat.

Commissioner Papa asked how to address the weeds.

Commissioner Coats amended his motion to include the phasing of the grading and how to deal with the land be maintained now that the ground is not being farmed. (Concerned about weed control).

The public hearing to be opened to address the new items.

Commissioner Henrie seconded the motion.

Commissioner Phetsomphou Aye

Commissioner Henrie Aye

Commissioner Coats Aye

Commissioner Papa Aye

Motion passed unanimously.

Commissioner Coats motioned to adjourn the Planning Commission Meeting.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Meeting adjourned: 8:00 PM

Washington City

Signed by: _____

Rex Papa, Planning Commission Chairman

Attested to: _____

Kathy Spring, Zoning Technician