
Planning Commission Minutes
March 20, 2019

Present: Commissioner Papa, Commissioner Henrie, Commissioner Martinsen, Commissioner Phetsomphou, Commissioner Coats, Commissioner Hansen, Councilmember Ward, Attorney Jeff Starkey, Brandon Wright, Kathy Spring, Adam Allen, Katelyn Allen.

Meeting called to order: 5:42 PM

Invocation: Commission Hansen

Pledge of Allegiance: Commissioner Phetsomphou

1. APPROVAL OF AGENDA

- a. Approval of the agenda for March 20, 2019.

Commissioner Coats motioned to approve the agenda for March 20, 2019.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from March 6, 2019.

Commissioner Henrie motioned to approve the minutes from March 6, 2019.

Commissioner Coats seconded the motion.

Commissioner Martinsen and Commissioner Hansen abstained, they were not present.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. PRELIMINARY PLAT

- a. Continuation tabled from March 6, 2019: Public Hearing on new items only to consider and recommend 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

Kathy Spring reviewed report: This item was tabled at the Planning Commission meeting of March 6, 2019. The Planning Commission asked the applicant to make several changes to the proposed preliminary plat, by adding two more conditions (#14 & #15), and showing how the applicant will be addressing the grading of entire project and how it relates to weed control and dust control. Conditions 14 and 15 are now added to the end of this report, both conditions address the timing of the building of the amenities within the entire development. The applicant was also asked to narrow down the overall number of phases for the entire project.

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 in 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.

14. The pool amenity area will be required to be completed at the time (or prior to) one-third ($\frac{1}{3}$) of the single family and patio homes are constructed and receive a "Certificates of Occupancy".

15. The park amenity area within the townhome portion of the development will be required to be completed at the time (or prior to) one-third ($\frac{1}{3}$) of the townhomes are constructed and receive a "Certificate of Occupancy".

Adam Allen stated the weed and dust control will be done at the 2nd phase. They don't want to do master grading on phase 1. They don't want to master grade the whole project. If there is a problem they would take preventive steps.

Commissioner Coats asked why the hill phase 11 isn't part of 8 or 9.

Mr. Allen stated they want to leave it as it is and perhaps dedicate it to the city.

Commissioner Coats stated he didn't want it to be a lone phase. It needs to be dedicated with Phase 8 or 9.

Mr. Allen stated they might dedicate it sooner.

Commissioner Coats stated he would like it to be dedicated to the HOA or another party and not be just phase 11. He would rather it be dedicated as phase 8 or which one comes in first.

Attorney Starkey stated he wouldn't want it to be dedicated to the city unless the city wants it. He stated it is up to City Council to accept it or not.

Commissioner Henrie stated he is concerned with the drainage off the hill and how it is going to be managed.

Attorney Starkey stated drainage is usually handled with the public works. He stated drainage is usually drained by the natural flow and the developer has to mitigate issues if the natural flow is changed.

Mr. Akllen stated there is a channel to the north.

Commissioner Papa asked if the DG Trail is a 4 foot trail.

Mr. Allen answered yes.

Commissioner Henrie stated Phase 8 or 9 should take phase 11 or which is last.

Attorney Starkey stated if there is a question about the time of dedication make it a recommendation to City Council.

Commissioner Hansen asked what happens if phase 8 and 9 are done and everything stops what happens to phase 11. He would like to see it dedicated or included in phase 8 or 9.

Attorney Starkey stated this is a PUD and so all issues should be addressed and a recommendation to City Council and the developer doesn't want any outstanding issues.

Brandon Wright stated as far as phase 11 they tried to get the city to take ownership because they wanted to do open channels. He stated Mike Shaw is working on an agreement but for now nothing has been decided. He stated he would like to have a detention area under one phase instead of the exhibit showing it in phase 1 and 2.

Attorney Starkey stated that it should be in the phase that is built first and the maintenance clarified that the HOA will do the maintenance on it.

Mr. Allen stated that there is a detention basin being built with Heritage Cove and is larger than what they need for Heritage Cove but they don't have an HOA. There will be a catch basin added to this development.

Commissioner Coats stated he would like Public Works to look at the drainage study.

Brandon Wright stated he would rather not have it split.

Attorney Starkey stated the recommendation could be that the drainage be based on the drainage study and what Public Works recommends.

Commissioner Coats stated he would recommend that if the study can handle the drainage in phase 1 then it wouldn't be necessary to have a detention basin in phase 2.

Mr. Wright asked if the HOA is going to maintain Phase 11.

Mr. Allen answered yes.

Commissioner Hansen stated he doesn't like that Phase 11 is the last phase. He would rather have it tied to Phase 1 or 2.

Mr. Allen stated 11 was just how it was numbered, it wasn't that it would be the last thing done.

Commissioner Henrie stated that phase 11 be identified as something other than phase 11. He stated there isn't any construction.

Commissioner Coats stated it should be open space and not phase 11. He recommend that phase 11 be open space/hillside and conveyed at 1/3 of the build out.

Mr. Allen stated he didn't think that would be a problem.

Commissioner Papa asked about the first exhibit there are numbers next to the pad.

Mr. Allen stated it is the grading elevation change for the lot.

Commissioner Papa opened the public hearing.

No response.

Commissioner Coat motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Coats stated with the fence taken down the tumble weeds would be a problem.

Mr. Allen stated the landowner took the fence down and they aren't irrigating any more.

Commissioner Coats recommended approval to City Council with the findings and conditions of staff with additional condition #16 that phase 11 be labeled open space/hillside the hillside has to be dedicated to the HOA or that it is conveyed to the long term property owner and at 1/3 build out of the unit.

Commissioner Henrie seconded the motion.

Commissioner Phetsomphou Aye.

Commissioner Henrie Aye.

Commissioner Coats Aye.

Commissioner Martinsen Aye.

Commissioner Papa Aye.

Motion passed unanimously.

Commissioner Martinsen motioned to adjourn the Planning Commission Meeting.
Commissioner Coats seconded the motion.
Motion passed unanimously.

Meeting adjourned: 6:25 PM

Washington City

Signed by: Rex Papa
Rex Papa, Planning Commission Chairman

Attested to: Kathy Spring
Kathy Spring, Zoning Technician