
Planning Commission Minutes

June 5, 2019

Present: Commissioner Papa, Commissioner Martinsen, Commissioner Coats, Commissioner Hansen, Attorney Jeff Starkey, Drew Ellerman, Brandon Wright, Kathy Spring, Steve Kamlowsky, LeAnn Hoopes.

Commissioner Papa excused Commissioner Henrie and Commissioner Phetsomphou.

Meeting called to order: 5:35 PM

Invocation: Commissioner Coats

Pledge of Allegiance: Commissioner Hansen

1. APPROVAL OF AGENDA

- a. Approval of the agenda for June 5, 2019.

Commissioner Coats motioned to approve the agenda for June 5, 2019.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes for May 15, 2019.

Commissioner Martinsen motioned to approve the minutes for May 15, 2019.

Commissioner Coats seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None.

4. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-19-07 to change from A-20 Agricultural 20 acres to PUD Planned Unit Development Residential located at approximately 600 East and Treasure Valley Road. Applicant is Development Solutions Group.

Background

Drew Ellerman reviewed report: The applicant is requesting approval to change the zoning of approximately 13.04 acres, located at approximately 600 East and Treasure Valley Road. The requested change is from the current zoning of Agricultural - 20 Ac. (A20), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose of developing the 13.04 acres into a multi-family residential project consisting of 2-plex, 3-plex and 4-plex townhomes with a total unit count of 112 dwelling units. Each dwelling unit will have 3 bedrooms, 2 ½ baths, and a 2 car garage.

This particular location just went through a General Plan Amendment approval process, the proposed 13.04 acres was given the Medium High Density designation. This General Plan designation carries a 7 - 12 dwelling units per acre density ratio. This proposed project will have an 8.6 dwelling unit per acre ratio. The surrounding zoning to this parcel is R-3 and C-1 to the north, R-1-8 to the west, and A-20 to the south and the east.

Staff has reviewed the requested zone change and wishes to point out the item of concern as it relates to this proposed project/zone change:

Congestion of traffic onto Treasure Valley Road, 4200 South Street and 20 East Street. Without a roadway punching through to Washington Fields Road to the east, and with the additional residences that have recently been approved, along with the existing Middle School open and running and the new High School set to open this coming school year (August of 2019), this particular area has a big circulation problem.

There needs to be solutions to push traffic away from the two schools, not run the traffic through their main entrances. Staff has already somewhat secured the access through the property zoned C-1 to the northeast of this proposed project. We are just lacking a 100 to 200 foot (approximately) pathway between this project and the C-1 zone parcel, to make it over to Washington Fields Road.

Recommendation

Staff recommends that the Planning Commission recommends of approval of Z-19-07, for the zone change request from Agricultural - 20 Ac. Min. (A-20), to the proposed Planned Unit Development - Residential (PUD-R), with request for the Multi-Family Residential Development Standards onto to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family

Development) Zone.

2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.
4. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
6. Block walls (six feet in height min./max.) will be required along the west boundary of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.
7. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

Commissioner Papa asked what it would take to get the road punched through.

Mr. Ellerman answered it would take the property owners to give it up or the Public Works Director could do a 26 foot asphalt both direction in place. He stated the Hoopes have already indicated they would give their portion up. The Gibby property is what is needed. He stated the Middle School isn't so much traffic as the High School will be this Fall.

Commissioner Coats asked if there has been in communication with the Wales.

Mr. Ellerman answered he will let the applicant give the answer to that question.

Commissioner Coats asked if the Townhomes have some jogs so there aren't rows of straight houses.

Commissioner Hansen stated it is like what is on River Road. It doesn't look good.

Commissioner Coats stated he doesn't want to see the straight wall. He stated the exhibit shows little pop outs. He would like to make sure the buildings get built the same as the exhibits show.

Mr. Ellerman stated they need to built as close to the exhibits as possible which shows the materials and colors.

Commissioner Coats asked what the color of the wall would be.

Mr. Ellerman stated he will let the applicant answer that question.

Commissioner Coats asked if the trail at Treasure Valley is maintained by the city.

Mr. Ellerman stated their HOA is suppose to maintain it.

Commissioner Hansen stated Stucki Farms came in with a higher density so is this the same density.

Mr. Ellerman stated yes.

Commissioner Hansen stated he agrees the road needs to be done.

Commissioner Coats stated the access needs to happen to Washington Fields Road.

Mr. Ellerman stated he might have to talk to the Public Works Director to see if there is a condemnation to get the road done.

Commissioner Coats stated it needs to happen because the High School coming in.

Commissioner Papa opened the public hearing.

Steve Kamlowsky stated they have talked to the Gibbys and they don't have any interest in doing the road. He stated they are following the city's master transportation plan and they want the road to go through. He stated what the exhibit show is what they want to do they don't want flat straight face. The colors are what they are doing. He stated the block wall will be a tan color.

Commissioner Papa asked about the property to the west and if it would match.

Mr. Kamlowsky stated they will build the 6 foot wall.

Commissioner Hansen asked Mr. Kamlowsky if he is concerned with the road.

Mr. Kamlowsky stated they are concerned but they just don't want to participate.

Commissioner Coats asked if there is a possibility to do a temporary road so it would go through.

Mr. Kamlowsky stated they would like to do whatever it takes to get a road through.

Commissioner Hansen asked about the road to the north.

Mr. Ellerman stated the Hoopes and this project would be responsible to put that road in.

Commissioner Papa asked if this project would be low income housing.

Mr. Kamlow sky stated there are no special requirements.

Commissioner Hansen asked if there is going to be an HOA.

Mr. Kamlow sky answered yes there will be an HOA.

Commissioner Coats asked if the detention is rock lines.

Mr. Kamlow sky answered there will be some landscaping and the HOA will maintain it.

Commissioner Coats stated he is concerned with weeds when an HOA doesn't do what they are suppose to. He stated there is usable space that he feels could end up a weed patch.

Commissioner Papa asked how deep is it.

Mr. Kamlow sky answered about 10 feet.

Commissioner Hansen stated he would like the trash cans in the garage and not on the streets.

Mr. Ellerman stated they could do a 30 foot screen area because trash in garages stink.

Commissioner Coats stated the amenities need to be built at a certain time frame. He stated they have required it at 1/3 of the build out.

Mr. Ellerman stated his concern is the parking stalls on a curve. He stated they need to do angle parking. He stated they may lose one stall .

Commissioner Hamsen asked about the leftover area when the road gets in.

Mr. Kamlow sky stated he isn't sure what they would do. He stated they might put in units.

Commissioner Coats asked how many parking stalls would be required.

Mr. Ellerman stated they have 25 and they need to have 23.

Commissioner Papa asked about the density and how it will benefit the area.

Mr. Kamlow sky stated it is a good fit to the schools.

Commissioner Martinsen asked if there a block wall between units.

Mr. Kamlowsky stated there are walls for privacy.

Commissioner Martinsen stated that would be a lot of walls.

Mr. Ellerman stated the wall by the play area is a good idea.

Commissioner Coats stated he likes the separation but a 4 foot wall would be better.

Commissioner Papa stated the density is a little tight. He would like 7 du/acre. He stated if this is for low income he would be in favor.

Mr. Kamlowsky stated it is affordable they are about 1,200 sq feet two story.

Commissioner Hansen asked if this is going in before the single family homes.

Mr. Kamlowsky stated the single family homes will come in first.

Commissioner Hansen asked what can be done tonight about the road.

Commissioner Coats stated the road needs to come in before they can approve this. He stated this is part of the vesting right.

Mr. Ellerman stated the Preliminary Plat will have the complete vesting right.

Attorney Starkey stated that with a PUD it is an expectation of how the project is going to be built. He stated the vesting is somewhat in place because they have to be built according to the PUD plan.

LeAnne Hoopes sated they are to the north and this has an affect on their project. She stated that low income is something they would rather not have because of the property value. She stated the applicant has stated this is not low income. She stated the Gibby's have called them to work with.

Mr. Ellerman stated at one time there was a court case with the school because there was a first right of refusal. He stated there hasn't been a chance to discuss the road. He stated that if Ms. Hoopes would like to talk to the property owner to see if the road could go through.

Commissioner Hansen asked if the road was in would that help with the commercial portion.

Ms. Hoope stated maybe the road would help.

Commissioner Coats motioned to close the public hearing.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Commissioner Coats stated the parking needs to be addressed because of the public streets. He stated he is really concerned with the access to Washington Fields Road. Even if there is a temporary access.

Commissioner Papa stated that would give the Wales opportunity to wait longer. He stated it is in the best interest to have the road go through.

Attorney Starkey stated the city doesn't like to do condemnations.

Commissioner Hansen stated his opinion is the area to the northeast should be amenity area and that the road has to go in.

Commissioner Coats stated his concern is the units along Treasure Valley Road.

Commissioner Papa stated he would suggest they turn the unit around and create an alley and take the traffic off of Treasure Valley Road.

Commissioner Coats stated the Steeplechase is R-1-6 but they are single family home and not townhomes. He stated he feels that townhome should access onto Treasure Valley Road.

Mr. Kamlowsky stated he would have to redo their plan to do the alley ways. He stated according to the ordinance a 60 foot road allows access.

Commissioner Coats stated there are a couple of options. They can deny or table.

Mr. Ellerman stated they can table to see other things like parking or they can deny based on something so it moves to City Council.

Mr. Kamlowsky asked if they could approve this with some of the things to be worked out or table it.

Commissioner Coats stated he would rather table it.

Mr. Ellerman stated it might be that the city could ask where the Gibbys are at because the applicant has been instructed not to talk to them because of the court case. He stated he would like to work on easements so there can be a temporary road then.

Mr. Hoopes stated she would talk to the Hancocks and see what they say.

Commissioner Coats motioned to table Z-19-07 zone change to June 19, 2019 based on that they redo the layout for the parking stalls, to redesign the townhomes access along Treasure valley road and to talk to the property owner to get the access to Washington Fields Road. That an additional condition that the amenities is to be built at 1/3 of the build out.

Commissioner Martinsen seconded the motion.

Commissioner Hansen Aye

Commissioner Coats Aye
Commissioner Martinsen Aye
Commissioner Papa Nay.

- b. WITHDRAWN BY APPLICANT: Public Hearing for consideration and recommendation to City Council a Zone Change request Z-19-06 from PCD Planned Community Development to PUD Planned Unit Development located at approximately east and west of the Country Way, known as the Sunrise Valley Development. Applicant is Walter Plumb. This was tabled from May 1, 2019 to May 15, 2019 and again to June 5, 2019. Applicant is Walter Plumb

Commissioner Martinsen motioned to adjourn the Planning Commission Meeting.
Commissioner Coats seconded the motion.
Motion passed unanimously.
Meeting adjourned: 7:07 PM

Washington City

Signed by: _____

Rex Papa, Planning Commission Chairman

Attested to: _____

Kathy Spring, Zoning Technician