
Planning Commission Minutes
June 19, 2019

Present: Commissioner Papa, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Coats, Councilmember Ward, Attorney Jeff Starkey, Drew Ellerman, Brandon Wright, Kathy Spring, Craig Williamson, Patty Price, Roger Price, Paul Jensen, Lester Cheshire, Doris Rasmunssen, Vickie Clark, Jim Clark, Larry Bybee, Jean Bybee, Barbara Davis, Rodney Cruse, Jason Smith, Troy Belliston, Ryan Thomas.

Meeting called to order: 5:35 PM

Commissioner Papa excused Commissioner Martinsen and Commissioner Hansen.

Invocation: Commissioner Phetsomphou

Pledge of Allegiance: Commissioner Henrie

1. APPROVAL OF AGENDA

- a. Approval of the agenda for June 19, 2019.

Item 6A has been withdrawn by the applicant.

Commissioner Coats motioned to approve the agenda for June 19, 2019.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

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

Commissioner Coats motioned to table the minutes to July 3, 2019 due to Commissioner Phetsomphou and Commissioner Henrie were not at the meeting and Commissioner Martinsen and Commissioner Hansen are not present.

Commissioner Papa seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Phetsomphou disclosed that he live less than a mile for item 5A.

Commissioner Coats disclosed that item 5A his firm has done work with the client but not on this project.

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Roadrunner Ridge Phase 3 Final Plat located at approximately Bronco Drive and Roadrunner Drive. Applicant is KG Development, LLC, Kent Stanger.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Roadrunner Ridge, Phase 3 subdivision, located at approximately Bronco Drive and Roadrunner Drive. This particular subdivision is proposing 15 lots on an area covering 6.46 acres. The specific location of this subdivision is zoned Residential/Agricultural - One Acre Min. (RA-1) with Bonus Density Credits & Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The Preliminary Plat was approved back on October 9, 2013.

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 Roadrunner Ridge, Phase 3 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.

Commissioner Coats asked if the common area is being used as detention.

Jason Smith stated the detention is in Phase 1.

Commissioner Henrie asked what they are going to use it for.

Mr. Smith stated it will be used as landscape area that he hadn’t seen a plan for it yet but the project would maintain it.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

5. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-19-07 request for a Multi Family Residential project located at approximately 1500 East Telegraph. Applicant is Belliston Construction.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit to build a multi-family apartment project (named the Trailhead) located at the southwest corner of Telegraph and Washington Parkway. The project’s area of coverage is 3.9 acres. The site is proposing 113 dwelling units in the form of studio and one-bedroom apartment units, with the lower floor of the building along Telegraph being utilized as commercial use in keeping with the PCD approved plan. There is also provided outdoor recreation found along the rear of the south building which proposes a pool area. It would also be notable to mention that a new trailhead park will soon be constructed adjacent to this proposed development with a variety of outdoor activities.

The land use as designated in the approved Planned Community Development (Sienna Hills PCD) is Multiple-Family Residential (Neighborhood 17B) and Commercial (Neighborhood 17A). The Commercial designation as part of the PCD allows for commercial and residential mix uses, thus the first floor of the building has been set aside for commercial uses with the upper two stories set aside for residential uses. The density as established in the approved PCD

is 92 dwelling units for Neighborhood 17B, and 25 for Neighborhood 17A this project is proposing 113 dwelling unit and 2 commercial tenant spaces as presented. The surrounding zoning is PUD (Ridgepointe) to the west, and Sienna Hills PCD to the north, east and south.

The development is required to provide two parking stalls for each two-bedroom apartment. One and one/tenth parking stalls for each one-bedroom and studio apartment and a minimum of 23 visitor parking stalls (as per the current code). The applicant is proposing 224 total parking stalls, of which 104 are designated for the two-bedroom apartments, 66 are designated for the one-bedroom and studio apartments, 23 for visitor parking, with the remaining 31 stalls available for the commercial tenants.

The building heights will be as approved for the Sienna Hills PCD project plan, which allows for fifty-five feet (55') maximum height for multiple family projects and commercial building projects.

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-19-07, allowing for a multi-family apartment/commercial tenant project to be built and located in Neighborhoods 17A and 17B of the Sienna Hills Planned Community Development, the actual location of the proposed development is at the southwest corner of Telegraph and Washington Parkway.

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 approved Sienna Hills PCD project plan.
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 building designs. 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.
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. The maximum height of any building within the project will no greater than fifty-five feet above the finished grade.
11. The exhibits as presented to, and approved by, the Planning Commission will be followed as shown in the public hearing.

Drew Ellerman stated that two of the units have been dropped for a total of 111 units. He stated he has added a condition to his report.

Amended Report Conditions:

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 approved Sienna Hills PCD project plan.
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 building designs. 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.
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. The applicant will be required to obtain a "height waiver" approval from the city council on the proposed building on parcel 17B, approval of this Conditional Use Permit does not include approval of height above 35' for this portion of the development.
11. The maximum height of the building on parcel 17A will be no greater than fifty-five feet above finished grade, as allowed in the Sienna Hills PCD.
12. The exhibits as presented to, and approved by, the Planning Commission will be followed as shown in the public hearing.

Commissioner Papa asked what happened to condition 8.

Mr. Ellerman stated it was part of a template regarding trash pick up. (Numbering fixed) He stated the building will require a key to get in for security.

Commissioner Coats asked about the tenant storage walk up.

Mr. Ellerman stated they are going to be optional sheds for storage in a variety of sizes.

Commissioner Henrie asked if the storage unit will match the finish of the main building.

Mr. Ellerman stated that could be added as a condition.

Commissioner Papa opened the public hearing.

Craig Williamson was the president of the HOA for Ridge Pointe. He stated the concern is the density. He stated area 17 was to remain a park. He stated he isn't questioning the commercial area. He stated their concern is the height of the buildings. He stated there is an issue on traffic. He stated they don't know what the traffic study indicates. He is concerned with the visual with

the dip to the east of Telegraph coming out of Ridge Pointe. He stated Bella Vista and Ridge Pointe Phase 5 are working on the additional dirt road. He stated Winter Haven is also concerned about the traffic going onto Telegraph. He stated the drainage at the southwestern portion that is a problem. He stated he is concerned with the children playing and is there going to be a wall along Ridge Pointe. He stated lots 1 through 10 will have issues with drainage due to the slope. He stated that he is concerned with erosion and is concerned with the noise and the wall would help with the noise and the safety of the residents of Ridge Pointe.

Larry Bydee stated a gentleman in Kings Row had a flag wrapped around the pole and the Fire Department stated they don't have a ladder truck. He stated his concern is the safety of the people living on the fourth floor if there is a fire. He stated that 17B was turned down to have anything built on it.

Mr. Ellerman explained the Sienna Hills Development map on the overhead and how they came up with the density.

Commissioner Coats explained that the park was on the back side. He stated the maps shows the amended density. It shows 17B is 127 units.

Mr. Bybee stated SITLA didn't show this map and they were told it was going to be a park. And it is going to be a monster building. He stated instead of a two story building they will now see a four story.

Commissioner Henrie motioned to close the public hearing.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

Commissioner Henrie asked Troy Belliston if the exhibit is showing a retaining wall.

Mr. Belliston answered part of it is a retaining wall. He stated there is a block wall along the storage units and their intent is to provide a buffer to the Ridge Pointe Subdivision.

Commissioner Papa asked about the height of the wall.

Mr. Belliston answered typically the walls are 6 feet. He stated everything will drain to the project and be piped to the wash. He stated there is an existing catch basin. He stated the traffic study was done for both projects. He stated the commercial could be a gym or daycare and possibly a cafe. He stated they took the apartments on top of the cafe off the original plan.

Commissioner Papa asked if the footprint is the same.

Mr. Belliston answered it is the same. He stated they are not putting gates to the park or Ridge Pointe,

Commissioner Coats asked if there is going to be a wall along Telegraph.

Mr. Belliston answered not. He stated there is an agreement with St George to have access to their ladder truck.

Commissioner Papa stated the ladder truck is also to evacuate people.

Mr. Belliston stated the density was according to the Sienna Hills agreement. They pushed the building as far to the east as possible from Ridge Pointe with the storage units as a buffer. He stated some of the homes are along BLM property. He stated the building is designed with interior corridors to help with noise. There aren't 3 and 4 bedroom apartments, so the occupancy would most likely be young couples and older people. He stated the hallways will have natural lighting so they aren't dark hallways. He stated they are working with Public Works on the traffic light. He stated the goal is to have the traffic light installed by the end of the year.

Commissioner Coats asked about the trail head parking area.

Mr. Ellerman stated there are 27 to 28 visitor parking.

Commissioner Coats stated parks do not allow overnight parking.

Mr. Belliston stated there are security measures even though it is not a gated community. He stated that there will be on site property management.

Commissioner Papa asked about the square footage of the apartment,

Mr. Belliston answered 500 to 1,000 square foot. He stated the feasibility study show 2 bedroom at \$1,250.

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

Commissioner Coats stated an additional condition if the height waiver isn't approved that this needs to come back to the Planning Commissioner.

Commissioner Coats seconded the motion.

Motion passed unanimously.

6. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for The Views at Coral Canyon Phase 3 and 4 Preliminary Plat located at approximately Highland Parkway and Black Canyon Avenue. Applicant is Cole West Home, Reed Scow.

This item was withdrawn by the applicant.

7. ZONE CHANGE

- a. Tabled from June 5, 2019: 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: This item was tabled at the June 5, 2019 Planning Commission meeting. The commission asked the applicant to update the proposed zone change by a) re-design the visitor parking stalls to be an angle approach (not 90 degrees); b) re-design the townhome access along Treasure Valley Road (taking the driveways off of that particular street); and c) talk to property owner(s) to see if access can be available to Washington Fields Road. Also, a ninth condition was to be added to the report, requiring that the proposed amenities would be completed before one-third ($\frac{1}{3}$) of the townhomes are completed.

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 $\frac{1}{2}$ 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.

9. The proposed amenities will be completed before one-third ($\frac{1}{3}$) build out of the development is completed. Roughly, before the 38th townhome is completed within the project.

Mr. Ellerman stated the public hearing would only be opened to address new items.

Commissioner Coats stated he is now concerned with the front doors facing Treasure Valley Road but would they park on the street? He stated he would like to see a block wall to discourage parking on Treasure Valley Road.

Mr. Ellerman stated he appreciates LeAnne Hoopes talking to Mr. Hancock. Mr. Hancock came into his office this morning and said he realizes the need for the road to connect to Washington Fields Road and that he would talk to the other people to see if that could happen and he would get back with him.

Commissioner Coats stated at least there is an additional access.

Commissioner Papa asked about another project with alleyways.

Mr. Ellerman stated that is Treasure Valley Road. He stated they are single family homes.

Commissioner Coats stated 20 East couldn't have driveway on it.

Commissioner Papa stated Treasure Valley Road might be congested at times with parking.

Ryan Thomas with Development Solutions stated they could put a wall along Treasure Valley Road. He asked how close he could get.

Mr. Ellerman stated there needs to be a 10 foot landscape strip then the wall.

Commissioner Coats stated a 4 foot wall would help.

Mr. Thomas stated he realized the concern of parking on Treasure Valley Road. He stated Public Works is okay with the angle parking. He stated the trash will be screened. Also the 4200 South seems to be working out so they can get it to Washington Fields Road.

Commissioner Coats asked about the detention area and if it could be a grass play area.

Mr. Thomas answered that they are going to do that.

Commissioner Coats asked if there could be another area for visitor parking.

Mr. Ellerman answered it would be difficult.

Mr. Thomas stated there are double driveways with garages.

Commissioner Coats commented that a block wall with landscaping would help prevent parking on Treasure Valley Road.

Brandon Wright asked that the developer show on the plat notes that the HOA will maintain the parking area.

Commissioner Papa opened the public hearing.

Commissioner Henrie motioned to close the public hearing.

Commissioner Coats seconded the motion.

Motion passed unanimously.

Commissioner Coats motioned to recommend approval to the City Council with the findings and conditions of staff, with additional condition of a continuous block wall along Treasure Valley Road. And that a resolution of the road way along 4200 South is done prior to City Council meeting.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Coats motioned to adjourn the Planning Commission Meeting.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Meeting adjourned: 7:15 PM

Washington City

Signed by: _____

Rex Papa, Planning Commission Chairman

Attested to: _____

Kathy Spring, Zoning Technician