
Planning Commission Minutes
July 17, 2019

Present: Commissioner Papa, Commissioner Henrie, Commissioner Martinsen, Commissioner Phetsomphou, Commissioner Coats, Commissioner Hansen, Attorney Jeff Starkey, Drew Ellerman, Brandon Wright, Kathy Spring, Linda Greenwood, Jan Keefe, Terry Keefe, Charles Pakchoian, Tom Saska, Sheri Saska, Ron Romney, Bruce Furr, Ruth Furr, Ellen Dore, Sheri Olsen, Rob Kendall, Larry Murray, Dennis Goyen, Barbara Goyen, Russ Vernon, David Lynn, Rob Reid, Rhonda Knapp, Bob Hermandsen.

Meeting called to order: 5:36 PM
Invocation: Commissioner Martinsen
Pledge of Allegiance: Commission Hansen

1. APPROVAL OF AGENDA

- a. Approval of the agenda for July 17, 2019.
Commissioner Henrie motioned to approve the agenda for July 17, 2019.
Commissioner Martinsen seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from July 3, 2019.
Commissioner Coats motioned to approve the minutes from July 3, 2019.
Commissioner Martinsen seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

- Commissioner Phetsomphou disclosed that he knows people that live in the area of item 5A.
Commissioner Martinsen disclosed that he lives less than a mile from item 4A.

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Brio 3E Final Plat Subdivision located at approximately Via Modelo, Sunshine Way and Rialto Blvd.
Applicant is Cole West Home, Reed Scow.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Brio, Phase 3E subdivision, located at approximately Via Modelo, Sunshine Way and Rialto Blvd.. This particular subdivision is proposing 29 lots on an area covering 8.233 acres. The specific location of this subdivision is zoned Brio Planned Community Development (PCD). The Amended Preliminary Plat was approved back on May 8, 2019.

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 Brio, Phase 3E 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 Coats stated there is a 60' easement that runs along Main and it is not on the plat.

Mr. Ellerman stated Mr. Scow will have it on the plat before City Council.

Commissioner Coats motioned to recommend approval to the City Council with the findings and conditions of staff with an additional condition #6 that the power easement be added to the plat.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Hawkeye Pointe Final Plat Subdivision located at approximately 3650 South 20 East. Applicant is Robert Kendall.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Hawkeye Pointe subdivision, located at approximately 3650 South and 20 East. This particular subdivision is proposing 47 lots on an area covering 18.257 acres. The specific location of this subdivision is zoned Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12). The Preliminary Plat was approved back on February 28, 2018, and was granted a six month extension in February of 2019.

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 Hawkeye Pointe 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. Monuments need to be called out/added on Plat before recording with the county recorder’s office.
7. Note #2 in the General Notes needs to be eliminated from plat, the city does not wish to have setbacks stated on the plat due to possible future changes that may occur.

Commissioner Coats stated the GEO tech doesn’t say who did the report.

Mr, Ellerman stated he will have them fill that in on the plat.

Commissioner Coats stated the middle lots do not meet the zone, they are just shy of the 12,000 sq foot lots.

Commissioner Hansen asked if there is a landscape plan along 20 East. He stated Stonehedge blocks the view and there is going to be increased traffic. He stated the landscape should be low to the ground.

Robert Kendall stated He will look into that.

Commissioner Phetsomphou stated he agrees with Commissioner Coats that the lots need to meet the zoning.

Mr. Ellerman stated this item would go to City Council on their August 14th meeting.

Commissioner Martinsen motioned to table to August 7th so they can adjust the lot sizes and to allow the GEO Tech on the plat and that condition 6 and 7 is resolved.

Commissioner Coats seconded the motion.

Motion passed unanimously.

5. GENERAL PLAN AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council a General Plan Amendment G-19-03 to change from Community Commercial to High Density located at approximately Telegraph Street and Bella Vista Blvd. Applicant is Wilson Electronics, Eric Wilson.

Background

Drew Ellerman reviewed report: The applicant is seeking to amend the General Plan Land Use Map in the area located at the southeast corner of Bella Vista Drive and Telegraph Road. The requested area covers 4.83 acres. The current Land Use designation is Community Commercial (CCOM). The applicant is seeking approval to have the Land Use designation changed to High Density Residential (HD) the possibility to develop the area into a future multi-family residential project.

The surrounding General Plan Land Use designations are Medium Density Residential (MD) to the north, Community Commercial (CCOM) to the east and west, and Medium High Density Residential (MHD) to the south. The surrounding zoning is R-1-15 to the north, C-2 to the east and west, and PUD to the south.

As stated above, the applicant is wishing to amend this parcel, in hopes for future residential development at this location. The High Density Residential designation allows for the R-3 zoning designation, and carries a 13-16 dwelling unit per acre density ratio.

Staff finds that the request would be taking needed commercial property away from the commercial property pool that is so needed within the city. These commercial areas are our major resources for future tax revenues that are sorely needed in our community. Staff's reservation is based on the fact that Washington City has been losing designated commercial properties over the past several years.

Recommendation

Staff has no recommendation for the Planning Commission for the proposed G-19-03 application, to amend the General Plan Land Use Map from the current Community Commercial (CCOM) designation, to the proposed High Density Residential (HD) designation, as outlined above and shown on the exhibit attached hereto, to the City Council.

Commissioner Henrie asked about exit 13 and the commercial being pulled out.

Mr. Ellerman stated he understands that area but doesn't want to lose any commercial property.

Commissioner Henrie asked if the city gets anything on rental.

Mr. Ellerman stated even on hotel motel use the State and County gets the majority of the tax revenue.

Commissioner Martinsen asked Mr. Ellerman to review what could go on the commercial.

Mr. Ellerman stated retail and more on the small businesses or a plaza of professionals.

Commissioner Phetsomph asked if Turner storage wanted to purchase the property could they expand the storage.

Mr. Ellerman stated yes with a conditional use permit.

Commissioner Martinsen stated that any building along Telegraph would have to come in for a conditional use permit.

Mr. Ellerman stated anything along Telegraph is a Conditional Use Permit.

Commissioner Papa asked the width of Bella Vista.

Mr. Ellerman answered it is a 60 or 66 foot road.

Commissioner Papa opened the public hearing.

Robert Reid with Rosenberg stated that the existing community commercial is being taken away from Telegraph and going to exit 13. He stated that businesses lack interest because they have to come in for conditional use permit. He stated the surrounding use is residential and feels high density would be a better fit.

Terry Keefe stated he is opposed to the proposal because the city needs commercial and not more high density along the mail entrance to the city. He stated the property tax will increase by giving up commercial and this isn't a good fit. He stated moving all the commercial to the exit will increase Washington Parkway.

Ronda Knapp lives across the street from this proposal and is opposed to this because the traffic and the power lines. She stated with all the development the scenery has changed and the city needs commercial. She stated the neighborhood is single family homes and doesn't need more multi family properties. She stated people are leaving because of what is going on.

Charles Pakchoian stated he is opposed to the proposal and agrees to what has already been said.

Dennis Glen stated he is opposed to the proposal and stay with the existing general plan. He agrees that the commercial need to stay.

Bruce Furr stated he has a problem with high density.

Linda Greenwood stated she is opposed to this because of the lack of revenue and traffic.

Thomas Saska stated people need to shop and taking commercial away isn't a good idea and with high density it increases the traffic in an already traffic problem at Green Spring and Telegraph.

Larry Murray stated he can't believe he is agreeing with Drew but is opposed to changing the general plan from commercial.

Dave Lynn stated he represents the applicant. He stated the existing zoning isn't feasible. All the commercial is going to exit 10 and 13. He stated he has marketed since 2011 and no one is interested. He stated the rooftops are needed and a multi family will bring in tax revenue. He stated with commercial there would be light pollution. He stated Washington County doesn't have adequate affordable housing and this would bring in an opportunity for that.

Commission Coats asked if this is going to be affordable house and what is affordable.

Mr. Lynn stated they are looking at affordable house with \$1,000 at month or less.

Commissioner Phetsomphou asked if this is vacation rental.

Mr. Lynn answered no.

Commissioner Hansen asked if this is the first time this has come to the city to change the general polan.

Mr. Lynn stated it is the first he has brought in.

Commissioner Phetsomphou showed the general plan on the overhead and indicated that there isn't enough commercial in Washington City.

Commissioner Hansen asked if the Telegraph commercial has changed.

Mr. Ellerman stated the Telegraph commercial has pretty much stayed the same.

Commissioner Coats stated the commercial with Sienna Hills has always been commercial.

Commissioner Phetsomphou asked if there is tax revenue from the Ovation project.

Mr. Ellerman stated a little because there would be small retail.

Attorney Starkey stated the city has to have revenue regardless of what the business is.

Mr. Ellerman stated there are a lot of roof tops coming.

Mr. Lynn stated that with the Grapevine commercial there isn't any interest in this piece of property.

Russ Vernon stated that with exit 13 that area will bring in larger revenue than what would come in on the property. He stated the traffic increase would increase an already traffic problem.

Commissioner Phetsomphou asked how long the Family Dollar has been there.

Mr. Ellerman stated it has been there for about 13 or 15 years.

Commissioner Phetsomphou stated it has been successful.

Ron Romney stated he is opposed to this proposal. He stated high density in this area is in conflict with the existing general plan with harmonious with the surrounding area. He stated it is a gateway to the city and a high priority should be given with a high impression of the city. He stated once commercial is lost it is difficult to get back. He stated the traffic is already a problem.

James Jessop stated their project is to the north of this and would like to keep the commercial and feels he would get with Dave and see if they can work something out.

Ruth Furr stated with high density how many people can go in there.

Commissioner Papa answered about 70 to 77 dwelling units.

Ms. Furr stated there should be something inviting and not a bunch of buildings.

Jan Keefe stated she would like to see what would compliment Bella Vista.

Sherie Olsen stated she is concerned with traffic from Bella Vista onto Telegraph. It is dangerous now. She would like to see nice homes.

Art Reed stated he would suggest that commercial remain because someone had the foresight to put it on the general plan. He stated he would like to see something pretty in the area.

Commissioner Coats motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Papa stated he is concerned with the increase of the traffic but doesn't like the weeds.

Commissioner Coats stated he thinks it should stay commercial. He stated they need to consider what would be needed in 10 years. He stated there were parcels in St George for many years were vacant now they are businesses.

Commissioner Henrie stated he can see arguments for both sides but thinking about making a recommendation for the future.

Commissioner Martinsen recommended denial to City Council due to this isn't what the general plan intent and it is taking away commercial that Washington City needs. Commissioner Coats seconded the motion. Motion passed unanimously.

6. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-19-08 to change from PCD Planned Community Development to PUD Planned Unit Development located at approximately 2800 East Country Way. Applicant is Walter Plumb.

Background

Drew Ellerman reviewed report: The applicant is requesting approval to change the zoning of approximately 202.85 acres, located approximately at 2800 East Country Way. The requested change is from the current zoning of Planned Community Development (PCD), to a proposed Planned Unit Development - Residential (PUD-R).

The PUD-R request is for the purpose of developing 202.85 acres into a residential project consisting of five (5) different developed areas referred to as "Pods" as outlined in the attached exhibits. The applicant is seeking the PUD-R zoning on the entire 202.85 acres at this time, but is wishing to only build out Pod 1 at this present time. This will mean that Pods 2-5 will come in at a later date with the specific design layout for each one of those remaining Pods, each remaining Pod will need to go through the public hearing process for approval.

Pod 1 is proposing 109 dwelling units, on an area of coverage of 29.72 acres. This represents a 3.6 dwelling unit per acre ratio. The proposed Pod 1 is showing a patio home type of development, which consist of private owned building pads with common area surrounding the building pads. This proposed design would fall under the Planned Unit Development - Multiple Family Development.

Just to note, during the General Plan Amendment approval process, the entire 202.85 acres was granted a total maximum of 532 dwelling units.

The General Plan Land Use Designation for this location is Medium Density Residential (MD), which carries a 4.5 - 6 dwelling units per acre density ratio. The surrounding zoning to this parcel is R-1-8 and County to the west, RA-1 and RA- 2 to the south, and Open Space to the west and north.

Staff has reviewed the requested zone change and wishes to point that a park will be built by the developer, this will be to accommodate two issues, one being needed detention area, and the other to account for the recreation area requirement of the PUD zoning district.

Staff also wants to point out that a new sewer lift station will be installed as shown on the exhibit.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-19-08, for the zone change request from Planned Community Development (PCD), to the proposed Planned Unit Development - Residential (PUD-R), with the associated request for the Multi-Family Residential Development Standards for POD1, 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 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. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
7. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

8. Pods 2-5 as shown on the attached exhibits will be required to get approvals as per their design, the public hearing process as Pod is presently requesting. Pods 2-5 however will be part of this request, in the fact that they will also be rezoned to the PUD designation (if approved by the planning commission and city council).

Commissioner Henrie asked about the Country Way road and if it is going to be a 50 or a 66 foot road as seen on the plat. There are two sizes on the plat.

Mr. Ellerman stated it is a 66 foot road and it is a master transportation road.

Commissioner Papa asked what other areas that have designations for cemeteries.

Mr. Ellerman answered Stucki Farms, BLM land and Sienna Hills on the north side of the freeway. He stated the ballpark fields next to the cemetery will become cemetery.

Commissioner Henrie stated he is excited to see this area growing.

Commissioner Coats stated lots 1 through 14 and 50, 51, 52, 53 and 64 lots are currently being shown in the floodplain.

Commissioner Henrie stated he doesn't think it should affect the decision tonight.

Mr. Ellerman stated there is a floodplain question but he will let Bob Hermansen answer that question.

Commissioner Coats stated there needs to be a Lomar to show how it is addressed.

Bob Hermansen stated they are working with Lester and he suggested they do the zone change first. They are doing the Lomar to address the flood area.

Commissioner Papa opened the public hearing.

No response.

Commissioner Coats motioned to close the public hearing.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Commissioner Coats stated the houses look boxy could they add some pop outs.

Mr. Hermansen stated this is Ence Homes and this is their product. He stated they could add something to the elevations.

Attorney Starkey asked when the park will go in.

Mr. Ellerman stated it could be an added condition at 1/3rd of the built.

Mr. Hermandsen stated they would like it to be at 50% of the entire build of the 6 acres then do the rest of the park. He stated they are working with Barry Blake on the trail and the park. He stated they will build the first portion of the trail parking and detention area for the first 109 units.

Attorney Starkey stated that City Council will most likely want some of the park to go in at the beginning of the development.

Commissioner Coats stated he would like the trail and parking lot be built with this pod. He stated there needs to be a restroom at the trail. Then the full park at 1/3 built out.

Mr. Hermandsen stated he would rather do the parking and trail first. The restrooms are expensive.

Commissioner Martinsen asked what is the marketing.

Mr. Herandsen stated \$350,000 to \$450,000 range it would probably bring in the 55 and older people but they are not going to market it as 55 and older.

Commissioner Hansen stated that he hears all the time that Stucki Farms promised a lot of amenities and they are not being built.

Commissioner Coats asked if on Country Way will have a trail system and what is the plan for pod 3 and 4.

Mr. Herandsen stated they don't have a plan for a trail. They plan to go up to the next density.

Mr. Ellerman stated the landscape with a sidewalk would work for connectivity.

Commissioner Martinsen stated that would be needed for 500 plus units.

Commissioner Henrie stated on pod 5 needs a trail to the park.

Mr. Hermandsen stated people would need to go to pod 4 because pod 5 has quite an elevation change.

Mr. Ellerman stated these are things that could be worked out.

Commissioner Hansen asked how they will market it with a future park.

Mr. Hermandsen stated they can use it at the entrance sign that there is going to be a trail and park. They will do what they did with Shooting Star with a design of the park on the sign. He stated it will be built as a detention area.

Brandon Wright asked Mr. Herandsen if the detention area will be built with pod 1.

Mr. Hermandsen stated the drainage doesn't come in to the area so they think the detention area could come later. He stated he will work with public works on how and when the detention area will come in.

Commissioner Papa stated his understanding is that the detention area is needed with pod 1.

Mr. Hermandsen stated at 50% of the project they have to put in the park then the detention would need to be completely built.

Commissioner Coats motioned to recommend approval to the City Council with the findings and conditions of staff that condition #8 be required to get approval when it comes in and that additional conditions #9 that lots 1-14 and 50 - 53 and 64 has a LOMR done to address the floodplain with pubic works. Condition #10 that the park be completed at 50% of all pods. Condition #11 that the trailhead with trail connection and parking is built at 1/3 with pod 1 and condition #12 that at 2/3 of the build of Pod 1 that the remaining parking lot and Restroom is to be built. He recommended the elevations to have pop outs on the sides and rear of the buildings.

Commissioner Matinsen seconded the motion.

Motion passed unanimously.

Commissioner Martinsen motioned to adjourn the Planning Commission Meeting.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Meeting adjourned: 7:40 PM

Washington City

Signed By: 

Rex Papa, Planning Commission Chairman

Attested to: 

Kathy Spring, Zoning Technician