
Planning Commission Minutes
September 4, 2019

Present: Commissioner Papa, Commissioner Henrie, Commissioner Coats, Commissioner Hollie, Attorney Jeff Starkey, Councilmember Cluff, Drew Ellerman, Brandon Wright, Kathy Spring, Brandee Walker, Ben Martinsen, Ron Romney, Charles Pakchoisn, Paydon Newman, Jim Raines, Lori Raines, Heidi Blair, David Blair, Ellen Dore, Barbara Goyen, Dennis Goyen, Art Reid, Katherine Reid, Joanne Lau, Loren Lau.

Commissioner Papa excuses Commissioner Hansen and Commissioner Phetsomphou.

Meeting called to order: 5:35 PM

Invocation: Commissioner Papa

Pledge of Allegiance: Commissioner Coats

1. APPROVAL OF AGENDA

- a. Approval of the agenda for, September 4, 2019.

Commissioner Coats motioned to approve the agenda for September 4, 2019.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes for August 21, 2019.

Commissioner Coats motioned to table the minutes for August 21, 2019 to September 18, 2019 due to the two of the four commissioner's present were not at the meeting.

Commissioner Papa seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Arroyo at Sienna Hills Phase 8 Final Plat located at approximately Grapevine Crossing and Sandy Talus Drive. Applicant is Brennan Holdings No 200, LLC

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Arroyo at Sienna Hills, Phase 8 subdivision, located at approximately Grapevine Crossing and Sandy Talus Drive. This particular subdivision is proposing 28 lots on an area covering 14.27 acres. The specific location of this subdivision is zoned Sienna Hills Planned Community Development (PCD).

The Preliminary Plat was approved back on March 27, 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 Arroyo at Sienna Hills, Phase 8 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. The word “areas” needs to be added to note #5 of the General Notes of the final plat (5. All common “areas” shown on this plat).

Commissioner Henrie asked for clarification on the hash lines showing on the plat.

Mr. Ellerman answered unirrigated common area.

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

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Arroyo at Sienna Hills Phase 9 Final Plat located at approximately Grapevine Crossing and Pleasant Valley Lane. Applicant is Brennan Holdings No 200, LLC

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Arroyo at Sienna Hills, Phase 9 subdivision, located at approximately Grapevine Crossing and Pleasant Valley Lane. This particular subdivision is proposing 35 lots on an area covering 11.19 acres. The specific location of this subdivision is zoned Sienna Hills Planned Community Development (PCD).

The Preliminary Plat was approved back on March 27, 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 Arroyo at Sienna Hills, Phase 9 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 about the roundabout.

Jim Raines stated it is Escondido. He stated that the developer wants to change the name of this subdivision phase to Desert Ravine.

Commissioner Coats stated it needs to come back with a name change.

Mr. Ellerman stated it needs a preliminary plat amendment.

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

Commissioner Coats seconded the motion.

Motion passed unanimously.

- c. Consideration and recommendation to City Council for the Southern Vistas Phase 2 Final Plat located at approximately 4335 South Secretariat Drive. Applicant is Mark Newman.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Southern Vistas, Phase 2 subdivision, located at approximately 4335 South Secretariat Drive. This particular subdivision is proposing 10 lots on an area covering 6.07 acres. The specific location of this subdivision is zoned Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) & Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The Preliminary Plat was approved back on March 27, 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 Southern Vistas, Phase 2 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 Motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- d. Consideration and recommendation to City Council for the Sugar Plum in The Fields Phase 6 Final Plat located at approximately 4040 South Sugar plum Way. Applicant is Troy Ence.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Sugar Plum in The Fields, Phase 6 subdivision, located at approximately 4040 South Sugar Plum Way. This particular subdivision is proposing 29 lots on an area covering 10.59 acres. The specific location of this subdivision is zoned Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8). The Preliminary Plat was approved back on January 8, 2014.

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 Sugar Plum in The Fields, Phase 6 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. Signature block labeled “Surveyor’s Approval”, should be changed to say “City Engineer’s Approval”.

Commissioner Papa asked about the common area and if it is going to be rock.

Brandee Walker stated it is rock.

Commissioner Hollie asked if it is going to drain into storm drain.

Mr. Ellerman answered yes.

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

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. ZONE CHANGE

- a. Tabled from August 21, 2019, Public Hearing on new exhibits: for consideration and recommendation to City Council a Zone Change request Z-19-11 to change from PUD Planned Unit Development to PUD Planned Unit Development located at approximately 100 South Bella Vista Drive. Applicant is Stephen Howroft.

Background

Drew Ellerman reviewed report: This item was tabled at the August 21, 2019 planning commission meeting, the commission asked the applicant to show a more detailed exhibit of the amenities that will be provided, and also to be more specific in the building finishes. The applicant has provided a more detailed overview booklet of the project pointing out the amenities and going with one specific elevation finish style.

The applicant is requesting approval to change the zoning of approximately 13.77 acres, located at approximately 100 South Bella Vista Drive. The requested change is from the current zoning of Planned Unit Development (PUD), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose of developing the 13.77 acres into a multi-family residential project with 164 apartment units and 27 townhome units. The apartment portion of the development will be made up of thirty six (36) One-bedroom units, one hundred and four (104) Two-bedroom units, and twenty four (24) Three-bedroom. The townhome portion will have nine (9) three-plexes. Each townhome dwelling unit will have 3 bedrooms, 2 baths, and

Two direct parking spaces (of which one will be required to be a covered parking stall).

The surrounding zoning to this proposed development is Service Commercial (C-2) to the north and east, PUD-R to the west and south. The density of this proposed project is 13.87 per acre. The allowed density according to the General Plan Land Use Map is 7-12 units per acre (Medium High Density). The Planned Unit Development standards allow for an increase of units meeting the criteria as outlined in the ordinance. The developer is wishing to utilize the tree lined streets credit, increased recreational facility credit and the open space credit to account for the 1.87 dwelling unit per acre increase over the project area.

The required parking for project would be 292 stalls for the apartment units, the applicant is showing 312 stalls. The visitor parking needed would be 38 stalls required, so deducting the 292 stalls for the dwelling units, a remainder of 20 stalls is available for visitor parking. Staff will note that the project is showing and providing a RV storage area in the east portion of the development, this area needs to be utilized for the additional 18 visitor parking stalls required by the ordinance. The applicant is showing sufficient covered parking stalls for the apartment units, but an additional 27 covered parking stalls will need to be added, one at each townhome unit.

Staff has reviewed the requested zone change and finds it conforming to the PUD standards of the zoning regulations.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-19-11, for the zone change request from Planned Unit Development (PUD), 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 north and 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 unit is completed within the project.
10. If any of the proposed buildings are to be higher than thirty five feet in height, a height waiver must first be obtained from the City Council. It appears that building #2 & #3 will be above the thirty five foot (35') height allowance.
11. Details for dumpster screening methods shall be submitted for review and approval with the building permit applications.
12. The southern extension of 1100 East will need to be constructed, or already in place, as part of this development.
13. All outdoor lighting will be directed inward toward of this development.
14. 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.

Commissioner Coats stated he wanted the break down on the density.

Mr. Ellerman stated the tree line credits are substantia. They would be required to meet 38,000 they are in the 40,000.

Commissioner Coats stated he is still concerned about the parking because as he drove around town there appears to be a lot of parking on the streets.

Mr. Ellerman stated he put a comment in his report before the recommendation.

Commissioner Coats asked if Public Works approved the parking.

Mr. Ellerman stated Public Works doesn't sign off on parking. City Council can approve or request extra parking. This does meet the criteria.

Commissioner Henrie stated he went through the landscape plan and the brush labeled red bird of paradise will not survive in this area.

Commissioner Hollie asked for clarification on the parking 18 RV and 27 covered.

Mr. Ellerman stated there is a requirement for at least one of the parking spaces per unit is covered.

Commissioner Hollie stated he shared Commissioner Coats concern with parking because garages turn into storage.

Commissioner Coats stated it appears they are 18 stalls short.

Mr. Ellerman stated they have meet the criteria per unit.

Commissioner Henrie asked about the exhibit 5A aerial, it shows a State Street.

Mr. Ellerman stated the aerial is correct it is just label wrong. The highlighted yellow is the area.

Commissioner Hollie asked if the play areas are going to be fenced.

Commissioner Papa opened the public hearing to address the new exhibits only.

Art Reid asked if the green space on the exhibit is what is to be approved. He stated the design of the homes looks trendy. He stated trendy buildings don't usually stay appealing. He stated the residents don't want this built here.

Denise Goyen asked where the garbage disposal area is located.

Commissioner Coats stated showed their location and explained they are walled in.

Mr. Goyen stated he doesn't think people will park in the RV areas. He stated south and west and north are single family homes. He stated there are plenty of townhomes and would rather have affordable single family homes. He stated he can't imagine people living in 4 story buildings without elevators. He asked about 1100 East and who would use it.

Ron Romney asked about the higher density in regards to the code. He stated he doesn't think they have met the code.

Commissioner Coats stated they have met the treeline street requirement.

Mr. Romney stated they didn't met the recreation criteria. He stated the criteria for individual ownership and apartments don't count.

Commissioner Coats explained that the code online isn't the new PUD ordinance.

Mr. Romney stated the website should be updated.

Commissioner Coats stated it was turned into Sterling Codify by the City but they haven't done the update.

Mr. Romney questioned the density for recreation and open space of the ordinance.

Commissioner Coats stated that the pickle ball, pool area and the play area count as recreation.

Mr. Romney stated there is a difference of opinion on what is classified as recreation.

Commissioner Papa stated it appears that the concern is that there isn't calculations.

Shelleen Arregui stated her concern is growing density with apartments.

Robin Sauls stated the city needs to look at 20 years down the road.

Charles Pachoian stated the credit formula isn't right. He stated the treeline and green area doesn't seem to match.

Jim (not sure of the last name) stated the commissioners need to go to other developments and look at the parking. He stated the developer isn't honest and is wearing them out because he has changed the plan so many times.

Commissioner Henrie motioned to close the public hearing.

Commissioner Coats seconded the motion.

Motion passed unanimously.

Commissioner Coats asked Mr. Ellerman to review the code regarding density. He stated the 25% per dwelling units is where he has the question.

Mr. Ellerman stated if 7-12 couldn't get more than 25%, not more than 15 units per acre. He stated people can asked for certain things on a PUD but the city doesn't always have to approve it.

Commissioner Coats stated there aren't enough parking stalls and the calculations aren't presented. He stated he is concerned with people parking on Bella Vista Drive.

Mr. Ellerman stated it is a public street so they can park on a city street.

James Jessop stated as far as green space they are at 46% for the entire PUD.

Mr. Ellerman stated the area is a PUD and is being brought in a portion at a time.

Commissioner Papa explained that the concern is the whole PUD and if it meets the criteria.

Mr. Jessop stated that with the design of this project the street will slow the traffic.

Commissioner Coats stated he is still concerned with parking on the street.

Mr. Jessop stated he lives in a residential subdivision and there is parking on the street with RVs parking on the street.

Commissioner Coats stated the garage is 20 feet setback.

Commissioner Hollie asked if the slope could be developed with a trail.

Mr. Jessop stated it is natural open space and doesn't know how the trail design would be but they want the trail to tie into the Sullivan Park.

Dave Harris stated the play areas is about 340 sq feet and that is in addition to the pool area. He stated there is an 8 foot path along the perimeter of the project.

Commissioner Coats asked if the trails will be maintained by the HOA.

Commissioner Hollie asked if the play area will be fenced.

Mr. Harris answered the trails will be maintained by the HOA within the project. He answered no the play areas will not be fenced.

Attorney Jeff Starkey stated the CCRs would state the restriction on the use of the play area.

Mr. Harris stated that there are a lot of amenities and it exceeds the criteria for amenities.

Commissioner Papa stated the townhomes design is going to carry over to this project.

Commissioner Coats stated it appears to be the same design.

Commissioner Papa stated this is better than what is there. He stated he isn't in favor of the number of units. He stated there is going to be changes and people aren't always going to want certain projects in their area. He stated it is difficult to accept change. He would still like to see the parking addressed.

Commissioner Henrie stated in Washington County is short of rental property. He stated we need to provide housing.

Commissioner Hollie stated he understands the concern of the citizens but we need housing in our area.

Commissioner Coats asked how many units on the 4th story.

Mr. Ellerman stated building 3 & 4 will have 8 units on the 4th floor.

Commissioner Henrie asked if there is going to be elevators.

Mr. Jessop answered no.

Mr. Ellerman stated four stories are usually the only ones that have elevators.

Commissioner Coats asked if the developer would eliminate the 4 story because then the parking criteria would be met.

Mr. Jessop stated they could add extra parking to meet the criteria. He stated they would like to keep the four story building.

Commissioner Coats stated he likes the extra amenities but he is still concerned with parking with additional density.

Mr. Jessop stated he would put extra parking if need be and put less RV storage.

Mr. Harris stated the RV parking is for anyone who wants to rent RV spaces.

Commissioner Papa stated he is concerned with the RV parking open to anyone.

Mr. Jessop stated they wanted to have the option for the people that live there but would like the option to rent out.

Commissioner Hollie stated he would rather more green space than RVs.

Mr. Jessop stated there is a lot of parking plus the RV option to get parking off the street.

Commissioner Coats asked if renting out does it turn this into commercial.

Attorney Jeff Starkey stated if it is approved it needs to be specific.

Mr. Ellerman stated he didn't know this was going to be rented out which would be commercial. He stated they would have to take the RV off.

Commissioner Hollie stated it would change the density criteria.

Mr. Jessop stated they are okay with restriction that the RV is for the property owners in this project.

Attorney Jeff Starkey stated they don't have to restrict it, it is common to be just for the units.

Commissioner Hollie asked if the calculation of the green space need to be presented.

Commissioner Coats stated they could present it to City Council. He asked if a recommendation could be an if.

Mr. Ellerman stated yes.

Commissioner Coats motioned to recommend approval to the City Council with the condition that the 4 story become 3 story because of density to meet the parking requirements.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Monty Hollie introduces himself as a residents of the Washington Fields area. He applied because he loves Washington City. He was part of the Lions Club for 5 years and worked in construction for 50 years.

Attorney Jeff Starkey stated he appreciates Commissioner Hollie applying to be a commissioner.

6. CITY CODE AMENDMENT

- a. Tabled from August 7, 2019: Public Hearing for consideration and recommendation to City Council a City Code Amendment amending Title 9 Chapter 10, Subdivision Regulations. Applicant is Washington City, Drew Ellerman.

Mr. Ellerman stated he is asking to table this again to allow time to add more and correct the language.

Attorney Jeff Starkey stated he needs to add something.

Mr. Ellerman asked that Mr. Starkey send his statements.

Commissioner Coats indicated he has some changes.

Commissioner Henrie stated the changes needed to be done.

Mr. Ellerman stated he needs to look at the PUD ordinance to clarify some things.

Attorney Jeff Starkey stated the code needs to be flexible but clarified. If too specific it limits what the city can do.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Coats seconded the motion.

Motion passed unanimously.

Meeting adjourned: 7:45 PM

Washington City

Signed By: Rex L. Papa

Rex Papa, Planning Commission Chairman

Attested to: Kathy Spring

Kathy Spring, Zoning Technician