

WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** October 9, 2019

**ACTION REQUESTED:** Z-19-12, A request to Amend a portion of the Stucki Farms PCD, making changes to the Specific Site Plan Map.

**APPLICANT:** South Landing Development, Karl Larson

**OWNER:** Groves LLC

**ENGINEER:** Civil Science

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend denial

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**Background**

The applicant is requesting approval to Amend portions of the Stucki Farms PCD project, as found in the Specific Site Plan Map (with associated densities table) of the PCD Project Plan.

More specifically:

Change proposed on the specific site plan map is:

- Change the use of Village 11 from low density residential to medium high Density residential.

A new zoning comparison chart will also be made part of this amendment to the PCD.

\*\*\* the applicant wishes to point out that the overall residential unit count is remaining the same (or coming in under) the original PCD approval \*\*\*

Staff is uncomfortable on the proposed change as requested in this amendment. The request to change Village 11 from low density residential, all the way up the density scale to medium high density is too at this present time. This would result in possibly a 3-4 hundred percent increase in density in Village 11. I will also note that Village 11, while represented and made part of Stucki Farms PCD, actually sets on the other side of the major ridge in the northwest corner of the development, separating it in many ways from the planned community project as a whole. This increase would greatly affect the area in that part of our city, due to the fact that all the developable property around it is low density or very low density designated.

The Planning Commission reviewed this request at their September 18, 2019 meeting.

### **Recommendation**

The Planning Commission unanimously recommended denial of Z-19-12, for the zone change request, Amending a portion (village 11) of the Stucki Farms PCD project plan, to the City Council. The Planning Commission stated as reason for denial that “due to this is not harmonious to the surrounding area”. Staff also feels the density change of Village 11 from low density to medium high density is too drastic at this present time.

### **Findings**

1. That the requested zoning amendment does not conform to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will not be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Stucki Farms PCD project plan.

### **Conditions**

Only the amendments as outlined above (with associated exhibits/ maps), are made part of this amendment to the Stucki Farms PCD project plan.

~~Commissioner Coats motioned to recommend approval for the conditional use permit with the findings and conditions of staff with an additional condition that no building roof is within 1 foot of the property line.  
Commissioner Henrie seconded the motion.  
Motion passed unanimously.~~

## 5. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-19-12 to change PCD Planned Community Development to an Amended PCD Planned Community Development for Stucki Farms. The specific amendment is to amend the Site Plan for Village 11 from low density to medium high. Applicant is Karl Larson.

### **Background**

The applicant is requesting approval to Amend portions of the Stucki Farms PCD project, as found in the Specific Site Plan Map (with associated densities table) of the PCD Project Plan.

More specifically:

Change proposed on the specific site plan map is:

- Change the use of Village 11 from low density residential to medium high Density residential.

A new zoning comparison chart will also be made part of this amendment to the PCD.

\*\*\* the applicant wishes to point out that the overall residential unit count is remaining the same (or coming in under) the original PCD approval \*\*\*

Staff is uncomfortable on the proposed change as requested in this amendment. The request to change Village 11 from low density residential, all the way up the density scale to medium high density is too much at this present time. This would result in possibly a 3-4 hundred percent increase in density in Village 11. I will also note that Village 11, while represented and made part of Stucki Farms PCD, actually sets on the other side of the major ridge in the northwest corner of the development, separating it in many ways from the planned community project as a whole. This increase would greatly affect the area in that part of our city, due to the fact that all the developable property around it is low density or very low density designated.

### **Recommendation**

Staff recommends that the Planning Commission recommend denial of Z-19-12, for the zone change request, Amending a portion (village 11) of the Stucki Farms PCD project plan, to the City Council. Staff feels the density change of Village 11 from low density to medium high density is too drastic at this present time.

## **Findings**

1. That the requested zoning amendment does not conform to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will not be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Stucki Farms PCD project plan.

## **Conditions**

Only the amendments as outlined above (with associated exhibits/ maps), are made part of this amendment to the Stucki Farms PCD project plan.

Commissioner Henrie asked if Mr. Ellerman would bring up google. He asked about the piece next to the school.

Mr. Ellerman stated that isn't something that has come to the planning commissioners. He stated the general plan is low density.

Commissioner Papa asked about the road access.

Commissioner Coats stated there is a St George new road 2450 South in St George. He stated there isn't a road through the ridge.

Commissioner Hansen asked if there could be a road through the ridge.

Mr. Ellerman answered it is possible but doesn't see it happening.

Commissioner Henrie asked if Mr. Ellerman could show the boundary of the subdivision. He asked how many acres.

Mr. Ellerman stated it is 18.6 acres.

Commissioner Hollie asked if it is single family.

Mr. Ellerman answered no it would multi family, Townhomes or apartments.

Commissioner Papa opened the public hearing.

Karl Larson stated he has thought about affordable housing and this area would be good because it is close to the schools. He stated 2017 general plan stated low density and he is asking for apartments and townhomes because it is close to the schools and affordable housing. He stated the school district sold a parcel and there will be 9 units per acre with 459 units. He stated he has talked to the Hancock Gibby group and they want to do something similar. He stated he is thinking 10 units per acre. He stated the new road would access this property. He stated Stucki

Farm to the west is the boundary line between St George and Washington City. He stated the farm houses are gone.

Commissioner Coats stated the fields are still there.

Commissioner Henrie motioned to close the public hearing.

Commissioner Coats seconded the motion.

Motion passed unanimously.

Brandon Wright stated that Medallion Drive would be where the utilities would come from. The storm drain would have to go through other properties.

Commissioner Papa stated he can see why they want the change but we don't have any control as to what St George does.

Commissioner Coats stated St George has it on their General Plan as low density it is zone agriculture. He stated that he feels it should stay as it is now.

Commissioner Henrie stated there are too many questions and there are too many unknowns.

Commissioner Coats stated he is concerned that it may not be affordable housing.

Commissioner Papa asked how far out before the development comes in.

Mr. Larson stated about 8 months.

Commissioner Hollie asked if there are any plans ready.

Mr. Larson answered no.

Commissioner Papa stated the commissioners might want to table this until there is further information.

Commissioner Henrie stated he wants further information.

Commissioner Coats stated it could be hearsay.

Commissioner Henrie stated they could deny it and move it to City Council.

Commissioner Hansen stated he doesn't think three week would be enough time. He would rather have it come back when there is more information.

Commissioner Coats stated he would like to see single family homes and not higher density.

Mr. Ellerman stated he would be less concerned if this was next to similar density.

Commissioner Coats motioned to recommend denial to City Council due to this isn't harmonious to the surrounding area.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Henrie indicated that Mr. Larsen could come back with a different proposal. He stated he appreciates the Stucki Farm project.

6. CITY CODE AMENDMENT

- a. Tabled from August 7, 2019 and September 4, 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 has made some corrections to the Minor Subdivision just to clean it up and clarify some of the criteria. He reviewed the amended ordinance with the commissioners.

Commissioner Papa opened the public hearing.

No response.

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 for the Amended Subdivision Regulations with the recommendation of staff and that the rock walls should be 3.5 feet.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Drew Ellerman expressed appreciation to Commissioner Papa for the many years of service as a Planning Commissioner and Chairman. He wished him success on his mission to California.

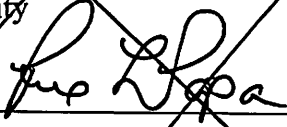
Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Hansen seconded the motion.

Motion passed unanimously.

Meeting adjourned: 7:27 PM

Washington City

Signed By: 

Rex Papa, Planning Commission Chairman