

Planning Commission Minutes
September 18, 2019

Present: Commissioner Papa, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Coats, Commissioner Hansen, Commissioner Hollie, Councilmember Ward, Drew Ellerman, Brandon Wright, Kathy Spring, Steve Golas, Michelle Harris, Garry Smith, Janell Button, Karl Larson, Derek Larson, Brandee Walker, Travis Haws, Andrew Haws.

Meeting called to order: 5:30 PM

Invocation: Commissioner Henrie

Pledge of Allegiance: Commissioner Coats

1. APPROVAL OF AGENDA

- a. Approval of the agenda for September 18, 2019.
Commissioner Coats motioned to approve the agenda for September 18, 2019.
Commissioner Henrie seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes for September 4, 2019.
Commissioner Coats motioned to approve the minutes for September 4, 2019.
Commissioner Henrie seconded the motion.
Motion passed unanimously.

- b. Approval of the minutes for August 21, 2019.
Commissioner Coats motioned to approve the minutes for August 21, 2019.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

- Commissioner Hansen disclosed that he lives in the subdivision of item 5A.
Commissioner Hollie disclosed that he works for a company doing work on 5A.

4. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-19-09 request for side/rear setback relief for an awning located at approximately 1600 South Quarterhorse Drive. Applicant is Barbara Button.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit for a reduction in the rear yard setbacks on interior lot lines. The request is from the required ten foot (10') rear setback, to a proposed five foot (5') setback for "building C" and a one foot (1') setback for "building B" (as shown on the attached exhibit). The project is located at 1600 South Quarterhorse Drive. The applicant is wishing to place these two additional buildings on this Light-Industrial (I-1) zoned property.

The Industrial zoning allows for relief of setbacks in the side and rear yards if approved through a Conditional Use Permit.

The new buildings will be required to meet the standards as outlined in the city adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for proposed new industrial development and the reduced side and rear yard setbacks.

Recommendation

Staff recommends that the Planning Commission approve C-19-09, allowing for a reduction of the rear yard setback, as shown in the applicant's attached exhibit, to five feet (5') for "building C" and one foot (1') for "building B", this is based on the following findings and subject to the following conditions:

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. All site improvements shall meet the requirements of City and State adopted codes.
2. All construction on the site will be in accordance with the adopted building and fire codes of the city.
3. Grading permit needs to be applied for and issued prior to construction beginning.
4. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.
5. All signage shall be in accordance with the adopted city codes regulating signage.
6. Any exterior lighting will be directed inward to the property as necessary.
7. The southern street frontage portion of the property will need to be improved to match the already existing improvements on the northern portion street frontage. A final landscape plan will be submitted for the required landscape strip for staff review and approval prior to work being done on site.
8. Street side elevations will be required to get Community Development Department approval before a building permit will be issued.
9. Possible new and existing utilities will need to be provided to the Public Works Department for review and approval before a building permit will be issued.

Commissioner Coats stated his concern is drainage off of the roof.

Mr. Ellerman stated the code doesn't allow for that. He stated they could add a condition that the roof would have to be 1 foot from the property line.

Commissioner Henrie asked if there should be a utility easement should be on the plat.

Mr. Ellerman answered this is old so there wouldn't be a utility easement.

Commissioner Papa asked if they are the property owner to the west.

Mr. Ellerman answered no. They did an adjustment to combine the lots.

Commissioner Papa asked if the adjacent property owner is okay with this request.

Mr. Ellerman answered that if they are present and have a concern they would let us know.

Commissioner Hamsen stated on the report there is a comment regarding fire.

Mr. Ellerman stated the Fire Department reviews the submittals and in staff developers meeting.

Commissioner Hansen asked if the 1 foot is common..

Mr. Ellerman stated no it isn't uncommon, usually it is 3 feet non combustible material.

Commissioner Papa opened the public hearing.

No response.

Commissioner Coats motioned to close the public hearing.

Commissioner

Commissioner Papa asked what was the structure of the building.

Janell Button stated it s metal.

Commissioner Papa asked if they are enclosed.

Ms. Button stated some walls are.

Commissioner Papa asked about the drainage from the roof.

Commissioner Henrie asked about building B and if buildings are going to be removed.

Ms. Button answered the ariel shown on the overhead is old there aren't any buildings.

Commissioner Coats asked if there is a problem with the 1 foot request.

Ms. Button answered no.

Mr. Ellerman asked about D and if the setback is 20 feet.

Ms. Button stated it is the 20 foot setback.

Commissioner Coats motioned to approve the conditional use permit with the findings and conditions of staff with additional building B & C that no building roof be within 1 foot of the property line.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- b. Public Hearing to consider approval of a Conditional Use Permit C-19-10 request for side/rear setback relief for an awning located at approximately 1529 South Thoroughbred Drive. Applicant is Barbara Button.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit for a reduction in the side yard and rear yard setbacks on interior lot lines. The request is from the required ten foot (10') rear setback, to a proposed one foot (1') setback for a new building (as shown on the attached exhibit). The project is located at 1529 South Thoroughbred Drive. The applicant is wishing to place this new buildings on this Light-Industrial (I-1) zoned property.

The Industrial zoning allows for relief of setbacks in the side and rear yards if approved through a Conditional Use Permit.

The new building will be required to meet the standards as outlined in the city adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for proposed new industrial development and the reduced side and rear yard setbacks.

Recommendation

Staff recommends that the Planning Commission approve C-19-10, allowing for a reduction of the rear yard setback, as shown in the applicant's exhibit, to one foot (1') on the south side rear yard area, this is based on the following findings and subject to the following conditions:

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. All site improvements shall meet the requirements of City and State adopted codes.

2. All construction on the site will be in accordance with the adopted building and fire codes of the city.
3. Grading permit needs to be applied for and issued prior to construction beginning.
4. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.
5. All signage shall be in accordance with the adopted city codes regulating signage.
6. Any exterior lighting will be directed inward to the property as necessary.
7. A final landscape plan will be submitted for staff review and approval prior to work being done on site.
8. Street side elevations will be required to get Community Development Department approval before a building permit will be issued.
9. New and existing utilities will need to be provided to the Public Works Department for review and approval before a building permit will be issued.
10. Street side improvements (on both street frontages) will need to be built or a deferral through the public works department will need to be obtained. This includes the required ten foot (10') landscape strip.

Commissioner Coats asked about condition 10 and if the concern is that the road isn't improved.

Mr. Ellerman stated public works has deferral agreements.

Commissioner Coats stated he would like the agreement to be recorded because if the property is sold the deferral needs to go with the property.

Commissioner Henrie stated he feels the additional condition needs to be added to this one as well.

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 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.

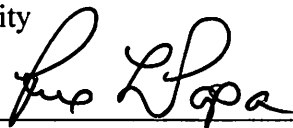
Commissioner Hansen seconded the motion.

Motion passed unanimously.

Meeting adjourned: 7:27 PM

Washington City

Signed By: _____



Rex Papa, Planning Commission Chairman

Attested to: Kathy Spring

Kathy Spring, Zoning Technician