
Planning Commission Minutes
October 2, 2019

Present: Commissioner Papa, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Coats, Commissioner Hansen, Commissioner Hollie, Attorney Jeff Starkey, Councilmember Ward, Drew Ellerman, Brandon Wright, Kathy Spring, Jerry Ritzman, Rick Meyer, Ryan Thomas.

Commissioner Papa conducted the first part of the meeting.

Meeting Called to order: 5:30 PM

Invocation: Commissioner Hansen

Pledge of Allegiance: Commissioner Hollie

1. APPROVAL OF AGENDA

a. Approval of the agenda for October 2, 2019.

Commissioner Coats motioned to approve the agenda for October 2, 2019.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

a. Approval of the minutes from September 18, 2019.

Commissioner Hollie motioned to approve the minutes from September 18, 2019.

Commissioner Coats seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Henrie disclosed that they live a block away from item 5B. Commissioner Hollie abstained from voting on item 5B because his boss is building in the project.

Approve a temporary Pro Tem for October 2, 2019 meeting: Commissioner Coats motioned to approve Commissioner Henrie as the temporary Pro Tem for October 2, 2019 meeting.

Commissioner Hollie seconded the motion. (Commissioner Phetsomphou hadn't arrived yet).

Motion passed unanimously.

Commissioner Papa excused for the remaining of the meeting.

4. 2 LOT SUBDIVISION

- a. Consideration to approve a conceptual Plan for a 2 Lot Subdivision located at 44 East 100 South. Applicant: Rex Papa

Background

Drew Ellerman reviewed report: The applicant is requesting approval for the conceptual Papa Minor Subdivision plan, located at approximately 44 East 100 South. The applicant is wishing to split the present 0.47 acre parcel into two lots. Parcel (B) of the subdivision will be 6,608 sq. ft. (0.152 ac.), Parcel (A) of the subdivision will be 13,784 sq. ft. (0.316 ac.). Both proposed lots meet the minimum 6,000 square feet required for the zoning at this location.

The proposed minor subdivision is currently zoned Single-Family Residential - 6,000 sq. ft. min. (R-1-6), with the surrounding zoning of R-1-6 to the north, south, west and east.

Staff has reviewed the requested proposal, and the proposed conceptual Papa Minor Subdivision plan, conforms to the standards as set forth in the Zoning Regulations and Subdivision Ordinance of the city.

Recommendation

Staff recommends that the Planning Commission approve the conceptual design of the Papa Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Washington City Subdivision Ordinance as outlined.

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. That a post maintenance agreement be recorded prior to the recording of the final plat.

Mr. Ellerman stated that City Council approved a lesser setback to the west side from 20 feet to 6 feet 6 inches.

Commissioner Coats asked if the plat is recorded.

Mr. Ellerman stated not yet. This needs to get approval of the conceptual plan. He stated he will have some of the dimensions fixed prior to recording..

Commissioner Coats motioned to approve the conceptual design for the Papa Minor Subdivision.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Phetsomphou present.

5. FINAL PLAT

- a. Consideration and recommendation to City Council for the Rusted Hills Phase 4 Final Plat located at approximately Bronco Drive and Fremont Street. Applicant is Doug Dennett

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Rusted Hills, Phase 4 subdivision, located at approximately Bronco Drive and Fremont Street. This particular subdivision is proposing 32 lots on an area covering 13.99 acres. The specific location of this subdivision is zoned Residential / Agricultural - 1 Acre Min. (RA-1) with Bonus Density program credits. The Amended Preliminary Plat was approved back on August 28, 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 Rusted Hills, Phase 4 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 Hollie asked if the last lot met the soil compaction.

Mr. Ellerman stated that will come with the building permit. Note #2 states there was a GEO Tec Study done.

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

Commissioner Hansen seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to City Council for the Chaparral Ridge Phase 4 Final Plat located at approximately Hidden Canyon Drive and Crooked Creek Drive. Applicant is Kent Rasmussen.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Chaparral Ridge, Phase 4 subdivision, located at approximately Hidden Canyon Drive and Crooked Creek Drive. This particular subdivision is proposing 12 lots on an area covering 5.71 acres. The specific location of this subdivision is zoned Single-Family Residential - 10,000 Sq. Ft. Min. The Preliminary Plat was approved back on August 7, 2002.

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 Chaparral Ridge, Phase 4 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. Show monuments found, corrected plat must be turned into staff before final plat goes to city council.
7. Missing description of monuments, corrected plat must be turned into staff before final plat goes to city council.
8. The Detention Area/Common Area needs to show width of easement and also be labeled a "No Build Area".

9. Note #6 in the General Notes section needs to be removed. Setbacks should not be stated on plats.

Commissioner Henrie asked if the existing block walls is rated for the fill.

Jerry Ritzman stated the wall has been sealed then there are boulders then fill. They are not pushing against the wall.

Rick Meyer stated this was addressed with the construction drawings. He stated there is a separation between the wall and will have public works inspect it.

Commissioner Hollie asked about lots addressed 1130 and 1150 East and if the wall will be safe and secure.

Mr. Myer answered yes.

Mr. Ellerman stated Brandon will inspect it.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

6. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Crimson Park Preliminary Plat located at approximately East of Medallion Drive and South of Treasure Valley Road. Applicant is Development Solutions Group, Steve Kamlowsky

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Preliminary plat for the Crimson Park subdivision, located at approximately east of Medallion Drive and south of Treasure Valley Road. The applicant is proposing 112 lots on an area of coverage of 13.57 acres. The zoning designation at this particular location is Planned Unit Development - Multiple-Family Residential (PUD-R). The surrounding zoning is R-3 and C-1 to the north, R-1-8 to the west, A-20 to the south and east.

This preliminary plat approval request is in follow up to the recently approved PUD-R zoning of this parcel. The proposed subdivision conforms to the approved zoning. The request meets the

subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Crimson Park subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. 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.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on

the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. Though outside of the subdivision boundary, the street labeled "Hayfield Drive" (which is the north-east continuation of 4200 South) will be required to be in place between Treasure Valley Road and Washington Fields Road before any final plat(s) can be applied for. This was a requirement given by the city council during the zoning approval process.

13. The subdivision shall conform to the standards of the approved PUD - Residential (Multiple Family Development) Zoning of this development.

Commissioner Coats asked if about vehicle access or is there going to be a solid wall.

Ryan Thomas stated there will be a solid wall so there will not be vehicle access.

Commissioner Coats asked about the detention area.

Mr. Thomas stated most of the grass will be on the slope. It is a 3 to 1 slope.

Commissioner coats asked about detention 1.

Mr. Thomas stated they have not talked about detention 1.

Mr. Ellerman stated there will also be landscaping.

Commissioner Phetsomphou asked about the future expansion.

Mr. Thomas answered that they are waiting for the Treasure Valley Road to continue then they will delete lot 112 and put a 4 plex. He stated they would come back to amend to PUD.

Commissioner Henrie opened the public hearing.

No response.

Commissioner Coats motioned to close the public hearing.

Commissioner Hollie 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 #14 that detention be mostly grassed.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

7. DISCUSSION ITEMS

a. Discussion on approving General Plan Amendments and Zone Changes.

Mr. Ellerman explained that the General Plan is a feathering of designation. Example would be R-1-15 would not likely be next to R-1-6/ He explained the process for approval of the General Plan. The zone has to meet the General Plan. Both go to the Planning Commission and City Council for approval with public hearings.

Commissioner Coats motioned to adjourn the Planning Commission Meeting.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:25 PM

Washington City

Signed By: 
Craig Coats, Chairperson

Attested to: 

Kathy Spring, Zoning Technician