
Planning Commission Minutes
November 6, 2019

Present: Commissioner Coats, Commissioner Henrie, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Attorney Jeff Starkey, Councilmember Ward, Councilmember Cluff, Drew Ellerman, Brandon Wright, Kathy Spring, Jason Smith, Shelly Harris, Paul Myle, Reed Scow, Jim Lillywhite, Kathy Lillywhite, Kristine Christensen, Garth Christensen, Chip Brewster, Georgia Wilson, Michael Wilson, John Foreman, Carol Foreman, Roger McMullin, Bev McMaster, Bruce McMaster, Bill Fries, Stevie Bogel, John Lew, Kelly Davis, Kelly Phillips, Kurt Ivie, Meliss Hansen, Frank Perkins, Martha Perkins, Derek Latson, David Shurtleff, Logan Johnson.

Meeting Called to order: 5:30 PM

Invocation: Commissioner Henrie

Pledge of Allegiance: Commissioner Hollie

1. APPROVAL OF AGENDA

Approval of the agenda for November 6, 2019.

Commissioner Henrie motioned to approve the agenda for November 6, 2019.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

Approval of the minutes for October 16, 2019.

Commissioner Hansen motioned to approve the minutes for October 16, 2019.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

3. PRO TEM APPROVAL FOR REMAINING 2019

Commissioner Hollie motioned to approve Commissioner Henrie as the Pro Tem for remaining 2019.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

4. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Phetsomphou disclosed that he lives less than a mile from item 7A & 7B.

Commissioner Hansen disclosed that he lives in Stucki Farms, item 6A.

5. FINAL PLAT

- a. Consideration and recommendation to City Council for the Brio Phase 4A final Plat located at approximately White Pearl Drive and Blue Topaz Drive. Applicant is Reed Scow.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a final plat for the Brio, Phase 4 subdivision, located at approximately White Pearl Drive and Blue Topaz Drive. This particular subdivision is proposing 24 lots on an area covering 3.981 acres. The specific location of this subdivision is zoned Planned Community Development (Brio-PCD). The Preliminary Plat was approved back on May 23, 2018.

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

Commissioner Henrie seconded the motion.

Motion passed unanimously.

6. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Lakeside at Stucki Farms Preliminary Plat located at approximately Stucki Farms Parkway and south of The Cross Roads at Stucki Farms. Applicant is Karl Larson.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Preliminary plat for the Lakeside at Stucki Farms subdivision, located at approximately Stucki Farms Parkway and south of The Cross Roads at Stucki Farms. The applicant is proposing 51 lots on an area of coverage of 23.03 acres. The zoning designation at this particular location is Planned Community Development - Stucki Farms (Stucki Farms-PCD). The surrounding zoning is PCD to the north, south, east and west.

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 Lakeside at Stucki Farms 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.

Commissioner Henrie asked for clarification on the location.

near the Primrose.

Commissioner Hansen asked for an explanation on the expired plat.

Mr. Ellerman stated when something expires they need to come back. They can ask for an extension for 6 months. He stated on a final plat they have 12 months to record the project.

Commissioner Hansen asked on a preliminary plat what can they do.

Mr. Ellerman stated they are vested then construction drawings have to be approved prior to a final plat being submitted.

Commissioner Hansen asked if they can move dirt prior to the construction drawings.

Mr. Ellerman stated usually not. The preliminary plat is a vested rights and the final plat needs to match the preliminary plat.

Attorney Starkey stated they can start the infrastructure.

Mr. Ellerman explained that they can bond for the project or build out the infrastructure.

Commissioner Coats asked about the Lake and if it is platted.

Mr. Larson indicated no it isn't platted.

Commissioner Coats asked if there is an access from the lots or is it a view lake.

Mr. Ellerman answered that is a question for the applicant.

Commissioner Coats asked about the maintenance of the lake.

Mr. Ellerman answered that is also a question for the applicant.

Commissioner Coats stated he is concerned with access to the lake in case of emergency. HE suggested that the access go between lots 34 and 35.

Commissioner Hansen asked about the accesses to the Stucki Farms Parkway and between lots 46 and 47. He asked when they would go to Washington Fields Road.

Mr. Ellerman stated this is vesting rights and the final plat would need to have a road to a main road.

Commissioner Hansen stated his concern is more of a short term.

Commissioner Coats stated they have to put in the second access at the 30 lot.

Commissioner Coats opened the public hearing. To address the item on the agenda only and limit comments to 3 minutes.

John Lewis lives in the Meadows. He stated his concern is the HOA is to maintain the detention ponds. He asked if the HOA is going to pay for all the common area or is there are specific HOA in each area.

Bill Freeze stated he is concerned with the HOA fees. He asked about condition 6 and the cost to the residents. He stated the HOA fees are a problem and they don't know what a master HOA fee. He wanted boundaries on the cost and who is responsible if someone drowns.

Jim Lillywhite stated he doesn't have a problem with the lots but is concerned about the lake.

Commissioner Coats stated the lake isn't part of this request.

Mr. Lillywhite stated the HOA fees are a concern. He wants to see the Meadows Park to be a city park. He stated that water is a concern and the water could service 5,000 homes. He stated mosquitoes will be a problem and who will take care of that. He stated in 10 years the fees will be extreme.

Commissioner Coats stated that the HOA fees are not a concern of the city.

Attorney Jeff Starkey stated the city isn't involved with the HOA. It is civil so the city doesn't get into it because the city doesn't have the authority.

Georgia Wilson stated this is the first meeting she has been to. She asked if this is the master plan from back in 2015,

Commissioner Coats answered yes.

Ms. Wilson stated there appears to be too many changes. She stated she would like to have a meeting with Karl to be heard. She stated the HOA fees keep going up and with Mosquitoes there is a concern.

John Foreman stated he lives in the Homestead and is concerned with promises not fulfilled. He stated they are paying fees for things not done and now the fees are going up.

Martha Perkins stated she is concerned that projects are not getting finished before another project comes in. She stated she went to City Council but Karl wasn't there. She stated by January their HOA fees will double.

Stevie Boogo stated she is concerned with access.

Commissioner Coats stated there are two access and the second one will have to be built after the 30th lot.

Ms. Boogo stated she is concerned that things are not being built and someone has to pay for it.

Commissioner Coats stated he is aware there are things being worked on.

Ms. Boogo stated people don't want to move to Washington City because of the drama.

Commissioner Coats stated the developer builds thing out then it is turned over to the HOA.

Ms. Boogo stated the pool isn't done but they are paying for it.

Attorney Starkey stated the note is on all plats so the people know that the HOA or property owners will pay for maintenance.

Carol Foreman asked if this is low density housing.

Commissioner Coats answered this is low density.

John Lewis stated that the city has no oversight of the HOA. He asked if this isn't maintained what does the city do.

Commissioner Coats stated the property owners would have to pay for it.

Attorney Starkey stated that at time an HOA hasn't maintained an area so the city goes in to fix or maintain it then the city can charge the property owners or HOA so the citizens that don't live in that subdivision aren't paying tax money for another subdivisions maintenance.

Mr. Lewis stated the CC&Rs came years after they bought into the subdivision.

Commissioner Coats stated there are CC&Rs recorded with the plat.

Mr. Ellerman stated the title company should have given a copy of the CC&Rs.

Frank Perkins stated with the plat the lake isn't part of this. He stated he lives in the Meadows and why does he have to pay for the lake.

Commissioner Musso asked when does the lake come in for approval.

Commissioner Coats stated when the developer gets ready to build it.

Commissioner Hansen motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Hansen asked about lots 40 and 51 turnaround.

Mr. Ellerman stated the Fire Department requires it.

Commissioner Hansen asked if there will be a road into Village 4.

Mr. Ellerman stated if there wasn't connectivity it would be a cul de sac.

Commissioner Hansen stated that as a resident of Stucki Farms he understands the concerns of the residents and the comments should be addressed in an HOA meeting that is coming up tomorrow night.

Commissioner Coats asked how many homes are built.

Mr. Ellerman stated about 134. Total overall is 1,200.

Commissioner Musso stated he would rather the lake be a part of this proposal because people would buy to be next to a lake, then if the lake doesn't come in they bought into something that isn't there.

Commissioner Coats stated the lake can come in with the other subdivision. He stated they can condition it that the lake has to come in at a certain time.

Attorney Starkey stated it is hard to put a value on amenities.

Commissioner Hansen asked if the lake would have to be a part of Village 4.

Commissioner Coats answered yes.

Commissioner Hansen stated he suggests the access to the lake between lots 30 and 31.

Commissioner Henrie stated it should be a dedicated access.

Commissioner Hansen stated it would look better if it lined up with the access between lots 8 and 41.

Karl Larson stated that with the Lakeside they didn't want to develop the lake yet because they are working with the city and they are doing an irrigation study. He stated Sunrise Engineering is working on the study. He stated he met with Mike Shaw today. He stated the lake will be used for irrigation. There is a dry system stubbed to each lot. The city wouldn't let him use it until the study is done. He stated he wants to do the 90 lots so he can do the roads for that area. He stated he is trying to do a community with various lot sizes so it is affordable. He stated he will do the lake as things progress.

Commissioner Hansen asked about the road to the Crossroads.

Darrick Larsen stated that the lake is part of the master plan as part of a detention basin.

Commissioner Coats asked where the drainage access is located.

Mr. Larsen stated some of Primrose will drain into the lake.

Commissioner Hansen stated there aren't any access to the lake for the interior homes.

Mr. Larsen stated they didn't want people to get into peoples yards. He stated to the south there are trails in that area.

Commissioner Hansen asked if the Larsens will be at the meeting tomorrow night.

Mr. Larsen stated yes they will be present and the meeting will be held at the St George Academy.

Commissioner Coats asked when the clubhouse will be done.

Mr. Larsen stated the pools can't be open until the farmhouse is finished. He stated it is near completion.

Commissioner Hansen asked about the green area.

Mr. Larsen stated he will complete it at the completion of the lots in that area.

Mr. Ellerman stated that south of the lake is another road.

Commissioner Coats stated his concern is the northwest corner.

Mr. Larson stated they are concerned with safety around the lake.

Attorney Starkey asked if lots 31 and 32 are a safety concern.

Commissioner Coats answered yes. He stated the reason he asked about the number of built out is that he would like to see the clubhouse required to be complete. He stated that any CO issued that clubhouse has to be finished.

Commissioner Hansen stated that he would like to see the trail area completed.

Commissioner Coats stated they could do that as they go.

Commissioner Hollie motioned to recommend approval to the City Council with the findings and conditions of staff with the additional condition 12 that the farmhouse is finished before a CO and be given. Condition 13 that the northwest corner through lots 31 and 32 that there is an access to the lake. And condition 14 that the open space be completed at final plat.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

7. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-19-11 for the Bluff View North Commons Apartments Multi Family Project located at approximately 1100 East Bluff View Drive. Applicant is Wright Development, Logan Johnson.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit to build a multi-family Apartment Complex project (named Bluff View Commons) located at the northwest corner of Bluff View Drive and 1100 East. The project's finished area of coverage is 7.878 acres. The site is proposing 108 dwelling units in the form of 36 one-bedroom units, 60 two-bedroom units, and 12 three-bedroom units. There is also provided several recreational options including a clubhouse, bbq/pavilion area, tot lot area, pickle-ball court, and a dog park area within this development for outdoor amenities.

The land use is designated in the General Plan as High Density Residential, the zoning is R-3 (Multiple-Family Residential). The density as established in the General Plan is 13-16 dwelling units per acre, this project is proposing a 13.71 d.u./ac. ratio as presented. The surrounding zoning is C-2 to the north, east and west, and PUD (Bluff View Townhomes) to the south.

The development is required to provide one parking stall for the one bedroom units, and two parking stalls for the two and three bedroom units, and a minimum of 22 visitor parking stalls (as per the current code). That would relate to 206 parking stalls minimum.

The applicant is proposing 214 total parking stalls, in the form of 54 garaged stalls, 54 carport stalls, 76 open air stalls and 30 visitor parking stalls.

The exhibits are showing the height of the buildings in excess of the allowable thirty-five maximum. This conditional use permit application can not give approval/permission for the excess height. The applicant will have to go to the city council for such approval/permission.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission approve C-19-11, allowing for a multi-family apartment project to be built and located at the northwest corner of Bluff View Drive and 1100 East Street.

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. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the development standards of the R-3 Zone.
3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.

5. Any covered parking materials, 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.

6. Any roof mounted equipment will be required to be screened from view.

7. A final detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.

9. All lighting within the project development will be directed inward to the site.

10. All signage will be in accordance with the adopted sign regulations of the city.

11. The maximum height of any building within the project will no greater than thirty-five feet above finished grade.

12. The exhibits as presented to, and approved by, the Planning Commission will be followed as shown in the public hearing.

13. Heighth of the proposed three-story buildings appears to be 40'-3", this heighth can only be approved through the city council in granting a heighth waiver in a subsequent public hearing.

Commissioner Phetsomphou asked about a project that came in 2017.

Mr. Ellerman stated it didn't come through and this is a better product.

Commissioner PHetsomphou asked if it is affordable housing.

Mr. Ellerman stated he didn't know.

Commissioner Musso asked about the power poles to the south.

Mr. Ellerman stated it is on the applicants property line.

Commissioner Musso asked about the Bluff View Drive width.

Mr. Ellerman answered it is about 30 feet.

Commissioner Musso stated there isn't enough parking with single bedroom units and the cost.

Mr. Ellerman stated that Bluff View Townhomes is an example of what not to do. He stated that there could be signage of no parking on certain roads.

Commissioner Hansen asked about the height.

Mr. Ellerman stated they would have to go to City Council but there is an amendment being proposed to increase the height.

Commissioner Coats opened the public hearing.

David Shirtlift stated he lives in Bluff View Townhomes. He stated his concern is parking. He is concerned with the density and is concerned with the property value with the three story apartments.

Commissioner Henrie motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Coats asked Mr. Ellerman to review the density.

Mr. Ellerman reviewed his report regarding the density.

Commissioner Coats asked about the grade of the slope.

Logan Johnson answered they will do a cut.

Commissioner Coats stated that needs to be looked at.

Mr. Ellerman asked if the entire slope is on the property.

Mr. Johnson answered he thinks it is.

Mr. Ellerman stated he would like to see the finish of the slope.

Commissioner Coats stated the cut is about 4 feet.

Commissioner Henrie stated he would like this to be table to allow more information.

Commissioner Coats stated he would like to see the landscaping.

Brandon Wright stated the ordinance states that grades above 3 feet needs to be walled.

Commissioner Musso stated he is concerned with the parking.

Logan Johnson stated they tried to stay within the 16 units per acre. He stated that there are slope issues to the north. He stated they are above the parking requirement.

Commissioner Musso asked about the cost of a one bedroom.

Mr. Johnson stated about \$895.00 as the market allows.

Commissioner Musso asked if the 32 units may have two cars where are they going to park.

Mr. Johnson stated they have looked at the parking. They don't want to over build with parking stalls but he also doesn't want to have lack of parking.

Commissioner Musso asked if they have built in Salt Lake where there is public transportation.

Mr. Johnson stated they will look at the parking.

Commissioner Musso stated he doesn't want to add to the problem of parking around the Bluff View Drive.

Commissioner Coats stated the ordinance is what they need to consider.

Mr. Johnson stated that is why they went vertical to allow for more parking. He stated with the grading that they will do cutting at 2.9.

Commissioner Coats stated his issue is the hillside and the Hillside Protection Ordinance has to be met.

Mr. Johnson stated he would like to have this move forward with an additional condition to address the slope. He stated they will address the power lines. He stated he would like the height to be approved but they will do what is necessary for approval.

Commissioner Musso asked if this could be a self contained parking.

Mr. Johnson answered yes. He stated the more units it is easier to manage.

Commissioner Henrie stated he is okay with an additional condition but would rather see it.

Commissioner Coats stated he wants to see the slope and it needs to be 3 to 1.

Commissioner Henrie stated 40 feet is a lot of elevation change.

Commissioner Henrie motioned to table C-19-11 to December 4, 2019 to show how the slope will be addressed. How the Hillside will be maintained. That the drainage be addresses. And that the parking be reviewed to see if there could be additional parking. Commissioner Phertsomphou seconded the motion.

Motion passed unanimously.

- b. Public Hearing to consider approval of a Conditional Use Permit C-19-12 for the Bluff View South Commons Apartments Multi Family Project located at approximately 700 North 1100 East. Applicant is Wright Development, Logan Johnson.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Conditional Use Permit to build a multi-family Apartment Complex project (named Bluff View Commons) located at the southeast corner of Bluff View Drive and 1100 East. The project's finished area of coverage is 8.706 acres. The site is proposing 157 dwelling units in the form of 48 one-bedroom units, 91 two-bedroom units, and 18 three-bedroom units. There is also provided several recreational options within a large open area found in the center of the building layout. Included in this amenity area is a clubhouse with pool area, bbq/pavilion area, tot lot area, 3 pickle-ball courts, large open areas in between each of these amenities, also will be provided a dog park area within this development.

The land use is designated in the General Plan as High Density Residential, the zoning is R-3 (Multiple-Family Residential). The density as established in the General Plan is 13-16 dwelling units per acre, this project is proposing a 18.03 d.u./ac. ratio as presented. The applicant is aware that eighteen dwelling units is above the 13-16 units per acre as stated in the general plan, and they are wishing to have the benefit of both properties (C-19-11, which has 7.878 acres of property and this property under the C-19-12 application) combined for the purpose of calculating the dwelling unit per acre ratio. This would have a total acreage (both properties) of 16.58 acres and a total of 256 dwelling units, for a 15.99 d.u./acre ratio.

The surrounding zoning is C-2 to the north and east, PUD to the west, and R-3 to the south.

The development is required to provide one and one-tenth parking stalls for the one bedroom units, and two parking stalls for the two and three bedroom units, and a minimum of 31 visitor parking stalls (as per the current code). That would relate to 302 parking stalls minimum. The applicant is proposing 315 total parking stalls, in the form of 79 garaged stalls, 78 carport stalls, 114 open air stalls and 44 visitor parking stalls.

The exhibits are showing the height of the buildings in excess of the allowable thirty-five maximum. This conditional use permit application can not give approval/permission for the excess height. The applicant will have to go to the city council for such approval/permission.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission approve C-19-11, allowing for a multi-family apartment project to be built and located at the northwest corner of Bluff View Drive and 1100 East Street.

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. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the development standards of the R-3 Zone.
3. Development of the site shall also comply with the recommendations of a geotechnical study

and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.

5. Any covered parking materials, 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.

6. Any roof mounted equipment will be required to be screened from view.

7. A final detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.

9. All lighting within the project development will be directed inward to the site.

10. All signage will be in accordance with the adopted sign regulations of the city.

11. The maximum height of any building within the project will no greater than thirty-five feet above finished grade.

12. The exhibits as presented to, and approved by, the Planning Commission will be followed as shown in the public hearing.

13. Height of the proposed three-story buildings appears to be 40'-3", this height can only be approved through the city council in granting a height waiver in a subsequent public hearing.

Commissioner Coats stated that 18 is too high density for 1100 East 85 foot right a way. He stated it doesn't meet the current zone.

Commissioner Henrie stated he doesn't see the contour lines.

Commissioner Coats stated it is flat.

Commissioner Hansen stated his concern is that people don't use the garage to park their cars in.

Mr. Ellerman stated it is a reality that people use their garages differently. He stated the code doesn't restrict people from using their garage as storage.

Commissioner Hansen stated the Bluff View was referred to as a bad mistake but how do you fault someone for that mistake.

Mr. Ellerman stated the problem is units having to many cars. He stated that the city could state no parking but public streets can be parked on.

Commissioner Coats stated we could change the code.

Commissioner Hansen stated he doesn't want to add to an existing problem.

Commissioner Musso stated this is a different project so it needs to be handled separately.

Commissioner Henrie stated they are combining them to get the count but he doesn't like it.

Commissioner Coats opened the public hearing..

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Logan Johnson stated that there is a 2.5 on the slope but they don't own the property on the slope.

Commissioner Coats stated it doesn't meet the density.

Commissioner Musso stated he doesn't want someone to cross the street to the pool.

Mr. Logan stated he would do the 16 units per acre. He stated he would like to have this tabled as well so they can refigure the plan.

Commissioner Hansen asked if the project restrict or states that people use their garages to park the vehicles and not storage.

Mr. Logan stated they could make garages into carports.

Commissioner Henrie motioned to table C-10-12 to December 4, 2019 to allow the density.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

8. ZONE CHANGE

- a. Tabled from October 16, 2019: Public Hearing for consideration and recommendation to City Council an Extraction Overlay Zone request Z-19-13 located at approximately 273 East South Nichols Peak Road. Applicant is Larry Adams/Joseph Young.

Background

This item was tabled at the Planning Commission meeting of October 16th, with the commissioners wishing to visit the site before they made a decision on a recommendation to go forward to the city council. The commissioners did a site visit on Tuesday, October 29th, accompanied by two members of the Hillside Committee. The Planning Commission will resume discussion on the regularly scheduled meeting of November 6, 2019.

The applicant is requesting approval to add the "Extraction Overlay Zone" designation to this currently Agricultural - 20 Ac. Min. (Ag-20) zoned property. The area requested is approximately 7.00 acres in size and located at approximately 273 East, South Nichols Peak Road.

The proposed change is for the purpose of having the availability to excavate and remove material from the development site at the address (area) stated above. This material is being removed from the site in preparation for agricultural development on Mr Adams property.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-19-13, for the zone change request of adding the Extraction Overlay Zone to the currently/existing Agricultural - 20 Acre Min. (Ag-20), specifically the southwest face of Nichols Peak, to the City Council, based on the following findings and subject to the conditions below:

Findings

1. That the proposed use, at this particular location, is necessary to provide for the overall progression of Mr. Adams agricultural development; and
2. The proposed use will comply with the regulations and conditions specified in this article for such use; and
3. The proposed use will conform to the intent of the general plan.
4. That the conditions as approved by the Hill Side Protection Committee will be followed for mitigation into the Hill Protection Overlay area.

Conditions

1. No part/portion of the extraction operation will be permitted closer than 100 feet to a residential subdivision.

2. A grading permit will be obtained for the Washington City Public Works Department before work will commence.
3. Extraction operations shall be strictly controlled so as to minimize any possible contamination of 'any' ground water.
4. Hours of operation will be limited to 7:00 A.M. to 7:00 P.M. excluding Sundays (no work shall be done) or legal holidays.
5. All equipment on and off the site, utilized in the extraction process shall be operated and maintained so as to minimize the creation and dissemination of noise and vibration from the site. Access and haulage roads on the site shall be maintained in a dust free condition.
6. A time limit of forty-five (45) calendar days will be allowed for this Overlay Zone approval, an additional 15 calendar days may be applied for/granted by staff, due to weather or other related delays of down time. The time limit starts the day after City Council approval of the Extraction Overlay Zone.
7. The finished grade(s) of the newly created area(s) will be as approved by the Hill Side Committee, also, trees will be planted along the slope base of each hillside cut at as approved by the Hill Side Committee.

Recess 8:08

Reconven 8:15

Commissioner Coats stated if there will be a fence and a rock face on lower tier and tier the remain disturbed area. He asked about the rock face.

Mr. Ellerman stated there will be riprap for the rock face.

Commissioner Coats asked that the low tier then haul the rock with a time frame.

Commissioner Henrie stated they need to get a permit.

Mr. Ellerman stated that is what this process does. He stated the trees need to be done. He stated this is an extraction overlay so there needs to be a grading permit even though they are in agriculture zoning.

Commissioner Coats stated they just need to fill out a grading permit form.

Commissioner Hansen stated the visit was helpful. He stated that it bothers him that they did something wrong and we are allowing them to continue

Mr. Ellerman stated that is what the city has to deal with.

Commissioner Henrie stated he thought it was in the county.

Commissioner Henrie asked where the boundary line is located.

Jason Smith stated it goes to Sandia.

Commissioner Coats stated the knob should not be touched.

Mr. Smith stated he is okay with the rock face. He stated the stack are 10 feet off the property line. He stated it has been shot to the other level. He asked for stability so the 40 feet might be adjusted.

Commissioner Coats stated he would like it to be 6 months time frame.

Commissioner Henrie stated there should be more time.

Commissioner Coats stated he thinks that 9 months would be reasonable.

Commissioner Hansen motioned to recommend approval to the City Council with the findings and conditions of staff with condition 8 that the project be finished in 12 months with the dated starting at City Council approval. Condition 9 that no more rock be removed on the north knob. And condition 10 that the lowest point be cleaned with a rock face.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

9. CITY CODE AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council an Amendment to the City Code Modifying Regulations, 9-8A-6, 9-8B-6, 9-8C-6 and 9-8D-6.

Background

Washington City is wishing to amend the City Code, by amending the “Modifying Regulations” as found specifically in Sections: 9-8A-6, 9-8B-6, 9-8C-6, and 9-8D-6. The following is being proposed:

A9-8A-6: MODIFYING REGULATIONS:

A. Side Yards:

1. Detached one-story private garages and other accessory buildings and structures, located at least ten feet (10') away from the main building, may have a side yard setback of three feet (3'), subject to the following conditions and restrictions:

- a. Where applicable, a building permit is obtained.
- b. The detached accessory building or structure is twenty feet (20') or less in height. Additional height may be acquired by moving the building or structure inward into the lot. For each foot added to the side yard setback (beyond three feet (3')), an additional foot may be added to the height of the structure, but in no case shall the detached accessory building or structure be taller than the main building.
- c. On corner lots, the required twenty foot (20') front yard setback will be maintained on both street frontages;
- d. The detached private garage or other accessory building or structure shall be located at least ten feet (10') behind the nearest corner of the front of the main building in the given side yard.
- e. In no case shall the square footage of the detached accessory building or structure exceed fifty percent (50%) of the square footage of the main building.
- f. The shade structure along with any other accessory structures located in the side yard shall not cover more than fifty percent (50%) of the side yard area.
- g. The provisions of subsection D of this section shall be met for encroachment into the side yard setback.

2. One-story attached accessory shade structures, open on three (3) sides, may be located in the side yard area to within three feet (3') (at the furthest projection) of the side property line, subject to the following conditions and restrictions:

- a. A building permit is required for all attached accessory shade structures
- b. The shade structure roof and support columns must be fire rated and built of fire resistant materials in compliance with the International Residential Code and International Fire Code;
- c. The shade structure shall not be built higher than the existing roof line that it abuts or exceed twelve feet (12') maximum in height, nor shall it exceed twenty feet (20') in width;
- d. A six foot (6') high masonry wall shall be along the side property line adjacent to the shade structure;
- e. Only one side yard area may be covered with an accessory shade structure, the other side yard shall remain open;
- f. On corner lots, the required twenty foot (20') front yard setback will be maintained on both street frontages;
- g. Before installation of any accessory shade structure, a building permit will be required along with approval by the Community Development Director, or his/her designee will be obtained as to materials, location and attachment to the main building; and
- h. The provisions of subsection D of this section shall be met for encroachment into the side yard setback.

B. Rear Yards:

1. Detached one-story private garages and other accessory buildings and structures, located at least ten feet (10') away from the main building, may have a rear yard setback of three feet (3'), subject to the following conditions and restrictions:

- a. Where applicable, a building permit is obtained.

b. The detached accessory building or structure is twenty feet (20') or less in height. Additional height may be acquired by moving the building or structure inward into the lot. For each foot added to the side yard setback (beyond three feet (3')), an additional foot may be added to the height of the structure, but in no case shall the detached accessory building or structure be taller than the main building.

c. On corner lots, the required twenty foot (20') front yard setback will be maintained on both street frontages;

d. The detached private garage or other accessory building or structure shall be located at least ten feet (10') behind the nearest corner of the front of the main building in the given side yard.

e. In no case shall the square footage of the detached accessory building or structure exceed fifty percent (50%) of the square footage of the main building.

f. The shade structure along with any other accessory structures located in the rear yard shall not cover more than twenty five percent (25%) of the rear yard area.

g. The provisions of subsection D of this section shall be met for encroachment into the side yard setback.

2. One-story attached accessory shade structures, open on three sides, may be located in the rear yard area to within three feet (3') (at the furthest projection) of the rear property line, subject to the following conditions and restrictions:

a. A building permit is required for all attached accessory shade structures.

b. The shade structure roof and support columns must be fire rated and built of fire-resistant materials in compliance with the International Residential Code and the International Fire Code;

c. The shade structure shall not be built higher than the existing roof line that it abuts, and where there is no existing one-story roof line, it shall not exceed twelve feet (12') in height;

d. On corner lots, the required twenty foot (20') front yard setback will be

maintained on both street frontages;

e. Where an adjoining lot exist along the rear property line, a six foot (6') high masonry wall shall be required along the rear property line adjacent to the shade structure. Where a setback of at least ten feet (10') will be maintained between the shade structure and the rear property line, no block wall is required;

f. The shade structure along with any other accessory structures located in the rear yard shall not cover more than twenty five percent (25%) of the rear yard area.

C. Distance Between Structures: No building, structure, enclosure or fence housing animals

Commissioner Coats asked what happens when there is a single story and the garage is taller than the house.

Mr. Ellerman stated they would have to get City Council approval.

Attorney Starkey asked if it is at grade.

Mr. Ellerman answered it would be grade of the street. He stated on corner lots it is still 20 foot setbacks.

Commissioner Coats stated there needs to be a correction that states ground floor of the main building including garage.

Commissioner Coats opened the pubic hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Phetsommphou seconded the motion.

Motion passed unanimously.

Commissioner Phetsommphou motioned to recommend approval to the City Council with the recommendation of staff with corrections.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council Adopting a City Code for Detached Accessory Dwelling Units, 9-8A-7 and --8B-7.

Background

Washington City is wishing to amend the City Code, by amending the Title 9 - Zoning Regulations, adding a new section to Chapters 9-8A and 9-8B (Residential Agricultural zone and Single Family Residential zone respectively). The new section will be title "Detached

Accessory Dwelling Units”, and will be the #7 Section of each chapter.

The following is being proposed:

9-8A-7: DETACHED ACCESSORY DWELLING UNIT (DADU)

And

9-8B-7: DETACHED ACCESSORY DWELLING UNIT (DADU)

A. Purpose and Intent:

1. The purpose and intent of detached accessory dwelling units (dadu) is to provide additional housing for family members of the owners of single family dwelling units that are located in residential zoning districts. The separate sale of such detached accessory dwelling units is prohibited in order to protect the residential character of the neighborhoods in which they are located.
2. A detached accessory dwelling unit is defined as an adjunct living unit, with a sleeping area, a bathroom, may or may not have kitchen facilities, has no attached garage or carport, and is detached from the primary residence on the same lot. The detached accessory dwelling unit may only be used for the housing of **family** members.
3. The owner of the property containing a single-family residence and a detached accessory dwelling unit must reside in the primary residence or the detached accessory dwelling unit, but the dwelling unit not occupied by the owner of the property may only be used for the housing of family members.

B. General Standards: The following standards shall be adhered to for all detached accessory dwelling units:

1. Only one (1) accessory dwelling unit, attached or detached, may be constructed on any qualifying residentially zoned lot.
2. The proposed lot for a detached accessory dwelling unit shall contain an already existing single-family dwelling unit, and the lot must be a minimum of ten thousand (10,000) square feet in size.
3. Any accessory dwelling unit on a qualifying residentially zoned lot being added to an existing single-family residence, whether attached or detached, shall not exceed fifty percent (50%) of the gross square footage of the single-family residence (attached

garages to the existing single-family residence are not included as part of the gross square footage), and in no case shall be greater than six hundred fifty (650) total square feet. The accessory dwelling unit square footage (added to all other existing or future structures), will not cover more than twenty five percent (25%) of the rear yard area.

4. All detached accessory dwelling units shall be limited to a maximum of seventeen feet (17') in height, and in no case shall the roof exceed the height of the existing residence.

5. Detached accessory dwelling units shall be located at least ten feet (10') away from the existing single-family residence, and can be located no closer than five feet (5') to any side or rear property line.

6. One additional on-site parking space shall be provided in addition to the required parking standards for the single-family residential lot. The parking space shall be a minimum of nine feet (9') wide and nineteen feet (19') long.

7. Under no circumstances, shall accessory dwelling units, whether attached or detached, be used for nightly or vacation rental purposes (unless approved through a conditional use permit as outlined in this title).

8. Construction of all accessory dwelling units shall meet all applicable building codes adopted by the city.

C. Required Deed Restriction:

1. As a condition of securing a building permit for construction of a detached accessory dwelling unit being developed on a lot with an existing single-family residence; the property owner shall record against the deed to the subject property, a deed restriction, in a form provided by the city, and will contain the following language:

"A permit for an accessory dwelling was issued to _____, the current owner of this property located at _____. The Owner shall strictly adhere to the prohibition of the use of the accessory dwelling as a nightly, short-term or vacation rental."

2. Proof that such a deed restriction has been recorded shall be provided to the Community Development Director prior to the issuance of the Certificate of Occupancy for the accessory dwelling unit.

- D. **Penalty:** Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating or causing or permitting the violation of the provision of this section, shall be guilty of a class C misdemeanor, subject to penalty as provided in section !-4-1 of this code. Any such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during which any portion of any violation of this ordinance is committed, continues or is permitted by such person, firm or corporation.

Commissioner Coats opened the public hearing.

Karl Larson stated he has been interested in this for a while. He has been approach to see if they could do this in Stucki Farms. He stated people want to have family stay but not in the main house.

Attorney Starkey stated the CC&R some times eliminate this.

Commissioner Hansen asked if Mr. Larson has a project that would benefit from this.

Mr. Larson stated he has been waiting for this so he could submit some projects. He stated he has this in the CC&Rs.

Mr. Ellerman stated some people maximize their lots.

Mr. Larson stated it would be good to identify family.

Mr. Ellerman stated it should be immediate family.

Commissioner Coats stated it could be a family friend or an aunt.

Mr. Ellerman stated this is the starting point. It could be changed in the future.

Mr. Larson stated he has a restriction that the meter is connected to the main house.

Commissioner Hansen motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Hollie motioned to recommend approval to the City Council with the recommendation of staff with corrections.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- c. Public Hearing for consideration and recommendation to City Council an Amendment to the Guest Parking requirements for Multiple Family Developments 9-16-12.

Background

Washington City is wishing to amend the City Code, by amending the “Guest Parking Requirements For Multiple Family Developments” section of the chapter for “Off Street Parking” in the Zoning Regulations. The following is being proposed:

9-16-12: GUEST PARKING REQUIREMENTS FOR MULTIPLE-FAMILY DEVELOPMENTS:

Except for the HD zone, guest parking spaces in the ratio of one parking space per **three and one-half (3 ½)** units shall be provided for all multiple-family residential developments, including apartments, condominiums, duplexes, attached or detached townhomes, triplexes, and fourplexes, and any combination thereof. For developments that have units with personal driveways a minimum of twenty feet (20’) in length that are limited to the use of those units, up to fifty percent (50%) of those driveways may be counted toward meeting the guest parking requirement. In calculating the guest parking requirement, any fraction of five-tenths (0.50) and above shall be rounded up to the subsequent whole number and any fraction below five-tenths (0.50) shall be rounded down to the preceding whole number.

Commissioner Coats opened the public hearing.

No response.

Commissioner Phetsomphou motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Phetsomphou motioned to recommend approval to the City Council with the recommendation of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- d. Public Hearing for consideration and recommendation to City Council an Amendment to the Height Regulations, 9-8D-4, 9-9-4, 9-10A-4, 9-10B-4, 9-10C-4 and 9-11-4.

Background

Washington City is wishing to amend the City Code, by amending the “Height Regulations” as found specifically in Sections: 9-8D-4, 9-9-4, 9-10A-4, 9-10B-4, 9-10C-4, and 9-11-4. The following is being proposed:

Multiple-Family Residential (R-3) Zone

9-8D-4: **HEIGHT REGULATIONS:** No main building shall be erected to a height greater than forty-two feet (42'), unless otherwise approved by the city council. No accessory building or structure shall be erected to a height greater than twenty feet, unless approved by the city council.

Commercial zones (AP, C-1, C-2, C-3 zones, respectively)

9-9-4: **HEIGHT REGULATIONS:** No building or structure shall be erected to a height greater than forty-five feet (45'), unless otherwise approved by the city council.

9-10A-4: **HEIGHT REGULATIONS:** No building or structure shall be erected to a height greater than forty-five feet (45'), unless otherwise approved by the city council.

9-10B-4: **HEIGHT REGULATIONS:** No building or structure shall be erected to a height greater than forty-five feet (45'), unless otherwise approved by the city council.

9-10C-4: **HEIGHT REGULATIONS:** No building or structure shall be erected to a height greater than forty-five feet (45'), unless otherwise approved by the city council.

Industrial zones (BP, I-1, I-2)

9-11-4: **HEIGHT REGULATIONS:** No building or structure shall be erected to a height greater than forty-five feet (45'), unless otherwise approved by the city council.

Commissioner Henrie stated he would suggest 48 feet.

Commissioner Coats opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Hansen motioned to recommend approval to the City Council with the recommendation of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- e. Public Hearing for consideration and recommendation to City Council Adopting Title 6 Chapter 7 Public Ways and Property, Standardized Street Addressing.

Background

Washington City is wishing to amend the City Code, by amending Title 6 - "Public Ways and Property", adding a new chapter, Chapter 7 - "Standardized Street Addressing". The following is being proposed:

CHAPTER 7

STANDARDIZED STREET ADDRESSING

SECTION:

- 6-7-1: Purpose
- 6-7-2: Street Name Approval
- 6-7-3: Street Naming
- 6-7-4: Assignment Of Street Names And Numbers
- 6-7-5: Building Identification
- 6-7-6: Multiple Family Residential

6-7-1: **PURPOSE:** This chapter is established to provide a standard system for consistent and logical numbering and naming of streets and properties to avoid The duplication of street names within Washington City and Washington County. This chapter shall establish standard procedures for street naming, address numbering, and keeping addressing numbers clearly identifiable.

6-7-2: STREET NAME APPROVAL:

- A. Approval of Street Names, New Developments: All proposed public and private street names and types must be submitted and approved by the community development department and the public works department at the time the plats are under review by Washington City.

- B. **Approval of Street Names, Existing Developments:** When it is necessary to change the name or type of an existing public or private street, the street name and type or number and the corresponding intersection coordinates must be approved by the community development department and the public works department to eliminate confusion and duplication with other streets throughout the county. When a city determines to change the name of a street, it should schedule a public hearing to convey information about proposed name changes to citizens who are affected, and to eliminate capricious actions.

6-7-3: STREET NAMING:

- A. **Duplication:** Proposed street names that duplicate existing street names in the city or elsewhere in Washington County shall be avoided. Having a different street type suffix does not make the name different, e.g. Washington Street and Washington Ave.
- B. **Confusion:** In accordance with the goal of minimizing confusion for street names containing locational and other characteristics, the following criteria shall apply:
1. Proposed street names that sound very similar to existing names or street names that have unconventional spellings shall be avoided.
 2. The four compass directions shall not be used as part of the street name (e.g. Eastwood). This is to eliminate the occurrence of double directionals in assigning the address (e.g. 1229 W. Eastwood Drive).
 3. The standard street type designators shall not be used as part of the street name (e.g. Springlane Road). This is to eliminate the occurrence of double street type designators in the address.
 4. Abbreviations of part or the entire street name shall not be allowed.
- C. **Continuity:** Proposed street name are encouraged to have the following characteristics:
1. Historic significance.
 2. Local color and sense of place.
 3. Overall theme.

4. Compatibility with adjacent streets.

D Street Name Length: The length of a street name shall not be more than fifteen (15) characters including one space and two words, but not to include the street type designator.

E. Street type designators: Proposed street names and street types should be matched as follows:

1. Boulevard and Parkway - arterials and collectors with planted or other physically separate medians.

2. Drive and Way - a meandering, curvilinear or diagonal street usually longer than one thousand feet (1,000') and most always connect to other rights-of-way).

3. Road - streets longer than one thousand feet (1,000').

4. Street and Avenue - straight directional streets.

5. Lane - short collector or minor streets which are usually less than one thousand feet (1,000') in length and may not always connect other rights-of-ways. May be used in names for private rights-of-way.

6. Circle, Court, Place, Cove - cul-de-sacs and permanent dead-end streets usually less than one thousand feet (1,000') in length. May be used effectively in planned unit developments, condominiums or other conditional use developments where streets with short branching configurations are proposed.

7. Alley - a small or narrow street, especially one running between or behind buildings permitting access from the street to backyards or garages.

6-7-4 **ASSIGNMENT OF STREET NAMES AND NUMBERS:** A street shall not be assigned a name and a number. This is to avoid persons using both interchangeably with their official situs address. When a street is designated with a an alphabetic name, only its intersection with other streets are assigned numbers as coordinates for the purpose of displaying them on intersection signs.

A. Streets which shall be assigned alphabetic names:

- 1. Streets that change direction at oblique angles to the address grid system axes.**
- 2. Streets that are diagonal to the address grid system axes.**
- 3. Circled or looped thorough-fares which return to themselves. If frontage number to be assigned for addresses on buildings are all on the outside of the loop, or all on the inside of the circle, the street may be given a single name, otherwise, a break shall be made at a distinct point at the back of the loop and multiple names assigned. This is to avoid duplicate and parallel address ranges for the same street name.**
- 4. Horseshoe shaped thoroughfares that are not in alignment with the countywide grid system shall be assigned at least two names with the breaks occurring at the most distinct bends on the street.**
- 5. Private streets which are proposed within private developments such as condominiums and planned unit developments shall be named.**

B. Streets which shall be assigned numbers:

- 1. Major collector streets or collector streets which are in continuous alignment with the address grid system axes shall be assigned street numbers.**
- 2. Marginal access streets which parallel major collector streets and collector streets in alignment with Countywide Grid System shall be assigned numbers.**

C. Street numbering: When calculating street numbers and intersection coordinates, all numbers shall be measured to the centerline of the roadway and shall end with the digit "0" or "5". Private numbering systems shall be avoided.

D. Property numbering: The following standards shall be applied to the numbering of properties in the city:

- 1. Juxtaposition: Building numbers should be comparable (but not duplicated) on parallel streets and should be in consecutive order.**
- 2. Even-odd: Building numbers should be assigned to opposite sides of the street as**

determined under the city address grid system.

3. Compass direction: On streets that do not conform to the four compass directions, building numbers should be assigned from the axis that most nearly matches the principal direction of the thoroughfare.

4. Corner lots: Dual addresses on corner lots shall be avoided. A final address will be assigned when a site plan showing building footprint is submitted.

5. Buildings without public frontage: Buildings that are hidden behind other buildings or do not have public frontage shall be numbered from the centerline of the principal access or driveway.

6-7-5 BUILDING IDENTIFICATION: All buildings shall have approved address numbers, and shall be identified using the following standards:

- A. Background: Numbers shall be set on a background of a contrasting color.
- B. Size: Numbers shall be Arabic numeral or alphabetic letters. Numbers shall be a minimum of four inches (4") high with a minimum stroke width of one-half inch (.5")
- C. Visibility: Numbers shall be placed in a position that is plainly legible and visible from the street or road fronting the property. When a building is some distance from a street or when view of the building is blocked by trees or shrubs, numbers should be displayed on a sign attached to a fence, gate, street mailbox, or lawn stake, in addition to being placed on the building.
- D. Corner lots: On corner lots, house numbers should face the street named in the Address.

6-7-6 MULTIPLE FAMILY RESIDENTIAL: Building numbering sequence will start on

the right side of the "main" approved addressed entrance and flow in a counterclockwise spiral direction consecutively numbering each building from outward to the inward. Individual unit identification numbers will begin with first and most outward building on the right side of the main approved entrance and flow in a counterclockwise spiral direction consecutively numbering each unit.

6-7-10 Multi Family Residential

Building numbering sequence will start on the right side of the “main” approved addressed entrance and flow in a counterclockwise spiral direction consecutively numbering each building from outward to the inward. 2) Individual apartment unit identification numbers will begin with the first and most outward building on the right side of the “main” approved addressed entrance and flow in a counterclockwise spiral direction consecutively numbering each unit.

Commissioner Coats opened the public hearing.

No response.

Commissioner Phetsomphou motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Hollie motioned to recommend approval to the City Council with the recommendation of staff.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Meeting adjourned: 9:37 PM

Washington City

Signed By: 
Craig Coats, Chairperson

Attested to: 
Kathy Spring, Zoning Technician