
Planning Commission Minutes
January 15, 2020

Present: Commissioner Brian Musso, Commissioner Van Phetsomphou, Commissioner Rick Henrie, Commissioner Jason Smith, Commissioner Monty Hollie, Commissioner Jason Hansen, Attorney Jeff Starkey, Drew Ellerman, Brandon Wright, Todd Pace, Kory Klotz, Troy Jolley, Sue Gates, Ken Jolley, Scott Jolley, Jodi Todd, Preston Jolley, Jordan Jolley, Logan Johnson, Thomas Hunt, Chris Rigby, Dave Forsyth, Craig Hurdman, Cessily Lloyd, Thomas Lloyd, Jeff Jolley, RaCail Jolley, Kress Staheli, Craig Coats, Dick Sanders, Laurie Sanders, Greg Brim, Natasha Isom.

Meeting called to order: 5:30 P.M

Invocation: Commissioner Henrie

Pledge of Allegiance: Commissioner Smith

1. APPROVAL OF AGENDA

- a. Approval of the agenda for January 15, 2020.
Commissioner Henrie motioned to approve the agenda for January 15, 2020 with the removal of item 6A.
Commissioner Holley seconded the motion.
Motion passed unanimously

2. APPROVAL OF MINUTES

- a. Approval of the minutes for December 18, 2019.
Commissioner Henrie made a motion to approve the Minutes from 12-18-19.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Hansen lives near item 9A.

4. 2 LOT SUBDIVISION

- a. Consideration and recommendation to City Council for a 2 Lot Subdivision, located at 200 West 200 South. Applicant: Dennis Gibson

Background

Drew Ellerman reviewed report: The applicant is requesting approval for the conceptual Afton Gibson Minor Subdivision plan, located at approximately 250 South 200 West.. The applicant is wishing to split the present 5.62 acre parcel into two lots along with some roadway dedication to the city. Parcel (1) of the subdivision will be 146,013 sq. ft. (3.35 ac.), Parcel (2) of the subdivision will be 87,118 sq. ft. (2.0 ac.). Both proposed lots meet the minimum two (2) acres required for the zoning at this location.

The proposed minor subdivision is currently zoned Residential / Agricultural - 2 Acre min. (RA-2), with the surrounding zoning of RA-2 to the east, RA-1 to the south and west, PUD and Open Space to the north.

Staff has reviewed the requested proposal, and the proposed conceptual Bourgoin 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 Bourgoin 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.

Commissioner Smith asked for clarification of the split.

Mr. Ellerman stated they will come back with some lot line adjustments. The redlines on the exhibit was to help Dennis Gibson with the lot line adjustment.

Commissioner Smith asked if the split would meet the setbacks.

Mr. Ellerman answered it would have to meet the setbacks and that he doesn't think there are any issues.

Commissioner Smith Opened the Public Hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Henrie motioned to approve the conceptual plan for the 2 lot subdivision.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

5. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council for a Plat Amendment for Desert Ravine at Sienna Hills previously named Arroyo at Sienna Hills Phase 9, located at approximately Grapevine Crossing and Pleasant Valley Lane. The purpose of the Amendment is to change the name. Applicant: Jim Raines, Brennan Holdings NO 200, LLC

Background

Drew Ellerman reviewed report: The applicant is requesting approval of an Amended Final plat for the Arroyo at Sienna Hills, Phase 9 Amended subdivision, located at approximately Grapevine Crossing and Pleasant Valley Lane. The reason for this amendment request, is simply to change the name of the subdivision from Arroyo at Sienna Hills, Phase 9, to the new proposed name of "Desert Ravine at Sienna Hills". The subdivision still has 35 lots and the acreage of 11.19 remains the same as the originally approved subdivision.

Staff has reviewed the proposed amended final plat and finds it conforms to the PCD zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Arroyo at Sienna Hills, Phase 9 subdivision - changing the name to "Desert Ravine at Sienna Hills" to the City Council, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and 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. Where applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners”, shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Commissioner Henrie asked why the name change is being requested.

Mr. Ellerman answered that it is a different developer and different product from the Arroyo at Sienna Hills. This is more of a patio home design.

Commissioner Smith asked if there are any other changes.

Mr. Ellerman answered no. Arroyo at Sienna Hills Phase 9 was recorded so they need to come back to get the final plat approved under the new name.

Commissioner Phetsomphou asked how far along they are in the building and if there are any signs in place.

Mr. Ellerman answered not very far and he didn't think there were any signs. They wanted to do the name change first.

Attorney Starkey asked about the owners' dedication.

Mr. Ellerman answered that they would need to look at that with the new mylar to be recorded.

Commissioner Smith opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Hollie motioned to approve the name change from Arroyo at Sienna Hills Phase 9 to Desert Ravine.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

6. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Deer Meadows Subdivision, located at approximately south of South Nichols Peak Road and and 300 East. Applicant: Jared Plewe

Item removed. Mr. Ellerman explained to the public in case they received notice that the applicant requested that the item be pulled from the agenda.

7. CONDITIONAL USE PERMIT

- a. Tabled from November 6, 2019: Public Hearing to consider approval of a Conditional Use Permit C-19-11, for the Bluff View North Commons apartments a Multi Family Project, located at approximately 1100 E. Bluff view Drive. Applicant: Logan Johnson, Wright Development

Background

Drew Ellerman reviewed report: This item was tabled at the November 6, 2019 Planning Commission meeting, at the request of the applicant due to the planning commission's tabling of the sister project directly southeast of this proposal (across the intersection of Bluff View Drive and 1100 East). The applicant was wishing to revise both site plans and bring the item back at another date.

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 126 dwelling units in the form of 42 one-bedroom units, 69 two-bedroom units, and 15 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 15.9 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 and one-tenth (1.1) parking stalls for the one bedroom units, and two parking stalls for the two and three bedroom units, and a minimum of 25 visitor parking stalls (as per the current code). That would relate to 240 parking stalls minimum. The applicant is proposing 235 total parking stalls, in the form of 56 garaged stalls, 95 carport stalls, 84 open air stalls, 25 of which are for visitor parking stalls. Leaving a shortfall of five 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, if five more parking stalls can be placed throughout the proposed project.

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.

Drew Ellerman stated the buildings may still be above the height requirement but they would have to come in to the City Council for approval. He reviewed the building elevation on the overhead.

Commissioner Henrie questioned the elevation contour lines and the water collection at the base and how it will be handled.

Drew Ellerman stated that they are still going to have to go through the plans at the construction drawings stage, they have yet to have the final plans. He stated Bluff View Drive has a climb then tapers off. The contour is above that.

Commissioner Henrie stated he is very concerned about draining onto other property so the water collection needs to be worked out for the project as a whole.

Mr. Ellerman stated the developer could address that. He explained that with a Conditional Use Permit they don't require extensive studies in case it doesn't get approved and due the cost to the applicant. He stated the building elevations are impressive.

Commissioner Smith questioned if they modified the footprint.

Drew Ellerman answered that they probably did since they added 18 more units.

Commissioner Hansen asked where the additional 18 units are located from the original plan they reviewed.

Mr. Ellerman stated he will have the developer clarify where they are.

Commissioner Hansen stated he is concerned that with additional units they may not be able to meet the parking requirement and would like to see what the height is going to be.

Mr. Ellerman stated they will have to meet the parking. He stated they can remove 2 units to meet the requirement. He stated he recommends they open the public hearing because they did add extra units so the plan did change. He stated he would not let them bring in building plans unless the Conditional Use Permit and Height Waiver are approved.

Commissioner Smith opened the public hearing.

No response.

Commissioner Hansen motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Logan Johnson with Wright Development stated that they are confident they will be able to fit the extra five parking stalls. Because the garages are 10.5 feet wide per stall, but outdoor stalls are only 9 feet wide, the elimination of some garages should easily facilitate the addition of total parking stalls. Each parcel will have its own clubhouse and amenities which will allow each parcel to be able to stand alone as a single development if needed. The footprints of the buildings have not changed, but the clubhouses will now be located into the first floor of an apartment building. He stated that when they add the additional 5 parking stalls they will come in with 1.9 per unit.

Commissioner Smith stated he would like to see something that restricts the garage use as storage.

Commissioner Musso stated he would not want the garages to be eliminated.

Mr. Johnson replied that his objective is to not have parking on the street. The garages are assigned to the renters.

Commissioner Musso stated he is concerned because even with couples they may have two cars. And if someone is single they may have a roommate.

Commissioner Smith stated one unit has to be covered and then the other can be the driveway. He is concerned because people aren't going to want units without garages so they wouldn't lease the units.

Commissioner Musso asked if Mr. Johnson felt the units connected to the clubhouse would be difficult to rent out.

Mr. Johnson stated he didn't feel they would have any problem renting them out. Mr. Johnson stated the height requirement would be handled with the building being brought down to meet the requirement. He stated he has met with Brandon and they plan to channel the water to drain to a detention area. He stated they are still working with Public Works.

Commissioner Hansen stated he is concerned with the parking and doesn't understand tearing down the garages.

Mr. Johnson stated there could be an additional condition that states if there is a reported parking issue and there are empty garages they would have to provide parking to eliminate the parking issue.

Commissioner Smith stated he is concerned with the drainage on the slope.

Mr. Johnson stated they are going to do additional drainage study and work with Public Works.

Mr. Ellerman stated they will be taking care of the drainage with the development but the slope will still need to be worked out.

Commissioner Henrie asked Mr. Ellerman about the height.

Mr. Ellerman stated his hope is that they don't go too high and stay within the 35 foot height requirement.

Commissioner Henrie asked Mr. Johnson about the height and could the design be such that no mechanical units be seen.

Commissioner Hollie asked about the visitor parking.

Mr. Johnson stated they will have to screen the mechanical units. He stated the visitor parking will be distributed throughout the project.

Commissioner Henrie stated that they are going about it the right way.

Commissioner Smith stated it looks a lot better with the aesthetic finishings.

Commissioner Smith echoed the Commissioner's statements and concerns stated above but he feels that there needs to be additional conditions to work out drainage and the garage issue needs to be worked out.

Commissioner Henrie stated there are projects that people park on the street and emergency vehicles can't get in.

Commissioner Musso stated Bluff View Townhomes is an example of a problem with parking. He stated he can't see how the parking works if 18 more units are added.

Commissioner Hansen motioned to approve the conditional use permit with additional condition #14 That if there is a report of a parking issue and there are empty garages they would have to provide parking to eliminate the parking issue.

Condition #15 That the project has a minimum of 240 garages.

Condition #16 That garages will be used as parking not storage.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- b. Tabled from November 6, 2019: 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 Logan Johnson, Wright Development

Background

Drew Ellerman reviewed report: This item was tabled at the November 6, 2019 Planning Commission meeting. The applicant was asked to recalculate the density on this particular development, due to it being too high, with the planning commission not allowing it to be considered with the applicants project directly northwest (across the intersection of Bluff View Drive and 1100 East) of this proposed development averaging out the density for both parcels (one developer).

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 138 dwelling units in the form of 36 one-bedroom units, 84 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 15.9 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 and one-tenth (1.1) parking stalls for the one bedroom units, and two parking stalls for the two and three bedroom units, and a minimum of 28 visitor parking stalls (as per the current code). That would relate to 270 parking stalls minimum. The applicant is proposing 280 total parking stalls, in the form of 61 garaged stalls, 106 carport stalls, 113 open air stalls of which 44 stalls will be for visitor parking.

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 Smith Opened the Public Hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Mr. Johnson stated he can see where there could be more visitor parking. He stated they will have a management team.

Commissioner Henrie complemented Wright Development on their designs and that they have worked and thought things out.

Commissioner Hansen motioned to approve the Conditional Use Permit C-19-12 with additional condition #14 that a 6 foot block wall on the east and south boundaries of the property be installed.

Condition 15 That if there is a report of a parking issue and there are empty garages they would have to provide parking to eliminate the parking issue at no charge.

Condition #16 That garages will be used as parking not storage.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

8. GENERAL PLAN AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council a General Plan Amendment G-20-01 to change from Business to Industrial, located at 840 South 100 East. Applicant: Ken Jolley

Background

Drew Ellerman reviewed report: The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 840 South 100 East. The requested area covers approximately 6.9 acres. The current Land Use designation is Business (BUS). The applicant is seeking approval to have the Land Use designation changed to Industrial (I) for the possibility to develop the area into a future commercial/industrial project for storage units.

The surrounding General Plan Land Use designations are (OS) to the north and east, Industrial (I) and Estate (EST) to the west, and Business (BUS) to the south.

As stated above, the applicant is wishing to amend this parcel, in hopes for future commercial/industrial development at this location (building storage units). The Industrial designation allows for the I-1, I-2 and Business Park (BP) zoning districts.

Staff has reviewed the request change and finds no problem with the minor adjustment from Business to Industrial, but only if the future zone request is for Light Industrial (I-1) and the land is indeed used for “storage units”. The problem would be that once you zone something I-1, it will be allowed whatever uses are permitted in the I-1 zoning district.

Recommendation

Staff hesitantly, recommends that the Planning Commission recommend approval for G-20-01 application, to amend the General Plan Land Use Map from the current Business (Bus) designation, to the proposed Industrial (I) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Commissioner Hansen questioned if there could be a condition about what business could be located at that property.

Drew Ellerman answered no. He reviewed the uses for Industrial uses. He explained the Industrial uses on the corner of 100 East and Industrial Road.

Commissioner Smith asked if 100 East is a dedicated road.

Mr. Ellerman answered he isn't sure. He stated looking on the website it appears to be a partial dedicated road. They would have to do some improvements.

Commissioner Musso asked about the adjacent property.

Mr. Ellerman stated it is owned by the family and they want to do storage on this parcel. He stated there isn't a need for a business park in this area and there is industrial across the street to the corner.

Commissioner Smith opened the Public Hearing.

Natasha Isom stated she is on the Board for Hobbie Creek and she wants to know if Industrial is necessary. She stated when she purchased her home 3 years ago that she was told about a trail north of Millcreek around the area. She would like to see everything flow in unison, she is worried about industrial surrounding homes.

Raquel Jolley stated that she agrees with the concerns of Natasha Isom of turning this into industrial.

Craig Herdman stated that he is fine with the storage units but is concerned about the zone change for industrial with the noise that comes with industrial.

Commissioner Smith stated they are concerned about changing to industrial because they can't restrict the use. He stated he does feel that the storage units are a good use for that area.

Mr. Ellerman stated there are only two areas storage units can go in. Commercial or Industrial and there isn't any commercial in that area so that is why the industrial request. He stated they don't want to do spot zoning.

Ken Jolley stated that he chose the storage units to have a low impact on the area. He is wanting the best for the community.

Commissioner Henrie motioned to close the Public Hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Musso questioned what style the units will be and if they will be heated and cooled.

Ken Jolley stated that they will be single level standard storage units. They might do some RV parking. He stated they would just be standard not heated or cooled.

Commissioner Hollie stated what material Ken Jolley will use.

Ken Jolley stated he will use brick and metal.

Commissioner Hansen stated he understands both sides and would encourage Mr. Jolley to work with the surrounding citizens because this is a change for the Hobble Creek and Cotton Meadows Subdivisions.

Mr. Jolley answered he would love to do that.

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

Commissioner Hansen seconded the motion.

Motion passed unanimously.

9. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone change request Z-20-01 to change from A-20 (Agricultural 20-acre minimum to PUD-R (Planned Unit Development Residential), located approximately 3925 S. Washington Fields Road Applicant: Smoothie Kings Holdings, LLC

Background

Drew Ellerman reviewed report: The applicant is requesting approval to change the zoning of approximately 8.30 acres, located at approximately 3925 South Washington Fields Road. The requested change is from the current zoning of Agricultural - 20 Ac. (A20), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose of developing the 8.30 acres into a multi-family residential project consisting of 71 townhome dwelling units. Each dwelling unit will have 3 bedrooms, 2 ½ baths, and a 2 car garage.

This particular location has a General Plan Land Use designation of Medium High Density. This designation carries a 7-12 dwelling units per acre density ratio. This proposed project will have 8.55 dwelling units per acre. The surrounding zoning to this parcel is R-3 to the south, Ag-20 to the north and east, and R-1-6 to the west.

The PUD-R zoning designation carries requirements for extra visitor parking and also recreation area for the future residents of the townhomes. The applicant has provided two car garages and double wide driveways along with 23 extra visitor parking stalls found throughout the

development. Staff feels the applicant has met the requirements for the dwelling unit and visitor parking stalls for this development. The applicant is also showing two designated recreation areas (one in the northeast corner of the project and one in the southwest corner of the project), each recreation area has playground equipment, shade structure pavillion, and a BBQ area. The applicant has also provided private back yard areas for each dwelling unit (those areas range from a minimum of 350 square to 425 square feet). There is also provided trails within the project design to help movement through the development without having to always be on a street sidewalk.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-01, for the zone change request from Agricultural - 20 Ac. Min. (A-20), to the proposed Planned Unit Development - Residential (PUD-R), with request for the Multi-Family Residential Development Standards onto the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone.
2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
4. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.

6. Block walls (six feet in height min./max.) will be required along the north, west and south boundaries of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.

7. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

9. The proposed amenities will be completed before one-third (1/3) build out of the development is completed. Roughly, before the 23rd townhome is completed within the project.

Commissioner Smith opened the Public Hearing.

Greg Brimm stated that he noticed people are going through his subdivision to get back to St. George. Mr. Ellerman stated they will go Washington Fields Road and go to 3060.

Mr. Brimm asked about the construction traffic.

Commissioner Smith stated it is a public road so they can't restrict it.

Mr. Brimm is very concerned about the traffic problems it will create especially due to the schools, new temple that is going to be built and then this, so he is opposed to this request.

Dave Forsyth stated the traffic with the new schools is already very bad and he opposes this as well because of the traffic. The other issue would be parking. He also questioned the HOA or the CCR and the percentage on rentals.

Commissioner Smith answered they don't legally stipulate rentals. It is an HOA that could restrict it.

Cessily Lloyd stated that she did not imagine she would have 8 units over her back yard. She has concerns about the traffic. She stated she knew that this parcel would be developed but her biggest concern is the 2 story units taking out her privacy and dropping her home value.

Todd Pace stated that he lives in the Steeplechase subdivision and he has units behind him. He recommended that they rotate the buildings so the existing homeowners have yards. He also brought up the aesthetic aspects. He discussed traffic on Steeplechase Road due to the schools. He also discussed that he did not see any storm drain solutions. He stated there are already problems with the drainage.

Jodi Todd stated that traffic is an issue. She suggested that a discussion be had to add another road to help with the school traffic.

Kory Klotz stated he is concerned about traffic as well. He discussed with along 450 East suggesting they have a one story units to be considerate of the existing neighbors. Also the crime rate with the rentals is a concern.

Chris Rigby stated he is concerned about the through traffic because of the schools. Also parking trailers and vehicles on the road.

Nancy Vansike stated she is very concerned about traffic and the danger to the kids. She stated that she has a one story home and she would like them to take into consideration the residents. She would like the design to change and to only have one story.

Dave Nasal with Smoothie Kings Holdings, LLC stated that they were trying to get paths to keep the kids off the street. The density is a comparison to Freedom Village. He stated that the water detention is being worked out and the park needs to be moved closer to Steeplechase. He also stated that some of the units would be moved to put a park next to a house. He stated he does not have an answer for the traffic concerns.

Commissioner Musso asked about unit 24, which seems to be a different size..

Mr. Nasal stated it is the same floor plan.

Commissioner Hasnsen questioned about the visitor parking mostly to the east and not being spread out accordingly.

Mr. Nasal stated the public road allows for parking.

Mr. Ellerman stated the city doesn't encourage parking on streets. He suggested other areas of visitor parking.

Mr. Nasal stated they could work out the parking.

Commissioner Smith asked about the drainage.

Mr. Ellerman stated the drainage is going to be part of the subdivision submission.

Commissioner Hansen suggested patio homes in certain locations.

Mr. Nasal answered that they are trying to be low on the density but patio homes were not feasible.

Commissioner Musso stated if you lose one townhome you would not lose that much.

Mr. Nasal stated they could have done more density but they didn't want to do too much. They were trying to be thoughtful of what is next to them with Freedom Village. He stated they don't have an answer to the traffic.

Commissioner Smith asked about the pavement, sidewalks.

Mr. Ellerman answered that it is a 31 foot curb and gutter with a 4 foot sidewalk on one side.

Commissioner Smith asked about other roads in this area.

Mr. Ellerman stated Development Solution is building a road. 4200 South which runs along the schools will eventually connect to Washington Fields Road. Treasure Valley goes to 4200 South.

Commissioner Smith stated he has seen projects that were approved with roads but were not built.

Mr. Ellerman stated he applauds the Gibbs, Hancock and Hoopes for working with the city so the road can go in.

Commissioner Musso asked what the time frame is for Phase 1.

Mr. Nasal stated a couple of months to submit. He stated about 8 months when the road will come in.

Commissioner Musso stated he is concerned about the traffic.

Commissioner Hansen stated people will go through Steeplechase.

Mr. Ellerman stated he had the same concern. He stated that when Steeplechase came in Treasure Valley wasn't happy with them because of traffic.

Brandon Wright with Public Works discussed the future road that will be built on 4200 South. He explained that they are currently in phases of building the roads.

Commissioner Hansen asked if they are recommending approval to City Council for the plans or just the zone change.

Mr. Ellerman stated you are recommending approval of the plans. You can table if you want to see more details.

Commissioner Smith questioned Dave Nasal about the height of the buildings.

Dave Nasal answered about 24 feet.

Tom Lloyd stated he is concerned about the town homes that will overlook his back yard. He would like to see a higher wall or something different in the plans to have up against the back wall. He would like to see a change so they don't have townhomes looking into homes.

Commissioner Phetsomphou stated that even if this were homes they could have two to three story homes. He stated that he lives in a townhome and they aren't bad neighbors.

Mr. Ellerman stated that the general plan has always been medium high density.

Mr. Lloyd stated he would just like to request that the open space be next to his property.

Nancy Vansike stated that the houses on 460 East are all single story homes and if they could be mindful of the neighbors due to privacy.

Brandon Wright with Public Works wants to make a condition that the Fire Department approves the design before Public Works because there isn't a turn around.

Mr Nasal stated they will check with the Fire Chief.

Commissioner Hansen questioned Leanne Hoopes in the audience for her opinion.

Leanne Hoopes stated there are a lot of people that live in townhomes so there shouldn't be a negative connotation. She stated she is very happy with the plans adjacent to the Freedom Village project. She does like the new road that is planned.

Commissioner Phetsomphou stated that everyone has to start somewhere in life. He stated there needs to be affordable housing.

Dave Nasal stated that traffic is about timing and there is going to be a give and take since the new road will bring in new people.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Hansen stated he is concerned about the drainage and the back aesthetic aspects of the house. He does not worry about traffic once the new road is built.

Commissioner Phesomphou stated that maybe we can close the roads to access to Steeplechase Dr.

Drew Ellerman stated keeping all roads through the neighborhoods as part of the transportation plan.

Commissioner Smith stated that he would like to see more of an opening between units to have access to each other and to see the elevations. Commissioner Smith asked the developer to consider making some exceptions for the home owners and planting landscapes to help soften the transition between neighborhoods.

Commissioner Henrie questioned Mr. Ellerman and on PUD and the landscape architect and when that happens.

Drew Ellerman stated that he added condition #5 for landscape.

Commissioner Henrie stated he would like to table this because there would be about 7 additional conditions.

Commissioner Musso stated that he thinks unit 1 and 2 would have to be moved.

Mr. Ellerman stated they could push it about 20 feet off the road property line.

Commissioner Musso asked if they can roll 22 and 23 around the corner.

Mr. Ellerman answered they could move the park against Steeplechase. He stated he has talked to the applicant about different scenarios.

Commissioner Musso stated as far as the traffic concern, it will take care of itself when the roads are built out.

Commissioner Hollie stated if you move too much then you lose places for the kids to play.

Commissioner Hansen motioned to table the Public Hearing until February 5, 2020 to address their detention area plans on how water will be moved to the city's storm drains, addressing of fire turn around in front of lot 67, rear elevations be looked at for lots 15 thru 23, increased design plans for the back of homes only. And to continue the public hearing to address the changes only.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Drew Ellerman suggested to amend the motion to continue the public hearing.

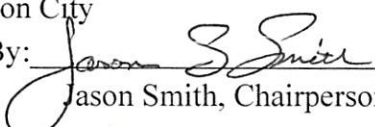
Commissioner Smith motioned to adjourn the Planning Commission Meeting.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Meeting adjourned: 9:15 PM

Washington City

Signed By: 
Jason Smith, Chairperson

Attested to: 

Kathy Spring, Zoning Technician