
Planning Commission Minutes
February 5, 2020

Present: Commissioner Smith, Commissioner Phetsomphou, Commissioner Hansen, Commissioner Hollie, Commissioner Musso, Attorney Jeff Starey, Brandon Wright, Kathy Spring, Eric McFadden, Dick Sanders, Laurie Sanders, Thomas Lloyd, Cessily Lloyd, Jim Park, Dave Nasal.

Commissioner Smith excused Commissioner Henrie.

Meeting called to order: 5:30 PM

Invocation: Commissioner Hansen

Pledge of Allegiance: Commissioner Hollie

1. APPROVAL OF AGENDA

- a. Approval of the agenda for February 5, 2020.

Commissioner Hansen motioned to approve the agenda for February 6, 2020.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from January 15, 2020.

Commissioner Phetsomphou motioned to approve the minutes from January 15, 2020.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. ZONE CHANGE

- a. Tabled from January 15, 2020: 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: This item was tabled at the January 15, 2020 Planning Commission meeting. The commission asked the applicant to address storm drain plan and

location, address fire truck turn-around area, provide rear elevations to the buildings - allowing commissioners to see what they look like on the back side, and finally, to look into realigning the units that border the Steeplechase subdivision. The applicant has addressed the concerns with the newly provided exhibits. Staff feels the design has enhanced the project.

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 recordings.

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

Mr. Ellerman stated there are additional units but they are still within the density with 76 units instead of the 71 units they showed originally. He stated there is adequate parking and visitor parking. They have moved the visitor parking throughout the project.

Commissioner Smith asked the applicant Dave Nasal what the width is for units 55 and 56.

Eric McFadden answered 20 feet.

Commissioner Smith stated the trash dumpster is too far to back up. He asked about the drainage

Mr. McFadden answered the drainage is stubbed to Steeplechase.

Commissioner Smith stated he is concerned with the view along Washington Fields Road and is there a way to stagger the wall.

Mr. McFadden answered yes.

Mr. Ellerman stated the staggering could be 10 feet wrought iron then 10 feet concrete for the wall.

Commissioner Hansen stated he would like the pop outs to be on the second story.

Commissioner Hollie stated he appreciates the changes.

Commissioner Smith opened the public hearing.

Cessily Lloyd stated she appreciates the change but still doesn't like the units in the rear of her property. She stated she doesn't want the units to look into her property. She would like them to move it 15 feet.

Nancy (didn't get the last name and she didn't sign in) stated she appreciates the changes but she wants Steeplechase Road closed to construction traffic.

Thomas Lloyd stated his concern is units 11 and 12 and he feels that they should be moved to the south so his house shares the burden equally.

Commissioner Hansen motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Smith asked if the applicant could shift units 11 and 12 to the south.

Mr. Nasal answered he is trying to balance the concern but he needed the amenity to be large enough but is willing to take another look at it. He stated he wants to have a fairly large park.

Commissioner Smith asked about the public access and if he is willing to make sure the construction traffic does not use Steeplechase.

Mr. Nasal answered he would let the builder and contractor use the other road.

Commissioner Hansen asked if there is a plan for a gate to the commercial parcel.

Mr. Nasal answered that it is something to consider.

Commissioner Musso asked if the public street could be blocked off.

Mr. Ellerman stated he didn't think so because it is a public road.

Commissioner Smith stated he appreciates the changes and explanation and consideration to the concerns expressed.

Mr. Ellerman suggested the motion be to the east boundary wall maybe amend condition #6 that it is a staggered wall along Washington Fields Road.

Commissioner Hollie motioned to recommend approval to City Council with the recommendation and conditions of staff with amendment to condition #6 that if a wall is built that it will be staggered.

Commissioner Musso seconded the motion.

Motion passed unanimously.

5. DISCUSSION ITEMS

a. Discussion on recommendations and approval with proper motions.

Mr. Ellerman explained that a motion should be specific. He stated the motion should be read from what is in the report. If denied there needs to be a legitimate reason not that you don't like it. You can table items because there needs to be more consideration especially on PUDs. He explained to not do it often because it cost the applicant money.

Commissioner Smith stated it cost the commissioner's time as well.

Mr. Ellerman stated be hesitant about tabling because you want to see something. They can make changes prior to the City Council meeting. Items can be tabled but have to give a reason and a date that it is tabled to. He stated don't do a denial because of the public. It is called public clamor and it is against the law. Decisions should be based on knowledge. City meetings should not be public debates.

Commissioner Hollie asked if for example the lady that came up and complained about the units in the back and if they could point out that there are less units.

Mr. Ellerman stated be sympathetic but you can point out the facts.

Commissioner Hollie stated the findings should be for the overall good of the citizens and the city and not just a few.

Mr. Ellerman stated it is about doing what is best for the community as a whole.

Commissioner Hansen asked if it is helpful to explain something to the public so they understand what they can present.

Mr. Ellerman stated he thinks that is a good idea to keep the emotions out of it.

Commissioner Hansen stated there have been times that people repeat the same thing.

Mr. Ellerman stated he could create a statement that is read at the opening of a public hearing with a timer. He stated he likes to educate the public.

Attorney Starkey stated it is important to clarify things based on the facts. Then it is on the record and if it is reviewed it is important to others that are to make decisions.

Commissioner Smith stated it is important to listen to the public and to give people an opportunity to be heard. He stated he does look at the number of people present so people can be heard but not to repeat the same thing before he limits comments.

Commissioner Hansen stated he would like to hear from the people but not to the extent that an item takes hours.

Mr. Ellerman stated that it is good to limit time and to remind people to not be repetitive. He stated on denial give reasons. He stated if changes are discussed in the minutes but not in the motion it can't be held to the request. Make sure it is in the motion.

Commissioner Smith asked if the motion is made and not recommendation should the motion die.

Mr. Ellerman answered you can ask the person giving the motion to clarify and express a concern. The chairperson should make sure the motion is clear with recommendation with the findings and conditions with something that they want to add in the motion. A motion is the only thing that can be held to.

Commissioner Musso asked for example the request to move the unit 15 feet.

Mr. Ellerman answered the applicant doesn't have to unless it is the motion and the applicant agrees to it. He stated they will still have to come in with a preliminary plat because they are selling the units.

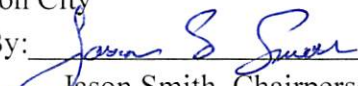
Commissioner Musso motioned to adjourn the Planning Commission Meeting.

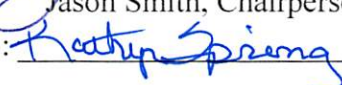
Commissioner Hansen seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:36 PM

Washington City

Signed By: 
Jason Smith, Chairperson

Attested to: 

Kathy Spring, Zoning Technician