
Planning Commission Minutes
March 4, 2020

Present: Commissioner Smith, Commissioner Henrie, Commissioner Hollie, Commissioner Musso, Attorney Jeff Starkey, Drew Ellerman, Brandon Wright, Kathy Spring, Dick Saunders, Laurie Saunders, Adam Allen, John Roper, Mike Tate, Kress Staheli, LeAnne Hoopes, Jamie Zindroski, Brandee Walker.

Meeting called to order: 5:30 PM

Commissioner Smith excused Commissioner Hansen and Commissioner Phetsomphou.

Invocation: Commissioner Smith

Pledge of Allegiance: Commissioner Henrie

1. APPROVAL OF AGENDA

- a. Approval of the agenda for March 4, 2020.

Commissioner Henrie motioned to approve the agenda for March 4, 2020.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from February 19, 2020.

Commissioner Hollie motioned to approve the minutes from February 19, 2020.

Commissioner Henrie abstained due to the fact that he was not present for this meeting.

Commissioner Musso seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Bedford Preliminary Plat located at approximately 3800 South Washington Fields Road. Applicant are Dan and LeAnne Hoopes

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Preliminary plat for the Bedford subdivision, located at approximately 3800 South Washington Fields Road. The applicant is proposing 17 lots on an area of coverage of 6.48 acres. The zoning designation at this particular location is Multiple Family Residential (R-3).

The surrounding zoning is Ag-20 to the north, C-1 to the east, PUD to the south, and R-3 to the east.

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 Bedford 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 the 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 Musso asked about the limited common area. Some have it and some don't.

Mr. Ellerman answered it is because of street frontage.

Commissioner Smith opened the public hearing.

Mike Tate asked are the streets private or public and is it gated?

Mr. Ellerman answered that the streets are private and it isn't gated.

Commissioner Henrie motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Henrie asked if the units are going to be sold as a 4-unit facility.

Mr. Ellerman stated that is correct.

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

Commissioner Musso seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council for the Washington Dam Industrial Preliminary Plat located at approximately 1055 East Washington Dam Road. Applicant is Judd Palmer.

Background

Drew Ellerman reviewed report: The applicant is requesting approval of a Preliminary plat for the Washington Dam Industrial subdivision, located at approximately 1055 East Washington Dam Road. The applicant is proposing 8 lots on an area of coverage of 4.78 acres. The zoning designation at this particular location is Light Industrial (I-1). The surrounding zoning is I-1 to the north, east and south, and RA-1/2 to the 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 Washington Dam Industrial subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
12. Show monuments: identification & County numbers before this plat moves onto city council.

Commissioner Henrie asked about the retaining wall behind lot 5, 6 and 7 and if the developer is aware of the new standards.

Mr. Ellerman answered yes. The GEO Tech will design it.

Commissioner Smith asked what the total height of the elevation of this property is to the storage units.

Adam Allen from Bush and Gudgeon answered about 30 feet and it is mostly rock.

Commissioner Smith opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Hollie asked how they can move the product without this approval.

Mr. Ellerman answered that they can with a grading permit with Public Works.

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

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-02 to change from OS Open Space to PUD-c Planned Unit Development-Commercial located at approximately 3650 South 1320 East. Applicant is Doug Dennett.

Background

Drew Ellerman reviewed report: The applicant is requesting approval to change the zoning of approximately 3.48 acres, located at approximately 1320 East 3650 South. The requested change is from the current zoning of Open Space (OS), to a proposed Planned Unit Development - Commercial (PUD-C).

The PUD-C request is for the purpose of developing the 3.48 acres into a storage unit development. This property recently was granted a General Plan Land Use amendment to the PUD-C designation, this request is in follow up to that approval.

The surrounding zoning to this parcel is Open Space to the east, south and west, and R-1-12 to the north.

The project design is in compliance with the Planned Unit Development - Commercial standards as outlined in the Zoning Regulations.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-02, for the zone change request from Open Space (OS), to the proposed Planned Unit Development - Commercial (PUD-C), onto to 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 - Commercial 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, east, west and south boundaries of the development. Details for the required perimeter block walls shall as submitted in the attached exhibits.
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. All lighting will be directed inward into the site.
10. All signage will be in accordance with the city's sign ordinance.
11. Two parking stalls will be necessary (striped) and located at the office area of the development.
12. Any garbage dumpsters will be screened from view in relation to the public street.

Commissioner Henrie asked if the fire hydrants are to be shown.

Mr. Ellerman answered the fire hydrants will be shown on the construction drawings.

Commissioner Hollie asked about 3650.

Mr. Ellerman answered currently it is a road base.

Commissioner Hollie asked where the house is located.

Mr. Ellerman showed the homes on the overhead.

Commissioner Musso asked if Majestic Hills comes to 3650.

Mr. Ellerman answered that it is phase 3 and 4 to the north.

Commissioner Musso stated that when those phases come in they will know that there is a commercial use.

Mr. Ellerman stated yes.

Commissioner Musso asked if the debris field will stay natural.

Mr. Ellerman answered it will be a grassy area or a park.

Commissioner Smith stated the LOMAR hasn't been created. What comes first? He stated he can't recommend something in a flood plain

Mr. Ellerman stated they want to make sure the project could come in before the LOMAR is done. He stated he would recommend an additional condition because the flood control authority is okay with this. He stated FEMA usually is okay if the recommendation is made.

Commissioner Henrie asked Mr. Ellerman to explain what a LOMAR is.

Mr. Ellerman answered that it is a letter of map revision.

Commissioner Smith stated he is okay as long as the condition is in place. He stated he would like to see more landscape because 3650 South is going to become very busy. He stated storage units aren't always attractive so landscaping should be more detailed.

Commissioner Musso stated that the area will become commercial.

Commissioner Smith stated that is why they want to do PUD commercials.

Commissioner Musso stated his wife gets concerned because there is too much landscaping in the desert.

Commissioner Smith stated he realized that we live in the desert but this is one of the entrances to Washington City. He asked what type of lighting is used.

Mr. Ellerman stated that condition 6 addresses the lighting.

Doug Dennett stated they are putting 25 lots on the other side with a wall and landscaping. He stated all that will be seen is the landscaping.

Commissioner Hollie asked how many units there will be.

Mr. Dennett answered 310 units.

Commissioner Smith opened the public hearing.

Commissioner Smith stated there is a letter from Jason Zindroski.

Sherry Tate stated that this looks like a prison yard. She stated that Washington Fields is the new Washington and asked if this is a good fit with storage units. She stated she thinks there should be a study.

Mr. Ellerman stated there is a survey going out next month.

Ms. Tate stated a good example of a bad thing was when the air museum came in and now it is a furniture store and that is okay. She stated that flooding is a problem when moving dikes. She stated that traffic is going to be a problem with 3650 coming in. She would like a signal light at the intersection at Washington Fields and 3650 South.

John Roper stated he owns lot 32 in Majestic Hills. He stated his home is being built and has just become aware of this request. He stated that in a Planning Commission Meeting this was not approved for the General Plan request. He stated that this was open space and changing it is unfortunate. He stated this isn't a good fit.

Commissioner Henrie asked Mr. Ellerman to define open space.

Mr. Ellerman stated that open space is in place to see what the market shows. It is a holding place zone. There are some open spaces that will not change because of the topography.

Chris Kurz stated he was present at the general plan amendment and was opposed to the change. He stated that open space in the general plan is different. He stated that people move to a residential area then the city brings in commercials. He asked if there are adequate buffers. The storage unit is across the street from homes and the traffic is designed for the neighborhood. He stated this is not a good fit for the area. He stated there is a good commercial designation along Washington Fields Road. He stated an 85 foot road isn't a good buffer. He stated he spoke with Council member Cluff and he agreed this isn't a good fit.

Jamie Zindroski stated they bought property in Majestic Hills and did so because the general plan was open space. She stated Washington City has become a hosh posh. She stated 3650 South is beautiful and storage units don't fit the area. She stated there are a dozen storage units in Washington City. She stated the road isn't even done and already they are talking storage units. She stated they waited a long time to build their home because of the basin. With the temple coming in storage units don't fit. Storage units devalue the property value. They have already graded and it is closer than she thought.

Adam Allen stated traffic is an 85 foot road with 15,000 cars a day on it. All the way to the east is commercial and storage units are a good buffer and do not generate a lot of traffic. Behind this there is a substation. He stated he lives in Sugar Plum. The basin will remain. He stated as the temple comes in the traffic will increase.

Commissioner Hollie asked if their units are single story.

Mr. Dennett answered yes they are single story.

Commissioner Smith asked about the debris basin. How is the flow being handled?

Mr. Allen explained that in 3650 there is a 60 inch storm drain pipe and the drainage from the storage units has a pass through that they are catching.

Commissioner Smith asked if there is something coming from the south.

Mr. Allen answered that they are not blocking it off. To the north east will be rerouted to the 60 inch pipe.

Mike Tate asked if someone will be living on premises.

Mr. Dennett stated they will have office hours.

Mr. Tate stated that security is a problem because people will leave trash like mattresses. He stated they have open dumpsters and are afraid of people using their dumpster. He would like to have security.

Commissioner Smith asked about the grading permit.

Brandon Wright stated stock pile phase 3 and 4 and that is why there is dirt. It is not in the floodplain. 85 foot is an arterial road to move traffic.

Ms. Zindroski asked about Jeppson Park according to the general plan.

Doug Denmet showed the 3650 road and the substation on the overhead in relation to this request.

Commissioner Henrie motioned to close the public hearing.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Commissioner Hollie asked why the citizens were discouraged from coming.

Ms. Zindroski stated because they feel things are rubber stamped and didn't feel they were heard.

Mr. Kurz stated that at the December meeting the approval was pushed through because of the change of council.

Commissioner Smith stated they don't push things through. The property owner submits an application and it has to come to a meeting in a timely manner.

Mr. Ellerman stated that this was applied for as community commercial and it was modified to a PUD commercial. The Council wanted to see more details so they asked for the PUD commercial because they listened to the public and the developer. So there was some give and take.

Commissioner Musso stated if he lived in the subdivision he would be more concerned about the road and not so much the storage unit. It is a decent buffer for that area. There is open space next to them.

Commissioner Hollie stated he would like to see restricted hours because of the area.

Commissioner Musso stated there are restricted hours storage business and it works. He asked what other uses can go into a C-2.

Mr. Ellerman answered whatever can go into a C-1. The council wanted to see what was coming in so they wanted to do a PUD.

Commissioner Hollie motioned to recommend approval to City Council with the findings of staff with additional condition #13 that the LOMAR is done from FEMA and Condition #14 that the hours of operation be 6:00 am to 10 pm and condition #15 that there is an increase of landscaping to break up the wall along 3650 South.

Commissioner Musso asked how long until the road is paved.

Mr. Ellerman stated there needs to be an additional condition to complete the road.

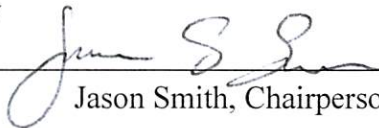
Brandon Wright stated Washington City will be building the 3650 South and there is an agreement with the developer.

Commissioner Hollie amended the motion to include condition #16 that the road 3650 South is paved from Sugar Plum to 1320 East prior to a building permit being issued. Commissioner Henrie seconded the motion. Motion passed unanimously.

Commissioner Henrie motioned to adjourn the Planning Commission Meeting.
Commissioner Musso seconded the motion.
Motion passed unanimously.
Meeting adjourned: 7:15 PM

Washington City

Signed By: _____


Jason Smith, Chairperson

Attested to: _____



Kathy Spring, Zoning Technician