

WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** August 12, 2020

**ACTION REQUESTED:** Amended Preliminary Plat approval for the Brio, Phases 3E, 3F subdivision, located at approximately Sunstone Way and Via Modelo.

**APPLICANT:** Cole West Home

**OWNER:** RREF II - Brillo, LLC

**ENGINEER:** Horrocks Engineers

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

The applicant is requesting approval of an Amended Preliminary plat for the Brio, Phases 3E and 3F subdivisions, located at approximately Sunstone Way and Via Modelo. The reason for this amendment request is to add another Phase, Phase 3G to this overall area. Phases 3E and 3F are being redesigned from two separate phases into three separate phases. Due to the significant change the new alignments would be making, staff felt that it was appropriate to have the preliminary plat amended to keep things as clean as possible for final platting of the area.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the PCD zoning of the Brio development. The subdivision(s) also remain in compliance to the Subdivision Ordinance of the City.

The Planning Commission reviewed this request at their August 5, 2020 meeting.

**Recommendation**

The Planning Commission unanimously recommended approval of the Amended Preliminary Plat for the Brio 3E, 3F, and now 3G subdivision(s) to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of May 8, 2019.

## **Findings**

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

## **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 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 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. The possible erosion area on the east side of the subdivision named Brio 3F be addressed and a plan be submitted to staff for review and approval. This can be worked out through the required construction drawings.

13. The intersection of Sunstone Way and Red Coral Court will be required to be built with/ during Phase 3F subdivision approval process.