

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: August 12, 2020

ACTION REQUESTED: Z-20-12 - A request to rezone approximately 65.02 acres located at approximately Washington Fields Road and Iron Horse Drive, from the current Agricultural - 20 Ac. Min. (A-20) zoning, to a proposed Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6), Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8) and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designations.

APPLICANT: Bush and Gudgell Inc.

OWNER: Cardiff Wales LC

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval to change the zoning of approximately 65.02 acres, located at approximately Washington Fields Road and Iron Horse Drive. The requested change is from the current zoning of Agricultural - 20 Ac. Min. (A-20), to a proposed Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6), Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8) and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designations.

The R-1-6, R-1-8 and R-1-10 requests are for the purpose of subdividing the 65.02 acres into a future residential development(s).

The General Plan Land Use designation at this location was recently amended by the City Council and carries a Low Density Residential (LD) and Medium Density Residential (MD.). The surrounding zoning to this parcel is R-1-8 to the north, A-20 to the east, PCD to the south, and RA-1 to the west.

The Planning Commission reviewed this request at their July 15, 2020 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-20-12, for the zone change request from Agricultural - 20 Ac. Min. (A-20), to the proposed Single-Family Residential

- 6,000 Sq. Ft. Min. (R-1-6), Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8) and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designations, onto the City Council, based on the following findings below.

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.
3. This development will meet all criteria required by the State of Utah and Washington City for LID (Low Impact Development). All requirements can be found at Utah Division of Environmental Quality website.

Motion passed unanimously.

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

Commissioner Musso seconded the motion.

Motion passed unanimously.

6. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-12 to change from A-20 Agricultural minimum 20 acres to R-1-10 Single Family Residential minimum 10,000 sq ft lots, R-1-8 Single Family minimum 8,000 sq ft lots and R-1-6 Single Family Residential minimum 6,000 sq ft lots located at approximately Washington Fields Road and Iron Horse Drive. Applicant is Cardiff Wales LLC.

Public comment for this item will be accepted at: www.washingtoncity.org/meetings, until the close of the public hearing by the commission.

Background

The applicant is requesting approval to change the zoning of approximately 65.02 acres, located at approximately Washington Fields Road and Iron Horse Drive. The requested change is from the current zoning of Agricultural - 20 Ac. Min. (A-20), to a proposed Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6), Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8) and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designations.

The R-1-6, R-1-8 and R-1-10 requests are for the purpose of subdividing the 65.02 acres into a future residential development(s).

The General Plan Land Use designation at this location was recently amended by the City Council and carries a Low Density Residential (LD) and Medium Density Residential (MD.). The surrounding zoning to this parcel is R-1-8 to the north, A-20 to the east, PCD to the south, and RA-1 to the west.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-12, for the zone change request from Agricultural - 20 Ac. Min. (A-20), to the proposed Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6), Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8) and Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designations, onto the City Council, based on the following findings below.

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.
3. This development will meet all criteria required by the State of Utah and Washington City for LID (Low Impact Development). All requirements can be found at Utah Division of Environmental Quality website.

Mr. Ellerman explained that people have been confused with the location of this request. He explained that Iron Horse subdivision has been confused because they thought this was for the parcel to the north of them. They didn't realize where the zone change was located. People have come into the office for clarification and they didn't have any concerns due to the location. He stated that the notice did state it was approximately Iron Horse Dr and Washington Fields Road so that is why they were confused but the exhibit that was attached was clear as to where the zone change is.

Commissioner Hansen asked about the residents' confusion.

Mr. Ellerman stated that people were irate with Kathy so she asked that I address the comments. He was able to explain it to them.

. Commissioner Hansen asked about the road that will T into Iron Horse.

Mr. Ellerman explained that there is a road from St George that will connect to Washington City and will run along the base of the exhibit. He stated that the bend to the north of these parcels was because the school wanted the road to go there then they moved to another parcel. It will be a road.

Commissioner Hansen asked about the Karl Larsen parcel where there would be higher density. What was the density?

Mr. Ellerman stated it was for a medium high density for multi family. In the General Plan Amendment it was approved for Low Density and Medium Density and PUD.

Commissioner Musso asked if the road will go along the fill or through the PUD.

Mr. Ellerman answered it appears to go through the PUD.

Brandon Wright stated it is a master plan road but could move a little to one side or the other. He stated that they will be working with the developer to work out the road.

Commissioner Hansen asked what a R-1-6 is related to.

Mr. Ellerman showed Steelechase is R-1-6 but most are 8,000 and 9,000 sq ft lots. He stated that Treasure Valley has 6,000 sq ft lots in a bonus density.

Commissioner Musso stated that the lots are tight.

Mr. Ellerman showed the master plan road exhibit. He stated they want the 60 ft road so they will work with the developer. It is a residential collector road.

Commissioner Hollie stated that both roads will connect to Washington Fields Road. Will they widen the road?

Mr. Wright stated that they will have to improve Washington Fields Road as development comes in.

Danice Bulloch read the public comments: See attached.

Commissioner Hollie stated all 9 comments were confused as to where the proposal is located.

Mr. Ellerman stated he is glad that people came in.

Commissioner Musso asked if there is a commercial piece in the area.

Mr. Ellerman showed the zoning map that showed the commercial area.

Commissioner Phetsomphou stated he is surprised that people don't want something in the northern parcel but are okay with where this proposal is.

Mr. Ellerman stated that Iron Horse is zoned R-1-8 and the parcel to the north is R-1-18.

Commissioner Hansen stated he doesn't have a problem with the proposal.

Commissioner Musso asked if the PUD is approved.

Mr. Ellerman stated they have General Plan approval for PUD.

Bob Hermandsen stated they don't have any additional comments.

Commissioner Hansen asked why the difference in the zoning.

Mr. Hermandsen stated that it needs to blend zoning into the commercial and what St George has in their zoning.

Commissioner Hansen asked about the PUD and if it will come in with low density.

Mr. Hermandsen stated they aren't ready to come in yet.

Commissioner Musso asked about the density along the hillside.

Mr. Hermansen stated that they will have larger lots along the hill.

Commissioner Hollie motioned to close the public hearing.

Commissioner Hansen seconded the motion.

Motion passed unanimously.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

7. GENERAL PLAN AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council a General Plan Amendment G-20-05 to change from OS Open Space to Low Density Residential located at approximately 550 West 2100 North. Applicant is First National Investments LLC, Matt Lowe.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 550 West 2100 North. The requested area covers approximately 1.26 acres. The current Land Use designation is Open Space (OS). The applicant is seeking approval to have the Land Use designations changed to Low Density Residential (LD), for the possibility to rezone and add the area into the current development known as the Washington Vista Subdivision.

The surrounding General Plan Land Use designations are (OS) & (LD) to the north and east, and (LD) to the west and south. The Low Density Residential designation allows for the R-1-10 and R-1-12 zoning designations,

Staff has reviewed the requested change and finds no problem with the proposed application. The new designation would be in conformity to that which is found in the surrounding area.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-20-05, to amend the General Plan Land Use Map from the current Open Space (OS) designation, to the proposed Low Density Residential (LD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.