

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE:	October 14, 2020
ACTION REQUESTED:	Preliminary plat approval for The Boulders at Coral Canyon subdivision, located at approximately 3950 East Telegraph.
APPLICANT:	Cole West
OWNER:	SITLA
ENGINEER:	Horrocks Engineers
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for The Boulders at Coral Canyon subdivision, located at approximately 3950 East Telegraph. The applicant is proposing 93 lots on an area of coverage of 19.851 acres. The zoning designation at this particular location is Planned Community Development (Coral Canyon - PCD). The surrounding zoning is PCD to the north, east, west, and south.

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. The Planning Commission reviewed this request at their September 16, 2020 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Preliminary plat for The Boulders at Coral Canyon 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.

12. The development shall conform to the State of Utah LID requirements.

13. The developer shall install curb, gutter, sidewalk and asphalt improvements on Telegraph Road, as per page 6, section (i) of the development agreement for Coral Canyon. The city has met their obligations and responsibilities as it relates to the development agreement for this roadway. The preliminary plat does not match the development agreement for Telegraph Road.

14. A traffic study will be needed to determine impacts and if deceleration lanes, acceleration lanes, center turn lanes, and additional asphalt width on the north side of Telegraph Road are needed. Refer to the Washington City Transportation Master Plan page 40 , section 5.5 Traffic Impact Study 5.5.1

15. There is a missing Basis of Bearing Line, this needs to be added to the plat before moving onto the city council's agenda.

Mr. Ellerman answered probably not this is industrial.

Commissioner Scheel asked if there are separate parcel numbers.

Mr. Ellerman answered the county would give it a parcel ID number and all the lots have separate parcel ID numbers.

Tara Pentz stated there are no public comments.

Commissioner Hollie motioned to close the public hearing.

Commissioner Hansen seconded the motion

Motion passed unanimously.

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

Commissioner Hollie seconded the motion.

Motion passed unanimously.

7. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Grapevine Crossing at Sienna Hills Preliminary Plat located at approximately Washington Parkway and Grapevine Crossing. Applicant is Belliston Construction, Troy Belliston.

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

Item removed per the applicants request.

- b. Consideration and recommendation to City Council for The Boulders at Coral Canyon Preliminary Plat located at approximately 3950 East Telegraph. Applicant is Cole West.

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

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for The Boulders at Coral Canyon subdivision, located at approximately 3950 East Telegraph. The applicant is proposing 93 lots on an area of coverage of 19.851 acres. The zoning designation at this particular location is Planned Community Development (Coral Canyon - PCD). The surrounding zoning is PCD to the north, east, west, and south.

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 Boulders at Coral Canyon 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.

12. The development shall conform to the State of Utah LID requirements.

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15. There is a missing Basis of Bearing Line, this needs to be added to the plat before moving onto the city council's agenda.

Commissioner Hollie asked where on Telegraph this is located.

Mr. Ellerman showed on the google map.

Commissioner Musso asked who will build the other side of Telegraph Road.

Mr. Ellerman answered that there isn't a plan for that road.

Brandon Wright stated there will be a traffic study required to see what would be required and that is why there is a condition to address that.

Commissioner Musso stated that there appears to not be open space between the lots into the wash. He asked if there would be a park or amenity.

Drake Howell stated there are areas of open space and amenity. He explained that in various areas of open space, the letter C is the open space designations. The amenity will be a part of the project as well as the trail system. The intent is that the trail will connect to the existing trail.

Commissioner Musso asked if the houses will be individual homes.

Mr. Howell answered yes.

Commissioner Hollie asked if the homes will be two stories.

Mr. Howell answered they don't have a design yet but could be two stories.

Commissioner Hollie asked about the setbacks.

Mr Howell answered the setbacks will be 5 and 5 but that has to be approved. It is likely that this would be two stories.

Commissioner Musso stated it would appear that on a small lot it would be about 18,000 square foot homes.

Commissioner Phetsomphou stated that the trail system looks very steep.

Mr. Ellerman stated it appears to be 10 feet of grade

Mr. Howell stated it isn't as steep as the Hell Hole Trail.

Commissioner Smith asked if he received the modified report.

Mr. Howell answered they received the concerns from Brandon. He stated they don't feel that it is safe to walk along Telegraph. He would rather the citizen in the project use the internal trails and walkways.

Commissioner Smith asked when they will submit a request for setback relief.

Mr. Howell answered before the final plat.

Commissioner Smith opened the public hearing.
Tara Pentz stated there are no public comments.

Commissioner Hansen motioned to close the public hearing
Commissioner Hollie seconded the motion.
Motion passed unanimously.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

8. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-14 to Amend the PCD Planned Community Development
- 1) Amend the planned Single Family Attached (SFA) Townhomes to Single Family Detached (SFD) Patio Residential in Phase 3G and 5A.
 - 2) Amend a portion of the planned Single Family detached (SFD) Residential to Single Family Detached (SFD) Patio Residential in Phase 6.
 - 3) Amend language governing commercial use in the Commercial (Clinic) designated are to C-2 Service Commercial.

Applicant is Cole West.

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

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to Amend portions of the Brio PCD project, as found in the Conceptual Site Plan Map (with associated densities table), Circulation Plan, and Land Use Summary (Commercial parcels).

More specifically:

Changes in Section 2, the conceptual site plan map (exhibit 2.1), circulation plan map (exhibit 2.3):

The amendment is to update the Brio PCD Conceptual Site Plan Map (2.1), Circulation Plan Map (2.3). Certain areas have been revised as follows:

- The proposal is requesting to amend the Circulation Plan Map (2.3) by removing the most northern portion of Rialto Parkway where it is proposed to tie into Washington Parkway. Due to the size and traffic volume that will eventually be placed on Washington Parkway, the Brio developer (and city staff) have decided that this particular intersection should be eliminated.
- The proposal is also requesting to re-assign the SFA (single family attached) Townhomes area currently shown in the northeastern portion of the project (southwest corner of Washington Parkway and Main Street), changing it to a SFD (single family detached - Patio Home (3))