

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 28, 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

This item was tabled at the October 14th, 2020 City Council meeting. The council wanted more time to digest information as it relates to curb/gutters, sidewalks, and/or the proposed trail and possible connections to Telegraph at each end of the proposed preliminary plat.

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.