
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
November 4, 2020 Minutes

Present: Commissioner Hansen, Commissioner Phetsomphou, Commissioner Hollie, Commissioner Musso, Commissioner Scheel, Attorney Jeff Starkey, Drew Ellerman, Brandon Wright, Danice Bulloch, Kathy Spring.

The meeting will be broadcast via Youtube Live linked online at
<https://washingtoncity.org/meetings>

Meeting called to order: 5:35 PM
Invocation: Commissioner Hollie
Pledge of Allegiance: Commissioner Scheel
Commissioner Hansen excused Commissioner Smith.

1. APPROVAL OF AGENDA

- a. Approval of the agenda for November 4, 2020.
Commissioner Musso motioned to approve the agenda for November 4, 2020.
Commissioner Scheel seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from October 21, 2020.
Commissioner Hollie motioned to approve the minutes from October 21, 2020.
Commissioner Scheel seconded the motion.
Commissioner Phetsomphou abstained due to him not being present at the meeting.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

- Commissioner Hansen disclosed that he lives near item 6A.
Commissioner Phetsomphou disclosed that he lives near item 6A.
Commissioner Scheels disclosed that he lives near 6A and 7A.
Commissioner Hollie disclosed that he lives near item 1A.
The commissioner's disclosed that they live near the items but would be voting.

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Washington Dam Industrial Final Plat located at approximately Arabrian Court and Washington Dam Road. Applicant is Melon Development Inc.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Washington Dam Industrial subdivision, located at approximately 1065 East Washington Dam Road. This particular subdivision is proposing 8 lots on an area covering 4.77 acres. The specific location of this subdivision is zoned Light Industrial (I-1). The Preliminary Plat was approved back on April 22, 2020

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final 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 final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or

“Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Hollie asked if this is below the storage parcel.

Mr. Ellerman answered yes.

Commissioner Musso asked about parcel A.

Mr. Ellerman answered it is an access to the adjacent parcel.

Commissioner Scheel asked if there is a requirement for fencing and walls.

Mr. Ellerman answered he doesn't know for sure.

Commissioner Hollie asked about the I-1 uses.

Mr. Ellerman answered it could be a contractor yard for light industrial businesses such as manufacturing.

Commissioner Musso asked how much more of the hill is going away.

Brandon Wright answered that the GeoTech report shows it to be tiered. There are about 3 or 4 steps. Each pad will have to have their set of plans approved.

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

Commissioner Hollie seconded the motion.

Motion passed unanimously.

5. PLAT REVISION

- a. Consideration and recommendation to City Council for the Brio Phase 3G Preliminary Plat located at approximately Brio Parkway and Main Street. The purpose of this revision is to show single family detached units versus single family attached units in this phase. Applicant is Cole West.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of an Amended Preliminary plat for the Brio, Phases 3G subdivision, located at approximately Brio Parkway and Main Street. The reason for this amendment request is to reconfigure the plat dwelling use, going from 14 townhomes (in the form of duplexes), to 11 single family detached dwelling units.

The area of coverage is 8.233 acres. The area was recently granted a PCD amendment changing the use from townhomes to single family detached patio homes.

The patio homes will be laid in such a way that they mirror garages and mirror courtyard areas to give a more open feel (see attached exhibit).

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Preliminary Plat for the Brio 3G subdivision to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of August 12, 2020, with a few additional conditions (#'s 14-16):

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.
14. The patio homes will be oriented in such a manner that front porch entries will be adjacent to (mirror) each other lot to lot. Where building floor plan options exist (i.e. optional 3rd bedroom), at least one of the units will be required to have an open courtyard between the two units. This concept is to maximize the feel of open space at the front entries and between homes.
15. Side yard walls between units (on property lines) will be limited to the rear yard area(s) only. No front or side yard walls will be allowed to be built in this particular subdivision.

16. The ten foot areas required as setbacks in the side yards will be landscaped in such a manner to have trees or very large scale bushes planted where there exist window to window matches from each dwelling unit.

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

Commissioner Hollie asked if the homes will be single story.

Mr. Ellerman answered yes.

Commissioner Musso stated he likes the single family homes instead of the townhomes. He asked about the walls.

Mr. Ellerman answered that they will have backyards and the wall will have a gate.

Commissioner Hollie asked what the height would be.

Mr. Ellerman stated that the maximum is 6 feet.

Commissioner Hollie asked if they will own the lot.

Mr. Ellerman answered yes. He showed the trail area.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

6. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Oak Grove Preliminary Plat located at approximately 240 West 2800 South. Applicant is Dave Nasal.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for the Oak Grove subdivision, located at approximately 240 West 2800 South. The applicant is proposing 8 lots on an area of coverage of 7.27 acres. The zoning designation at this particular location is Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The surrounding zoning is R-1-15 to the west, RA-1 to the east, and Washington County zoning to north and south. This particular proposed area was recently annexed into the city earlier this year.

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 Oak Grove 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 fifteen foot (15') wide areas on the west side of lots 1 & 8 will also serve a landscape strip as required. (these should be labeled as such before moving onto city council agenda)
14. If an above ground detention area is proposed, then a small dam application shall be applied for through the State of Utah.
15. A complete soils report will be submitted to Public Works for their review and approval especially as relates to soil conditions and LID factors.
16. The current LID Template submitted, does not meet Washington City requirements, a new submission will be required before moving forward onto City Council agenda.

Commissioner Scheel asked if 240 West will be improved.

Mr. Ellerman answered yes. The project across the street is the same developer so they will do the road.

Commissioner Hansen asked if they have the option to improve the road to the north to south.

Mr. Ellerman answered yes.

Brandon Wright stated the road would be a minimum of 26 feet. There will be sidewalks.

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

Danice Bulloch said there are no comments for this item.

Commissioner Hansen opened the public hearing.

Commissioner Hollie motioned to close the public hearing.

Commissioner Phetosmhou seconded the motion.

Motion passed unanimously.

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

Commissioner Scheel seconded the motion.

Motion passed unanimously.

7. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-19 to change from A-20 Agricultural minimum 20 acres to R-1-10 Single Family Residential minimum 10,000 sq ft lots located at approximately Majestic Drive Washington Fields Road. Applicant is Dave Nasal.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 9.39 acres, located at approximately the southeast corner of Washington Fields Road and Majestic Drive. The requested change is from the current zoning of Agricultural - 20 Ac. Min. (A-20) zoning, to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation

The R-1-10 request is for the purpose of developing the 9.39 acres into a future residential development.

This particular location has a General Plan Land Use designation of Low Density Residential (LD). The surrounding zoning to this parcel is R-1-15 and RA-1 to the north, A-20 to the west and east, and A-20 and RA-1 to the south.

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-19, for the zone change request from Agricultural - 20 Ac. Min. (A-20), to the proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) 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.

Commissioner Musso asked about the parcel to the south and if they are the owners.

Mr. Ellerman answered that he thinks it is the Staheli property.

Commissioner Phetsomphou asked if there are any complaints about the smell of the Staheli Farms.

Mr. Ellerman answered that most people move there knowing there is a farm nearby and he doesn't recall many complaints.

Commissioner Scheel stated that the dust is more of a concern.

Commissioner Hansen asked about the canal easement.

Mr. Ellerman answered he thinks it is the same property owner.

Commissioner Hansen asked about the improvement along Washington Field Road.

Mr. Ellerman answered the developer will have to do their improvements along Washington Fields Road.

Brandon Wright stated that the canal easement will be addressed during construction drawings.

Danice Bulloch stated there is a public comment:

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

Commissioner Hollie asked if there will be a signal light for Washington Fields Road and Majestic.

Brandon Wright answered that there are talks about a light.

Commissioner Hansen stated construction traffic during school is a concern.

Commissioner Hollie motioned Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

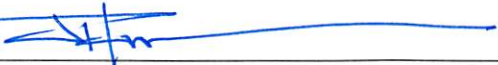
Commissioner Hollie motioned to close the public comment.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

Commissioner Phetsomphou motioned to recommend approval to the City Council with the recommendation and findings of staff.
Commissioner Hollie seconded the motion.
Motion passed unanimously.

Drew Ellerman announced that this will go to City Council December 9, 2020.

Drew Ellerman announced that there will not be a meeting November 19, 2020. He stated that we are trying to not have a meeting December 16, 2020.

Commissioner Hollie motioned to adjourn the Planning Commission Meeting.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.
Meeting adjourned: 6:30 PM

Washington City
Signed By: 
Jason Hansen, Planning Commission Pro Tem

Attested to: 
Kathy Spring, Zoning Technician

Timestamp	This Comment is in	Full Name:	Neighborhood	Comment
11/4/2020 18:08:07	7a. Public Hearing	Sharon Bennett	Washington Fields	Understanding development is progress. However, would rather see less homes with larger lots. Keeping the traffic down in the school zone and neighborhood in general.