

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: March 10, 2021

ACTION REQUESTED: Preliminary plat approval for the Grapevine Crossing at Sienna Hills subdivision, located at approximately Washington Parkway and Grapevine Crossing.

APPLICANT: Belliston Construction Inc.

OWNER: SITLA

ENGINEER: High Point Engineering & Surveying

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Grapevine Crossing at Sienna Hills subdivision, located at approximately Washington Parkway and Grapevine Crossing. The applicant is proposing 9 lots on an area of coverage of 13.77 acres. The zoning designation at this particular location is Sienna Hills Planned Community Development (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 February 17, 2021 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Preliminary plat for the Grapevine Crossing at Sienna Hills 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. 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.

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

11. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.
12. The required Detention Area has not been added to the plat. Before this item moves onto city council, the basin must be added to the plat and labeled as "Detention Area / Common Area / LID Area."
13. The water line currently shown in the middle of lot #1, needs to be relocated so as to not be in the way when building(s) are placed over it in the development stage of the project.

Chief Evans said that the proposal doesn't meet code.

Commissioner Anderson motioned to table this item to March 3, 2021 to work out the secondary access to meet fire code and if the access can go through a floodplain. Second, that the HOA is not part of Coral Canyon and three, that the 25- foot height is followed. Four, that the issue with extra trash be dealt with.

Commissioner Scheel asked an additional condition that the maps be current.

Mr. Ellerman stated that they will take care of the map issue; no need for an additional condition for that.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Recess 8:18

Reconvened 8:33

- d. Public Hearing for consideration and recommendation to the City Council for the Grapevine Crossing at Sienna Hills Preliminary Plat located at approximately Washington Parkway and Grapevine Crossing Road North. Belliston Construction, Inc.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for the Grapevine Crossing at Sienna Hills subdivision, located at approximately Washington Parkway and Grapevine Crossing. The applicant is proposing 9 lots on an area of coverage of 13.77 acres. The zoning designation at this particular location is Sienna Hills Planned Community Development (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 Grapevine Crossing at Sienna Hills 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. 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.

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

11. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

12. The required Detention Area has not been added to the plat. Before this item moves onto city council, the basin must be added to the plat and labeled as "Detention Area / Common Area / LID Area.

13. The water line currently shown in the middle of lot #1, needs to be relocated so as to not be in the way when building(s) are placed over it in the development stage of the project.

Commissioner Anderson asked what the plan is to build.

Mr. Ellerman answered retail business. He doesn't know specific businesses.

Troy Belliston stated the construction drawings show that they are moving the water line. He said that they aren't ready to announce what is coming into the area.

Commissioner Hansen opened the public hearing.

Public comment for this item will be accepted at:

***washingtoncity.org/meetings, until 4:00 PM the day before the meeting.
After that time only in person comments will be taken.***

Eldon Gibb said there are no comments.

Commissioner Musso motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion

Motion passed unanimously.

Commissioner Musso asked why the layout is wonky.

Mr. Belliston answered that it is a difficult piece.

Commissioner Anderson asked what the symbol in the middle of the road meant.

Mr. Belliston answered it is for a fire hydrant.

Brandon Wright said they just received the construction drawings and there will be a roadway dedication that will come later. He said they are okay with moving the water line.

Commissioner Anderson asked why there are three boxes over the fire hydrant.

Brandon Wright said he will look at that and it will be addressed.

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

Commissioner Phetsomphou seconded the motion.

Commissioner Scheel abstained.

Motion passed unanimously.

- e. Public Hearing for consideration and recommendation to City Council for the Majestic Fields Preliminary Plat located at approximately Majestic Drive and Washington Fields Road. Applicant is Immaculate Homes, Jason Christensen.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a Preliminary plat for the Majestic Fields subdivision, located at approximately the southeast corner of Majestic Drive and Washington Fields Road. The applicant is proposing 23 lots on an area of coverage of 9.36 acres. The zoning designation at this particular location is Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The surrounding zoning is R-1-15 and RA-1 to the north, Ag-20 to the west, east and south.

These two parcels were recently rezoned into the R-1-10 zoning designation. 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 Majestic Fields 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.