

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: April 14, 2021

ACTION REQUESTED: Amended Preliminary Plat approval for The Cross Roads, Phase 4 subdivision, located at approximately at the intersection of Resolution Circle and Farmhouse Drive.

APPLICANT: South Landing LLC

OWNER: South Landing LLC

ENGINEER: Civil Science

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of an Amended Preliminary plat for The Cross Roads, Phase 4 subdivision, located at approximately at the intersection of Resolution Circle and Farmhouse Drive. The reason for this amendment request is to eliminate 2 lots (increasing the size of the lots around the two removed), and making Resolution Circle a gated cul-de-sac with a private street for the eight (8) lots in the circle street.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the Planned Community Development - Stucki Farms (PCD) zoning of this development. The subdivision also remains in compliance to the Subdivision Ordinance of the City.

The Planning Commission reviewed this request at their April 7, 2021 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Amended Preliminary Plat for The Cross Roads, Phase 4 subdivision to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of May 27, 2015.

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 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 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 landscaped 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. 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.

5. The shared access area between lots 1 and 4 needs to be adjusted by calling it a "Public Utility & Drainage Easement and Ingress & Egress Easement". Also, the area highlighted between lot 1 and 4 (this easement area) needs to be extended twenty more feet into lots 2 and 3.

Commissioner Anderson asked about condition #5 and if there is a typo.

Drew Ellerman said that it is a typo condition 5 needs to be removed.

Commissioner Musso motioned to recommend approval to the City Council with the findings and conditions of staff to disregard condition #5.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

5. PLAT AMENDMENT

A limit of 20 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.

- a. Public Hearing for consideration and recommendation to City Council for the Cross Roads Phase 4 Preliminary Plat Amendment located at approximately Farmhouse Drive and Stucki Farms Parkway. The purpose of the amendment is to eliminate two lots within the final phase of Cross Roads allowing for the lots around the cul-de-sa to increase in size. Also a gate has been added to the south intersection of Farmhouse Drive and Resolution circle, reducing the road to a 36 foot private street section. Applicant is South Landing LLC, Karl Larson.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of an Amended Preliminary plat for The Cross Roads, Phase 4 subdivision, located at approximately at the intersection of Resolution Circle and Farmhouse Drive. The reason for this amendment request is to eliminate 2 lots (increasing the size of the lots around the two removed), and making Resolution Circle a gated cul-de-sac with a private street for the eight (8) lots in the circle street.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the Planned Community Development - Stucki Farms (PCD) zoning of this 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 Cross Roads, Phase 4 subdivision to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary

Plat of May 27, 2015.

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 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 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 landscaped 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. 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.

Commissioner Hansen asked if the HOA or design will change.

Commissioner Musso asked about the gate and if the HOA will just take care of the 8 lots or the whole subdivision.

Brandon Wright asked for an easement and will ask for access to maintenance of the public utilities.

Brandee Walker answered that Crossroads will have their own HOA as well as the Stucki Farms HOA. Stucki Farms will have the same architectural design. She said that in regards to the gate she doesn't have an exact answer but she thinks that it will be specific to this development.

Commissioner Anderson said that he thinks it would apply to the private street as well.

Commissioner Musso said that this is a subdivision within Stucki Farms.

Ms. Walker said that the Cottages subdivision is an example of a subdivision within a subdivision.

Commissioner Musso asked with a gated subdivision he questions who will pay for the maintenance.

Ms. Walker said she will convey the information to Karl Larson.

Commissioner Hansen said that he is concerned with who is paying for the maintenance.

Mr. Ellerman said that it would be covered in their CC&Rs.

Commissioner Hansen asked if the cost is for the Crossroads or the whole Stucki Farms. He said that he lives in Stucki Farms and wants to know if this is something that they will be paying for.

Ms. Walker said this isn't anything different than what has been happening already. She said that she thinks it would have a different assessment because it is separate from Crossroads.

Commissioner Hansen asked if they can table this after the public hearing.

Mr. Ellerman answered yes.

Commissioner Anderson asked about the narrowing of the street and if the fire department is good with the design.

Mr. Ellerman answered it would still have to meet the fire turn around radius.

Commissioner Anderson asked Ms. Walker if it meets the radius.

Ms. Walker answered that it meets the radius requirement.

*Public comment for this item will be accepted at:
washingtontcity.org/meetings, until 4:30 the day before the meeting. After
that time only in person comments will be taken.*

Commissioner Hansen opened the public hearing.

Eldon Gibb stated that there were no public comments.

Commissioner Musso motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Hansen said that he wants an answer to who is going to maintain the road and gate.

Mr. Ellerman said that CC&Rs can be amended without the city's approval. He said that they could say something now and then go amend the CC&Rs.

Commissioner Anderson motioned to table this item until April 7, 2021 to get an answer for the maintenance of the road and gate. And if the HOA fee is going to be assessed for part of phase 4 or if all of Stucki Farms will be paying for it. Commissioner Scheel seconded the motion. Motion passed unanimously.

6. PRELIMINARY PLAT

A limit of 20 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.

- a. Public Hearing for consideration and recommendation to City Council for the Labyrinth Point at Long Valley Preliminary Plat located at approximately Long Valley Road and SR-7. Applicant is Jim Raines.

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a Preliminary plat for the Labyrinth Point at Long Valley subdivision, located at approximately 3400 East 1300 South. The applicant is proposing 161 Units on an area of coverage of 41.03 acres. The proposal consists of 82 single car garage units and 79 double car garage units. The zoning designation at this particular location is Long Valley Planned Community Development (PCD). The surrounding zoning is open space to the north, County property to the east, Open space to the west, and County property to the 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 Labyrinth Point at Long Valley 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