

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	April 14, 2021
ACTION REQUESTED:	Preliminary plat approval for the Labyrinth Point at Long Valley subdivision, located at approximately Long Valley Road and SR-7
APPLICANT:	Jim Raines
OWNER:	DR Horton, Inc.
ENGINEER:	High Point Engineering & Surveying, LLC
REVIEWED BY:	Eldon Gibb, Community Development Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Labyrinth Point at Long Valley subdivision, located at approximately Long Valley Road and SR-7. 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.

The Planning commission reviewed this request at their March 17, 2021 meeting.

Recommendation

The Planning Commission unanimously 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 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. 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.

13. No final plat applications can be submitted for this subdivision until all utilities have been installed and connected to the site.

14. Driveway widths will be 16 foot wide for the alleyway homesites with all other driveways being 20 feet wide.

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

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. 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.

13. No final plat applications can be submitted for this subdivision until all utilities have been installed and connected to the site.

Commissioner Musso said that there is a 25-foot alleyway that is for driveway access and asked about the fire access.

Jim Raines answered that there is a public road in the next phase and there is an access to this phase. He said that these units are similar to the ones they did in the Sienna Hills projects.

Commissioner Musso asked about the double wide driveway.

Mr. Raines answered that every unit has a two car parking stall.

Commissioner Musso said that the visitor parking appears to be quite distant from the units. He said that in this project people are there all the time but in Sienna Hills it appears that they are there on the weekends.

Mr. Raines said the DR Horton projects work very well. There is parking in the garage and on the driveway. The parking in these projects is actually better than the Sienna Hills projects.

Mr. Gibbs said that all driveways will be 16-feet wide.

Commissioner Hansen asked if parking is allowed on a public road.

Brandon Wright answered that a 50-foot cross section is allowed.

Commissioner Hansen asked if Public Works has a problem with parking on the street.

Mr. Wright said that the fire chief likes to have no parking on certain size streets and requires it to be signed.

Mr. Raines said that the parking is addressed in the development agreement.

Commissioner Anderson said that with 16-foot driveways people usually park in the landscape. He suggested that the driveways be 20 feet.

Don Bean said that there are some that are 20 feet.

Marc Raines said that the smaller units have the 16- foot driveways. He said that he will clarify the note on the plat to identify the small units to 16-feet and the larger units will be the 20-foot driveways.

Commissioner Hansen said that when possible put in the 20-foot driveway.

Mr. Ellerman explained that the alley ways will be the 16-foot driveways and the public street lots will be 20-foot driveways.

Commissioner Anderson asked what the distance is between the unit with the ac unit. He is concerned with cars hitting the ac unit.

Jim Raines said that it is 5 feet.

Commissioner Anderson asked what is the grading of the driveway because steep driveways are problematic.

Marc Raines answered that the grade is verily flat.

Commissioner Bulloch asked about the Long Valley Road off of SR-7.

Mr. Wright answered underneath the Southern Parkway.

*Public comment for this item will be accepted at:
washingtoncity.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 said there are no comments.

Commissioner Anderson motioned to close the public hearing.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Jim Raines explained that the clubhouse will be built in phase one.

Commissioner Musso asked about the size of the units.

Mr. Raines answered they will be 1,400 to 1,500 sq ft units.

Commissioner Anderson motioned to recommend approval to the City Council with the additional condition that the units with all alleyways have 16-foot driveways and non-alleyways units have to be 20-foot driveways.

Commissioner Phetsomphou seconded the motion.

Commissioner Musso asked if Washington Dam Road would be built before the final plat is presented.

Mr. Raines said that they have had some delay but they are working issues out.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council for the Starr Springs 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 Star Springs at Long Valley subdivision, located at approximately 3300 East 1300 South. The applicant is proposing 210 lots on an area of coverage of 60.28 acres. The Lot sizes range from approximately 4,100 sq. ft. to 7,100 sq. ft. and will accommodate patio style homes up to medium size homes for the given area. 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 Star Springs 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.