

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	April 14, 2021
ACTION REQUESTED:	Preliminary plat approval for the Starr Springs 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 Starr Springs at Long Valley subdivision, located at approximately Long Valley Road and SR-7. 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.

The Planning Commission reviewed this request at their March 17, 2021 meeting where Commissioner Musso expressed concern about completing the Washington Dam roadway prior to final plat submittal. Applicant Don Bean stated they did not want this to delay their project and asked for leniency in this area.

Recommendation

The Planning Commission unanimously recommended approval of the Preliminary plat for the Starr 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.

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 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.

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 asked for clarification of the location.

Mr. Ellerman drew the location on the exhibit.

Commissioner Musso asked if they will be building concurrently with the other subdivision.

Jim Raines answered yes. He said there are about three product types.

Commissioner Musso asked about drainage.

Jim Raines answered they will drain to the central park area and there are detention and retention areas.

Commissioner Scheel asked what the depth of the driveway was.

Mr. Raines answered they are 20 feet.

*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 Scheel said he would like to have the Washington Dam Road built before the final plat is issued.

Commissioner Hansen opened the public hearing.

Eldon Gibb said there were no public comments.

Commissioner Anderson motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion
Motion passed unanimously.

Commissioner Hansen asked Mr. Raines if he had a problem with that request.

Jim Raines said that at this time he doesn't have a problem because there is a master plan for the road. He explained that he doesn't know when the road will go in.

Commissioner Scheel motioned to recommend approval to the City Council with the findings and conditions of staff with additional condition #14 that the Washington Dam Road be completed prior to the final plat submittal with the BLM acknowledgement. Don Bean said they don't want this delayed, could they put the final of the road at the CO stage.

Jim Raines said that if there is a problem they would come back to consider it at the CO Stage.

**Commissioner Anderson seconded the motion.
Motion passed unanimously.**

7. ZONE CHANGE

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 a Zone Change request Z-21-07 for the design for a current Planned Unit Development for Red Mesa at Sunrise Valley located at approximately 400 South Country Way. Applicant is Middon LLC.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of the design/use for their currently PUD-R zoned property which is approximately 16.22 acres in size. The property is located at approximately 400 South Country Way, the name of this particular portion of the master developed area will be known as Red Mesa at Sunrise Valley. The property was granted the PUD-R zoning at an earlier date, with the applicant knowing they would have to come back to the city for the specific design and use approval. The applicant is now wishing to have this proposal reviewed.

The PUD-R requires an approved site design before the property can be used as a residential development. This application is proposing 66 detached building pads (this would have a 4.07 dwelling units per acre ratio). The surrounding zoning to this project is PUD-R to the south, east and west, and Open Space zoning to the north.

Staff has no concerns with the proposed design of the project. The overall development has a city park being built within the master planned area (but it is still under construction being done in phases), this phase will require the park to be completed in