

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: April 14, 2021

ACTION REQUESTED: Z-21-07 - A request to approve the design and use of the Red Mesa at Sunrise Valley, a currently PUD-R zoned property of approximately 16.22 acres located at approximately 400 South and Country Way.

APPLICANT: Middon LLC

OWNER: Same as above

ENGINEER: Bush and Gudgeon, Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend possible approval with conditions

Background

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 its entirety.

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

Recommendation

The Planning Commission unanimously recommended approval of Z-21-07, for the specific site

design/use to the already zoned Planned Unit Development - Residential (PUD-R) onto the City Council, based on the following findings.

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.

Conditions

1. The project shall conform to the standards of the PUD - Residential Zone.
2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.
4. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
6. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.
7. All driveways to each individual unit will be a minimum of twenty feet (20') deep and eighteen feet (18') wide.
8. There must be a minimum of a fifteen foot landscape strip along the area bordering Country Way as part of this specific development.
9. In no case shall any dwelling unit be closer than ten feet (10') to each other at any point within the development, also on corner lots, there will be a minimum setback of fifteen feet (15').

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

its entirety.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-07, for the specific site design/use to the already zoned Planned Unit Development - Residential (PUD-R) onto the City Council, based on the following findings.

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.

Conditions

1. The project shall conform to the standards of the PUD - Residential Zone.
2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.
4. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
6. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.
7. All driveways to each individual unit will be a minimum of twenty feet (20') deep and eighteen feet (18') wide.
8. There must be a minimum of a fifteen foot landscape strip along the area bordering

Country Way as part of this specific development.

9. In no case shall any dwelling unit be closer than ten feet (10') to each other at any point within the development, also on corner lots, there will be a minimum setback of fifteen feet (15').

Commissioner Hansen opened the public hearing.

Eldon Gibb said there are no public comments.

Commissioner Scheel motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

*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 asked about the 18-foot driveway. He asked what the code requires.

Commissioner Anderson said his concern is parking on the street.

Mr. Wright said that it is a good idea to be consistent.

Mr. Ellerman said that the city has been consistent. The reason for the 18 is the code is 9x19. He said that the other applicant was told that they need to stay with the 19-foot driveway but they could ask the Planning Commission and City Council to approve less.

Commissioner Hansen asked if there is a problem with people parking in the landscape?

Mr. Ellerman answered that the other project could have an issue but this project has more room for parking. He said that the minimum is 18 feet.

Commissioner Anderson said we should require both this project and the previous project to have the same driveway requirements to be consistent.

Commissioner Anderson motioned to recommend approval to the City Council with the findings and conditions of staff with additional conditions #10 that the driveways are a minimum of 20 feet.

Commissioner Musso seconded the motion.

Motion passed unanimously.

~~Commissioner Scheel motioned to adjourn the Planning Commission Meeting.~~

~~Commissioner Musso seconded the motion.~~

~~Motion passed unanimously.~~