
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
March 17, 2021 MINUTES

Present: Commissioner Hansen, Commissioner Phetsomphou, Commissioner Musso, Commissioner Scheel, Commissioner Anderson, Commissioner Bulloch, Drew Ellerman, Eldon Gibb, Brandon Wright, Kathy Spring, Councilmember Staheli, Laurie Saunders, Dick Saunders, Jim Raines, Marc Raines, Rick Meyers, Don Bean.

The meeting will be broadcast via Youtube Live linked online at
<https://washingtoncity.org/meetings>

Meeting called to order: 5:30 PM
Invocation: Commissioner Phetsomphou
Pledge of Allegiance: Commissioner Hansen

1. APPROVAL OF AGENDA

- a. Approval of the agenda for March 17, 2021.
Commissioner Musso motioned to approve the agenda for March 17, 2021.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from March 3, 2021.
Commissioner Musso motioned to approve the minutes from March 3, 2021.
Commissioner Anderson seconded the motion.
Commissioner Scheel and Commissioner Phetsomphou abstained because they were not present.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

- Commissioner Hansen disclosed that he lives in Stucki Farms.

4. MINOR SUBDIVISION

- a. Consideration and recommendation to the City Council the Final Plat for the Heartland Minor Subdivision located at approximately 3342 South to 3358 South Camino Real. Applicant is Katherine Staheli.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval for the Heartland Subdivision plat, located at approximately 3342 through 3358 South Camino Real. The applicant is wishing to have these six lots recorded following their vacation from the Rusted Hills Phase 3 subdivision.

The proposed minor subdivision is currently zoned Residential/Agricultural - One Ac. Min. (RA-1) and utilizing the Bonus Density Program, with the surrounding zoning of RA-1 to the north, south and east, and Ag 20 to the west.

Staff has reviewed the requested proposal, and the proposed Heartland Subdivision, conforms to the standards as set forth in the Zoning Regulations and Subdivision Ordinance of the city. Since these six lots were part of the Rusted Hills Phase 3 recorded plat, all dedications have been and accepted by the city, and all existing easements remain in place .

Recommendation

Staff recommends that the Planning Commission recommend approval of the proposed Heartland Subdivision, to the City Council based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Washington City Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.

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:
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 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

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.

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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.

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.

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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

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.

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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.

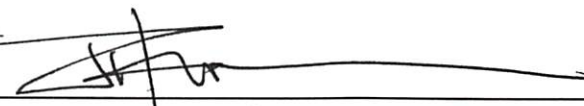
Commissioner Musso seconded the motion.

Motion passed unanimously.

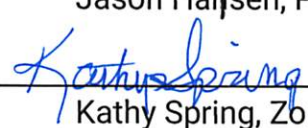
Meeting adjourned: 7:15 PM

Washington City

Signed By: _____


Jason Hansen, Planning Commission Pro Tem

Attested to: _____


Kathy Spring, Zoning Technician