



Washington City Planning Commission
Regular Meeting Agenda
April 6, 2022

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday, April 6th, 2022 at 6:00 PM. The Planning Commission will be held in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- a. Approval of the minutes from March 16, 2022.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. PRELIMINARY PLAT

*****Public comments will be accepted at: washingtoncity.org/meetings, until 4:30 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public Hearing for consideration and recommendation to City Council for the Finley Farms Townhomes, Phases 1 and 2. Preliminary Plat located approximately at 4300 S. Washington Fields Rd. Applicant: MST 150, LLC. Tabled from March 16, 2022.

5. ZONE CHANGE

*****Public comments will be accepted at: washingtoncity.org/meetings, until 4:30 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-22-05 from PUD/C-2 to PUD-C, located approximately at approximately 1250 East Telegraph Street. Applicant: Heath Burchinas and Chad Baird.

POSTED this 31st day of March, 2022.
Melodie Hayes, Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4a
HEARING DATE:	April 06, 2022
ACTION REQUESTED:	Preliminary Plat approval for the Finley Farms Townhomes Phase-1 and 2 Subdivision, located at approximately 4300 South Washington Fields Road
APPLICANT:	MST 150, LLC
OWNER:	Riverwood Development, LLC
ENGINEER:	American Land Consulting
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

This item was tabled during the March 23rd 2022 Planning Commission meeting to give the applicant time to work through a few changes such as fire access, retaining wall details and access off of Weatherby Way. The applicant is not ready to move forward at this time.

The applicant is requesting approval of a Preliminary plat for the Finley Farms Townhomes, Phase-1 and 2 subdivision, located at approximately 4300 South Washington Fields Road. This particular subdivision is proposing 129 units on an area covering 20.73 acres. The zoning designation at this location was recently rezoned to Planned Unit Development-Residential (PUD-R) on October 27, 2021. In the motion for approval, City Council added three conditions which include: (1) Adding 9 visitor parking stalls throughout the entire project, (2) Completion of the amenity to take place at or prior to 25 percent of the issuance of Certificate of Occupancy for the given phase and (3) Build a solid block wall along Weatherby way. The applicant has incorporated these conditions into the preliminary plat. The original 23 visitor stalls have been increased to 32 and a note detailing the block wall and amenities has been added.

The surrounding zoning is Agricultural-20 to the north, Planned Unit Development-Residential to the east, Planned Unit Development-Residential to the south and Residential 8,000 sq ft minimum (R-1-8) to the west. These phases are in the Hillside overlay zone. The Hillside

Review Committee met on site and motioned to approve this project.

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 Finley Farms Townhomes, Phase-1 and 2 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 Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

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 drawing 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 an/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. A minimum of 32 visitor parking spaces will be included in phases 1 and 2

13. Completion of the amenity will take place at or prior to 25 percent of the issuance of Certificate of Occupancy

14. A solid 6 foot block wall will be built along Weatherby Way

Finley Farm Townhomes Hillside Committee Minutes

Jan 20, 2022

In attendance: Dave Black, James Dotson, Jason Smith, Lynn Syphus, Councilman Ivie, Wayne Roger, Thad Seegmiller, Jeremy Redd, Drew Elleman, Eldon Gibb, Adam Allen, Justin, Todd, Nathan

Dave Discussed the proposed disturbance level and stated he doesn't have much concern with this area being that the rockfall has been identified and addressed.

Wayne discussed rockfall and that it doesn't run out to the the homes which Adam agreed with

Dave motioned to approve Finley Farm Townhomes with the condition:

- AGECE shall double check the grading plan with the rock fall analysis so that any areas of concern can and will be addressed accordingly.

James second the motion which passes unanimously

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 6, 2022

ACTION REQUESTED: Z-22-05 - A request to rezone approximately 2.04 acres located at approximately 1250 East Telegraph Street, from the current Planned Unit Development (PUD) & Service Commercial (C-2), to a proposed Planned Unit Development - Commercial (PUD-C) zoning designation.

APPLICANT: Heath Burchinal and Chad Baird

OWNER: Scott Peterson

ENGINEER: Desert Edge Architecture

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Staff recommends approval onto City Council with conditions

Background

The applicant is requesting approval of a zone change of approximately 2.04 acres in size. The property is located at approximately 1250 East Telegraph Street. The requested change is from the current PUD & C-2 zoning designations, to a proposed Planned Unit Development - Commercial zoning designation.

The PUD-C requires an approved site design before the property can be used as a commercial development. This application is proposing a twenty-five thousand (25,000) square foot building with one unit having 10,000 square feet (Crossfit business) and the other unit of 15,000 square feet (graphic design business). The proposal has sufficient parking stalls as required by the zoning regulations, the building exterior finishes are well designed from an aesthetic perspective with a mixture of concrete, wood and metal, and the landscaping is very well thought out with low water impact. All in all this is a very good proposal for one of our busiest traveled roads.

Staff is supportive of this project at this location.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-22-05, for the zone change request from the current PUD & C-2 zoning designations, to the proposed zoning of

Planned Unit Development - Commercial (PUD-C) onto the City Council. Base on the following findings and subject to the following conditions:

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 - Commercial 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 lighting will be directed inward to the project site. No spill-over into the residential developments surrounding the project.
8. Dumpster designs will be block walls with a screen gate(s). Complimentary colors to the main building will be used.
9. All signage will be in accordance with the Sign Regulations of the City.
10. Six foot (6') block walls will be required on the south and west boundaries of the project (if not already in place), as per zoning regulations.

Statement describing the purpose for zone request:

The purpose of the zone change request is for two reasons. Of the 2.04 acres that we are under contract for, the acreage is currently dual zoned one as PUD and the other as C2. Since the area is already in the Commercial General Plan we are seeking to have both pieces changed to PUDC. This zone change would still keep it consistent with the General Plan for the City.

Crossfit:

At Crossfit Zlon we focus on functional fitness. We do constantly varied functional movements performed at high intensity. Our workouts are based on functional movements, and these movements reflect the best aspects of what you do in normal everyday life. We focus on body weight, weightlifting, powerlifting, hypertrophy, running, rowing and more. These are the core movements of life. Our clients range from ages 7 years old to 74! From Moms, Dads, to teens, athletes and professionals.

Xtreme Graphix:

Xtreme Graphix was originally founded in 1985 as a sporting goods decorator known as Hurst Screen Printing. The current owner, Heath Burchinal purchased the company in 1999 after taking over management in 1997. His many years of experience gives him in depth knowledge into this industry. Xtreme Graphix is committed to exceptional service. We invest in the latest technology and equipment. You can view more about our company and meet each team member below.

Xtreme Graphix specializes in: Screen Printing, Embroidery, Direct to Garment, Vinyl, Graphic design, Promotional products and other services include vinyl graphics, signs, banners and printing services such as business cards, letter head and more. Our recent additional services include laser engraving services such as leather patches, cutting boards, ornaments, awards, plaques and other gift items.

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D



C

C1
3D101

VIEW FROM NORTH



C3
3D101

VIEW FROM NORTH EAST

B



A

A1
3D101

VIEW FROM NORTHWEST



A3
3D101

VIEW FROM SOUTHWEST PARKING



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

**XTREME GRAPHIX -
CROSS FIT ZION**

TELEGRAPH STREET
WASHINGTON, UTAH 84780

STAMP

ISSUE TYPE: NOT FOR CONSTRUCTION
DATE: 2022-03-17

PROJECT NUMBER: 001003
DRAWN BY: Author
CHECKED BY: Checker

**PERSPECTIVE
VIEWS**

3D101

D

C

B

A

A1
AE201

SOUTH ELEVATION

3/32" = 1'-0"

NORTH ELEVATION

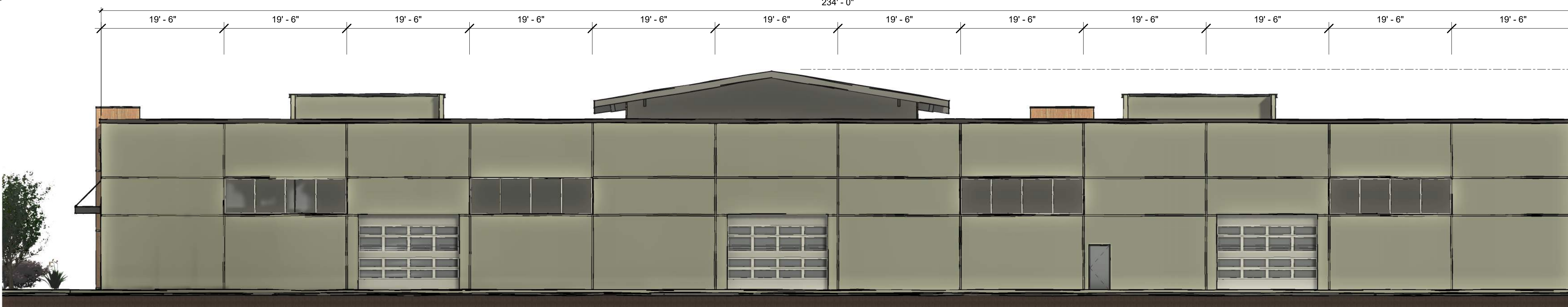
3/32" = 1'-0"

EAST ELEVATION

3/32" = 1'-0"

WEST ELEVATION

3/32" = 1'-0"



720 S. RIVER ROAD BLDG D SUITE 2100B
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XTREME GRAPHIX -
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EXTERIOR
ELEVATIONS

AE201

D

C

B

A

SITE DESIGN

86,080 SQ. FT. PARCEL SIZE
24,000 SQ. FT. BUILDING FOOTPRINT
41,745 SQ. FT. ASPHALT
2,100 SQ. FT. INTERIOR LANDSCAPING = 5% OF ASPHALT
15,808 SQ. FT. SETBACK LANDSCAPING
17,908 SQ. FT. TOTAL LANDSCAPING = 20% OF TOTAL PARCEL

PARKING REQUIREMENTS

24,000 SQ. FT. MAIN
MAIN LEVEL
14,000 SQ. FT. WAREHOUSE 1:1000 = 14 PARKING SPACES
10,000 SQ. FT. GYM 1:250 = 40 PARKING SPACES
MEZZANINE
4,000 SQ. FT. OFFICE 1:250 = 16 PARKING SPACES
TOTAL PARKING REQUIRED = 70 PARKING SPACES
TOTAL PARKING PROVIDED = 70 PARKING SPACES
TOTAL ACCESSIBLE PARKING SPACES REQ. = 3 PARKING SPACES



DESERT EDGE
architecture

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DRAWN BY:	G.S.
CHECKED BY:	G.S.

SITE PLAN

AS101

A1
AS101
1" = 20'-0"

