WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

Item # 5 b

HEARING DATE:	February 21, 2024
ACTION REQUESTED:	C-24-02, A request for a Conditional Use Permit for commercial signage within/adjoining to the Sienna Hills auto mall area, located at approximately Washington Parkway and North Commerce Blvd..
APPLICANT:	Impact Signs / Robert Wheeler
OWNER:	Robert Wheeler
ENGINEER:	Impact Signs
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to place two signs in a C-3 zone (falling under the “Off Premise Signage” category).

The first sign will be the freeway sign for the Sienna Hills Auto Mall development. A special height and square footage waiver was granted by the city council several months back on this sign proposal. The applicant is showing in this CUP application the exact location where the sign will be set, with all associated measurements and appearance of the sign. This proposed sign is roughly 70 feet tall and 39 feet wide at its widest point (see attached exhibits for details).

The second sign, is a relocation of the currently existing Sienna Hills commercial development freeway sign (needing to be moved due to the auto mall sign stated above). This sign will be moved to the west roughly 2,000 feet from the current location. The applicant is wishing to add another two (2) advertising panels to the existing six (6) advertising panels. This sign will be roughly 63 feet tall and 16 feet wide (see attached exhibits for details).

The Conditional Use is being sought due to the requirements found in the City Code under the Signs chapter of the Zoning Regulations. Off Premise signage is allowed within a property

zoned either C-3 or Industrial, and must run parallel with, and be adjacent to, the I-15 corridor.

Staff has reviewed the signage proposal and finds that it meets the intent of the standards as found in Title 9 Chapter 18 - “Signs”, “Off Premise signage” at these proposed locations.

Recommendation

Staff recommends that the Planning Commission approve C-24-02, allowing for a new Sienna Hills Auto Mall sign AND the relocation of the Sienna Hills commercial sign as they both appears in the provided and attached exhibits t approximately Washington Parkway and North Commerce Blvd. (as shown in the attached exhibits), with the findings and conditions as outlined below:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.

2. The development of the site shall comply with the development as approved in the exhibits provided.

3. Development of the signage shall comply with the recommendations of the provided engineering design(s).

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD

CUP-24-02 Conditional Use
Sign Permit - Sienna Hills Auto Mall

Planning	Reviewed, no concern	
Hillside	NA	
Public Works	Reviewed and sign placement along Merit Way works with dimensions for planned full road build at major collector classification.	
Engineer	The Owner is aware of the noise wall that will be placed as part of the UDOT project on I-15. They don't believe the noise walls will impact their sign and want to proceed with this location. I have provided the UDOT plans and they have the information for the noise walls.	
Fire Dept.	Approved with no concerns to proceed	
Parks/Trails	Reviewed, No Concerns	
Building Dept.	Reviewed and have no concerns at this time	
Washington Power	Reviewed. Please note that Washington City power does not have power located within this area where they are proposing the sign. The applicant will need to submit a power one line diagram, load sheet and site plan for this project so our engineering department can analyze and provide a power plan.	
Dixie Power	NA	
Economic Dev.	Reviewed. No concerns. RH	
Administrative	Reviewed. No concerns. RH for TS and JR	

Additional Comments:

PYLON SIGN RELOCATION & REMODEL

REMOVE EXISTING PYLON SIGN. DISPOSE OF BOTTOM. KEEP THE TOP PORTION & RELOCATE.

MANUFACTURE & INSTALL

ONE [1] NEW BASE & TWO CABINETS FOR EXISTING PYLON SIGN

RETROFIT

ALL EXISTING LIGHTING WITH NEW BRIGHTER LEDs.

RECEIVE & INSTALL

MAVERIK FACES w/ PRICE CHANGERS

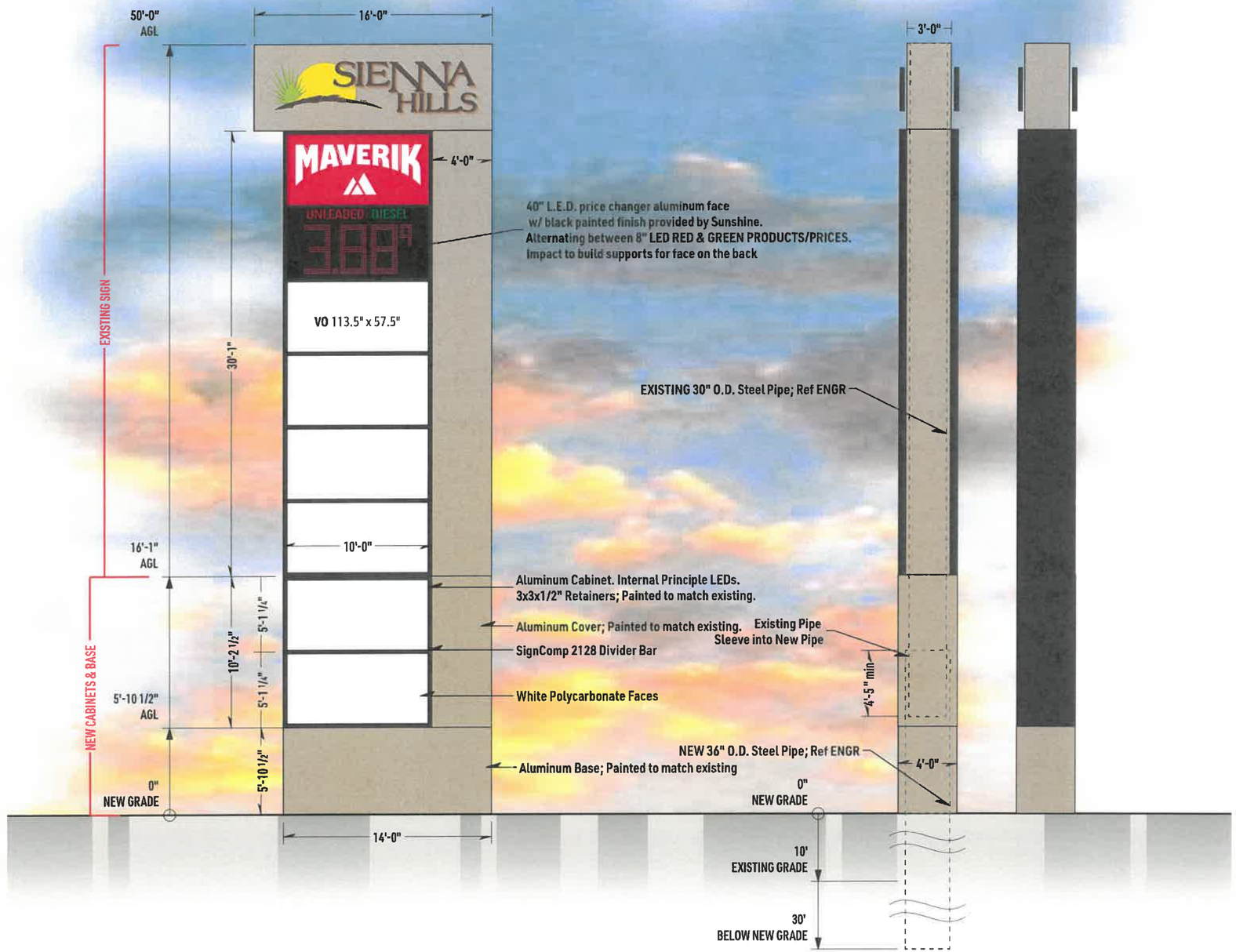
PAINT SCHEDULE

SCREEN AND PRINT COLORS MAY VARY

- SW 7633 TAUPE TONE
- SW 6258 TRICORN BLACK



B **SIGN TYPE S1** EXISTING CONDITION
SCALE N/A



A **SIGN TYPE S1** PYLON RELOCATION & REMODEL
QTY 1

PROJECT DETAILS
SCALE 1/8" = 1'

1977 // 2022 45 YEARS

NFP

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2236 S. 3270 W.
Salt Lake City, UT
Phone: 801-972-5101
Fax: 801-972-2530
www.impact-signs.com

SALES _____ DESIGNER _____ PRINT DEPT _____ SHOP PRODUCTION _____ INSTALL MANAGER _____

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CUSTOMER APPROVAL _____ DATE _____

SIENNA HILLS

CLIENT INFO
Sienna Hills
1081 E. 700 S.
ST. GEORGE, UT 84790

DRAWING INFO
S1
Pylon Sign Relocation & Remodel
SCALE **AS NOTED**

SALES	DESIGN	ORIG. DATE
Billy B.	Justin R	2023.08.07

DRAWING № **1.0** SHEET 3 of 4

REVISION № **R3** 2023.11.08

DSGN Sienna Hills 1.0 Pylon Sign Relocation.ai

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PYLON SIGN

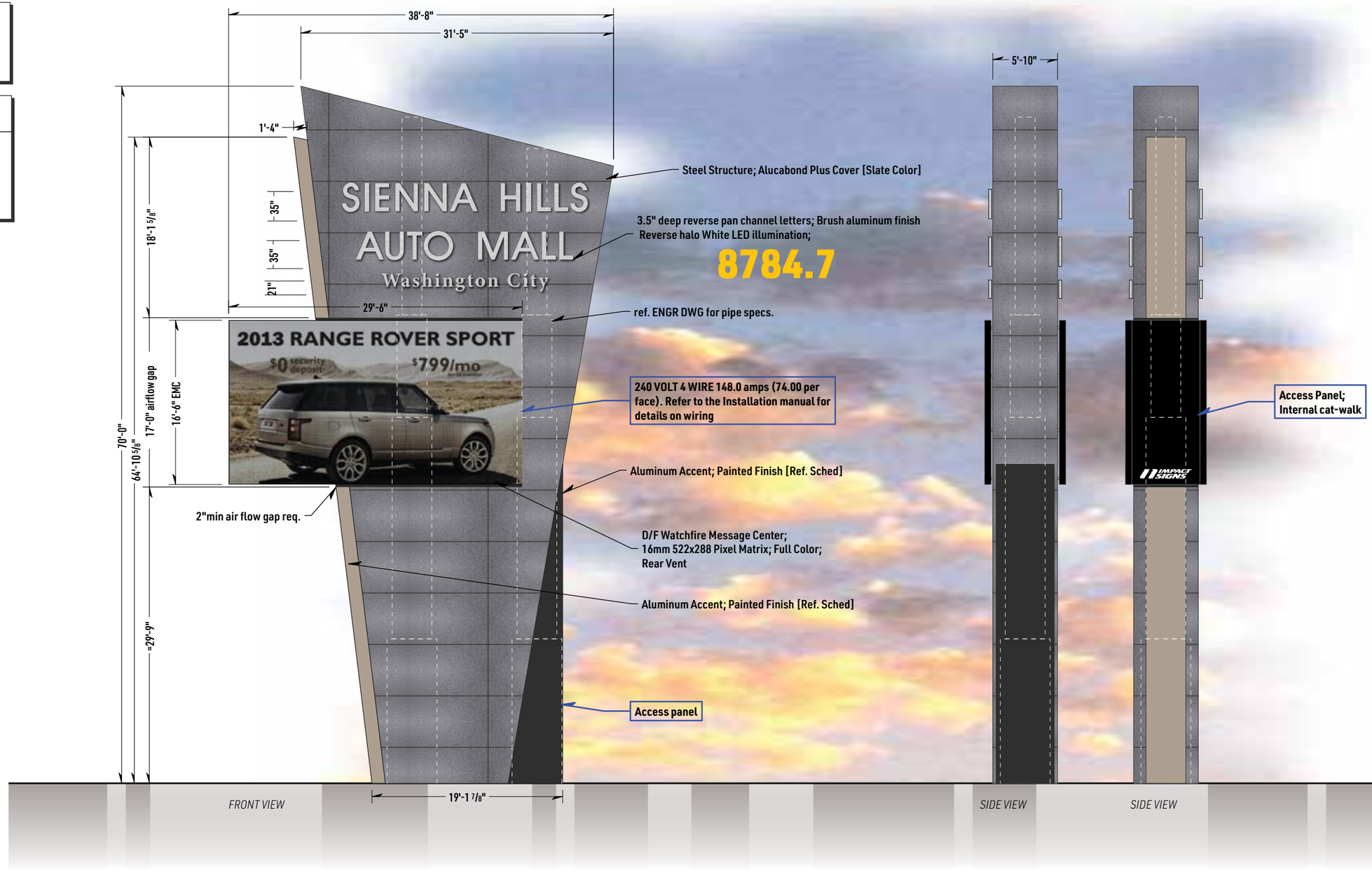
MANUFACTURE & INSTALL

ONE [1] D/F PYLON SIGN w/ WATCHFIRE EMC

COLOR SCHEDULE

SCREEN AND PRINT COLORS MAY VARY

- SW 7633 TAUPE TONE
- SW 6258 TRICORN BLACK
- ALUCABOND PLUS - SLATE



A **SIGN TYPE S2** 70ft PYLON SIGN
QTY 1

PROJECT DETAILS
SCALE 3/32" = 1'

1977 45 2022 YEARS

8784

SALES _____ DESIGNER _____ PRINT DEPT _____ SHOP PRODUCTION _____ INSTALL MANAGER _____

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CUSTOMER APPROVAL _____ DATE _____

SIENNA HILLS

CLIENT INFO
Sienna Hills
1081 E. 700 S.
ST. GEORGE, UT 84790

DRAWING INFO
S2
Pylon Sign - 70ft
SCALE **AS NOTED**

SALES **Billy B.** | DESIGN JustinR | ORIG. DATE **2023.08.07**

DRAWING № **2.0** SHEET **5 of 5**

REVISION № **R6** **2024.01.22**

DSGN_Sienna Hills_2.0_Pylon Sign - 70ft.ai

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SIGN PACKAGE FOR

SIENNA HILLS AUTO MALL - St. GEORGE, UT

PRESENTED BY

IMPACT SIGNS

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N

NTS

A SITE PLAN — S1 PROPOSED INSTALLTIION LOCATION

NFP

45 YEARS 1977 2022

SALES _____ DESIGNER _____ PRINT DEPT _____ SHOP PRODUCTION _____ INSTALL MANAGER _____

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CUSTOMER APPROVAL _____ DATE _____

SIENNA HILLS

CLIENT INFO
Sienna Hills
1081 E. 700 S.
ST. GEORGE, UT 84790

DRAWING INFO
Site Plan
Overview
SCALE AS NOTED
SALES Billy B.
DESIGN Justin R.
ORIG. DATE 2023.08.07

DRAWING № 0.1
SHEET 1 of 5

REVISION № R6
2024.01.22

DSGN_Sienna Hills_0.1_Site Plan - Overview.ai

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A SITE PLAN — S1 PROPOSED INSTALLTIION LOCATION

SALES _____ DESIGNER _____ PRINT DEPT _____ SHOP PRODUCTION _____ INSTALL MANAGER _____

NFP

1977 45 YEARS 2022

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CUSTOMER APPROVAL _____ DATE _____

SIENNA HILLS

CLIENT INFO
Sienna Hills
1081 E. 700 S.
ST. GEORGE, UT 84790

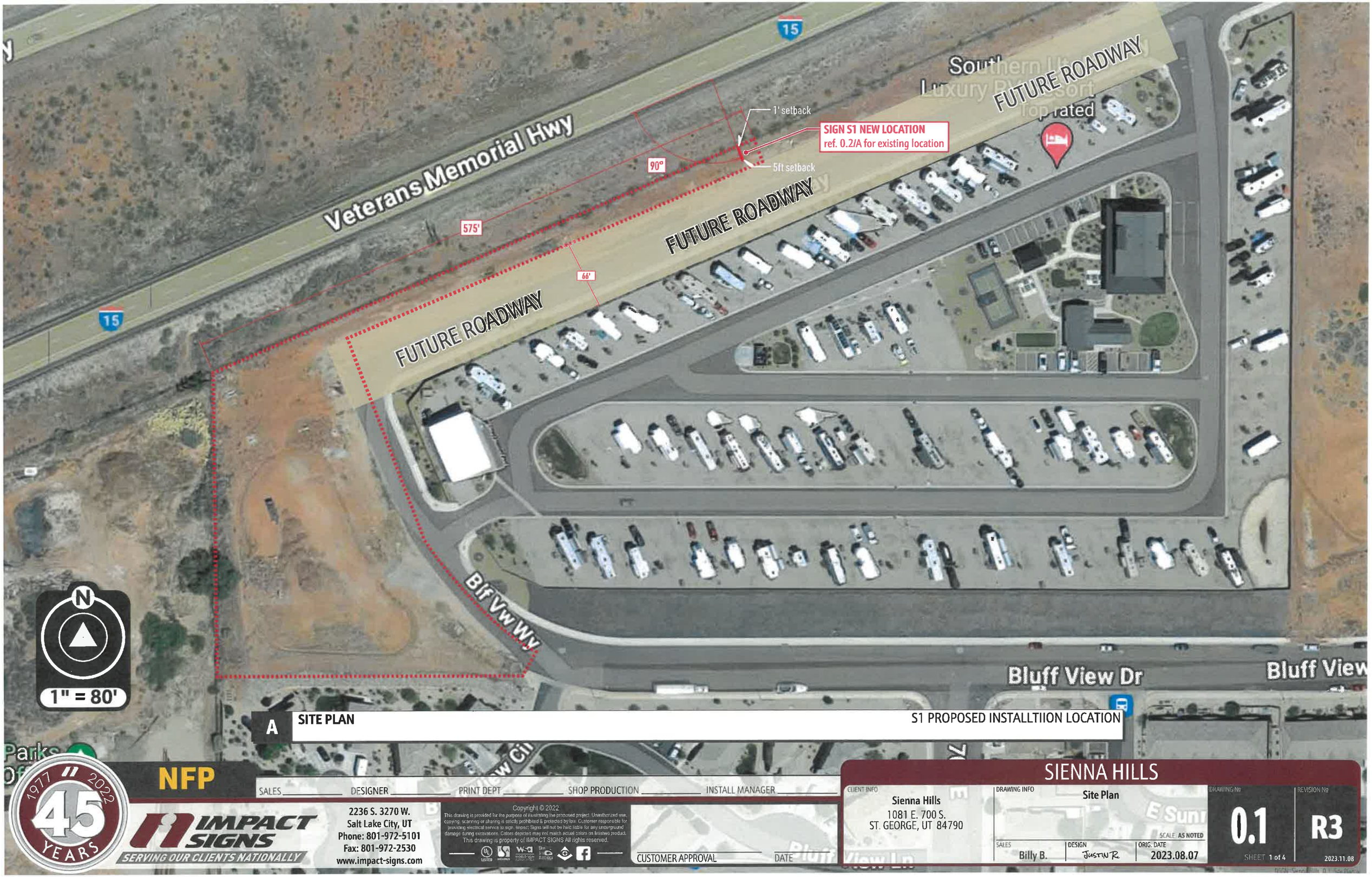
DRAWING INFO
Site Plan
S2 Site Details
SCALE **AS NOTED**

SALES	DESIGN	ORIG. DATE
Billy B.	Justin R.	2023.08.07

DRAWING № **0.1** SHEET **3 of 5**

REVISION № **R6** 2024.01.22

DSGN_Sienna Hills_0.3_Site Plan.ai



A **SITE PLAN** — S1 PROPOSED INSTALLTIION LOCATION

45 YEARS 1977 // 2022

NFP

SALES _____ DESIGNER _____ PRINT DEPT _____ SHOP PRODUCTION _____ INSTALL MANAGER _____

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CUSTOMER APPROVAL _____ DATE _____

SIENNA HILLS

CLIENT INFO
Sienna Hills
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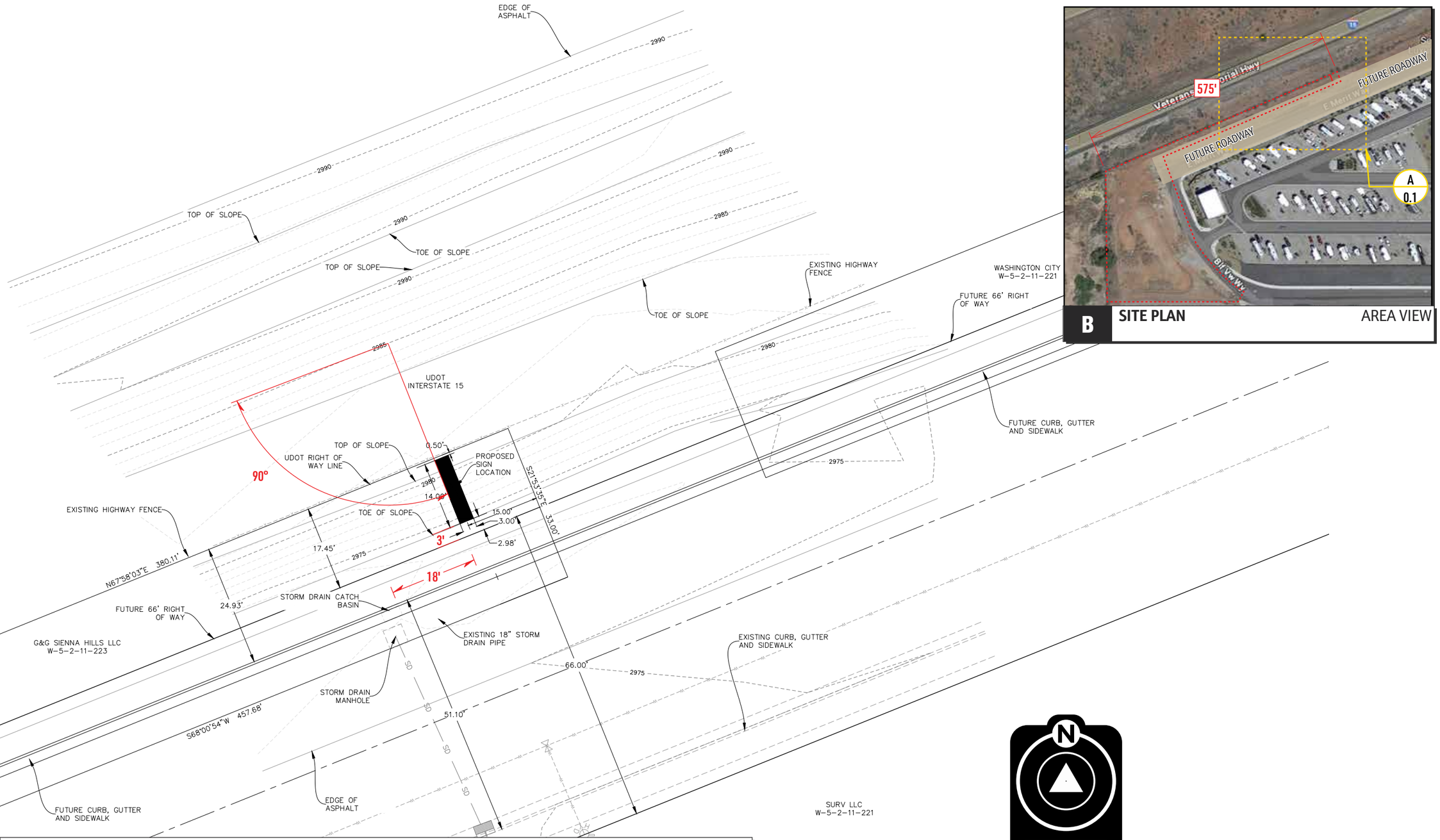
DRAWING INFO
Site Plan
SCALE AS NOTED

SALES	DESIGN	ORIG. DATE
Billy B.	Justin R	2023.08.07

DRAWING № 0.1 SHEET 1 of 4

REVISION № R3 2023.11.08

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B SITE PLAN — AREA VIEW

A SITE PLAN — DETAILED

1" = 20'

NFP

SALES _____ DESIGNER _____ PRINT DEPT _____ SHOP PRODUCTION _____ INSTALL MANAGER _____

1977 45 YEARS 2022

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CUSTOMER APPROVAL _____ DATE _____

SIENNA HILLS

CLIENT INFO
Sienna Hills
1081 E. 700 S.
ST. GEORGE, UT 84790

DRAWING INFO
Site Plan
S1 Relocation Site Details
SCALE **AS NOTED**

SALES	DESIGN	ORIG. DATE
Billy B.	Justin R.	2023.08.07

DRAWING № **0.2** SHEET **2 of 5**

REVISION № **R6** 2024.01.22

DSGN_Sienna Hills_0.2_Site Plan.ai

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

Item # 4 b

HEARING DATE:	February 21, 2024
ACTION REQUESTED:	Z-23-13 - A request to rezone approximately 22.23 acres located at approximately Highland Parkway and Vineyard Road, from the current Open Space (OS) zoning, to a proposed Planned Unit Development - Residential (PUD-R) zoning designation.
APPLICANT:	Elevate Development / Tate Murphey
OWNER:	2700 North Development Partners LLC
ENGINEER:	Atlas Engineering
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a zone change of approximately 22.23 acres in size. The property is located at approximately Highland Parkway and Vineyard Road. The requested change is from the current zoning of Open Space (OS) zoning, to a proposed Planned Unit Development - Residential (PUD-R) zoning designation, utilizing the Residential - Single Lot Development Standards of the zoning regulations.

The proposed development is proposing twenty-six (26) single family residential lots, which can be either single story or two story homes. With the total acreage combined with the number of units in the development, this project will have a 1.17 d.u./acre ratio. The maximum height for any home would be 35 feet tall.

The project is providing access to the trail systems throughout this area between Coral Canyon, Sienna Hills and the connecting trails under the I-15 corridor. There are also “No Disturb” areas on the Hillside portions of the development.

The single lot standards of the PUD regulations do not require that building design or exterior finishes be provided.

The surrounding zoning to this entire proposed development is Coral Canyon (PCD) to the north and east, and PUD (both commercial and residential) to the west and south (respectively). The General Plan Land Use designation is PUD and Open Space.

Staff is supportive of the proposal at this location.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-23-13, for the proposed zone change from the current Open Space (OS) to the proposed Planned Unit Development - Residential (PUD-R) Single-Lot Development Standards zoning designation, onto the City Council. Based on the following findings and 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 - Residential (Single-Lot Development) Zone.

2. A traffic study shall be submitted for review and approval prior to submitting building permit applications. The study will address the city's Master Transportation Plan.

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. Any disturbance to hillside slope areas will be properly mitigated to the standard(s) of surrounding developments in the vicinity (i.e. Solis at Coral Canyon).

5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the city's water conservation ordinance and approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.

6. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

7. A Post Construction Maintenance Agreement needs to be recorded prior to any plat

recordations.

8. The proposed amenities/trails will be completed before one-fourth (1/4) build out of the development (in each of the designated phases) is completed.

9. All outdoor lighting will be directed inward to the development.

Elevate Development is requesting a rezone from Open Space to PUD-R. The project will consist of 26 single-family home lots on the end of the Plateau in Washington City. This project will border the Cole West Solis Project. The lots size vary in size from approximately 1/3 acre to 2 acres. All the lots will abide by the hillside setbacks as noted on the site plan. A trail will border the project on one side and connect in to the current trail system on the Colewest Project to the east and the Corral Canyon Subdivision to the North. The property was designed to be as minimally intrusive as possible to help maintain views of the current residents of Washington City.

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD **Z-23-13 Zone Change -Sienna Hills Plaza - Single Family Homes**

Planning	Reviewed and ok to proceed	
Hillside	NA	
Public Works	Reviewed - ok to proceed	
Engineer	Ok	
Fire Dept.	NA	
Parks/Trails	Due to narrowing of the plateau, the applicant would like to move the master planned trail to the center of the project. All existing trails will be connected.	
Building dept	Reviewed and have no concerns at this time	
Washington Power	Proposed Zoning approved based on Power Department review.	
Dixie Power	NA	
Economic Dev.	Reviewed. No concerns. Residential rooftops in this area help support and stimulate planned commercial development for the nearby general planned business development. RH	
Administrative	Reviewed. No concerns. RH for TS	

Additional Comments:



TWO-STORY SINGLE FAMILY BUILDABLE AREA

SINGLE-STORY SINGLE FAMILY BUILDABLE AREA

NO DISTURBANCE AREA

OPEN SPACE

RIDGE LINE/NO DISTURBANCE LINE

100' RIDGE LINE TWO-STORY SETBACK

DATA TABLE:
TOTAL # OF LOTS: 26
TOTAL ACREAGE: 22.23
LOT ACREAGE: 17.21
ROW ACREAGE: 2.54
OPEN SPACE ACREAGE: 2.48
ZONING: PUD R/C

PROJECT TO BE COMPLETED IN ONE PHASE.

NORTH

10 0 20 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

SHEET NO. 1

NO.	REVISIONS	BY	DATE
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OVERALL SITE PLAN

WASHINGTON, UTAH

WASHINGTON SINGLE FAMILY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2022\22-044 WASHINGTON ELEVATE\CADD\PRELIMINARY\SINGLE FAMILY\01-OVERALL SITE PLAN.DWG



LANDSCAPING

SHRUB AREA = 11,704 SF/0.27 ACRES

DECIDUOUS SHADE TREE = 10

NORTH

SCALE 1" = 80' (24"x36")
SCALE 1" = 160' (11"x17")

0 10 20 40 80 160 240

WASHINGTON SINGLE FAMILY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE:801-655-0566
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SPANISH FORK, UT 84660

LANDSCAPE PLAN

WASHINGTON, UTAH

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SHEET NO.

2

Z:\2022\22-044 WASHINGTON ELEVATE\CADD\PRELIMINARY\SINGLE FAMILY\02-LANSCAPE PLAN.DWG



LEGEND

- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING CULINARY WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

10 0 20 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

SHEET NO. 3

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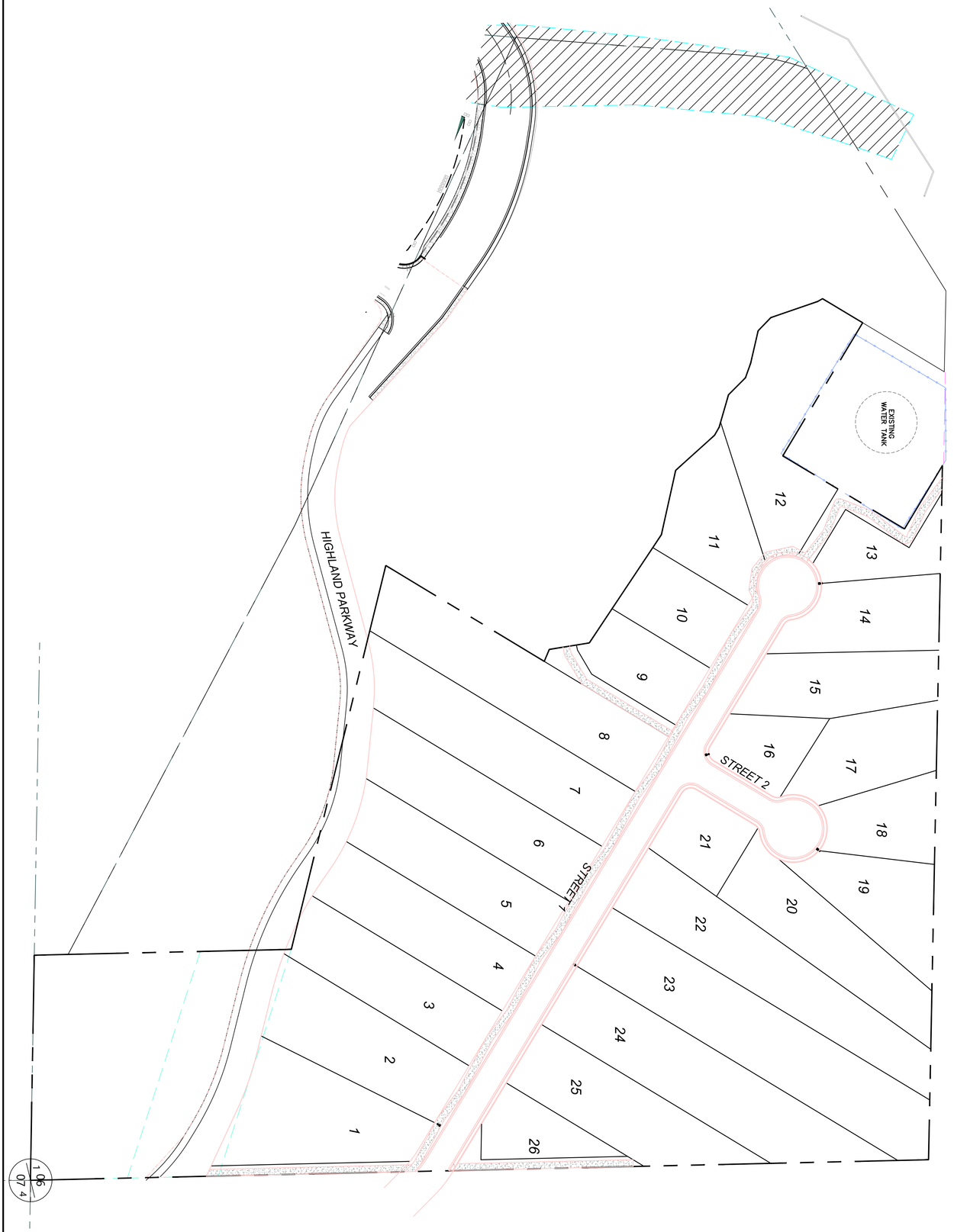
UTILITY PLAN

WASHINGTON, UTAH

WASHINGTON SINGLE FAMILY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2022\22-044 WASHINGTON ELEVATE\CADD\PRELIMINARY\SINGLE FAMILY\03-UTILITY PLAN.DWG



LIGHTING LEGEND

SINGLE MOUNT AT 180° – 5 QTY.

NORTH

SCALE 1" = 80'
(24"x36")
SCALE 1" = 160'
(11"x17")

0 10 20 40 80 160 240

WASHINGTON SINGLE FAMILY

ATLAS ENGINEERING
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LIGHTING PLAN

WASHINGTON, UTAH

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SHEET NO.

4

Z:\2022\22-044 WASHINGTON ELEVATE\CADD\PRELIMINARY\SINGLE FAMILY\04-LIGHTING PLAN.DWG

NO DISTURBANCE AREA

RIDGE LINE/NO DISTURBANCE LINE

NOTES:

1. LOTS 17–20 APPROX. GARAGE FLOOR ELEVATION: 3276.00
2. STREET 2 CUL-DE-SAC IS RAISED TO PROMOTE POSITIVE DRAINAGE AWAY FROM STRUCTURES. THIS WILL ALLOW WALK-OUT BASEMENTS TO REDUCE FILL ON LOTS.



NORTH

0 10 20 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

SHEET NO.
5

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PRELIMINARY GRADING PLAN

WASHINGTON, UTAH

WASHINGTON SINGLE FAMILY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2022\22-044 WASHINGTON ELEVATE\CADD\PRELIMINARY\SINGLE FAMILY\05-PRELIMINARY GRADING PLAN.DWG



NORTH

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

SHEET NO.
6

NO.	REVISIONS	BY	DATE
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FIRE ACCESS PLAN

WASHINGTON, UTAH

WASHINGTON SINGLE FAMILY

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WASHINGTON SINGLE FAMILY

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SPANISH FORK, UT 84660

Z:\2022\22-044 WASHINGTON ELEVATE\CADD\PRELIMINARY\SINGLE FAMILY\07-OVERALL BOUNDARY.DWG

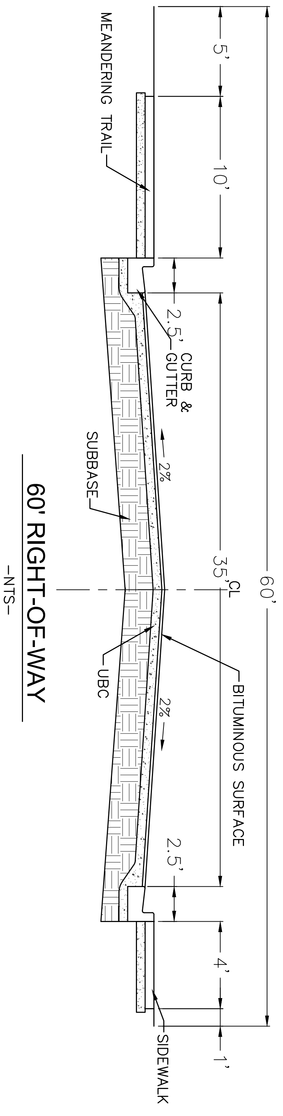
OVERALL BOUNDARY

WASHINGTON, UTAH

NO.	REVISIONS	BY	DATE
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SHEET NO.

7



60' RIGHT-OF-WAY

-NTS-

WASHINGTON SINGLE FAMILY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2022\22-044 WASHINGTON ELEVATE\CADD\PRELIMINARY\SINGLE FAMILY\DT-01.DWG

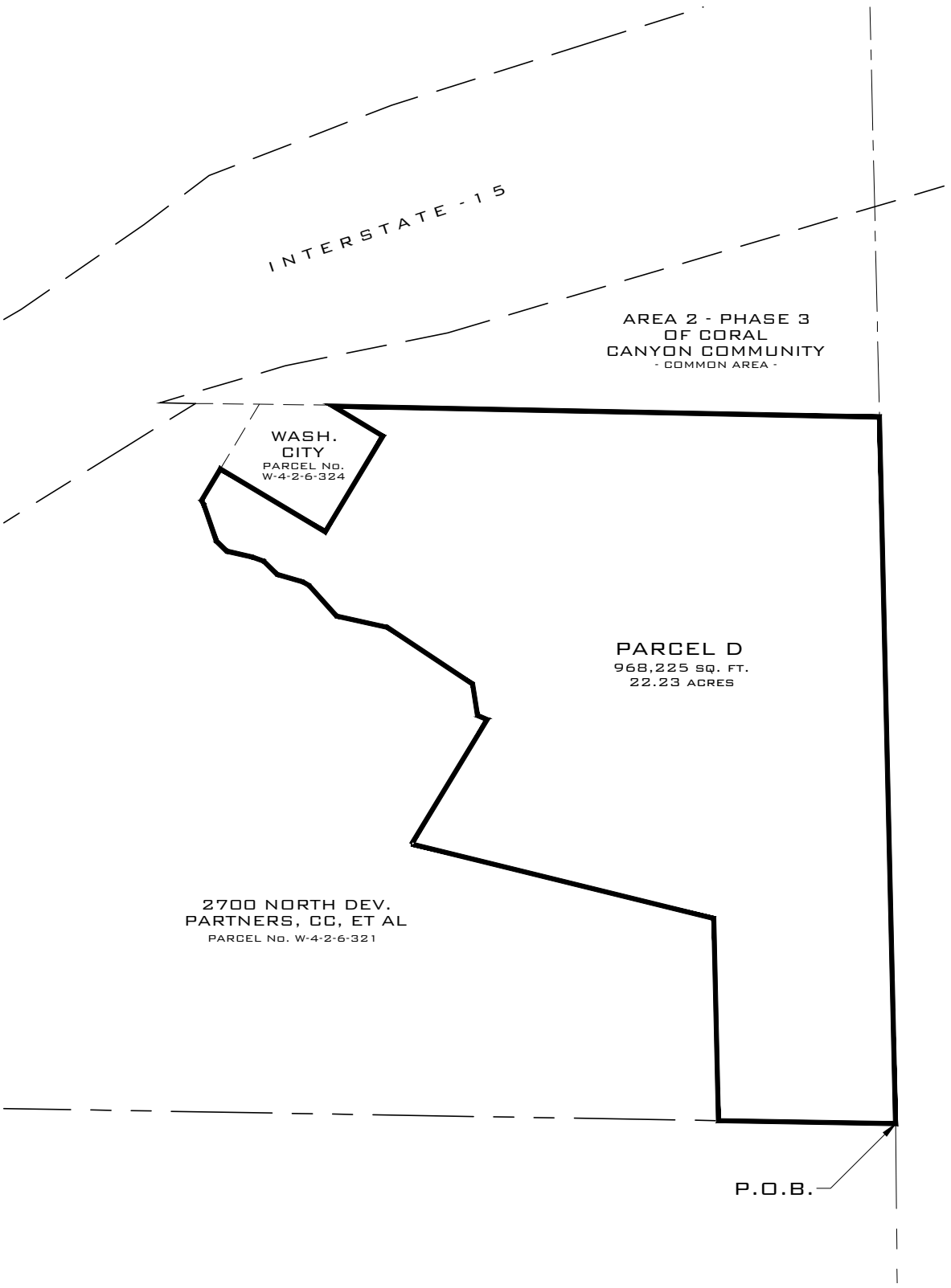
DETAIL SHEET

WASHINGTON, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SHEET NO.

DT-01



DATE: 1/26/2024
JOB NO.: 12658-22
DRAWN BY: B.E.A.
SCALE: NTS
DWG: SURVEY-EXHIBIT

REVISIONS DATE

ROSENBERG ASSOCIATES
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EXHIBIT MAP

SHEET 1 OF 1 SHEETS