



Washington City Planning Commission
Regular Meeting Agenda
September 17, 2025

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a public electronic meeting on **Wednesday, September 17, 2025** at 6:00 P.M. The Planning Commission will be held in the Council Chambers of Washington City Hall 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 Planning Commission Minutes from September 3, 2025.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. PUBLIC HEARINGS

*****Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 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 Zone Change Z-25-18 to update the PCD zoning located at approximately Telegraph Street and Country Way. Applicant: American Land Consulting.

5. ADJOURNMENT

POSTED this 12th Day of September, 2025
Bonnie Baker, 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

HEARING DATE: September 17, 2025

ACTION REQUESTED: Z-25-18 - A request to update a portion of the Coral Canyon area 5 PCD, located at Telegraph and Country way.

APPLICANT: SITLA

OWNER: SITLA

ENGINEER: American Land Consulting

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to amend the Coral Canyon area 5 PCD (193.66 acres) in a joint effort with SITLA, Cole West & Washington City to provide a more affordable housing product in this undeveloped area. The proposed changes are as follows:

Reduced developed footprint by 53.21 acres

- The proposal is asking to reduce the developed footprint from 91.49 acres to 38.28. This reduction will allow the civil improvements (utilities/right of way etc.) to cost much less as the quantity (length in pipe and roadway etc) are being reduced.
- With this change the open space area will increase 53.21 acres from 97.35 acres to 150.56

Density increase of 85 units

- Currently the PCD is approved for 135 units in this area and the applicant is proposing 220. The approved density (135 units) with the overall acreage (193.66) is a .70 d.u/acre ratio with the proposed plan being 1.14. The d.u/acre ratio in the developable land for the approved PCD is 1.48 d.u/acre with the proposal being 5.75. The lot sizes for this development will range in size from approximately 4,500 sq. ft - 5,500 sq. ft

Updated setback plan

- The approved setbacks for this area include a 20 foot rear yard setback. The applicant is proposing a 10' foot rear yard setback along with a 15' foot front yard setback to the home and 20' foot to the garage as shown below

*FRONT	15' / 20'
REAR	10'
SIDE-1	5'
SIDE-2	5'
STREET SIDE	15' / 20'

- * 15' TO HOUSE
- * 20' TO GARAGE

Roadway elimination

- The approved PCD shows a secondary roadway servicing this subdivision from Telegraph street creating an intersection at Coral Canyon Blvd. This secondary roadway crosses the floodway which would require a bridge to be built. Removing this secondary roadway will significantly reduce development costs allowing the homes to be built in this area to be more affordable. The applicant is proposing to remove the secondary roadway and provide access to this subdivision from Country Way.

Staff supports the proposal in reducing the developable land to 38.28 acres and increasing the open space. Staff supports increasing the density by 85 units along with the updated setback plan and staff supports removing the secondary roadway.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-25-18, for the zone change request updating a portion of the Coral Canyon area 5 PCD, located at Telegraph Street and Country Way, onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above and in the attached exhibits) are implied to the Coral Canyon area 5 PCD.

Conditions

The following changes are made to amend the Long Valley PCD:

1- Reduced developed footprint to 38.28 acres and increasing open space to 150.56 acres

2 - Density increase of 85 units from 135 to a maximum of 220

3 - Updated setback plan

*FRONT	15'/20'
REAR	10'
SIDE-1	5'
SIDE-2	5'
STREET SIDE	15'/20'

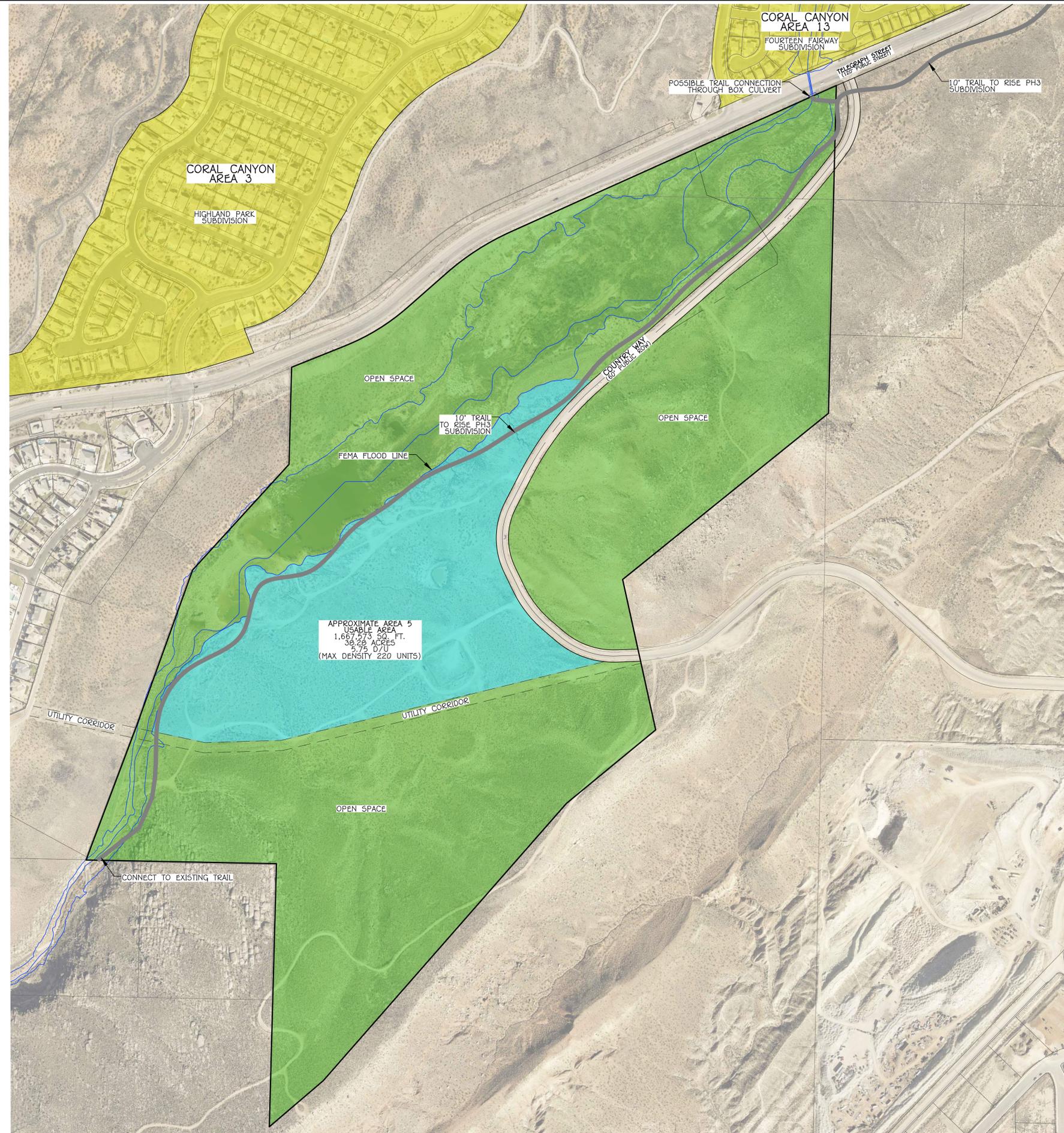
- * 15' TO HOUSE
- * 20' TO GARAGE

4 - Eliminating the secondary roadway from this development to Telegraph Street



**PROJECT FLOW CARD: Z-25-18 - Zone Change PCD Amendment
Coral Canyon Area 5
Telegraph St & Landfill Rd**

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - Items addressed. Participation in the cost of improvements on Country Way (formerly Landfill Road) should be discussed due to the proposed removal of the originally planned access road of extending Coral Canyon Blvd. An agreement should be put in place.	
Engineer	This would eliminate moving Landfill Rd to connect at Coral Canyon Blvd. If the connection to Coral Canyon Blvd is eliminated then improvements to Landfill Rd need to happen.	
Parks/Trails	Reviewed no concerns.	
Building Dept	Reviewed, no concerns.	
Washington Power	Power department is ok with the proposed Zone Change.	
Economic Dev	Reviewed. No concerns. RH	



APPROXIMATE AREA 5
 USABLE AREA
 1,667,573 SQ. FT.
 38.28 ACRES
 4.75 U/U
 (MAX DENSITY 220 UNITS)

AREA 5 (ATTAINABLE HOUSING)
 SETBACK TABLE

*FRONT	15' / 20'
REAR	10'
SIDE-1	5'
SIDE-2	5'
STREET SIDE	15' / 20'

* 15' TO HOUSE
 * 20' TO GARAGE

AREA 5 (ATTAINABLE HOUSING) TABLE:

OPEN SPACE:	150.56 ACRES
DEVELOPABLE:	38.28 ACRES
EXISTING ROAD	4.82 ACRES
TOTAL:	193.66 ACRES

TOTAL UNITS - 220
 UNITS PER ACRE BUILDABLE AREA - 5.75
 UNITS PER ACRE OVERALL AREA - 1.14



LEGEND:

	AREA 5 BOUNDARY
	SECONDARY ACCESS ROAD TO BE REMOVED
	CL ROAD
	ROW
	TRAIL
	ADJACENT PROPERTY
	FEMA FLOOD LINE
	GAS LINE EASMENT
	USABLE AREA APPROXIMATE 1,667,573 SQ. FT. OR 38.28 ACRES
	OPEN SPACE APPROXIMATE 6,598,394 SQ. FT. OR 150.56 ACRES
	OTHER CORAL CANYON AREAS

REV. DATE

NOTES:



AREA 5 PCD PLANNED

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
 SECTION 18, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

DATE: 04/30/2025

JOB #: 25-020

FILE: ROS.DWG

SHEET

3

3

SHEETS



SUPPORTING UTAH SCHOOLS AND INSTITUTIONS

Michelle E. McConkie
Executive Director

1593 East Grapevine Crossing
Washington, Utah 84780
Phone: 435-522-7411
trustlands.utah.gov

September 5, 2025

Eldon Gibb
Washington City

RE: Coral Canyon Area 5

Dear Mr. Gibb,

The Trust Lands Administration (TLA), owner of the subject property, Cole West, the developer of the subject property, and Washington City are all contributing significantly to help deliver an attainable housing project in the City. Both parties have met numerous times with Jeremy Redd to explore ways of bringing in affordable housing to the community. Below are some of the items that were discussed and agreed:

TLA would reduce its TLAs profit share on the subject lands from 11% of the gross sales price of the homes to 6%. Similarly, Cole West agreed to cap their profit share to a matching 6% (Considering all of the risk in a development project, and considering that investing the same money in a simple mutual fund would most likely yield at least two to three times the profit without the same level of risk, this represents a huge concession for Cole West). And recognizing the stringent mandate of the TLA, this represents a focused, redirected effort to help solve the affordability issue in Washington City.

On October 24, 2024 the TLA Board of Trustees (the "Board") meeting was hosted by Washington City in the City offices. In that meeting, based on yet-to-be-approved conditions by the City Council, the Board agreed to reduce TLAs revenue from 11% to 6% as negotiated with the City and the Developer. Mayor Staheli spoke of his support during this public meeting where he expressed his excitement to see all stakeholders working towards the same goal.

The profit reduction agreements are conditional, based on actual approvals from the City Council, which as discussed with the City manager will attempt to remove the requirement for a second access road, rename Landfill Road to Country Way, allow reduced setbacks, and increase density to help keep lot development costs as low as possible.

Because of the commitments of the Parties, every dollar saved is a dollar that will be passed on to the prospective home owners – not passed on to the landowner or to the developer. We are excited to work with City Staff as we work together to bring this project to fruition.

Sincerely,



[Aaron Langston \(Sep 5, 2025 10:40:38 MDT\)](#)

Aaron Langston
Assistant Managing Director, Real Estate
Trust Lands Administration

LSJ
modifiedletterhead.docx
Enclosure
By FedEx Priority
cc: Jesse Doe

