



Washington City Planning Commission
Regular Meeting Agenda
November 5, 2025

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a public electronic meeting on **Wednesday, November 5, 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 October 15, 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 Conditional Use Permit C-25-12 to update the facade for a retail business located at 720 W Telegraph Street. Applicant: Ryan Morris for Burlington.
- b. Public Hearing for consideration to approve Conditional Use Permit C-25-09 for a home preschool located at 562 E Dry Springs Ln. Applicant: Dulce Sanchez.

5. ADJOURNMENT

POSTED this 31st Day of October, 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: November 5th, 2025

ACTION REQUESTED: C-25-12, A request for a Conditional Use Permit for an existing commercial development, located at 720 W Telegraph Street

APPLICANT: Ryan Morris

OWNER: Progress Square Partners

ENGINEER: Simon Hornung

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval with conditions onto City Council

Background

The applicant is requesting approval of a Conditional Use Permit to modify the exterior building material of the existing building located at 720 West Telegraph. The new exterior finishes are located on the front of the building and include updating the pitched roofline with a flat roof and adding lighter stucco to the entrance way as shown on the exhibit.

Staff has reviewed the proposed project and finds that it meets the requirements of the C-2 use regulations as found in the zoning ordinance. Staff has no concerns with the proposal.

Recommendation

Staff recommends that the Planning Commission recommend approval onto the City Council, 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 or exceed the requirements of City and State adopted codes including, but not limited to, the Building and Fire Codes of Washington City.
2. The development of the site shall comply with the development as approved in the exhibits provided along with the development standards found in the applicable zone and this Conditional Use Permit.
3. All signage will be in accordance with the adopted sign regulations of the city.
4. Any roof mounted equipment will be screened from view with appropriate finishes closely resembling/accenting the building's exterior finishes.

PROJECT: BURLINGTON

ADDRESS: 720 WEST TELEGRAPH ST. WASHINGTON UTAH 84780

NARRATIVE:

THE PROJECT CONSISTS OF A NEW BURLINGTON STORE, WITH TENANT INTERIOR BUILD-OUT OF THE SPACE FORMERLY OCCUPIED BY JOANNS IN THE COTTON MILLS SHOPPING CENTER. THIS PROJECT ALSO INCLUDES FACADE WORK AT THE MAIN ENTRANCE.



PROJECT FLOW CARD: C-25-12 - Burlington
720 W Telegraph Street

Planning	Reviewed. OK to move forward.	
Public Works	Reviewed - OK to move forward	
Engineer	Reviewed and no concerns	
Fire Dept.	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Washington Power	OK with CUP based on the assumption that the main power panel is not going to be modified or changed.	
Economic Dev	Reviewed. No concerns. The proposed Burlington store represents a strong addition to the community. As a high-volume retailer, the project aligns with the City's economic development goals and supports our objective of generating increased sales tax revenue. RH	

EXTERIOR PAINT & FINISH SCHEDULE						
CODE	MATERIAL	MANUFACTURER	PRODUCT	COLOR	LOCATION	REMARKS
CMU-1	EXISTING CMU	EXISTING	EXISTING	EXISTING	RECEIVING ELEVATION	-
CP-1	PRE-FINISHED METAL FLASHING	EXISTING	EXISTING	EXISTING	ENTRY ELEVATION	-
CP-2	PRE-FINISHED METAL FLASHING	MATCH-EXISTING	MATCH-EXISTING	MATCH-EXISTING	MATCH-EXISTING	MATCH-EXISTING
STUCCO-1	NEW STUCCO		ELASTOMERIC PAINT COLOR	SW7009 PEARLY WHITE	FRONT ENTRANCE CANOPY	NEW STUCCO AND NEW PAINT
STUCCO-2	NEW STUCCO		ELASTOMERIC PAINT COLOR	SW6256 SERIOUS GRAY	LOWER WALL FRONT ENTRANCE	NEW STUCCO AND NEW PAINT
EIFS-1	EIFS	DRYVIT	ELASTOMERIC PAINT COLOR	SW8861 RADISH RED	ARCHITECTURAL ELEMENT ABOVE STOREFRONT	
STUCCO-3	EXISTING STUCCO/EIFS	EXISTING	EXISTING	EXISTING		VERIFY MATERIAL WITH LANDLORD
CMU-2	EXISTING CMU	SHERWIN WILLIAMS	ELASTOMERIC PAINT COLOR	SW6256 SERIOUS GRAY	PARTIAL HEIGHT WALL BELOW STOREFRONT	NEW PAINT ON CMU
PT-1	ELASTOMERIC PAINT COLOR	SHERWIN WILLIAMS	ELASTOMERIC PAINT COLOR	SW7006 EXTRA WHITE	CEILING OF CANOPY	UNDER CANOPY BY RECESSED CAN LIGHTS
ST-1	STONE	EXISTING	EXISTING	EXISTING	FRONT ELEVATION	
AWN-1	METAL AWNING	EXISTING	EXISTING	EXISTING	EXISTING	



2 SOUTH EXISTING EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH PROPOSED EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



COMPLETE LEASE LINE
FAÇADE TO BE PATCHED,
REPAIRED AND POWER
WASHED, AS NECESSARY

KEY

- | | | | | | | | | | | | |
|---|---------------------------------------|---|--|---|--|---|--|----|---|----|--|
| 1 | BURLINGTON
CHANNEL LETTERS | 3 | BURLINGTON UNDER
CANOPY SIGN | 5 | EIFS ARCHITECTURAL ELEMENT.
COLOR TO MATCH SW7009
PEARLY WHITE | 7 | EIFS ARCHITECTURAL ELEMENT.
COLOR TO MATCH SW6861
RADISH RED | 9 | FACADE PAINTED SW6256
SERIOUS GRAY, BOTH SIDES | 11 | AUTOSLIDERS PER PROTOTYPE
AND FIXTURE PLAN. FINISH TO BE
CLEAR ANODIZED ALUMINUM |
| 2 | BURLINGTON WALL PLAQUE,
BOTH SIDES | 4 | COPING TO MATCH
CENTER THEME, BOTH
SIDES | 6 | EIFS ARCHITECTURAL ELEMENT.
COLOR TO MATCH SW6256
SERIOUS GRAY | 8 | FACADE PAINTED TO MATCH
CENTER THEME, BOTH SIDES | 10 | CEILING PAINTED SW7006
EXTRA WHITE | 12 | NEW STEEL BOLLARDS WITH
GRAY SLEEVE, LOCATE PER
VESTIBULE ADDENDUM |

THE FACADE IS TO BE CONSTRUCTED PER THE MATERIALS SHOWN ON THIS DOCUMENT AND/OR PURSUANT TO ALL SPECIFICATIONS, AND WITH ALL MATERIALS AND FINISHES, SET FORTH IN THE TENANT'S PROTOTYPE PLANS (A5.0 AND A5.1) AND MUST BE COORDINATED DURING CONSTRUCTION DOCUMENT DEVELOPMENT FOR BURLINGTON REVIEW AND APPROVAL, ANY VARIATION ON COLOR OR MATERIAL REQUIRED BY LOCAL JURISDICTION ORDINANCE MUST BE REVIEWED AND APPROVED BY BURLINGTON PRIOR TO CONSTRUCTION COMMENCEMENT

DIRECTOR APPROVED: 09.19.2025

SC

REVISED BY ZL



PROJECT:
Washington, UT #01827

September 19, 2025
720 W Telegraph Street
Washington, UT 84780



KEY

- 1

BURLINGTON
CHANNEL LETTERS

THE FAÇADE IS TO BE CONSTRUCTED PER THE MATERIALS SHOWN ON THIS DOCUMENT AND/OR PURSUANT TO ALL SPECIFICATIONS, AND WITH ALL MATERIALS AND FINISHES, SET FORTH IN THE TENANT'S PROTOTYPE PLANS (A5.0 AND A5.1) AND MUST BE COORDINATED DURING CONSTRUCTION DOCUMENT DEVELOPMENT FOR BURLINGTON REVIEW AND APPROVAL, ANY VARIATION ON COLOR OR MATERIAL REQUIRED BY LOCAL JURISDICTION ORDINANCE MUST BE REVIEWED AND APPROVED BY BURLINGTON PRIOR TO CONSTRUCTION COMMENCEMENT

DIRECTOR APPROVED: 09.19.2025

SC REVISED BY ZL



PROJECT:
Washington, UT #01827

September 19, 2025
720 W Telegraph Street
Washington, UT 84780

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 5th, 2025

ACTION REQUESTED: C-25-09 - A request for a Conditional Use Permit for a Child Care Facility, located at 562 East Dry Springs Lane

APPLICANT: New Awakenings II

OWNER: Dulce Sanchez

REVIEWED BY: Eldon Gibb - Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to operate a childcare facility out of their residence, located at 562 East Dry Springs Lane. The childcare facility will run from 7:30 a.m. to 5:30 p.m. Monday through Friday. The applicant is requesting the maximum number of children (16) to be approved for this childcare facility. If the number of children exceeds 8, a second caregiver is required to be on-premises at all times. The home will be required to be inspected by both the Building and Fire Departments and given approval for the proposed use. A drop off and pick up plan will need to remain in place to mitigate traffic congestion in the area.

The childcare facility will be held in the basement of the home in the designated areas as shown in the exhibits. The backyard area will be used for outdoor recreation and is fenced with block material. Staff did notice the home is a walkout basement and that the fence is not installed along both of the sides of the home where the front of the home transitions to the back yard area. Staff is concerned that children could get out of the backyard area with there being no fence installed in both of these side yard areas. Condition number 8 was added to this staff report addressing this concern for fencing to be installed in both of these side yard areas.

Recommendation

If the conditions stated below can be met, staff feels comfortable recommending the Planning Commission approve the proposed child care facility, based on the following

findings and subject to the following conditions.

Findings

1. The proposed use, at the particular location, provides 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 for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. The site, including new improvements, shall meet all City and State adopted codes.
2. The childcare will be limited to operating hours of 7:30 a.m. to 5:30 p.m. Mondays through Friday
3. If the number of children exceeds eight (8) a second caregiver is required to be on site at all times. The maximum number of children shall not exceed sixteen (16), as outlined in the state adopted regulations.
4. The children shall be kept in the home or backyard area during operating hours (unless arriving or departing at the beginning or end of each day).
5. A copy of the approved State of Utah license for the childcare facility will be kept current and on file with the Community Development Department and offices.
6. Inspections by both the Building and Fire Department will need to be approved before the childcare operations begin.
7. A drop-off/pick-up plan will need to be provided to city staff in the Community Development Department (and approved) before any childcare sessions begin.
8. Fencing shall be installed in both of the side yards to secure the back yard play area with fencing that meets state requirements for childcare facilities. This will need to be approved before the childcare operations begin

9. The Jacuzzi shall remain locked with childproof latches at all times.

Type of business: Home Childcare with preschool included

Hours of operation: Monday to Friday, from 7:30am – 5:30pm

Number of children: 16 kids, from 12 months up to 6 years of age.

Employees: One provider for up to 8 children, from 9 to 16 children,
a second provider is required.

Portion of the home that will be used: 50% (the basement).

Experience: I have over 25 years of experience doing childcare in the state of Utah

Food preparation: I have a current food handler training certificate. I provide Breakfast, Lunch, and snack.



PROJECT FLOW CARD: CUP-25-09 - New Awakenings Childcare II
562 E Dry Springs Ln

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - OK to move forward. Revision made to drop-off/pick-up location.	
Fire Dept.	Reviewed no concerns	
Building Dept	Reviewed no concerns	
Washington Power	Power is ok as long as the power service is not changed or modified for the upgrade.	

NORTH



PERRY LANDING

LOT 633 - THE PRIMROSE II



Tortoise Rock Dr.



Buena Vista Blvd



LOT #634

PROPERTY LINE
UTILITY EXISTING
SEWER
300 AMP
ELECTRICAL METER

TELEPHONE, CABLE,
AND POWER
CONNECTION

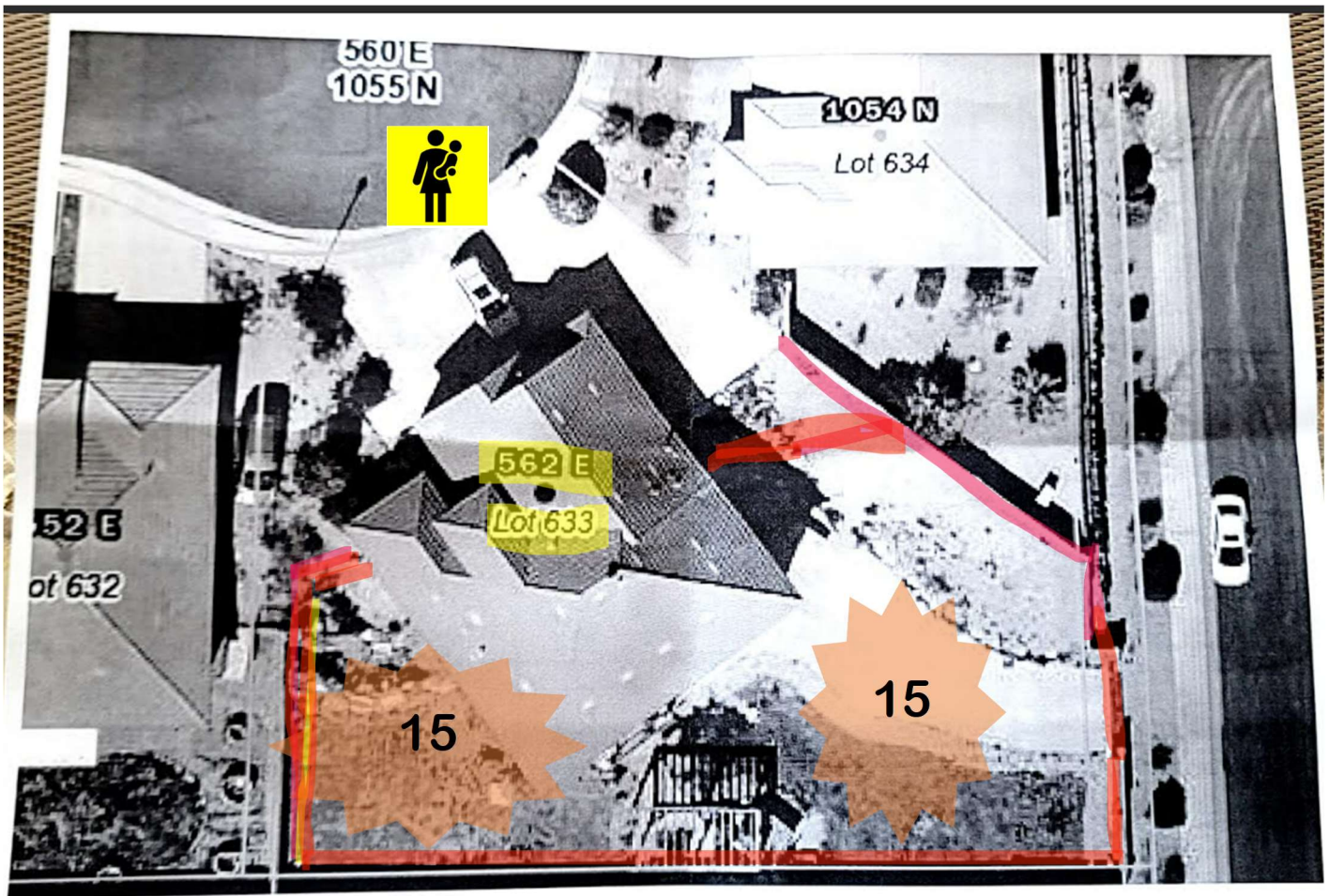
SA
HYDRO-
ELECTRIC
CONNECTION

WATER METER

New drop off
place/pick up
place

(Inside the
neighborhood)





= Play areas

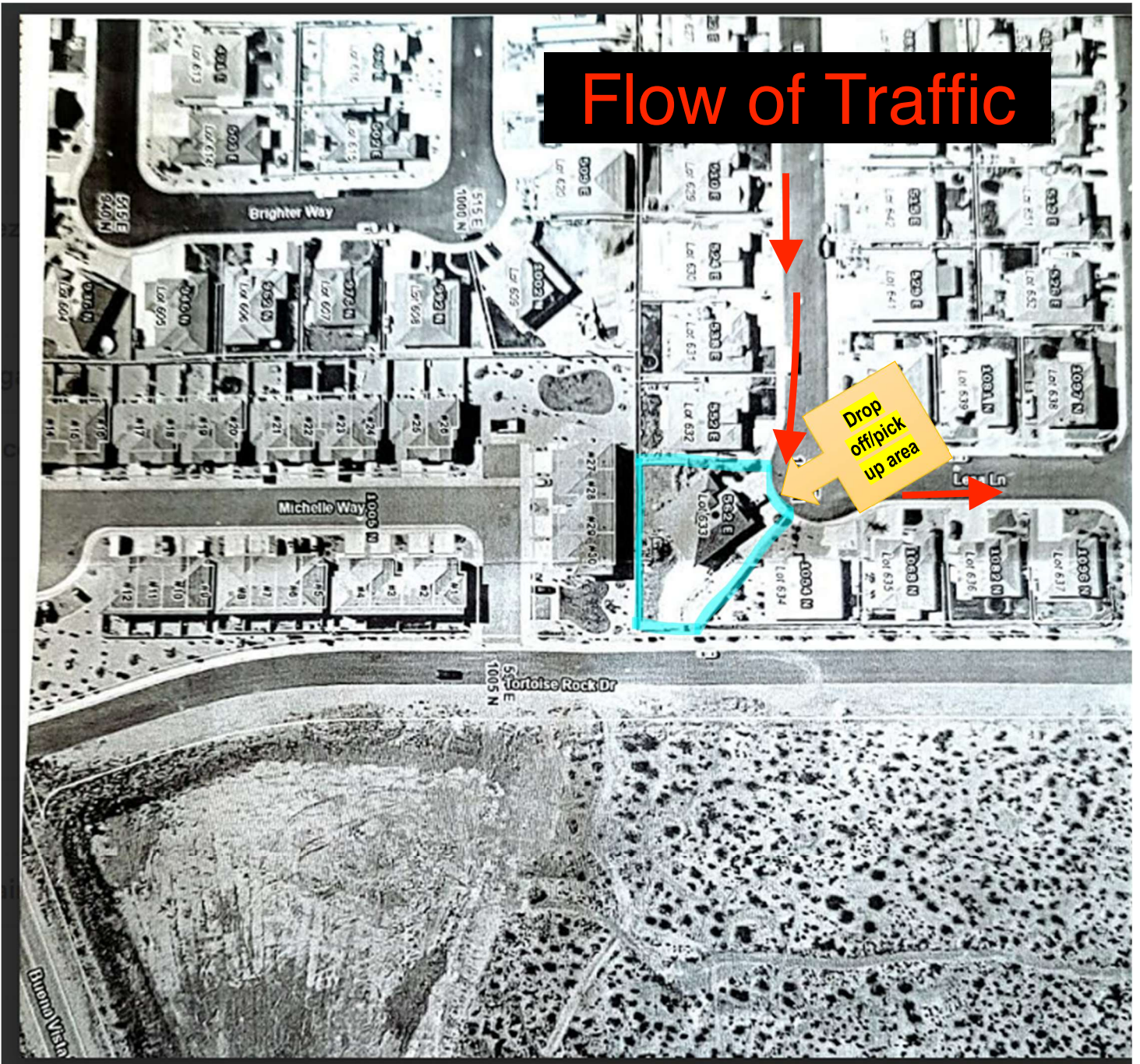


= Fenced area



Drop off/pick up
area

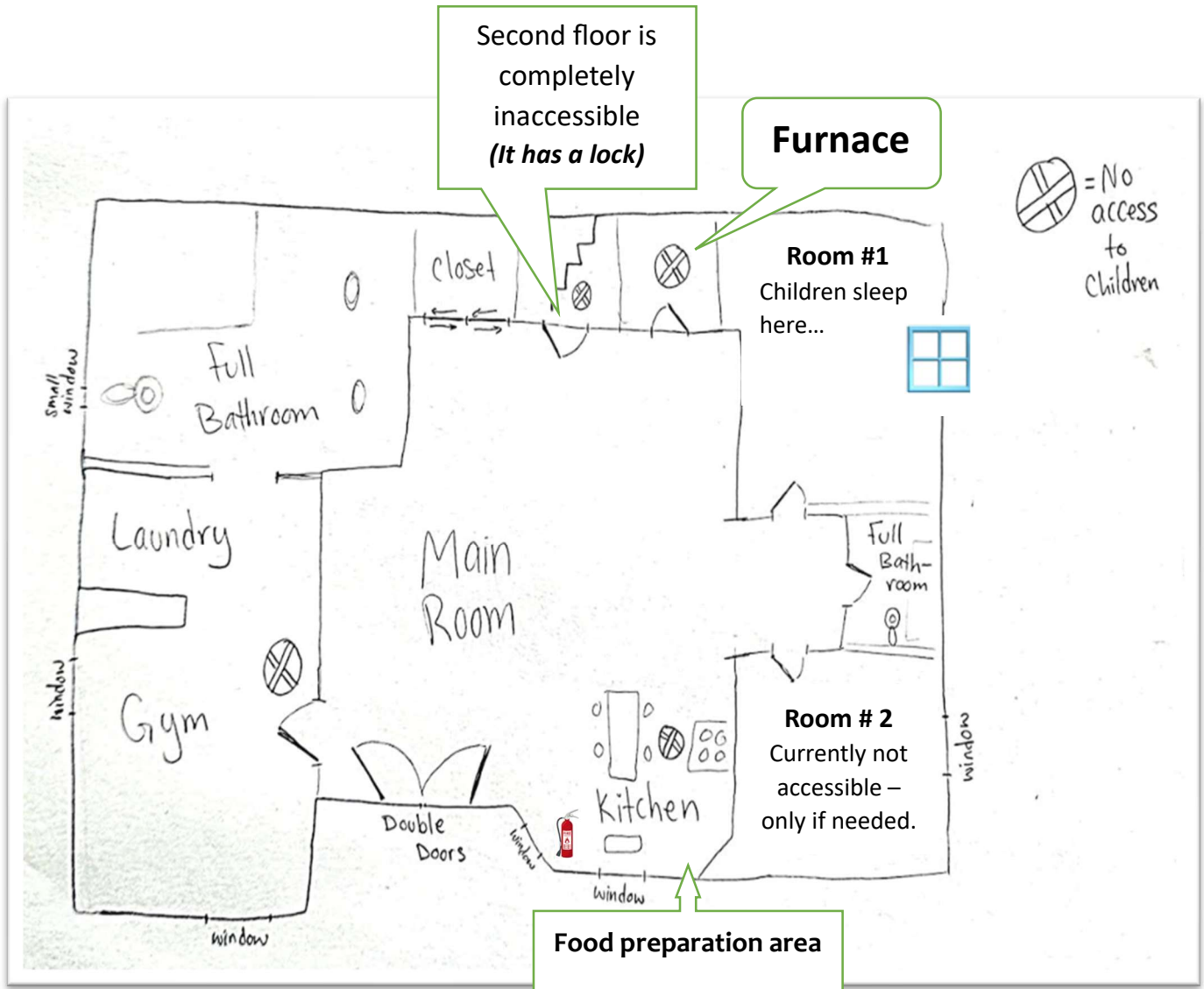
Flow of Traffic



As advised, the new drop off and pick up area has been moved to the front of the house, entering the neighborhood.

Floor plan

Provide a floor plan for the entire home. Show what portion of the home is to be used for the business. Include where fire extinguishers are located, where food is prepared, entrances, exits, windows, doors, and restrooms etc.



Daycare food menus

Daycare Menu

Meal Pattern	Monday	Tuesday	Wednesday	Thursday	Friday
Mid - Morning Snack	Waffles Apple Slices	Cereal Milk and Bananas	Apple Sauce Graham Crackers	Muffins Milk and Apple slices	Yogurt Fresh Fruit
Lunch	Tuna Melts & Fresh Vegetables	BBQ Meatballs Mashed Potatoes Beans	Chicken Ranch Wraps and Corn	Loaded Potato Soup Cheese Biscuit Fresh Vegetables	Pepperoni Pizza Caesar Salad
Meator Alternative	Tuna	Ground Beef	Chicken	Turkey	Pepperoni
Grain Products	Pita	Whole Wheat Bread	Tortilla	Homemade Biscuits	Pita
Vegetable	Celery, tomatoes, Carrots, Cucumbers	Potatoes Green Beans	Romaine Lettuce Corn	Carrot, cucumber, tomatoes	Romaine Lettuce
Milk Product	Milk Cheese	Milk Cheese	Milk Cheddar Cheese	Milk Cheese	Milk Cheese
Fruit	Fresh Fruit	Fresh Fruit	Fresh Fruit	Fresh or Canned Fruit	Fresh or Canned Fruit
Mid - Afternoon Snack	Teddy Grahams & Oranges	Cheese Ritz Crackers Grapes	Banana Bread Juice and sliced cucumbers	Turkey Cream Cheese Wraps Fruit	Homemade Cookies Milk and Berries

Daycare Itinerary

This is to describe the typical daily activities in 30 minute or 1-hour increments and can include an outline of the curriculum.

7:30 am-8:30 am greet parents and children, breakfast, free play.

8:30 am – 9:00 am clean up, use the bathroom, check diapers, and get ready for circle time.

9:00 am -10:00 am preschool time: *Reading, recognizing colors, numbers, letters, shapes.*

10:00 am – 10:30 am time to check diapers, get something to drink, free play.

10:30 am – 11:30 am outdoor play (weather permitting) – if too hot or too cold, then children will come out for only 5 minutes and the rest of the time they will play inside.

11:30 am – 12:45 pm wash hands and eat lunch

12:45 pm – 1:00 pm Use bathroom in preparation for nap and quiet time

1:00 pm – 3:00 pm Nap and quiet time

3:15 pm – 4:15 pm Snack time plus free play (outside weather permitting)

4:15 pm – 5:30 pm Wash hands, and get ready to go home by watching an educational TV Program.

Photos of home- interior & exterior

Combine into one PDF- photos need to show front entrance and all outdoor play areas accessible to the children, photos showing fenced off play areas, shade structures, pools etc. Photos of the Interior of the home need to show where daycare will take place, entrances/exit, restrooms, windows (egress), eating and nap areas etc. Photos should be labeled for orientation purposes.



PLAY, MOVIE TIME, AND CRAFTS AREA 📱



PLAY & CRAFTS AREA + FOOD PREPARATION AND DINING AREA 📱



BATHROOM USED BY CHILDREN IN CARE



👉 **DIPER CHANGE AREA & NAP BEDROOM** 👈



**THE JACUZZI SEEN HERE IS COMPLETELY LOCKED WITH CHILDPROOF LATCHES.
IT CAN BE EASILY EMPTIED UPON REQUEST.**





ON THE SOUTH SIDE OF THE HOUSE