



Washington City Planning Commission
Regular Meeting Agenda
June 17, 2026

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a public electronic meeting on **Wednesday, June 17, 2026** 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 June 3, 2026.

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-26-12 to update the existing PUD-R zoning for a new building located at 3585 South Camino Real. Applicant: Sunrise Residential Treatment Facility.

5. ADJOURNMENT

POSTED this 11th Day of June, 2026.
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: June 17th, 2026

ACTION REQUESTED: Z-26-12 - A request to update the existing PUD-R zoning for a proposed new building located at 3585 South Camino Real

APPLICANT: Dan Cox

OWNER: Sun Fields Commercial

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to update the existing PUD-R zoning located at 3585 South Camino Real. The entire site is approximately 3.63 acres with the original approval taking place on March 23, 2016 (Z-16-04). The plan for the original approval was to replicate the housing building at a later date with the condition that the maximum number of residents/students not exceed 60.

The applicant's plan to duplicate this building has since changed. The applicant is proposing a new building that will be used in a classroom / administrative type setting in support of Sunrise Academy's existing buildings. Currently, the classroom setting is off site which requires the students/residents to be transported.

The conditions of the original approval (Z-16-04) have been carried over to this amended plan and the conditions being added by staff. The surrounding zoning to this parcel is RA-1 (bonus density) to the north, R-1-15 to the east, R-1-8 to the south and PUD-C to the west.

Recommendation

Staff has reviewed the requested zone change and finds it conforms to the Zoning Ordinance and recommends the Planning Commission recommend approval onto the City Council with the findings and conditions below:

Findings:

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The the utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions:

1. The project shall comply with the PUD zoning standards.
2. All required licensing as mandated by the State of Utah, will be obtained and maintained at all times during operation of the facility. A current copy of that license(s) will be on file in the office of the Community Development Department
3. Any site improvements will be done in accordance to the city adopted building, fire and other city codes.
4. A six foot (6') high block wall will be built along the north and east property boundaries. A six foot (6') high fence, built with stone pillars and rail fencing, as depicted in the original exhibits, will be built along the south and west property boundaries which run parallel with the street frontages. The wall plans shall be submitted for review, the wall shall be built prior to the opening of the academy.
5. The youth academy will only be allowed to house and have on site that which is allowed by state regulations and also in accordance with the building and fire codes which have been adopted by the city, but in no case, will the number of residents/students be greater than sixty (60). This PUD approval will allow for the type of multi-residential uses that are necessary for the housing of the students on site.
6. The youth academy will only be for youth between the ages of eight (8) to eighteen (18) years of age.
7. There will be a required ten foot (10') landscape strip along the street frontage of Camino Real and a thirty foot (30') landscape strip along 3650 South Street, between the fencing with stone pillars and the sidewalks of the aforementioned streets. Landscape and design will be submitted for staff review and approval before any work is started.
8. All landscape plans shall be submitted for review and approval prior to the start of any work.

9. Any changes to the project that differ from the approved site plan will require approval by the city through the amended PUD application process.

10. Drainage plan(s) will be submitted to the Public Works Department for review and approval for any work done on the entire site, which will include plans for drainage to be directed to the detention area(s). Grading permits shall be obtained prior to any land disturbing activity.

11. Any site work will require the approval of any and all construction drawings through the Public Works Department before any work is started.

12. A Post Construction Maintenance Agreement needs to be recorded prior to any work commencing on the site.

13. Exterior lighting will be directed inward to the property.

Additional Narrative

The proposed building is intended exclusively for educational, therapeutic, and administrative purposes in support of Sunrise Academy's existing campus operations. The building will provide classroom space, educational support areas, therapy and counseling space, offices, staff work areas, and associated student service functions.

The building is not proposed for residential occupancy and will not be utilized for housing, overnight accommodations, sleeping quarters, dormitory space, or any other residential use. Students will utilize the building during scheduled educational programming, therapeutic programming, and related campus activities and will return to their assigned residential facilities at the conclusion of programming.

The building will operate during normal campus hours and while occupied for educational and therapeutic services. Access to the building will be controlled by staff. The facility includes multiple points of ingress and egress; however, entry into the building will be staff-managed and monitored. Doors will remain under staff control, and access will be limited to authorized students, staff, contractors, and approved visitors.

While access to the building will be controlled by staff for safety and operational purposes, the building is not being proposed as a secure detention, correctional, or lockup facility. The purpose of access control is to maintain student safety, provide appropriate supervision, and support the educational and therapeutic environment of the campus.

The proposed building expands Sunrise Academy's ability to deliver academic instruction, educational support services, therapy, counseling, and administrative functions within an existing campus setting while remaining consistent with the property's institutional and educational mission.

860 E
3520 S

Roadrunner Dr

970 E
3520 S

874 E

Lot 1

892 E

Lot 2

906 E

Lot 3

924 E

Lot 4

940 E

Lot 5

956 E

Lot 6

Camino Real

3585 S

Lot 1A

3611 S

Lot 1B

Location of
proposed
building

860 E
3650 S

George Washington Blvd

990 E
3650 S

990 E



Staheli Farms

Proposed building

940

956





Proposed building



Proposed building

ino Real

S Camino Real

S Camino Real



CONCEPTUAL LANDSCAPE PLAN

ZONE CHANGE & PERMIT APPLICATION

Note: This is a conceptual landscape plan. Final landscape design, plant species, and layout may be modified during design development and permitting to meet city requirements and site conditions.

LEGEND

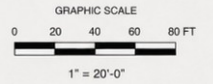
-  SHADE TREE
-  ACCENT TREE
-  SHRUB MASSING
-  ORNAMENTAL GRASSES
-  ROCK MULCH / DG

SITE INFORMATION

APN: xxx-xxx-xxx
 ZONING: Subject to Change
 SITE AREA: ±0.36 ACRES (±24,400 SF)
 BUILDING FOOTPRINT: ±7,128 SF (66' x 108')
 LANDSCAPE AREA: ±12,900 SF (±53%)



NORTH



RA-1

Bronco Dr

Roadrunner Dr

PUD-R

PUD-R

Camino Real

George Washington Blvd

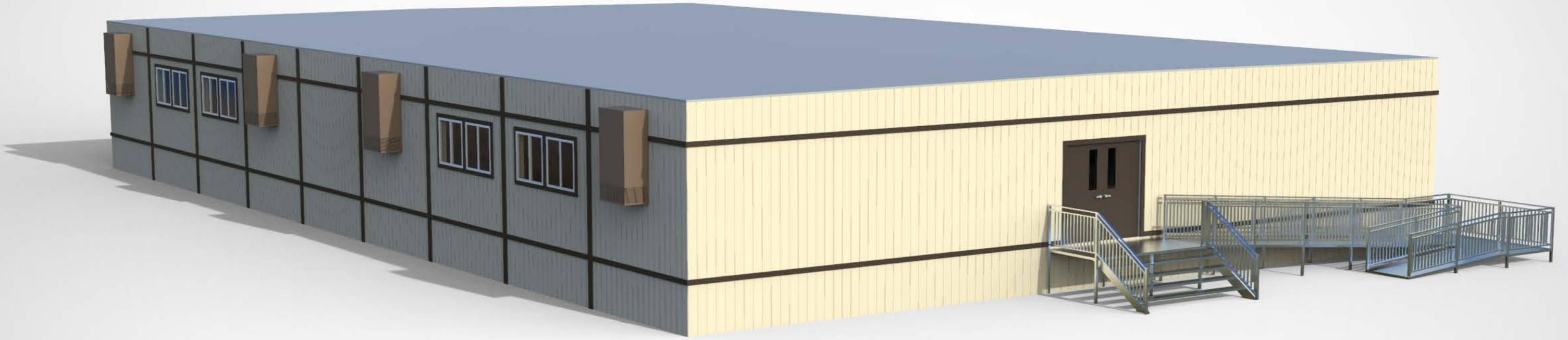
R-1-8

990 E

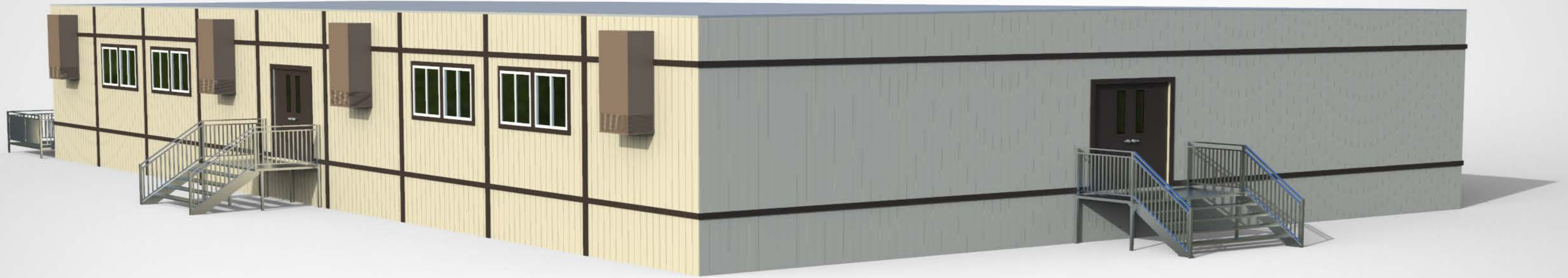
3685

3740 S

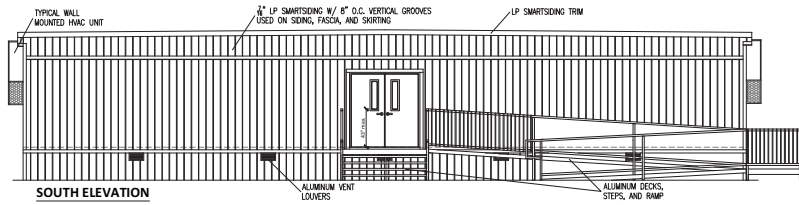
890 E



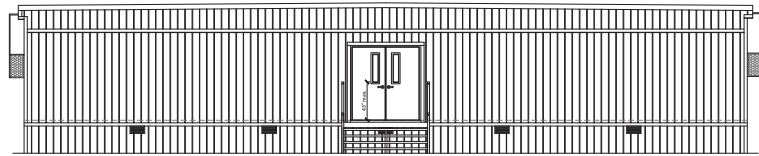




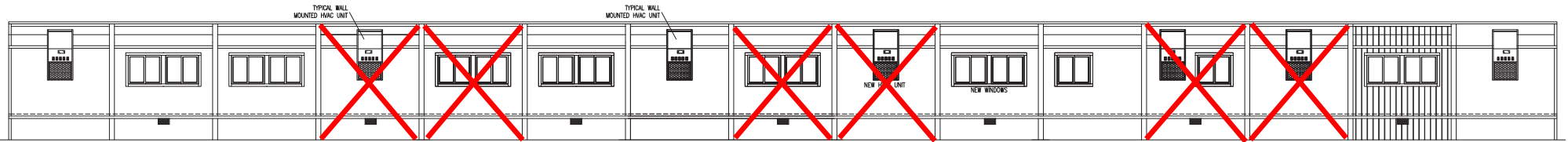




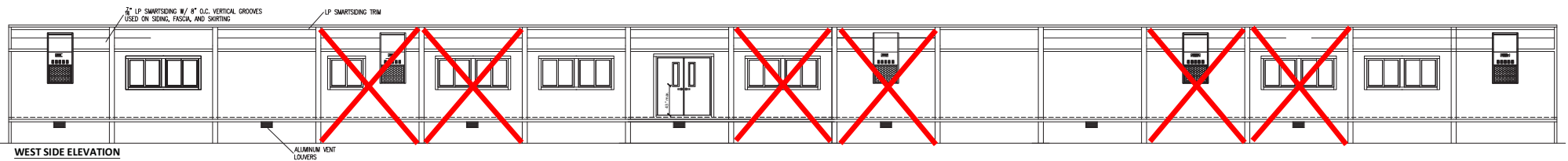
SOUTH ELEVATION



NORTH ELEVATION



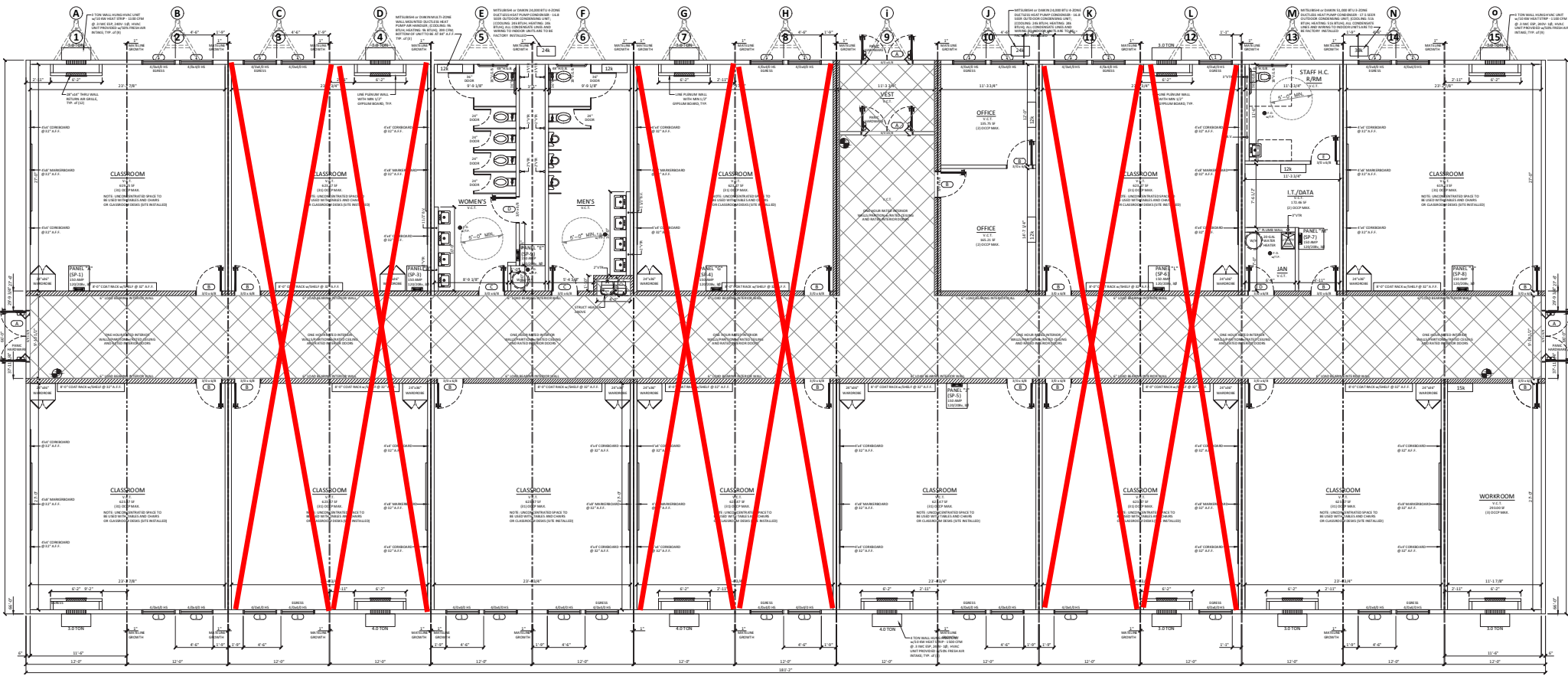
EAST SIDE ELEVATION



WEST SIDE ELEVATION



VESTA MODULAR			
500 SOUTH CENTER, 405T SOUTHFIELD, MI 48075 (248) 358-9350			
AMERICAN MODULAR CORP			
100 WHEELING, CT, 06490 300 SOUTH MAIN STREET			
EXTERIOR ELEVATIONS			
DATE:	DRAWING SIZE:	SHEET NO.:	
5-22-2019	180X60	1211-1-15	
SCALE:	DISTORTION:	ORIGINATOR:	
3/16"=1'-0"	CRYSTAL LAKE, IL	JLB-2019-0121	
DRAWN BY:	CHECKED:		
J.L.B.			
REV	DATE	BY	DESCRIPTION
W.E.W.			A1
WALTER E. WOOD, P.E. LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS LICENSE NO. 000-000001			
STATE(S): IL			PAGE: 2 OF 9 PLAN NO.: OCCUP: E



FLOOR PLAN

SCALE: 3/16" = 1'-0"

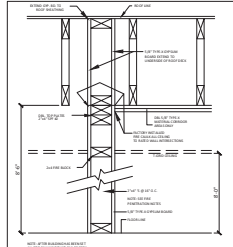
☉ FIRE EXTINGUISHER - 10B2-A-10-B-C

DOOR SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
A	32"x80"	EXT DOOR - STEEL, FLUSH	2	TRPL 2x4	1	2	
B	48"x80"	INT. DOOR - SOLID CORE, FLUSH - 20 MIN RATED	17	TRPL 2x4	1	1	
C	48"x80"	INT. DOOR - SOLID CORE, FLUSH - 20 MIN RATED	3	TRPL 2x4	1	1	
D	36"x80"	INT. DOOR - SOLID CORE, FLUSH - 20 MIN RATED	2	TRPL 2x4	1	1	
E	36"x80"	INT. DOOR - SOLID CORE, FLUSH	1	SKGL 2x4	-	1	

WINDOW SCHEDULE

#	SIZE	DESCRIPTION	QTY	HEADER	JACKS	KINGS	COMMENTS
1	48"x96"	EXT WINDOW - HORIZ SLIDING - W/W/L	29	TRPL 2x4	1	1	



ROOF-CILING SYSTEMS, 1 HOUR FIRE RATING-GA FILE NO. RC 2001

1. ALL ROOFING AND CEILING SHALL BE AS ACCESSIBLE TO THE HANDICAPPED AS POSSIBLE. ALL ROOFING AND CEILING SHALL BE AS ACCESSIBLE TO THE HANDICAPPED AS POSSIBLE. ALL ROOFING AND CEILING SHALL BE AS ACCESSIBLE TO THE HANDICAPPED AS POSSIBLE.

2. ALL ROOFING AND CEILING SHALL BE AS ACCESSIBLE TO THE HANDICAPPED AS POSSIBLE. ALL ROOFING AND CEILING SHALL BE AS ACCESSIBLE TO THE HANDICAPPED AS POSSIBLE. ALL ROOFING AND CEILING SHALL BE AS ACCESSIBLE TO THE HANDICAPPED AS POSSIBLE.



DESIGNER: VESTA MODULAR
SOUTHFIELD, MI 48075
1211-1-15

MANUFACTURER: AMERICAN MODULAR CORP
300 SOUTH MAIN STREET
CRYSTAL LAKE, IL 60156

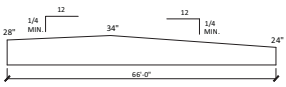
FLOOR PLAN / SCHEDULES

DATE: 5-22-2019
PROJECT: 1807466
DRAWING NO: 1211-1-15
SHEET NO: 08
SHEET TITLE: FLOOR PLAN / SCHEDULES

REV | DATE | BY | DESCRIPTION

W.E.W. | 5/22/2019 | W.E.W. | 1211-1-15
PLAN NO.: 1211-1-15
SHEET NO.: 08 OF 09

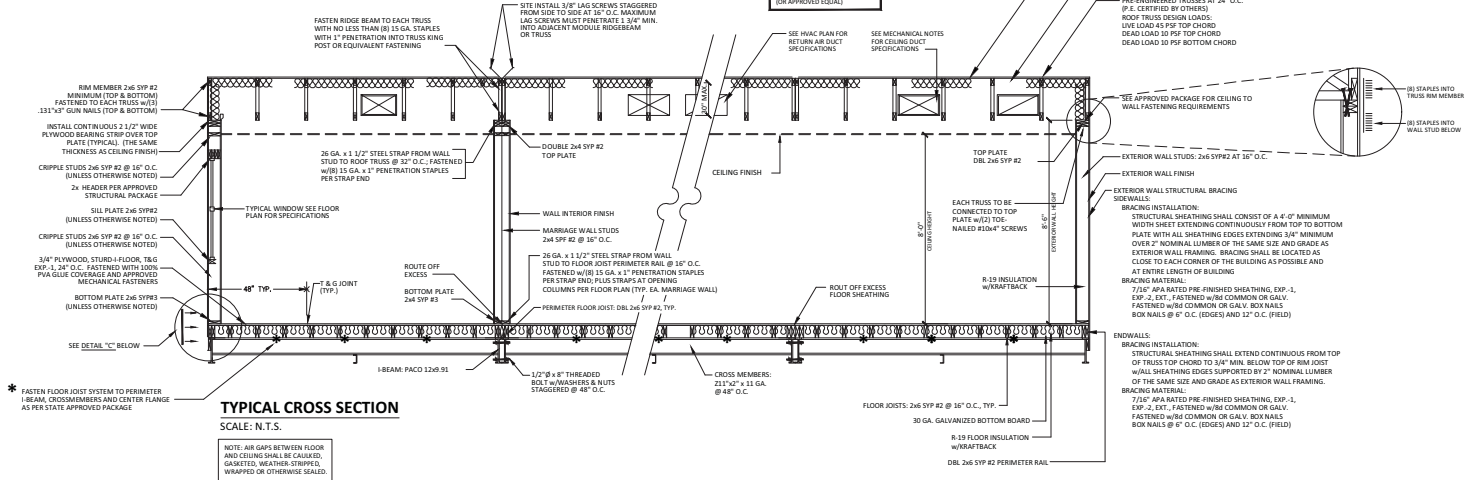
STATE(S): IL



ROOF SLOPE DETAIL
SCALE: N.T.S.

GENERAL NOTES:

- ALL INSULATION TO BE BATT TYPE W/ KRAFT PAPER ON WARM SIDE, AS FOLLOWS:
FLOOR ---- 6" (R-19) W/ VAPOR BARRIER
EXT. WALL ---- 6" (R-19) FACED AT WARM SIDE
INT. WALL ---- 3 1/2" (R-13) UNFACED
ROOF ---- 9" (R-30) UNFACED
- ALL STRUCTURAL LUMBER TO BE SPF #1,2 UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- STRUCTURAL DESIGN, CONSTRUCTION & FASTENING SCHEDULE ARE IN ACCORDANCE W/2003 IBC
- ALL OPENINGS OVER 3"0" TO HAVE HEADERS. ALL HEADERS, UNLESS OTHERWISE NOTED, SHALL BE (2) 2" X 6" W/ 1/2" PLYWOOD SPACER, (2" X 6" WALLS). SHALL BE (3) 2" X 6" W/ (2) LAYERS 1/2" PLYWOOD (2" X 6" WALLS) SPACER (GLUED & NAILED) AND LIMITED TO 6'0" CLEAR SPANS.
- LVL BEAM LOCATIONS - MOD. #S (3,37), (23, 24, 40), (332)
LVL CONSTRUCTION - 6"0" L X 1-3/4" X 16" 2.0C, 3100 F2
- ALL INTERIOR PARTITIONS SHALL BE 2" X 4" WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE
- ALL MODULAR COMMON MATING WALLS SHALL BE DOUBLE 2" X 4" WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE
- INSTALL 2" "H-R" SHEATHING INSULATION TO THE LIVING SIDE OF THE EXTERIOR TRUSSES AND COVER "H-R" SHEATHING W/ 5/8" TYPE "X" FIRE CODE GYPSUM BOARD.
- DATA PLATE TO BE LOCATED @ INSIDE OF MAIN PANEL, (P-N), THIRD PARTY (A4,10,1) & STATE LABELS TO BE LOCATED ON FLOOR PLAN BY (C) (D)



TYPICAL CROSS SECTION
SCALE: N.T.S.

NOTE: AIR GAPS BETWEEN FLOOR AND CEILING SHALL BE GASKETED, WEATHER-STRIPPED, WRAPPED OR OTHERWISE SEALED.

NOTE:
TRUSSES WHICH DO NOT FALL DIRECTLY OVER WALL STUDS SHALL BE STRAPPED TO TOP PLATE W/ (2) 26 GA. X 1 1/2" STRAP AND FASTENED W/ (8) 15 GA. X 1 1/2" STAPLES WITH MIN. 1" PENETRATION PER STRAP END. STRAP WALL STUDS EITHER SIDE OF TRUSS TO DOUBLE TOP PLATE W/ (1) 26 GA. X 1 1/2" STRAP WRAPPED AROUND DOUBLE TOP PLATE AND FASTENED W/ (8) 15 GA. X 1 1/2" STAPLES WITH MIN. 1" PENETRATION

ROOF COVERING OVER 1/2" DENS-DECK OVER 5/8" APA RATED PLYWOOD SHEATHING MIN. EXP. 1, 32/24. SEE ROOF SHEATHING DETAIL THIS SHEET

PRE-ENGINEERED TRUSSES AT 24" O.C. (P.I. CERTIFIED BY OTHERS)
ROOF TRUSS DESIGN LOADS:
LVL LOAD AS PSF TOP CHORD
DEAD LOAD 10 PSF BOTTOM CHORD

SEE APPROVED PACKAGE FOR CEILING TO WALL FASTENING REQUIREMENTS

EXTERIOR WALL STUDS: 2x6 SYP #2 @ 16" O.C.
EXTERIOR WALL FINISH
EXTERIOR WALL STRUCTURAL BRACING SIDE WALLS

BRACING INSTALLATION:
STRUCTURAL SHEATHING SHALL CONSIST OF A 4' O' MINIMUM WIDTH SHEET EXTENDING CONTINUOUSLY FROM TOP TO BOTTOM PLATE WITH ALL SHEATHING EDGES EXCEEDING 3/4" MINIMUM OVER 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING. BRACING SHALL BE LOCATED AT ENTIRE LENGTH OF BUILDING

BRACING MATERIAL:
7/16" APA RATED PRE-FINISHED SHEATHING, EXP.-1, EXP.-2, EXT. FASTENED W/RC COMMON OR GALV. FASTENED W/RC COMMON OR GALV. BOX NAILS @ 6" O.C. (EDGES) AND 12" O.C. (FIELD)

ENDWALLS:
BRACING INSTALLATION:
STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUS FROM TOP OF TRUSS TOP CHORD TO 3/4" MIN. BELOW TOP OF RM JOIST WALL SHEATHING EDGES SUPPORTED BY 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING.

BRACING MATERIAL:
7/16" APA RATED PRE-FINISHED SHEATHING, EXP.-1, EXP.-2, EXT. FASTENED W/RC COMMON OR GALV. FASTENED W/RC COMMON OR GALV. BOX NAILS @ 6" O.C. (EDGES) AND 12" O.C. (FIELD)



ROOF SHEATHING DETAIL
SCALE: N.T.S.

GENERAL CROSS-SECTION NOTES:

- UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
- ALL LAG SCREWS MUST COMPLY WITH ANSIS/AIA B18.2.1. Pk = 40 X 3.1 MIN.
- EXTERIOR WALL STUDS MAY NOT BE NOTCHED OR CUT (DADO), UNLESS STUDS ARE DOUBLED.
- TRUSS BOTTOM CHORDS MUST BE BRACED IN ACCORDANCE WITH SPECIALTY ENGINEERS DESIGN DRAWING.

INTERIOR FINISH MATERIAL:

CEILING: T-GRID ACoustical INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. (PRE-FINISHED)

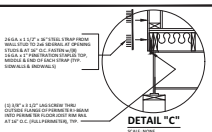
WALL: 5/8" TYPE X VINYL COVERED GYPSUM BOARD - THRU OUT; INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

FLOOR: VINYL BLOCK TILE - THRU OUT; INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

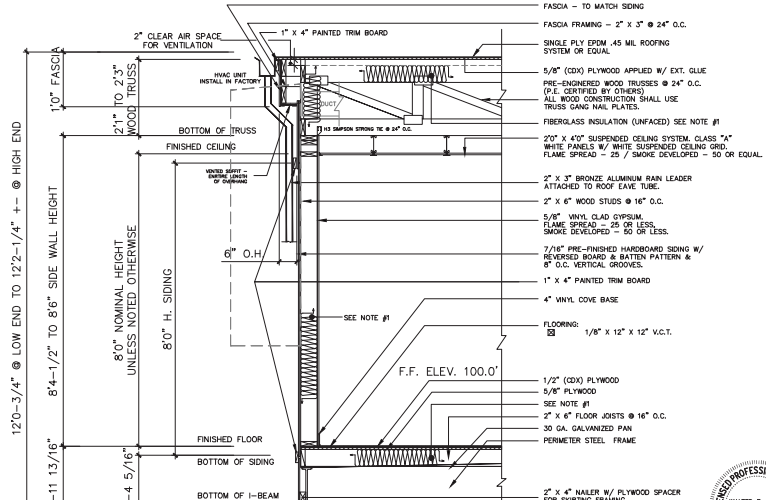
EXTERIOR FINISH MATERIAL:

ROOF: 45 MIL FORM SYNTHETIC MEMBRANE ROOFING INSTALLED OVER MIN. 1/2" DENS-DECK; INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

WALL: 7/16" APA RATED PRE-FINISHED SHEATHING, EXP.-1, EXP.-2, EXT. FASTENED W/RC COMMON OR GALV. FASTENED W/RC COMMON OR GALV. BOX NAILS @ 6" O.C. (EDGES) AND 12" O.C. (FIELD)



DETAIL "C"
SCALE: N.T.S.



TYPICAL CROSS SECTION
SCALE: N.T.S.

VALID
WATER E. WOOD
062-06900
December 26, 2019
PROFESSIONAL ENGINEER

VESTA MODULAR 300 SOUTH MAIN STREET SOUTHFIELD, MI 48075 (313) 555-9355			
AMERICAN MODULAR CORP 300 SOUTH MAIN STREET			
BUILDING CROSS SECTION			
DATE:	REVISION NO.:	ISSUE NO.:	DATE:
5-22-2019	180V06P	1211-1-15	
DESIGNER:	CHECKER:	DATE:	
NONE	CRYSTAL LAKE, IL	18-2019-0121	
PREPARED BY:	(NAME):		
REV	DATE	BY	DESCRIPTION
W.E.W. REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 062-06900 EXPIRES 12/31/2024			PAGE: 8 OF 9 PLAN NO.: OCCUP: E

STATE(S): IL