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Agenda  
Regular Meeting  
July 8, 2015

**PUBLIC NOTICE** is hereby given that the Washington City Council will hold a Public Meeting on Wednesday, July 8, 2015, at 6:00 P.M. in the Council Chambers of the Washington City Offices, located 111 North 100 East, Washington, Utah.

Invocation  
Pledge of Allegiance

1. APPROVAL OF THE AGENDA
2. ANNOUNCEMENTS
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 06/24/2015.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for June 2015

5. PRELIMINARY PLAT
  - A. Consideration to approve the Preliminary Plat for Harmon Farms located at approximately Washington Fields Road and Majestic Drive. Applicant: Darwin Russon
6. PUBLIC HEARINGS AND RELATED ORDINANCES
  - A. Public Hearing for consideration to approve a Zone Change request Z-15-09 to amend current PCD (Planned Community Development) by adding proposed Residential Rental, Short Term Use located at approximately 325 N. Red Stone Road. Applicant: Jack Fisher Homes
  - B. Consideration to approve an Ordinance adopting Zone Change request Z-15-09, to amend the Sienna Hills PCD.

7. RESOLUTIONS

A. Consideration to approve a Resolution of the City Council of Washington, Utah, supporting the HB 362 (2015) Authorized 0.25% local optional General Sales Tax dedicated to transportation, encouraging the County of Washington to submit the proposal to voters in November 2015, and encouraging voters to support the proposal. Jeff Starkey, City Attorney

8. AGREEMENT

A. Consideration to approve a First Amended Interlocal Cooperation Agreement regarding the distribution of RAP Tax Revenue in Washington County. Jeff Starkey, City Attorney

9. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

10. CITY MANAGER REPORT

11. ADJOURNMENT

POSTED this 2nd day of July 2015

Danice B. Bulloch, CMC

City Recorder

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*In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Request for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.*

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WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** July 8, 2015

**ACTION REQUESTED:** Preliminary plat approval for the Harmon Farms subdivision, located at the northeast corner of Washington Fields Road and Majestic Drive.

**APPLICANT:** Darwin Russon

**OWNER:** Darsyl Real Estate, LLC

**ENGINEER:** Alpha Engineering Company

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend approval

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**Background**

The applicant is requesting approval for a preliminary plat for the Harmon Farms subdivision, located at the northeast corner of Washington Fields Road and Majestic Drive. The applicant is wishing to develop 5 lots on an area covering 2.7 acres. The location of this particular project is zoned Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15).

The proposed preliminary plat 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.

The Planning Commission reviewed this request at their June 17, 2015 meeting.

**Recommendation**

The Planning Commission unanimously recommended approval of the Preliminary plat for the Harmon Farms 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. The preliminary plat conforms to the Zoning and Subdivision Ordinances as conditioned.

### **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 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 drawings 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 and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscaped 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.



WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** July 8, 2015

**ACTION REQUESTED:** Z-15-09, A request to Amend the Sienna Hills PCD Project Plan Book and Project Maps, by adding the permitted use for short term (vacation) rentals in Parcel #12B of the development.

**APPLICANT:** Jack Fisher of Southern Utah

**OWNER:** Jack Fisher of Southern Utah

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend approval

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**Background**

The applicant is requesting approval to Amend portions of the Sienna Hills PCD project, as found in the Site Plan Map, PCD Project Plan and, if necessary, the Development Agreement.

**More specifically:**

- An amendment to the text of the PCD Project Plan, proposing that Section 3.3.1(B) be changed to allow Parcel #12B to added to the verbiage for short term / vacation rental use.
  
- The text amendment will also require an update to the Sienna Hills PCD "Site Plan Map". Parcel 12B will be highlighted with a new legend color to reflect the change in the Project Plan book.

Recently, the City Council passed the amendment adding the language within the Sienna Hills Project Plan Book allowing for use of short term / vacation rentals in certain (specific) parcels throughout the development (upon map amendment(s) per individual parcel location).

[ SEE ATTACHED SAMPLE MAP ]

Staff has reviewed the proposed amendment to the Sienna Hills PCD. Staff is supportive with the proposed amendment allowing for short term / vacation rentals (if a majority of the current

residents approve,) as outlined.

The Planning Commission reviewed this request at their June 17, 2015 meeting.

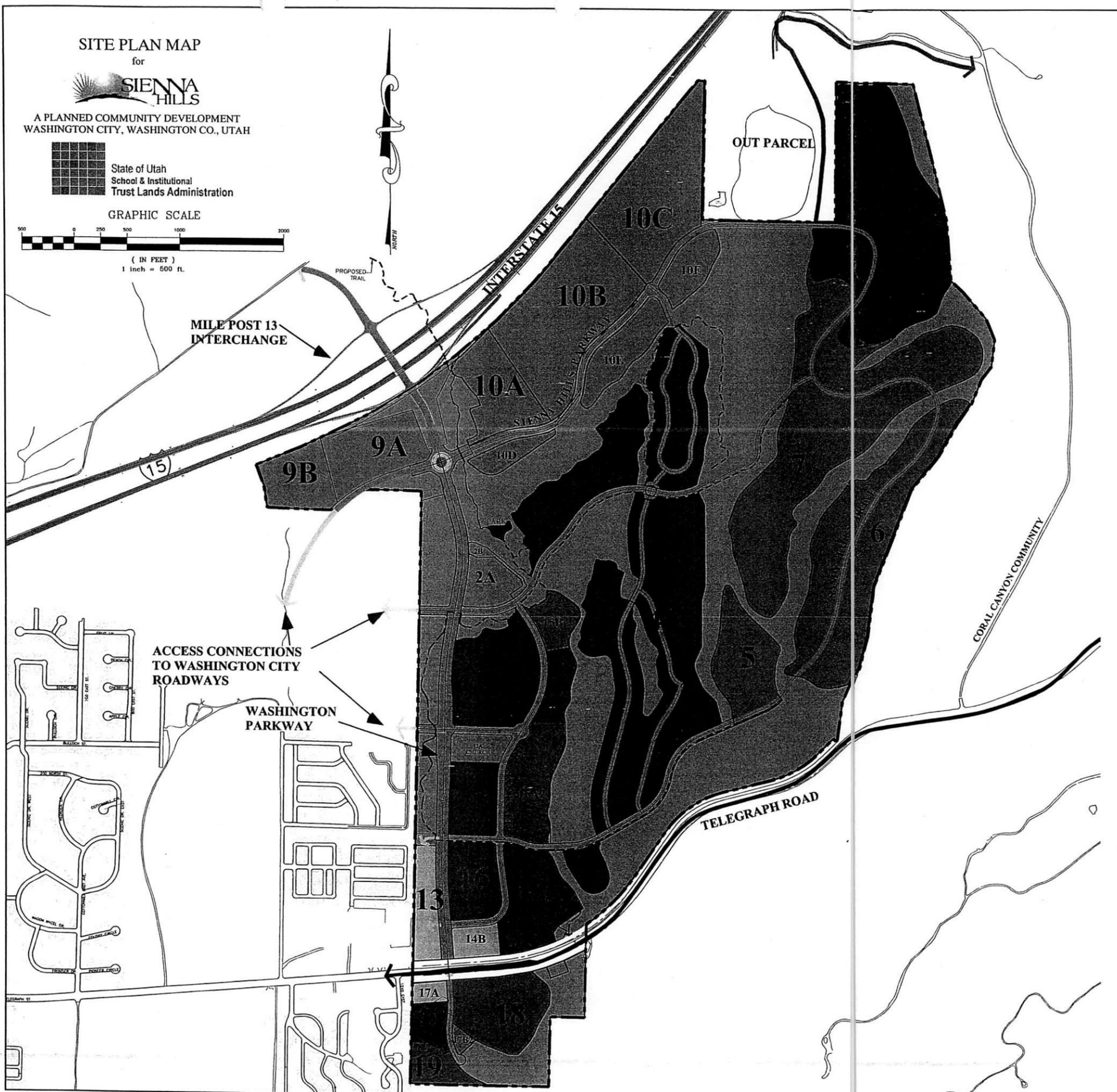
### **Recommendation**

The Planning Commission unanimously (with a vote of 4-0) recommended denial of Z-15-09, for the zone change request, Amending the Sienna Hills PCD Project Maps, allowing for short term / vacation rental uses in the Parcel 12B development area, to the City Council, based on the turn out of the property owners (who already live in the subdivision) and their opposition to the proposed change.

Just to note, Staff recommended approval of the proposal to the Planning Commission with the following findings:

### **Findings**

1. That the requested zoning amendment 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) are implied to the remaining Sienna Hills PCD.



LAND USE LEGEND 6-08-15

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ.FT.	DU/AC
1	Residential	16.9	88	737,846	5.2
2A	Mixed Use	1.0	1	42,805	
2B	Mixed Use	4.7	56	203,650	12.00
3	Residential (Multi Family/Vacation Rental)	17.4	209	759,225	12.00
4A.1	School	11.1	1	482,640	
4A.2	Residential (SF Medium)	25.6	128	1,117,050	5.00
4.B	Residential (SF Medium)	20.4	102	890,040	5.00
4.C	Residential (SF Medium)	3.2	16	138,700	5.00
5	Residential (SF Low Density)	12.4	37	540,860	3.00
6	Residential (SF Low Density)	35.7	107	1,556,500	3.00
7	Residential (SF Low Density)	57.6	173	2,509,600	3.00
8	Residential (SF Medium)	48.4	242	2,108,800	5.00
9.A	Freeway Commercial	11.9		518,500	
9.B	Freeway Commercial Lodging (Rooms)	8.4	200	364,090	
10.A	Freeway Commercial	11.4		498,400	
10.B	Freeway Commercial	30.2		1,317,130	
10.C	Freeway Commercial	25.3		1,104,120	
10.D	Freeway Commercial	3.2		139,700	
10.E	Freeway Commercial	7.8		338,000	
10.F	Freeway Commercial Lodging (Rooms)	5.5	600	238,500	
11	Residential (SF Medium)	16.5	66	717,985	4.00
12A	Mixed Use Church Site	3.2	1	140,340	
12B	Townhome / Vacation Rental	7.2	87	314,750	12.00
13	Commercial	5.7		248,000	
14.A	Residential (Multi Family)	12.6	202	549,200	16.00
14.B	Commercial	3.0		130,700	
15.A.1	Park	4.1		180,350	
15.A.2	Townhome	11.2	66	486,300	6.00
15.B	Patio Home	4.7	24	205,600	5.00
16	Residential (Multi Family)	6.6	106	289,400	16.00
17A	Commercial	1.6		68,440	
17B1	Park	3.2		139,615	
17B2	Park (Natural Preserve)	0.8		34,850	
18	Townhome	12.4	149	540,230	12.00
19	Townhome	4.2	50	182,720	12.00

TOTALS				
	Acres	Units	SQ.FT.	AVG. D.U./AC.
Lodging (Rooms)		800		
Commercial	114.0	0	4,965,580	
Residential	313.2	1852	13,644,806	5.9
Mixed Use	8.9	58	386,795	6.5
Parks	8.1		354,815	
School Site	11.1		482,640	
Developable Area	455.4	1910	19,834,636	
Open Space	276.5		12,042,400	

\* ALL AREAS ARE APPROXIMATE

LEGEND:

- FREEWAY RELATED COMMERCIAL
- SINGLE FAMILY MEDIUM DENSITY
- NEIGHBORHOOD COMMERCIAL
- SINGLE FAMILY LOW DENSITY
- MIXED USE
- PARKS
- MULTI FAMILY
- PARK (NATURAL PRESERVE)
- MULTI FAMILY & TOWNHOME VACATION RENTALS
- SCHOOL
- TOWNHOME
- OPEN SPACE (PRESERVE, TRAILS, RECREATION FACILITIES)
- PATIO HOMES
- - - TRAIL

DATE: 6-08-15  
JOB NUMBER: 4028-03  
SCALE: 1" = 500'  
DRAWN BY: CAC  
CHECKED BY: DSH

**ALLIANCE CONSULTING**  
A Planning and Engineering Firm

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2303 N Coral Canyon Blvd  
Washington, Utah 84780-0577

Tel (435) 673-8060  
Fax (435) 673-8065

SITE PLAN MAP FOR SIENNA HILLS  
LOCATED IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN CITY OF WASHINGTON, WASH. CO., UTAH

DRAWING NAME: 4028-PCD MP(Update)  
FIGURE 1



Drew Ellerman &lt;dellerman@washingtoncity.org&gt;

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**Voting against short term rentals at Villas at Sienna Hills**

1 message

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**Cheryl [REDACTED]**  
To: "dellerman@washingtoncity.org" <dellerman@washingtoncity.org>

Mon, Jun 29, 2015 at 5:14 PM

We will be unable to make the July 8th meeting to vote. We strongly are against making our complex available for short term rentals. We didn't buy in this area to be over run by people coming in and out of our complex and club house area with no management in place on the premises. We purchased here because it is a peaceful, quiet area where we know most of our neighbors. Changing this to short term rentals would destroy that.

Also, there is far too little parking available for all of the units planned to put in with only single car garages. Allowing 10 persons in each unit would leave even greater insufficient parking for the area. I think this proposal is an attempt on the contractors part to allow quick sales and leave our HOA holding the bag. As far as I have been involved, there has been no vote to include a contractor on the HOA board. I don't believe that is an automatic thing without a vote.

Please consider the opinions of the current residents who already own property here

Thank you,  
Cheryl [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]