

Public Notice of Electronic Meeting
Washington City Planning Commission
Regular Meeting
May 5, 2021 Minutes

Present: Commissioner Hansen, Commissioner Musso, Commissioner Scheel, Commissioner Phetsomphou, Commissioner Bulloch, Attorney Thad Seegmiller, Drew Ellerman, Brandon Wright, Eldon Gibb, Kathy Spring, Lance Cournos, Steve Whitehead, Jack Douglas, Karan Douglas, Clark Oborn, Carolyn Oborn, Jerry Glenn, Nancy Glenn, Jim Raines, Tim Fitch, Dana Fitch, Ilan Shanon, Glen Schriever, Nancy Schriever, Jason Smith, Jared Plewe, Caria Plewe, Elisa Deamer, Roger Juff, Alice Kukec, Bart Pace, Dick Saunders, Laurie Saunders, Brian Trapp, Susan Spivey, Robert Beal, Tai Beal, Eric Day, Drake Howell, Julie Tanner, Rick Myers, Karl Rasmussen.

Meeting called to order: 5:30 PM

Invocation: Commissioner Musso

Pledge of Allegiance: Commissioner Scheel

Commissioner Anderson not present.

1. APPROVAL OF AGENDA

- a. Approval of the agenda for May 5, 2021.
Commissioner Musso motioned to approve the agenda for May 5, 2021.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from April 21, 2021.
Commissioner Scheel motioned to approve the minutes from April 21, 2021.
Commissioner Phetsomphou seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Hansen disclosed that he lives near items 4-A, 4-C and 5-C.

4. FINAL PLAT

- a. Consideration and recommendation to City the Council for the Iron Horse Phase 2 Final Plat located at approximately 4155 South 1000 East.
Applicant: Lanse Chournos

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Iron Horse, Phase 2 subdivision, located at approximately 4155 South 1000 East. This particular subdivision is proposing 27 lots on an area covering 10.08 acres. The specific location of this subdivision is zoned Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8). The Preliminary Plat was approved back on March 9, 2016.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Iron Horse, Phase 2 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Musso asked about lot 55 and around the corner.

Mr. Ellerman answered that the City Council wasn't comfortable with it so the developer decided to not go through with the amendment.

Commissioner Scheel asked what was going on with Washington Fields Road.

Mr. Ellerman answered it is commercial and the developer is different from this phase 2.

Commissioner Hansen asked that when the commercial piece comes in will they be responsible for the improvements.

Mr. Ellerman answered yes.

Commissioner Musso motioned to recommend approval to City Council with the finding and conditions of staff.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

- b. Consideration and recommendation to the City the Council for the Sendera at Sienna Hills Phase 1 Final Plat located at approximately Arena Roja Drive and Grapevine Crossing Road.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Sendera at Sienna Hills, Phase 1 subdivision, located at approximately Arena Roja Drive and Grapevine Crossing. This particular subdivision is proposing 71 lots on an area covering 11.07 acres. The specific location of this subdivision is zoned Sienna Hills Planned Community Development (PCD). The Preliminary Plat was approved back on August 12, 2020.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Sendera at Sienna Hills, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Scheel asked if the alleys are dedicated or owned.

Mr. Ellerman answered that the roads are private.

Commissioner Phetsomphou motioned to recommend approval to the City Council with the findings and conditions of staff.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

- c. Consideration and recommendation to the City the Council for the Roadrunner Ridge Phase 4-A Final Plat located at approximately Rockwood Ct and Bronco Drive. Applicant: KG Development Inc., Kent Stanger

Background

Drew Ellerman reviewed the report: The applicant is requesting approval of a final plat for the Roadrunner Ridge, Phase 4A subdivision, located at approximately Rockwood

Court and Bronco Drive. This particular subdivision is proposing 5 lots on an area covering 2.17 acres. The specific location of this subdivision is zoned Residential/Agricultural - One Ac. Min. (RA-1), with Bonus Density program credits. The Preliminary Plat was approved back on October 9, 2013.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Roadrunner Ridge, Phase 4A subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Musso motioned to recommend approval to the City Council with the findings and conditions of staff.
Commissioner Scheel seconded the motion.
Motion passed unanimously.

5. ROADWAY DEDICATION

- a. Consideration and recommendation to the City the Council for the roadway dedication for 4200 South extension. Applicant: Washington City, Brandon Wright.

Background

Brandon Wright reviewed the report: The applicant is requesting approval of the road dedication plat for a portion of 4200 South Extension. This includes a portion of Treasure Valley Road and 4200 South extending to Washington Fields Road.

The Public Works Department has reviewed the plat and approved the design.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Road Dedication plat for a portion of 4200 South Extension to the City Council.

Brandon Wright said that the road will be open in a week to two weeks.

Commissioner Scheel motioned to recommend approval to the City Council with the recommendation of staff.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

6. MINOR SUBDIVISION

- a. Consideration to approve a conceptual Plan for the Deer Meadows Minor Subdivision located at approximately 2530 South 300 East. Applicant: Jared and Carra Plewe

Background

Eldon Gibb reviewed the report; The applicant is requesting approval for the Deer Meadows Minor Subdivision located at approximately 300 East Merrill Road. The applicant is asking to split the present 3.42 acres into three parcels with parcel 1 being .99 acres, Parcel 2 being 1.76 acres and parcel 3 being .51 acres.

The proposed minor subdivision is currently zoned Residential Agricultural ½ (RA-½) with Agriculture-20 to the east, Residential Agricultural ½ (RA-½) to the south and County property to the west and north (Agriculture-20).

Staff has reviewed the requested proposal, and the proposed Deer Meadows Minor Subdivision conforms to the standards as set forth in the zoning regulations and subdivision ordinance of the city.

Recommendation

Staff recommends that the Planning Commission approve the Deer Meadows Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Zoning and the Subdivision Ordinances as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.
5. The easement vacation needs to be approved by the city council prior to city council approval of this minor subdivision. The easement and subdivision can run concurrently with each other on the same city council agenda.

Eldon Gibb said that condition #1 can be removed because there is an agreement with the city.

Commissioner Musso asked about the improvement being done.

Karl Rasmussen said they are putting in the 8 inch line. There is some grading going on now.

Attorney Seegmiller said that there aren't any special things going on. It is just some turnover in the people involved but the city is involved.

Brandon Wright said there is a deferral agreement in place.

Commissioner Hansen asked what this will look like and if there is going to be a fence.

Mr. Rassmussen said right now there are trees and a ditch.

Commissioner Scheel asked if the access is off the east road.

Mr. Rassmussen answered yes.

Commissioner Scheel motioned to recommend approval to City Council with findings and conditions of staff.

Commissioner Musso seconded the motion.

Motion passed unanimously.

7. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Mangata Townhomes Preliminary Plat located at approximately Washington Parkway and Main Street. Applicant: Wes Davis

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a Preliminary plat for Mangata Townhomes Subdivision located at Main Street and Washington Parkway. The applicant is proposing 161 townhomes on an area coverage of 22.55 acres (7.14 DU/Acre). Each dwelling will be a 3 bedroom, 2.5 bath, 2 car garage townhome with a double car driveway. The zoning designation at this particular location is Planned Unit Development Residential (PUD-R). The surrounding zoning is open space to the north, R-1-6 and Administrative/Professional to the east, Planned Community Development to the west, and R-1-6 to the south.

This parcel was recently rezoned into the Planned Unit Development-Residential zoning designation (Z-21-04). The proposed subdivision conforms to the approved zoning. The 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.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Mangata Townhomes 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. That the preliminary plat conforms to the Zoning and the 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 preliminary and 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 title report.
 - 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 landscape 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.
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

Commissioner Hansen opened the public hearing. He said that there was one comment on the website.

Eldon Gibb said there were no further comments.

Attorney Thad Seegmiller explained that the comments were received prior to the meeting and entered on the record.

Commissioner Musso asked about the driveways for lots.

Mr. Gibb answered that this is part of the amendment.

Commissioner Musso asked if there are elevations.

Mr. Ellerman said it was part of the zone change.

Commissioner Hansen asked about the density.

Mr. Gibb answered it meets the density.

Commissioner Scheel asked about the landscaping.

Mr. Ellerman explained on the overhead that the landscape was approved.

Commissioner Musso asked if these units are different from the other townhomes projects. This appears to be worse in density.

Mr. Ellerman explained that the Bluff View Townhomes are private streets with single garages and driveway. This project adds twice the garage and parking along with visitor parking.

Rick Myers said that the Bluff View streets are 35 feet wide and no sidewalks.

Commissioner Hansen asked about the change in the amenities.

Mr. Meyers said the south end has an exercise station and pavilion.

Commissioner Hansen asked if one of the amenities is a trail.

Mr. Myers said it will be all surface trail.

Mr. Ellerman explained that the trail will be hard surface or concrete.

Commissioner Musso motioned to recommend approval to the City Council with the findings and conditions of staff.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to the City Council for the Solis at Coral Canyon Preliminary Plat located at approximately north end of Highland Parkway. Applicant: Cole West Home

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

Background

Eldon Gibb reviewed the report: The applicant is requesting approval of a Preliminary plat for the Solis at Coral Canyon subdivision, located at approximately Highland Parkway and 1500 North. The applicant is proposing 233 lots on an area of coverage of 120.20 acres. The zoning designation at this particular location is Planned Community Development (PCD). The surrounding zoning is Corral Canyon Planned Community Development to the North, East, South and West.

The secondary access for this subdivision will continue off of Highland Parkway and drop into the Sullivan property which ties into the north east end of the Sienna Hills Subdivision. The proposal identifies the secondary access as being done in the future and staff has concerns that this secondary access needs to be addressed at this time

and recommends adding a condition addressing the secondary access as the planning commission see fit.

The proposed subdivision conforms to the approved zoning. The 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 and recommends placing a condition as to when the secondary access will be built.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Solis at Coral Canyon 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. That the preliminary plat conforms to the Zoning and the 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 preliminary and 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 landscape 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.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

13. No certificate of occupancy will be issued until the new water tank is installed and completed and passed off by Washington City. No final inspections of phases will be passed off before completion of this work.

Commissioner Musso asked about the water tank.

Brandon Wright said that the water tank is there now and doesn't provide enough water so there will need to be another tank.

Commissioner Musso asked who's paying for the tank.

Mr. Wright said that there will be an additional impact fee.

Attorney Seegmiller said that the new project is needed because it doesn't provide adequate water flow.

Commissioner Scheel asked the location of the road?

Attorney Seegmiller said it is near exit 13.

Commissioner Hansen opened the public hearing. He explained that there are many comments on the public comment area. He said that Kathy created a list of the people that submitted comments on our website and by way of email. The comments will be forwarded to the City Council.

Dick Saunders said that he is excited that they are going to complete the mesa. His understanding is that the developer is to make money but this is a PCD and there is about 20 years of history with a look and feel of the community. There are parks throughout the community paid for by the citizens in the community. The community is unique. He feels that it should be a single family and the houses should be single story. He said that the views still exist. One of the things missing is the pocket parks. On the lots there are three different sizes with possible 10 foot backyards. Coral Canyon does have 10 foot yards. There are 82% that have 10 foot backyards. He said that the construction issues for a second access needs to be before construction starts because of Highland Park. There is a lot of construction debris that needs to be removed. The city just slurried the street and that is where the construction is. He said that the city is filling up but this area is a prime view area. He feels that there needs to be a continuation of the Coral Canyon premium area.

Jack Douglas said that he is concerned with the access and there needs to be the secondary road. He feels that the secondary access needs to be put in first. The traffic of the construction is accessed by the secondary road.

Commissioner Hansen warned about public clamor.

Mark Pace lives in Coral Canyon and asked about the height restriction and what are the exterior walls.

Drake Howell answered the height restriction is 35 feet height for Coral Canyon. He said the floor plan is single family detached homes. The exterior walls are a hybrid type. It will not restrict views.

Mr. Pace said that the views are important to him. He said that he is glad that they are going to continue the bike path. His concern is the bike path and the berm. He would request that they lower the berms.

Ilan Shanon said that all comments will go to the council. He asked for qualifications.

Commissioner Hansen said that the council gets the comments.

Mr. Ellerman said that the City Council doesn't get public a hearing at the council level. The City Council has received the comments.

Attorney Seegmiller said that the City Council has access to everything that has been addressed.

Mr. Shannon said that the older people don't have experience with computers and it does affect them. He said in 2019 regarding the Sullivan and a conversation with Drew when construction begins things get weakened and the secondary access is very important. He said that area 3 doesn't comply with the subdivision access that requires a secondary access. There is debris on the road and flat tires are happening often.

Suzan Schivey said she is concerned with construction traffic and the density appears to be different from the original plans.

Glen Schriever said that he lives in Coral Canyon and has a 10 foot backyard and it is too small. He is concerned with emergency access. There were 4 pickleball courts promised and Drake Howell said that something just changed.

Tony Gresel said that he is concerned that this project could damage their view. This project would look into their yards. He said they were promised the view. He asked that the setbacks be so that they don't look into their yards.

Jerald Glenn said that he is concerned about the water tank and if they have to pay for it. He said that the water tank and secondary road is done up front. He would like the lot sizes to be compatible with what is there currently.

Attorney Seegmiller explained that the impact fee Utah model is paid by the developer or is assessed by the new lot property owners.

Commissioner Musso asked if there is any idea what the water tank will cost.

Brandon Wright said he doesn't know.

Commissioner Scheel motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Attorney Seegmiler said that the conditions address the secondary access requirement. He said that the concern is requiring the construction traffic to go through another subdivision.

Commissioner Musso said he went up Highland Parkway and would hate to have construction traffic go past his house. If the secondary access goes through the Sullivan property and through another subdivision it isn't the answer to the problem but it is a valid point.

Attorney Seegmiller said that the city wants secondary access for emergencies and not necessarily for construction traffic.

Commissioner Hansen asked Attorney Seegmiller about the views.

Attorney Seegmiller said that the view preserve is with CC&Rs but not the city. The city doesn't guarantee views.

Commissioner Hansen asked if the water improvement for the house was already built with a new tank and the water pressure.

Mr. Wright said it will help. The new tank is about a half a million dollars.

Commissioner Bulloch asked about the setback for Highland Park subdivision.

Mr. Ellerman answered that some are 10 feet and some are 20. In Coral Canyon the side yards have not been complied with. There should have been 5 on one side and 10 on the other with 15 feet between homes.

Commissioner Musso said he looked at the plat for the Highland Park and the lots are similar to what is being proposed tonight.

Drake Howell said that he understands the concerns of the citizens. He appreciates Commissioner Musso's comments that this plan is similar to what is currently there. He responded to comments made that Solis will have a community center with a 25 meter pool and spa. There are going to be many open spaces with trails. Solis will have its own HOA separate from Highland Park. The water tank impact fee will be assessed to new lots and the Sullivan property just north of the City Highland Park. Estimate for the water tank is approximately 1.28 million dollars.

Commissioner Musso said that would be about \$5,000.00 to \$7,000.00 impact fee per lot.

Mr. Howell continued that there is an analysis being done. Regarding the ridge line they will follow the city's Hillside Protection Ordinance. There will be about a 50 foot setback from the ridgeline. The density is in compliance. The traffic and debris on a 66 foot parkway is difficult to restrict. The setbacks will be what was approved for Coral Canyon and the houses will be single family. Elevations are the south side of Telegraph. He said they are working with the property owner to the northwest of this development regarding the secondary access. The original PCD approval didn't have a secondary access. They don't want to scar the hillside so they want a narrow secondary public

access. There isn't a precedent set for secondary access so they want to CO homes to get some homes built.

Commissioner Bulloch asked for clarification of the road width.

Mr. Howell said that Highland Park will be a 66 foot road and the east will transition to a smaller road off the hill.

Attorney Seegmiller said that the property off the hill isn't owned by this applicant.

Commissioner Scheel said that they would build the road after the 39th home.

Commissioner Bulloch said that there are already a number of homes that don't have a secondary access.

Commissioner Hansen asked attorney Seegmiller if there is a requirement for a certain amount of homes.

Attorney Seegmiller answered that after the 39th home the concern is greater because of the occupancy. The concern is the safety of the current residents and the new homes. He said that the commission needs to look at the safety and not the developer.

Commissioner Hansen said the issue is that the property doesn't belong to the developer of this project.

Jason Smith said that the road on the Sullivan property was never a road.

Commissioner Musso said that Bingham owns property and Leavitts and then Sullivan. Then there is SITLA property.

Mr. Howell said that they are in conversation with the property owners. He said that he would like to have emergency access but the slope might require pavement.

Bella Vista said that there is another subdivision that has a similar situation but has an emergency access.

Commissioner Bulloch asked if there is a Coral Canyon PCD showing a secondary access.

Mr. Howell answered no.

Commissioner Musso said that Bella Vista only has 80 lots and this is a lot more homes. He said that he will not vote for this without secondary access.

Jason Smith said that Highland Parkway south of Telegraph only has a single access.

Commissioner Musso said that he feels it was a mistake to approve that without a secondary access.

Mr. Smith said that they are asking for what was approved by another subdivision.

Attorney Seegmiller said that the city has the discretion to determine safety.

Mr. Howell said they are very supportive of the secondary access of the hill. He would like a condition for after the 39th Co a temporary egress needs to be installed to the Sienna Hills project and the secondary access will be required as a fully improved road.

Commissioner Hansen said that his concern is adding to an already existing problem. And that there isn't any promise that they could do the road because they don't own the property.

Mr Howell said that this was approved prior for 600 homes without the second water tank.

Commissioner Hansen said that he would like this to look like what is already there. His concern is still the road.

Mr. Howell said that is why they would like the condition to have secondary access after the 39th home.

Attorney Seegmiller asked for clarification that the secondary improved access after the 39th homes.

Mr. Howell answered that is correct.

Commissioner Scheel said his concern is what happens after the 30th home and no other phase comes in.

Mr. Howell said he understands that concern.

Commissioner Hansen said that is exactly his concern.

Mr. Howell said that if the tank doesn't happen there isn't any building. He said that in the future the city will recoup the cost.

Attorney Seegmiller said that the city looks at the infrastructure fees. That will help with putting the water tank in effect.

Commissioner Musso asked about the time frame

Mr. Howell answered that the tank is out to bid today and the city council will hear bids May 26th. Then in June construction will begin for about 6 months. If the preliminary plat is approved they will work with Rosenberg to do the construction drawings then

final plat so they would like to grade in July. In July they budget for 5 month so in February they would pull the building permit.

Mr. Ellerman said that he has looked at the area for years. His concern is the access and the only way they are going to get the access is if something happens. He said that there are people looking at the property below and it will be a good thing when they come in with a general plan amendment. He feels that the road will eventually happen.

Commissioner Bulloch asked how they can insure that a road will come in before they start phase 1.

Mr. Ellerman said that is a great question because we are being asked to invest in 39 homes.

Attorney Seegmiller said that the parties will be more likely to invest if there is something in the works. The other property owners will be able to control the design of the road.

Mr. Howell said that they are motivated to get the road in. He said Drew has already asked for a development agreement for this project.

Commissioner Musso said that this is premature.

Mr. Howell said they need help to get this started.

Commissioner Musso said he would rather have the development agreement done first.

Commissioner Bulloch said he agrees and this is the time to fix a problem. Even if it is an emergency road.

Attorney Seegmiller said to motivate them if there is a 20 foot road for the first phase.

Mr. Howell said he would like the community center and 5 lots.

Commissioner Bulloch said he still would want the agreement then they can determine the 20 foot road with 5 lots.

Commissioner Musso said that they knew the access was an issue.

Commissioner Bulloch said that with 5 homes there still needs to be an agreement. The other property owners will need the access as well.

Commissioner Hansen said he likes the 5 homes better but he still is concerned about the access. He would like to let them get started. He said that the value of this development will increase in the area. The construction debris is going to be a problem no matter what.

Commissioner Musso said he isn't opposed to the project, just the secondary access.

Attorney Seegmiller said that the city council appreciates the work the commissioners do when giving them a motion to work with. He said that the offer to do the community center is big due to the expense.

Commissioner Scheel motioned to recommend approval to the City Council with the findings and conditions of staff with an additional condition that the road have access for construction and emergency vehicles and the building of the community center and the 8 homes. That the road be completely improved by the 9th home.

Commissioner Bulloch said he wants the agreement before they build so they have the right to use the road.

Commissioner Scheel withdrew the motion.

Commissioner Hansen said that the club house would be an attractive motivation.

Commissioner Musso motioned to approve the preliminary plat for the Solis at Coral Canyon on to the City Council based on the staff's findings with the conditions outlined in the report and add the following condition that the developer may initially develop nine lots: Lots # 14-17 along Horizon Drive and lots #36-40 along Daylight Street. Before construction on the 10th physical lot in the subdivision (not lot #10) a public secondary access to the subdivision needs to be developed.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Recess: 8:32

Reconvene: 8:42

8. CONDITIONAL USE PERMIT

- a. Tabled from April 21, 2021: Consider approval of a Conditional Use Permit C-21-03 for a commercial building, Doughnuts Ville, located at approximately 300 East Telegraph Street. Applicant: Channeng Thach

Background

Eldon Gibb reviewed the report: This item was tabled from the April 21, 2021 Planning Commission meeting to give the applicant time to review the building elevations along with site access. The applicant has revised the proposal which includes a right in only access off of telegraph and a right out only onto 300 east. Furthermore, the lobby and front doors are now seen from Telegraph with a 5'7" (5 ft 7 inch) sidewalk between the front doors and drive through.

The applicant is requesting approval of a Conditional Use Permit to develop .62 acres located at the southwest corner of 300 east Telegraph. The applicant is proposing 2 commercial pads one of which will house Doughnuts Ville and the other being disclosed as future use. The applicant is proposing 18 parking stalls for both buildings (5 for Doughnuts Ville and 13 for the future use). This parking meets city standards. The zoning designation for this particular location is C-2. The surrounding zoning is C-2 to the north, Mobile Home (MH) to the east and C-2 to the west, and south.

The proposed building is under the 5,000 sq. ft. requirement of needing a Conditional use permit but due to its location (Telegraph and 300 E) it is required to obtain a Conditional Use Permit. Staff did notice the north end of the building, which faces Telegraph, is going to be all stucco as proposed and has concerns that it needed to be broken up by adding stone.

Staff also discussed the possibilities of placing a fence between the property to the south which is a residential home and a Welding shop to the rear of the home (Mike's Welding). Staff concluded this fence may be beneficial; however, the city code does not require a fence due to both properties being zoned C-2.

Recommendation

Staff recommends that the Planning Commission approve C-21-03, allowing for Doughnuts Ville and a future commercial use building located at 300 E Telegraph (as shown in the 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 exhibits provided in this application
3. Development of the site shall also comply with the recommendation of a geotechnical study and drainage study, Improvements for drainage and detention shall be approved by the public works department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approval by the public works department. The city's access Management Plan will be adhered to in the traffic design of the project.
5. The parking will be adhered to as presented in the exhibits of this application (15 stalls minimum).
6. Any roof mounted equipment will be screened from view.
7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
8. All lighting within the project development will be directed inward to the site.
9. All signage will be in accordance with the adopted sign regulations of the city.
10. Dumpster screening shall blend in with the surrounding development (s). Details for this item shall be submitted for review and approval prior to the issuance of associated/required permits.

Commissioner Musso said that the driveway looks like a stop light.

Brandon Wright said it is a grease interceptor.

Commissioner Scheel asked about the elevation along Telegraph.

Mr. Gibb said that the elevation along Telegraph will change and there will only be right-in along Telegraph and right out along 300 East.

Dallas Buckner the engineer said that they angled the curb and the telephone pole will stay in place.

Commissioner Bulloch said this is similar to the buildings along Riverside Drive.

Commissioner Hansen said that he would like to have something done along Telegraph,

maybe some lighting.

Commissioner Musso said that the future building couldn't have a drive through.

Attorney Seegmiller said that when the second building comes in it will have to come back for a CUP.

Commissioner Hansen said that if he walks between the buildings there are windows.

Dallas Buckner said that there are two windows.

Commissioner Phetsomphou said it would be a good idea to add lights between the buildings.

Attorney Seegmiller said that the applicant was very good to work with in the meeting. He said that there is a variance from the access management plan.

Commissioner Musso asked if this sets a precedent.

Attorney Seegmiller answered he didn't think it would because of the uniqueness of this parcel.

Commissioner Bulloch said this is a good compromise.

Commissioner Musso motioned to approve the conditional use permit with the findings and conditions of staff.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Attorney Seegmiller said that Mike's Welding is in favor of the proposal.

Commissioner Musso motioned to nominate Commissioner Scheel to act as Pro tem for the May 19, 2021 meeting. Commissioner Hansen and Commissioner Phetsomphou will not be present. Commissioner Phetsomphou resigned from being a Commissioner. Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Discussion on upcoming combined meeting with City Council May 6, 2021 at 6:00 PM.

Commissioner Musso motioned to adjourn the Planning Commission Meeting. Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.
Meeting adjourned: 9:25 PM

Washington City

Signed By: _____
Doug Scheel, Planning Commission Pro Tem

Kathy Spring, Zoning Technician
Attested to: _____
Kathy Spring

PC050521 Public Comments:

31 Total Comments, Page Refreshed: 05/05/2021 08:25:33

7a. Preliminary Plat: Public Hearing: Mangata Townhomes, Washington PKWY/Main ST. Applicant: Wes Davis

Dennis & Shirley Maugherman of GreenSpring (North of I-15)

Regarding: 7a. Preliminary Plat: Public Hearing: Mangata Townhomes, Washington PKWY/Main ST. Applicant: Wes Davis
Sent: 5/4/2021 10:11:22

Thank you for the opportunity to submit our comments and concerns regarding Mr. Davis application to build townhomes. According to the plat map, 161 are proposed. This is very disappointing! Our understanding is that parcel was designated as "medium density" residential. Unclear how townhomes, which are often 3 stories high, can be considered medium density when 161 of them are being proposed. Our neighborhood is single family homes and most are one story. We enjoy the open space behind (no one staring down on us) and the view of the mountain. Furthermore, what about all the animals that will be displaced? Rabbits, lizards, snakes, quail etc.? Where do they live once their land is taken? Is it really necessary to allow this kind of development? We know we are minor tax paying citizens and the commission will most likely favor those with the money to bring in more tax payers dollars, but consideration for the lifestyle of those of us who moved to Warm Springs for the reduced traffic, cleanliness, beauty, open

space and views should be given. When is enough building enough? We're guessing after all the open space is gone... a true shame! Increased traffic, overuse of the Red Hills (which is already happening since the Parkway went through...take a walk on the side trails and see for yourself; all the graffiti and illegal trash dumping). Additionally safety concerns and crime are sure to follow. We aren't feeling very hopeful that this proposal will be stopped, as signs of sewage and water is already being installed. Speaking of water, where is the source of it going to come from to support all this? P.S. In October of 2019 we left the 55 plus Ridgepointe neighborhood, located off of Telegraph near Washington Parkway; our main reason for moving is the Sienna apartments that were going in...guess we didn't escape new building/crowding after all. No open space in Washington county is immune it seems!

7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home

John Bazley of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/1/2021 12:23:52

Although the proposal looks somewhat reasonable, what it lacks is respect for the pristine east side of the mesa, specifically near the current east trail along the ridge. The proposed lots there are too close to the ridge and take away the existing beauty of the area. I would have expected that there would be at least 100 ft of open space between the existing trail and the edge of the lots to allow an extension of the feel of the Coral Canyon trail from the

park to the water tower. I think the lots east of "Horizon Drive" should remain open space along with the 4 lots (220-223) to keep area for walking/biking/dog walks/wild life/fauna. Future generations deserve the beauty of this open space, the west side has already been destroyed by dumping (illegal?). The planning board should actually walk this area to understand the beauty that would be lost forever if this plat is approved. Money should not drive this decision!

Mason Dansie of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/1/2021 14:11:01

The preliminary plan submitted has not been shown to the Coral Canyon Homeowners Association. A meeting occurred 2 years ago on initial plan designs and the design submitted is not what was presented. Why has Cole West not met with the Coral Canyon Homeowners Association members to get feedback on the proposal? The preliminary plan is not also consistent with the rest of Coral Canyon in the amount of open space and common areas. There are 3 open detention areas in this plan. The broader community of Coral Canyon has more than two dozen areas. Additionally the walking trail proximity to the rim and the associated building setbacks are not consistent. Overall this preliminary is not consistent with the PCD Design Guidelines and the intent of the guidelines and Design Review Committee to maintain continuity in the community and would not have been approved by the Design Review Committee. Please inquire with the developer, so it is on public record, if the plan has been approved by Coral Canyon Design Committee, who makes up the Committee, and if those committee members

were elected or appointed.

Nancy Schriever of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/1/2021 17:14:48

I am concerned with the vagueness of the Preliminary Plan. Us the Required Water tank completed? The secondary access toad should be completed before any construction begins. There is no description of the type of homes being built. We would like the required one story single family home matching the Coral canyon decor. The clubhouse should be completed after the secondary road. Cole West has a history of completing the amenities many months after the homes are built. Height of homes should be 25 feet and declared. We fear they are trying to get 2 story homes which is not part of Coral Canyon. The drainage study should be done Brodieâ€™s any approval as well. Iâ€™m very uncomfortable with unknowns and promises Cole West makes and history of them changing their promises.

Ilan Shanon of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/1/2021 6:36:29

I would assume the homes on the lots are all single family 1-story just like the surrounding area? If so, I support the plan with one big exception... The access road from the water tower the Maverick/Chevron station roundabout should first be developed in order to alleviate some of the traffic congestion on Washington Parkway, Telegraph Road, and most important,

Highland Parkway, especially during the construction period with all of the heavy equipment being brought to the area. Most important, the second access road is imperative with regard to safety of the community in the event of a fire or other incident which requires orderly evacuation of the community.

Brian Trapp of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/1/2021 7:39:06

My main concerns regarding "Solis" are the following: 1. A secondary access needs to be built. I fully realize that there are going to be homes built and construction traffic is inevitable, but a secondary road is really necessary to reduce traffic on Highland and Crown King. 2. These homes should resemble the exiting homes already on the Mesa appearance wise. 3. As the staff recommends, no certificate of occupancy to be issued until new water tank is installed, completed and passed by the City of Washington. Thank you for your consideration.

Jeffrey B. Peacock of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/2/2021 11:27:48

I own a home in Coral Canyon and live on Highland Parkway. I am directly impacted by this development. I have reviewed the Preliminary Plat and accompanying staff report. My comments: 1. I have (again!) received ZERO communications or notices directly from Cole West Home (CWH) about this proposed action. Neither have my neighbors. 2. I appreciate CWH did

remove the multi-family homes from their previous Planning Commission / City Council efforts with you. 3. Also, I note that a 2nd water tank is required in the Staff Report as a condition. Thank you!!! 4. The median lot size in Solis Ph. 1 (40 lots) and Ph 2 (39) lots is about 0.13 acres. (~5,300 square feet). This is significantly smaller (~>30%) than a sampling of about 30 existing non-view lots currently on the north Mesa between Highland & Crown King. Previous CWH managements have assured us who bought here that future developments would be â€œsimilarâ€ to what is already on the Mesa. This proposed â€œSardineâ€ community, of 233 lots is denser than the existing community Solis will drive through to get home. 5. The larger View lot sizes are smaller too. Ph 1 view lots are mostly less than 0.25 of an acre, which is also significantly smaller than the >1/3 acre that typically exists currently on the outsides of Highland Parkway and Crown King drive. 6. Not everyone agrees that Brio is a â€œmodelâ€ setback community. Many in Coral Canyon believe they are just too tight. CWH now seeks the caveat in Solis to put homes within 15 feet of each other. Just say no. This community should not be about how many homes CWH can pack into the space. CWH will build, sell and move on. We live here. Not every community has to be elbow to elbow. 7. Some lots on the Plot Plan do not meet the 55-foot minimum width stated by CWH. (i.e., Lot 18, 19, 136, 228, etc.). 8. No second roadway into Solis. This is an ongoing safety concern and should have been dealt with at the outset of Mesa development 20 years ago. We need this now. This is a liability which Washington City should not continue to ignore. Every time there is an accident (or a bike, marathon or iron man event) at Telegraph / Highland Parkway, getting through that intersection is a problem â€“ and there is no alternative. 9. Highland Pkwy will become a racetrack with 2-3 years of cement, lumber and contractor vehicles barreling up and down

Highland Parkway, morning, noon and night. This is a safety and a noise concern. 10. Make conditional upon CWH to regularly clean and ultimately resurface Highland Parkway and Crown King during and after 2-3 years of heavy trucks. Those trucks will muddy & destroy the road surface. This proposal is better than what CWH tried to do previously, but it still not acceptable. Please push back on CWH regarding no second roadway access, smaller lot sizes and setbacks which are too tight. Thank you.

Julie M Tanner of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/2/2021 20:32:37

1. Please build the road first so we don't have all the construction and cleanup coming down Highland Parkway! Certainly another ingress and egress is needed before the construction starts. Why didn't that area get built out first before the rest of the Mesa? If that was the plan all along, that would have made more sense! They just allowed all the construction material to be dumped there and now it all needs to be cleaned up before any other work goes in and the road to there should logically go in there first! 2. Lots should at least be a quarter acre and homes single story to fit within the master plan for the Mesa area, no two story view blocking residences and no nightly rentals should be allowed! 3. Will those homes be in our current HOA and if so will more recreational properties (pool, pickle ball courts etc) be added for use by other Mesa residents.? These are some questions we would appreciate having addressed satisfactorily before proceeding. Respectfully, Julie and Cal Tanner

Brian Trapp of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/2/2021 7:50:09

Good Morning, After further review of the proposal for the "Solis" at Coral Canyon, I seriously need to object to the building of "patio" homes that are proposed. Only a 10 foot setback in the rear? We do not have any homes like this in Coral Canyon. Yes, we do have many smaller homes in the 1000-1300 square feet, but there are no yards with only a 10 foot setback, not even in the Fourteenth Fairway area. This proposal is not in keeping with Coral Canyon. Thank you for your consideration.

D. Gordon Burns of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/3/2021 10:49:10

I reviewed the Washington City Planning Commission Meeting Staff Review dated May 5, 2021 on the preliminary plat approval for the Solis at Coral Canyon subdivision along with the Preliminary Plat â€“ Overview Layout 4/8/2021. Below are my comments: 1. I agree with the Washington City Staff Review that the Preliminary Plat Solis at Coral Canyon meets the PCD Land Use Table dated, the PCD zoning comparison dated 8/8/2007 and the PCD dated 9/6/07. Note that Drake Howell verified these are the current documents to use on 3/25/2021 and he requested that Drew Ellerman verify it. Drew never responded. I assume they are correct. 2. I strongly agree with the Washington City Planning Commission recommendation to address the needs of secondary access at this time for the

following reasons: a. Phase 1 of area 3 has 310 units with only one entrance and exit. There is no provision for emergency entry or exit if the intersection of Highland Parkway and Telegraph road is blocked. They need to resolve this issue when they add more homes for the Solis at Coral Canyon. Adding secondary access through the Sullivan property will resolve this issue. b. A traffic study of Area 3 was never conducted for the original 310 units little lone the additional 233 units being proposed for the Solis at Coral Canyon. The traffic study may surface other issues that need to be addressed. A secondary access and traffic study needs to be in place before adding anymore homes. Thanks, D. Gordon Burns, retired PE in the state of Utah

Dean E Barker of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/3/2021 15:46:29

First it should be noted that this new proposal for the Solis at Coral Canyon was never presented to the community. If Cole West is trying to say that the presentation to the community in January of 2020 applies to this proposal that doesn't fly because the plan has changed. Second an absolute requirement should be that the secondary access via the Sienna Hills subdivision be in place before construction starts NOT IN THE FUTURE. If Cole West can afford to put in a water tank they certainly can afford to do what every is necessary to get access across the Sullivan property. And NO they can't try to pull what they did with the latest phase of the Views saying the the walking trail would suffice a a second access. Third the community should be assured that the elevations and architecture will harmonize with the existing homes in Coral Canyon. There are no two story home in Coral Canyon except the vacation rentals in Town

Square. Thank You!

Steven and Donna Heath of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/3/2021 16:59:23

As home owners in Coral Canyon Mesa, we have concerns with the areas future plans. First, road access to the proposed 233 new homes. Crown King and Highland Parkway cannot handle the dump trucks, graders, and construction vehicles for clearing the area and building. The increased traffic would be very unfortunate. A secondary road needs to be constructed before construction begins. Second, the lots should be at least a quarter acre with single story homes. We do not want two story homes or nightly rentals. The homes should conform to the rest of the area. Third, will their be a separate HOA and recreation properties for Solis? Thank you for your consideration. Steve and Donna Heath

Gaylia R. Turley of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/3/2021 18:35:19

Cole West proposes a new road into the Solis project, but says it could be a "future" project. It really should be a MUST HAVE road, one began at the very beginning of the project. Highland Parkway and Crown King cannot handle the many trucks and equipment that will be required to clean up the area and develop the new project, let alone support over 200+ additional homes. Highland Parkway is the only existing road into and out of our

development now. Water and water pressure needs to be carefully considered. So many new apartments, multi family dwellings, high rises, etc. have been constructed near the Coral Canyon development that the availability of water must be addressed for this area. Condition #13 on the list of city conditions states that no certificate of occupancy will be issued until the new water tank is installed, completed and passed off by Washington City. Hopefully, this is a definite. Cole West did not submit any house plans for Solis. Are they single family, one story homes as we were told when we purchased our home on Coral Canyon Mesa? The smaller setbacks and lots as proposed are really not harmonizing with the existing Coral Canyon Mesa homes. This needs to be addressed. Coral Canyon Elementary has had to change boundaries this year, sending students to other schools in the coming school year. How will this development affect school boundaries? Thank you for your consideration of these areas.

Karina Dansie of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/3/2021 19:43:58

I am opposed to Solis at Coral Canyon proceeding at this point in time for the following reasons: 1. There's no access for construction equipment other than Highland Parkway. There needs to be another access road in place, before any new construction should be approved. 2. Per Coral Canyon CCRs all development must be cohesive and resemble the existing community. According to the plan for Solis, this is not the case at all. For example, the lots are small, and there is virtually no open space. 3. Cole West has not yet met with any members of the Coral Canyon community, as is required, to inform us of any

plans regarding the Mesa and Solis. 4. Coral Canyon PCD has CCRs and Design Guidelines that were filed with Washington City in April 2002. Included in the CCRs is the establishment of a Residential Design Review Committee (â€œDRCâ€). The DRC has the authority to interpret and govern the design review process. One of the steps is for all builders to submit a preliminary design plan (2.4 of Design Guidelines) to the DRC for review and approval. The current Solis preliminary plan could not have been approved, and cannot be considered by the DRC,Â as the current DRC is, and has been, invalid since 2017. The Coral Canyon CCRs state (7.12) that the DRC committee members are appointed by the Declarant (in this case â€œCole Westâ€) up until 15 years from the initial filing of the CCRs. After 15 years (April 2017) the DRC members are to be voted on by a majority of the Members in the association. A meeting for such purpose has never taken place. The current DRC Members are the same individuals as are on the Board. Somehow the DRC are currently in place without being voted in since April 2017, which is in direct violation of the CCR rules. The CCRs are established and filed with the City, so the City can be supportive of the PCD and align with these rules. We ask you to not recommend any approval of the preliminary plan for the Solis project until the matters above have appropriately been addressed within the Master Association.

Dana Fitch of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/3/2021 20:34:01

After looking at the plan for Areas 1-6, I'm happy that they are single dwelling homes. I'm not happy that the set backs for the

majority of the homes is quite small and in looking at the map, those homes in the middle look like they are packed in like sardines. That is not how our current neighborhood is and my feeling is that the plots should match those in the neighborhood connected to that area. Of even more concern is the "future emergency access road". In my humble opinion, and all whom I have spoken to, this road must be done prior to the building of these areas. We are already nervous up on the hill about only having one access out of the neighborhood if there were some event that we had to get out. It would be really bad as it is already and we have hoped they would have at least graded that road so it really could be used as an emergency road, but currently, it is a pretty rough road. Also, if the road is not built, all of the big trucks and equipment would be using the one access road which will cause a lot of unhappy folks and unnecessary traffic during building as well as after the new owners take residence. I feel strongly that the emergency access road needs to be done first! Thanks for your consideration!

Jackie Cooley of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home

Sent: 5/3/2021 20:41:35

The request by Cole West to build multi level homes above the Mesa should not even be started until a new water tank has been built, especially with the number of new homes that have been built in the area. Also, the amount of traffic these homes would generate on Highland Parkway and Crown King would over power our streets. With the amount of traffic young children could be in trouble, getting out of driveways would take forever. A road from the roundabout by the Maverick should be built to accommodate construction traffic, this type of traffic should not

come thru Highland Parkway or Crown King, this is unacceptable. When we purchased our home twelve years ago we were not told of the plans to build at the top of the mess. This seems like a the only thing Cole West is interested in is the all mighty dollar and not the people that purchased the homes earlier. Thank you for your consideration in these matters.

Timothy Fitch of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/3/2021 20:58:31

A critical failing of this Plat Plan is the lack of adequate access for construction vehicles and activities and then for future occupant traffic in the area. There is only one entrance/exit to the mesa which already poses significant risk to the current residents in the event of an accident, fire, event (Ironman, bike races), or police action (like the action that shut down Telegraph for 6+ hours recently). The introduction of dozens, if not hundreds, of construction vehicles will greatly diminish the safety and atmosphere of the neighborhood for years to come as this development builds out. Safety of the residents is crucial and should be of paramount concern to the Planning Commission and City Council; they are our only advocates and we need your support. The amount of heavy, dangerous traffic required for this project will impact and damage our roads, disrupt our quiet community, pose traffic and noise problems, track in dirt and debris and essentially harass and affect the health and safety of the current residents. The only solution is to require the developer to finish the access road via Sienna Hills (connecting near the Maverik on Washington Parkway) and require all construction access via that new road. The road is rough graded and currently used by trucks and must be made

available and required for all construction vehicles for this project. I request that the Planning Commission and the City Council make the safety and well-being of the current and future Coral Canyon (Highland Park mesa) residents a priority and require Cole West put in the access road before any construction commences. Cole West will not do this on their own and will only act on this crucial issue if the Planning Commission and City Council make it a requirement. Please make this access road a requirement for this project; this is a near term and long term priority for the health and safety of all the current and future residents of the proposed area.

Bryan R. & Lezli R. Atkinson of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home

Sent: 5/3/2021 8:53:01

My husband and I are very concerned about the density of the development. Our backyard will be right below the ridgeline of the new development. We chose this lot because of the beautiful dark night sky, the wildlife, the lack of noise, and the feeling of privacy and seclusion. We currently enjoy very peaceful surroundings. Building 5.65 homes per acre will create too much light pollution, noise pollution, and traffic congestion, and will destroy the natural feel of this area. We would like to retain the skyline we currently have rather than looking into homes at the ridgeline, therefore a deeper rear set-back and only one level homes, which is common for Coral Canyon. To retain the Coral Canyon feel of openness, lot sizes should no smaller than 1/4 to 1/3 acre. Coral Canyon's standard is one of retaining open space with low impact to the natural environment and that needs to be implemented with this new development.

Ilan Shanon of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 11:26:14

I understand that the City of Washington does not want to get involved in HOA issues; however, the Planning Commission ought to at least be aware that currently, a group of residents are being represented by an attorney and are well on the way of the conflict resolution process stipulated by the HOA CC&Rs, which challenges SITLA's and Cole West's current control of the HOA board. While the final outcome of these deliberations is unresolved at this time, this action represents the extreme dissatisfaction and mistrust that many of the residents of Coral Canyon feel about Cole West and SITLA. Any promises by Cole West, of future development such as the ancillary road are therefore questionable, which is why we ask that development of this ancillary road, which is critical for the safety of the residents and will reduce construction traffic, be completed in advance of any construction. Furthermore, the spacing and residential structure requirements of the homes should conform to the existing homes in the same area #3 just south of The Solis.

John Bazley of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 11:45:08

It is very important that all the members of the planning commission view the actual location on the Mesa before any recommendation is made. In particular the east side where major environmental damage may occur if lots are built too close to the

ridge, not to mention loss of citizen hiking enjoyment!

Tara Allred of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 12:51:15

I'd prefer that no building take place. I'm disappointed at the building that has taken place in the wash: building over dinosaur tracks, indian ruins, and displacing the desert tortoise. I was hopeful that people would want to preserve green space, water use and our planet for future generations. If there is nothing to be done to STOP the building then I'd like to request No vacation rentals, No two story homes. The building to follow the same layout of single family homes on larger lots. I'd really love to request that in addition to profits and increased property taxes for the county you take a look at what you are creating. I'm very disappointed in what has changed within Coral Canyon over the past 3 years and I do appreciate you listening to those of us who call this place home.

Rick D Downey of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 13:02:54

I realize you are being bombarded by comments against the Cole West project that was left behind by Jack Fisher. I'm not against the project going forward however I would like to make sure all the debris that was dumped on the site of the proposed expanded community be cleaned before the project goes forward. I'm not sure if anyone has been to the site but there is pile after pile of

debris that was left there from the previous developer. I don't want to see the new developer just doze the material into the project, it needs to be removed and either recycled or disposed of. The removal of such debris needs to be monitored for compliance. The debris removal will damage our access roads especially if the work is done during the middle of the heat. I suggest that the developer be held responsible for the roads and that only one exit road is allowed to limit the overall exposure. The developer has every right to move the project forward however there should be very strict engagement orders tied to the development such as the proper clearing of debris, access to and from the work site and of course dust mediation. I see dust mediation as being one item that doesn't seem to be adhered to as it should be. We have already been dusted out by the projects below the knoll due to negligence and proper water truck usage. I believe, if the developer follows certain guidelines, the impact on the community will be very small. I still worry that we have only one road in and out of the subdivision. Thank you, Rick Downey

Vickie Grabowski of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 13:36:31

Hi, I realize that this community will build the homes in area three but I hope that they conform to the type of homes already in this development. We are requesting that you keep them to single story home; two story homes will distract from the area's beautiful red rocks. Since arriving here from Anaheim Hills, California five years ago, the area has grown a lot. The growth comes from people and property. The amount of restaurants and entertainment has been very limited. Hopefully

this will change. It is also requested that you complete the road by the maverick roundabout prior to construction. This will limit the traffic in our community. I built here because it was almost completed. There were only about 20 lots left on the rim and inside lots. I picked my lot in an area where the homes were all done so I knew what it would look like and didn't have to deal with dust and noise. Thank you for considering my request.

Suzanne Daley of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 14:19:59

My husband and I live at 1053 N Crown King Ave, Highland Park, Coral Canyon. We would like to express our concerns for the proposed Cole West Solis development. We feel that the secondary road should be developed and in place before any construction begins on the Solis development. As you are aware there is only one ingress/egress for our community, if development starts before the secondary road is in place, the work trucks would have to be traveling up and down Highland Parkway and Crown King Ave. This would cause a huge disruption in our community. We also would like to have the planning committee reassure us that all the additional homes for this development conform to the single level homes that exist in our community. We feel strongly that there should only be single level, single family dwellings with NO multi family or vacation rentals in our neighborhood. Is our current HOA going to be adding these homes or will Solis have their own HOA? Thank you for your consideration, Suzanne and Dan Daley

Laurie Saunders of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 14:38:07

Gentlemen, although I welcome this area of Coral Canyon for development, there are concerns with the current submitted proposal by Cole West. This area has some of the best views in Southern Utah, looking over the entire valley, with the mountains beauty to the north. With that said it should be developed with the style of homes that reflect and respect the area. Concerns are: 1. Major concern. Secondary access road for the development. For 20 years SITLA has allowed dumping of various materials on this land there is much to be taken out. Take a look sometime. The construction vehicles as well as dump trucks need to come in and out on this secondary road, not by Highland Park (where the kids play) and through our neighborhood. We have waited a long time to get our roads resurfaced (last year) the heavy traffic would destroy them. 2. Setback changes to encorporate higher density "patio style" homes with little to no backyard. The City Council denied the similar setback changes for area 5 and 8, why would it be considered acceptable for this area? Are they two story units? Coral Canyon has no two story homes, except the vacation rental areas. Drake Howell of Cole West confirmed this area will be another separate HOA, more density, more money. That's not what this area calls for. What are the elevations? The homes need to reflect the current homes in the community and harmonize with the neighborhood. 3. Open space areas noted on proposal, are they green space or just rock and scrub. Thats alot of homes with no pocket parks for kids to play or people to enjoy. Coral Canyon has pocket parks, but there's nothing on this proposal. (With the exception of an area noted by phase 6, which

could be years down the road) 4. Community center. This building should have a 25' height limit and should be completed by the first phase, instead of homeowners paying a monthly premium for their ammenities only to wait 2 years before completion. This is a special piece of land, and there's not much left like it. This plan needs some work, but it can be done. Thank you, Laurie Saunders, Washing City , Coral Canyon homeowner.

Jeffrey B Peacock of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 15:40:26

This is actually a follow-up comment to my remarks submitted previously on Item 7B. Yesterday, I visited a Cole West Home sales office with a friend who is considering a move to the area. The CWH associate was polite but made it clear that CWH had model homes already designated for each plot of ground, and there was no opportunity to change those plans (other than adding a bonus room and/or picking colors). Also, that there was no availability of larger lots / homes than what was already defined, even in vacant areas that were still to be defined. This CWH associate then commented that CWH has no incentive to build or sell bigger because does not "maximize" profit for Cole West Homes. He said CHW really was not interested in doing anything different because they can sell everything they could build at "top dollar" in this market. So Cole West Home is looking out for themselves " maximizing their own bottom line, and I do get that. But shouldn't someone be looking out for Washington City or the citizens who already live here? Shouldn't somebody be doing the right thing? If what is happening all across Washington City (smaller lots / smaller

homes and more multi-family structures) is â€œallowedâ€ by the General Plan, then the next logical step seems to be a whole relook of the Washington City General Plan. I understand the current General Plan was last adopted in January 2017, likely based on studies occurring during 2015 and 2016. But clearly the rate of lopsided growth of small homes and multi-family structures now occurring in Washington City was not foreseen. The current General Plan is enabling residential densities to skyrocket to the point we are soon going to look like Los Angeles at rush hour. Washington City doesnâ€™t â€œwinâ€ by doubling in population. In fact, we lose, unless the whole community infrastructure moves with the population. We need to check the Developer's onslaught. Where is the rest of infrastructure? Grocery stores, a NEW POST OFFICE, shopping locations, restaurants, schools, roads (and more road lanes), freeway interchanges libraries and parks? We need more than just residences being built all using the exact same infrastructure. If what we have is all there's going to be, itâ€™s time to slow residential developers down. Please consider slowing this down. Thank you.

Jim and Patti Burruss of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 15:51:30

This letter is being submitted by Jim and Patti Burruss, Coral Canyon Highland Park homeowners. We are concerned about Cole Westâ€™s aggressive approach to future development in Coral Canyon and requests for Planned Community Developments (PCD) amendments. The Solis proposed development is part of Coral Canyon Area 3 as shown on the

Coral Canyon Master Plan (CCMP) amended in July 2007 and should include designated open space and extending bike trails. As proposed, Solis's 233 lots with an average density of 5.65 homes per acre is defined in the 2017 Washington City General Plan (GP) as medium density residential (MD). Cole West is also proposing numerous lots with setbacks of 5 to 7.5 foot side and 10 foot backyards. Current zoning by Washington City in the GP shows low density residential (LD) and compatible with CCMP and adjacent Coral Canyon Highland Park residential home designs. Recently the City Council denied Cole West's request to amend the setbacks of 5 and 10 feet in Coral Canyon Areas 5 and 8. Washington City Planning (PC) staff has recommended approval of a preliminary plat map submitted by Cole West. This recommendation is based upon two findings 1) meeting land use designation in the GP for the proposed area and 2) conformance with Zoning and Subdivision Ordinances as conditioned. Both are not true as GP Table 2-2, Land Use Map shows the entire area 3 as LD single family and Coral Canyon ordinances require homes not to exceed 25 feet in height and greater setbacks. PC staff expressed concerns with Cole West building the secondary access road in the future but did not make it a condition for plat approval. The secondary access road should be required to be built first and utilized by heavy construction equipment to get to the area and used for removal of existing waste construction rubble and building debris on site. Highland Parkway and Crown King should not be used for hauling heavy equipment and trucks carrying waste materials. Significant road damage will occur, major safety risks to residents and public using the park and trails and increased noise and dust. The Solis development as shown on the preliminary plat is not in the best interest of Coral Canyon or Washington City residents, will result in significant negative impacts to current homeowners, diminished property values and increased maintenance costs to the City. We request the PC deny

staffâ€™s recommendation to approve Solis preliminary plat as submitted by Cole West and require revisions to address zoning density, unit conceptual designs and setbacks along with secondary access road issues.

John and Sue Moss of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home

Sent: 5/4/2021 15:58:18

We have lived in Coral Canyon and currently in Sienna Hills. We drive and walk our subdivision regularly and see and hear all the construction around us. We would like to suggest to the Planning Commission that they hold off on any further development approvals considering the current amount of building and already approved construction and the drought conditions we have experienced and will likely continue to experience.

Eileen Shanon of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home

Sent: 5/4/2021 6:55:14

We were the third home to be built on Highland Parkway; As additional homes were being constructed, we experienced flat tires on our vehicles from nails and debris coming off construction vehicles, dirty roads with caked mud from construction vehicles, etc. I strongly urge the commission to require the secondary access road going through the Sullivan property to first be built before construction begins on the Solis. If construction is allowed to begin, the Sullivans will be in a

stronger negotiating position regarding selling the land, thereby increasing the likelihood that the road won't be built, and that the residents of Coral Canyon Mesa will not only experience significant traffic increase, but more critical, the safety of all of the residents on the mesa will be compromised. Finally, the building of patio homes with minimal spacing, no open land, and lack of walkway around the area do not conform to the rest of area 3.

Judith A. Witt of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 6:55:40

I hope a road will be constructed from the Maverick through Sienna Hills to the Solis project. I have many concerns about the traffic this project would bring. Since I live on Highland Pkwy I worry about safety issues regarding people using the two parks on our street. Also, would the quality of fire and police access be compromised if Highland Pkwy were the only access road?
Thank You!

Sandra Webb of Coral Canyon

Regarding: 7b. Preliminary Plat: Public Hearing: Solis at Coral Canyon, North end of Highland PKWY. Applicant: Cole West Home
Sent: 5/4/2021 8:09:26

Attention Washington City Planning Commission It is my understanding that Cole West will be continuing their building surge this time on the Mesa area of Coral Canyon. I realize that this area has already been zoned for building years ago, I believe by Sun Cor (Coral Canyon original developers). However, I

would like to request that Washington City limit Cole West in keeping with Coral Canyon standards by allowing only single store homes. In addition I feel it is pertinent that the access road that is scheduled to be built from the Maverick Station & up to the tower area and towards Mesa should be done before build. I feel this is important, not only for the safety of homeowners who live on Mesa, but also to alleviate stress on Mesa roadways, traffic, debris and other problems associated with building. Thank you for your attention and your support. Sincerely, Sandra Webb 2291 N Prospector Ln Washington, UT

End of Page.



Kathy Spring <kspring@washingtoncity.org>

Warm Springs

1 message

Kade Prisbrey <kadeprisbrey@icloud.com>
To: kspring@washingtoncity.org

Fri, Apr 30, 2021 at 7:43 AM

I live right on the edge, where they want to build these town homes. I have a few concerns. What kind of town homes? Are they going to attract the wrong kind of people? Looking at where crime is, it is usually by more town homes.

Next set of concerns, I have a steel fence around my back yard. All the privacy would be gone. All the noise and dirt right in my back yard. We were told there would not be any types of homes built here, so this has been bad news for us. Takes away one of my key focuses that attracted me to this house.

I know these words are taken with a grain of salt, but people do care.
Thank you for taking the time to read them.

Sent from my iPhone

Cole West Solis Proposal.

1 message

Kelly Powers <kbpowers@gmail.com>
To: kspring@washingtoncity.org

Tue, May 4, 2021 at 7:10 PM

Dear Kathy,

I attempted to post this in the public comment this evening but was unable to do so; please assist us by submitting it to the Planning Commission meeting this week.

Regards, Kelly and Sandra Powers

Planning Commissioners,

This letter is being submitted by Kelly and Sandra Powers, Coral Canyon homeowners. We are writing to voice our opposition to Cole West's recent Solis proposal and request for Planned Community Developments (PCD) amendments.

As you must certainly know, Cole West has proposed several amendments to the Coral Canyon PCD recently against nearly universal resident disapproval; they have done so in conflict with the requirements of the CC&Rs and without the required Class A vote as required. They have continued to illegitimately hold HOA board positions to spite their Class B membership expiration in 2017; you should also know, residents are filing a formal complaint and initiating the process for Cole West's employees removal from the Board and demand compliance to the CCHOA CC&Rs.

The proposed development is part of Coral Canyon Area 3 as shown on the Coral Canyon Master Plan (CCMP) amended in July 2007 and should include designated open space and extending bike trails which it does not.

Cole West proposes that they build Solis without a secondary point of ingress and egress. This is not only a violation of fire code and represents a significant risk to the residents living there, but incredibly disrespectful of current residents using the single road into the area which was not intended for construction traffic and heavy equipment. Cole West proposes building the secondary access road "be built in the future" to spite having not secured an easement or permission to build a road now or will they likely be able to do so in the future; We see this as a deliberate misdirection to the Planning Commission and yet another violation of trust for the residents. We

beg the Commission to require a secondary access road be built first before development can take place.

As proposed, Solis's density of 5.65 homes per acre exceeds 2017 Washington City General Plan (GP) as medium density residential (MD). Cole West is proposing numerous lots with setbacks of 5 to 7.5 foot side and 10 foot backyards to spite being defeated in the Washington City Council and told not to do so; once again, they slipped this in the plat proposal certainly in an effort to end-around the normal review. Current zoning by Washington City in the GP anticipates low density residential (LD) and compatible with CCMP and adjacent Coral Canyon Highland Park residential home designs.

Washington City Planning (PC) staff has recommended approval of a preliminary plat map submitted by Cole West. This recommendation is based upon two findings 1) meeting land use designation in the GP for the proposed area and 2) conformance with Zoning and Subdivision Ordinances as conditioned. Neither are true as GP Table 2-2, Land Use Map shows; in view of this, approval of this by Staff is either in error or an acquiescence to Cole West's bullying (as has occurred in the past).

The Solis development as proposed is not in the best interest of Coral Canyon or Washington City residents; it is a safety risk, not in keeping the Washington City's Master Plan, a violation of the HOA CC&Rs and overall irresponsible development Cole West has become famous for. We beg the Planning Commission to disregard staff's recommendation to approve Cole West's Solis Plan and deny their requests for density changes, single road access and requested waivers.

Thank you ,

Kelly and Sandra Powers



On Public Comment

Kathy Spring <kspring@washingtoncity.org>

Mangata Townhomes Preliminary Plat ~Washington Pkwy & Main Street

4 messages

Shirley Maugherman <smaugherman59@gmail.com>
To: kspring@washingtoncity.org

Mon, May 3, 2021 at 5:56 PM

TO: Kathy Spring - Zoning Technician
FR: Dennis & Shirley Maugherman - Home Owners of 859 N Caddington Rd.
RE: Applicant Wes Davis - Mangata Townhomes

Thank you for the opportunity to submit our comments and concerns regarding Mr. Davis application to build townhomes. According to the plat map, 161 are proposed. This is very disappointing! Our understanding is that parcel was designated as "medium density" residential. Unclear how townhomes, which are often 3 stories high, can be considered medium density when 161 of them are being proposed. Our neighborhood is single family homes and most are one story. We enjoy the open space behind (no one staring down on us) and the view of the mountain. Furthermore, what about all the animals that will be displaced? Rabbits, lizards, snakes, quail etc.? Where do they live once their land is taken? Is it really necessary to allow this kind of development?

We know we are minor tax paying citizens and the commission will most likely favor those with the money to bring in more tax payers dollars, but consideration for the lifestyle of those of us who moved to Warm Springs for the reduced traffic, cleanliness, beauty, open space and views should be given. When is enough building enough? We're guessing after all the open space is gone... a true shame!

Increased traffic, overuse of the Red Hills (which is already happening since the Parkway went through...take a walk on the side trails and see for yourself; all the graffiti and illegal trash dumping). Additionally safety concerns and crime are sure to follow.

We aren't feeling very hopeful that this proposal will be stopped, as signs of sewage and water is already being installed. Speaking of water, where is the source of it going to come from to support all this?

P.S. In October of 2019 we left the 55 plus Ridgepointe neighborhood, located off of Telegraph near Washington Parkway; our main reason for moving is the Sienna apartments that were going in...guess we didn't escape new building/crowding after all. No open space in Washington county is immune it seems!

Kathy Spring <kspring@washingtoncity.org>
To: Shirley Maugherman <smaugherman59@gmail.com>

Tue, May 4, 2021 at 9:01 AM

Please put your comments on the public comment area on our website. The comments are sent to the commissioners tonight.

Thank you,

Kathy

[Quoted text hidden]

Shirley Maugherman <smaugherman59@gmail.com>

To: Kathy Spring <kspring@washingtoncity.org>

Tue, May 4, 2021 at 10:00 AM

Hi Kathy,

I have looked and looked for public comment area on the website and can not find it.

What am I missing

[Quoted text hidden]

Shirley Maugherman <smaugherman59@gmail.com>

To: Kathy Spring <kspring@washingtoncity.org>

Tue, May 4, 2021 at 10:12 AM

Hi Kathy - FINALLY! I found it.

Thank you and have a great day!

[Quoted text hidden]

Regarding Solis at Coral Canyon

1 message

Gaylia Turley <Turley6@hotmail.com>

To: "kspring@washingtoncity.org" <kspring@washingtoncity.org>

Mon, May 3, 2021 at 10:44 AM

I have read over the new Cole West proposal for Solis at Coral Canyon. Admitting it is an improvement from past submissions, there are still some very real problems with the new proposal.

Listed are some of the concerns, with no order attached to them.

For that many homes there **MUST** be an additional road from this subdivision. No way can Highland Parkway and Crown King take the increased traffic. While Cole West has said there could be an additional road added to connect to the subdivisions down below the Coral Canyon Mesa, this road must be in place first. There is so much cleanup needed and site work done with heavy equipment that would completely ruin Highland Parkway before the subdivision ever put in the first building! It simply cannot handle that much heavy construction equipment traffic along with the present day traffic. The secondary road should be constructed before construction begins instead of the proposed "future".

Water and water pressure for this many homes would simply not be there. This issue also needs to be addressed. All of Washington City needs to address the water needs due to the ever increasing population. So many new apartments, multi family dwellings, high rises, etc. have been constructed near the Coral Canyon development that the availability of water must be addressed for this area. Condition #13 on the list of city conditions states that no certificate of occupancy will be issued until the new water tank is installed, completed and passed off by Washington City. Is this a definite?

Cole West did not submit any house plans for Solis. They do not say whether there will be one story homes, double story homes or whatever. We were told at the time of the purchase of our home ten plus years ago that area would be single family, single layer homes. Hopefully, that is what Cole West is proposing but it is not addressed in this proposal. Please keep that area as single story homes, single family buildings. The smaller setbacks and lots as proposed are not really harmonizing with the existing Coral Canyon Mesa homes.

School boundaries have changed this year. Coral Canyon Elementary has grown so much that some of this year's students have now been reassigned to a different elementary. Will Coral Canyon Elementary be able to handle all the new homes Solis is proposing?

Thank you for taking into account these concerns. As a community we were so thankful for your actions on the last proposal Cole West submitted.

Respectfully,

Gaylia Turley

Sent from Mail for Windows 10



Kathy Spring <kspring@washingtoncity.org>

Cole West

2 messages

michael cook <cook90@icloud.com>
To: kspring@washingtoncity.org

Mon, May 3, 2021 at 5:26 PM

Please let it be known that I know there is no way to stop Cole West from building homes on the Coral Canyon ridge but I am opposed to two story homes since all the rest of Coral Canyon has single story homes only.

Thank You
Michael Cook

Sent from my iPhone

Kathy Spring <kspring@washingtoncity.org>
To: michael cook <cook90@icloud.com>

Tue, May 4, 2021 at 8:14 AM

Please put your comments on the public comment area on our website.
Thanks,
Kathy
[Quoted text hidden]



Kathy Spring <kspring@washingtoncity.org>

Solis at Coral Canyon Preliminary Plat

1 message

Suzan Lewis <suzlewis7@gmail.com>
To: kspring@washingtoncity.org

Tue, May 4, 2021 at 1:43 PM

It is imperative there be another road to this area for fire and traffic ingress and egress without primarily using the lower section of Highland Pkwy. Cannot view the plat plan. Would like the plan to primarily show the building of single story family homes - which was the original plat plan, I believe. I just want what is best for this community, not what the builder can profit from.
Regards,
Suzan Lewis

Sent from my iPad

Richard T. Knoebel, M.D. & Nanette Hinton
2596 E Slick Rock Rd Washington UT 84780 mei@mei-ime.com

Dear Washington City Planning Commission:

My wife and I are residents of Coral Canyon. We live just below the ridge line where the proposed new Cole West Home development, Solis at Coral Canyon, is to be built, pending approval by the Washington City Council. We have comments and concerns that we would like the planning commission to hear and address as they deem appropriate.

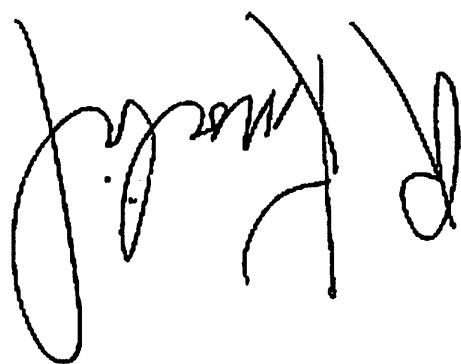
1. The preliminary plat calls for 233 houses. This seems to be a lot of houses. Is this the same density (lots/acres) that has been used in the prior Coral Canyon development?
2. The homes to be built on the North East ridge line could potentially affect our view corridor from our back yard. This is true for most of the homes on E. Slick Rock Rd. and beyond. Are the building envelopes sufficiently setback from the ridge line and/or are the elevations of the houses limited, to assure minimal impact on our view corridor?
3. I do not see reference to the paved bike path that ends at the “existing water tank”. There is also no record on the plat of the single track bike/hike trail that goes down the south side of the water tank hill and allows access to Church Rocks and the Tortoise Reserve via the culvert. There is also no reference to common space on the ridge line as part of the new project, only the Washington Highland Park noted on the far southside, already existent and used by the neighborhood and the community for access to the Tortoise Reserve and currently for many dog walkers to use the ridge line. The Preliminary Plat plan appears dense with houses and absent common space and community space that is important to Coral Canyon as a whole. Is it possible to secure common space, bike paths and hiking paths that continue to be dog friendly and, most of all, preserve the community access to the Tortoise Reserve via the water tank hill? To us, this should be a priority for the development, with some retained common space essential for the vitality of our community.

Should you have any questions, or if we could be of any assistance, please do not hesitate to contact me at 208-720-4645 or rknoebel2@gmail.com.

Sincerely,

RTK/dns

Richard T. Knobbe

A handwritten signature in black ink, appearing to read "Richard T. Knobbe". The signature is fluid and cursive, with "Richard" on the left, "T." in a small circle, "Knobbe" on the right, and a small "e" at the end.

PLANNING COMMISSION MEETING

MAY 5, 2021

Please Print Your Name!

Address

JACK & KAREN DOUGLAS	2550 E CANYON RANCH DR.
Clark & Carolyn Oborn	2011 E Rock Land Dr.
Jerry & Nancy Glenn	833 N. Crown King Ave
Jim Rainey	Brown Holdings
Brandon Wright	
Tim & Dana Fitch	2734 E. Rock Land Dr.
ILAN SHANON	1032 HIGHLAND PKWY WASHINGTON
Glen & Nancy Schriever	1186 N. Spring Valley Dr. WA
Jason Smith	1687 S. Heritage Fields Dr
Jared & Carra Plewe	2630 S 300 E
Elisa Deamerz	2610 E Slick Rock Rd
Roger Huff	265 N 200 E Wash
Alice Kukoc	265 N 200 E, Washington
Bart Pace	2792 E Clinton Creek Wash.
DICK & LAURIE SAUNDERS	2649 E UPPERCNYN. / WASHINGTON.
BRIAN TRAPP	2595 E. DESERT CLIFF DR. WASHINGTON
Susan Spivey	876 N. Highland Pkwy.
Robert & Tai Beal	633 N West Ledge Pkwy.
Eric Day	1731 W Gunsite Dr.
Drake Howell	1352 S 500 W

