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**Minutes**  
**WASHINGTON CITY PLANNING COMMISSION**  
**DECEMBER 18, 2013**

Present: Commissioner Schofield, Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Papa, Commissioner Martinsen, Attorney Jeff Starkey, Councilman Hudson, Drew Ellerman, Kathy Spring, Lester Dalton, Aaron Langston, Jim Raines, Katherine Staheli, Brock Andrus, Dixie Andrus, Craig Hopkinson.

Meeting called to order: 5:34 PM  
Invocation: Commissioner Shepherd  
Pledge of Allegiance: Commissioner Martinsen

1. APPROVAL OF AGENDA

A. Approval of the agenda for December 18, 2013.  
Commissioner Smith motioned to approve the agenda for December 18, 2013.  
Commissioner Papa seconded the motion.  
Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from December 4, 2013 not available at this time.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

None

4. ZONE CHANGE

A. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-13-19 for the Sienna Hills PCD to amend parcel 3 & 4 to relocate proposed school site and density. Applicant: SITLA, Aaron Langston

**Background**

Drew Ellerman stated the applicant is requesting approval to Amend portions of the Sienna Hills PCD project, as found in the Site Plan Map, Zoning Comparison Table and the Development Agreement.

More specifically:

Changes in Section 2, the site plan map:

- The amendment is to update the Sienna Hills PCD Site Plan Map. Certain areas have been revised, including Parcels 2, 3, 4, 15A2, 17, and updating the density table and the trail map. All these are elaborated on, in the conditions below.

Changes in the written text of the Project Plan book including Section 3 - Design Guidelines (the text in this section includes: 2.2, 3.1, 3.8C, 3.8I, 3.8M, 3.8O, 3.11A3, 4.2F, as elaborated on, in the conditions below), Section 4 - Grading Concept Plan, Section 5 - Utilities Plan, Section 6 - General Landscaping Plan, Section 9 - Site Drainage Plan and Section 12 - Project Phasing Plan (as elaborated on, in the conditions below).

### **Recommendation**

Staff recommends that the Planning Commission recommend approval of Z-13-19, for the zone change request, Amending the Sienna Hills PCD project plan, to the City Council, based on the following findings and subject to the conditions below:

### **Findings**

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Sienna Hills PCD project plan.

### **Conditions**

Only the following amendments to Sections 2, 3, 4, 5, 6, 9 and 12, as outlined below, are made part of this amendment to the Sienna Hills PCD project plan:

1. Section 2, Site Plan Map, amended as follows:
  - a) Parcel 3, change from single family density to multi-family. Increase density from 70 units to 144 units, representing a net increase of 74 units. Also remove the name "Sage Crest Drive" from one of the proposed roads so that the future developer can choose their own name.
  - b) Parcel 4, show the school site of nearly 12 acres to be relocated to the north end of Parcel 4 and reduce density from 362 units to 185 units, or a net decrease of 177 units. Also shows a new layout for parcel 4 A & B.
  - c) Remove the proposed school site from parcel 15A2 and show the underlying zoning to be townhomes.
  - d) Parks - display the HOA pocket -park and the proposed park south of Telegraph. Park for 17B2 shows as a natural preserve.
  - e) Identify the Veracity parcel (2B) separate from the IHC parcel (2A).
  - f) Update the density tables (to reflect actual densities of the existing neighborhoods).
  - g) Update the trail map (all existing trails accurately shown in the revision).

The site map serves as the basis for nearly all of the Sienna Hills maps displayed in the PCD. Therefore, the changes listed above will be reflected throughout the PCD.

2. Section 3, Design Guidelines, amended as follows: Chapters 2.2 (Design Review Committee Membership), 3.1 (Land Use Map and Land Use - Residential), 3.8C (Building Height), 3.8I (Pools and Spas), 3.8M (Custom Homes), 3.8O (Guesthouses), 3.11A3 (Signage), 4.2F (Setbacks and Lot Coverage) (see attached verbiage for each item change)

3. Section 4, Grading Plan update. Change is only for Parcel 4 due to a mass grading concept that was provided by Alliance Consulting for this parcel (#4). In addition, the detention basins have been updated to reflect what has actually been built on site. Also, the two existing 84" pipes have been drawn in.

4. Section 5, Utility Plan update. Previously, section 5 referred to the corresponding Master Plan. In this amendment, the map showing current sewer plans is depicted.

5. Section 6, General Landscape Plan. Amending the specific plant list.

6. Section 9, Site Drainage Plan. Updating the underlying map for the Drainage Plan to reflect existing detention basins (otherwise no change to drainage design).

7. Section 12, Project Phasing Plan. Update the phasing of the project as per this amended exhibit plan.

Aaron Langston from SITLA reviewed the amendments and the exhibits.

Commissioner Schofield opened the public hearing.

No response.

Commissioner Smith motioned to close the public hearing.

Commissioner Williams seconded the motion.

Motion passed unanimously.

Commissioner Smith asked if notices were sent.

Mr. Ellerman stated no because the agreement is between SITLA and the city.

Mr. Langston stated the changes have been mostly due to the request of the citizens. He stated they have frequent communication with the people in Sienna Hills.

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

**Commissioner Williams seconded the motion.**

**Motion passed unanimously.**

5. AMENDED PRELIMINARY PLAT

- A. Public Hearing for consideration and recommendation to City Council an Amended Preliminary Plat for Sugar Plum in The Fields located at approximately south of 3650 South and east of Camino Real. Applicant: Walter Plumb

**Background**

Drew Ellerman stated the applicant is requesting approval of an amended preliminary plat for the Sugar Plum in The Fields subdivision, located at approximately the south side of 3650 South and the east side of Camino Real street. The applicant recently purchased, and subsequently received an approved amendment to the General Plan and zone change of an additional 13.66 acres on the south border of the originally approved preliminary platted subdivision. Thus, they are wishing to add these 13.66 acres to the original 56.09 acre project, making for an area of 69.75 acres. The original preliminary plat was approved on September 25, 2013

The site of the subdivision is zoned Single Family Residential 8,000 square foot min (R18). The applicant is wishing to amend the preliminary plat, be adding additional lots from the adjoined 13 acre piece on the south boundary. The current preliminary plat has a proposed 174 lots, which carries a 3.1 d.u./ac. ratio. The proposed amended preliminary plat is proposing 222 lots and a 3.18 d.u./ac. ratio. Either one of these dwelling unit per acre ratios are consistent with a R112 zoning district.

Staff has reviewed the proposed amendment to the preliminary plat and has no problem with the proposed subdivision. Finding that it fits within the General Plan Land Use designation and conforms to the current zoning district.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of the amended preliminary plat for the Sugar Plum in The Fields subdivision, to the City Council, based on the findings and subject to the following conditions:

**Findings**

1. That the amended preliminary plat meets the land use designation of the General Plan.
2. That the amended preliminary plat conforms to the Zoning Ordinance and Subdivision Ordinance as conditioned.

**Conditions**

1. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent crosslot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
  - A. A title report.
  - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. Lots 17 and 18 are shown on property owned by the Canal Company where the principal spillway for the Gypsum Debris Basin is located. Special care needs to be taken with the development of this area to allow the proposed northernmost roadway to perform the needed function of a spillway for the Debris basin.
12. A large channel/open space area will need to be provided in the vicinity of lot 6 to allow the potential spillway flows to exit the development and reach the 3650 South roadway.
13. Special consideration needs to be given to the pad grades adjacent to the northernmost roadway to allow the roadway to serve as a major drainage way
14. As much of the development as feasible needs to discharge north towards 3650 South.
15. A Post Construction Maintenance Agreement needs to be recorded prior to the Final Plat recordation.

Commissioner Schofield asked for clarification of the property showing dash lines.

Mr. Ellerman stated that is the old boundary line.

Commissioner Schofield opened the public hearing.

Brandee Walker stated Walter Plumb was stuck in Salt Lake and couldn't be present tonight.

Katherine Staheli stated she owns property to the northwest. She stated 3650 is currently a one lane road she asked what affect this would have on her property. She asked about the new fence the Andrus's put up.

Brandee Walker stated there is a note on the plat regarding the Dixie Andrus fence. It will remain and the road will be onto Mr. Plumb's property and will not affect Dixie's fence.

Mrs. Staheli asked about the road in relation to her property.

Lester Dalton stated Camino Real is a master planned 60-foot residential collector road and 3650 is a master planned 85 foot minor arterial road and will eventually connect to the Southern Parkway. There isn't a currently plan for 3650 but there was a traffic study done that he hasn't seen as of today. With this project Camino Real and Washington Fields Road will be done.

Commissioner Schofield asked if Camino Real would be built out to Washington Fields Road.

Mr. Dalton stated Camino Real would be built half way.

Commissioner Schofield stated Mr. Shaw had said there would be discussions with the property owners.

Mr. Dalton stated he hasn't seen the traffic study but it will mostly show 3650 Road would not be adequate. The construction drawing will show more details and would have to meet the design standards.

Commissioner Shepherd asked who pays for it.

Mr. Dalton stated that would be part of discussions.

Commissioner Smith asked about the drainage to the overflow.

Mr. Dalton stated there is a 60-foot wide spillway owned by the Canal Company. He stated there have been discussions about an inverted road to accommodate the road. St George is looking at a plan as well for that area.

Commissioner Schofield asked if it filled up in 2005.

Mr. Dalton stated it did not.

Mrs. Staheli asked for clarification of the road 3650. She asked because there is a fence.

Brandee Walker stated it is a timing issue and hasn't been determined and would show on the plat.

Commissioner Schofield asked if there is an easement.

Ms. Walker stated there was no easement.

Mr. Dalton stated to get an easement they would have to purchase the property.

Commissioner Schofield asked if the property owners could lose their fence lines.

Mr. Dalton stated yes but there isn't a need for it now. With 250 trips the road will need to be considered.

Mrs. Staheli asked if they would be notified as to when this will happen.

Commissioner Shepherd stated the plan is in the future to expand that road.

Mr. Dalton stated there are roads all over that haven't been platted, so a survey would need to be done. Farmers build roads for their convenience.

Commissioner Papa asked what access does the Staheli's use on 3650.

Mrs. Staheli stated they don't have one at this time.

Commissioner Schofield stated the girl's school does use it. They will still have to do something with 3650 with 250 trips.

Mrs. Staheli stated with the new road where the bridge is coming will increase the traffic. She asked if the dike will remain.

Mr. Dalton stated the dike will stay.

Dixie Andrus asked Mr. Dalton about the Camino Real to Washington Fields time frame. She stated she hasn't been notified and wanted to know so they can do some planning.

Mr. Dalton stated it depends on the traffic need. There may be a need for both connections.

Commissioner Schofield stated the roadway goes through the property.

Mr. Dalton stated it isn't their property and that is why they will be in discussions. Mr. Plumb does own the property so they can't make him do the road at this time.

Commissioner Schofield stated that is why it is frustrating because they don't know what and when things come in. He asked Mr. Starkey what the Commission can ask of the developer regarding roadways on a preliminary plat.

Attorney Jeff Starkey stated they can ask anything but they may not be required to do it because of the ordinance doesn't require them to do it. He stated it would be great if they could require beautiful block walls and landscaping with blooming flowers but if the ordinance doesn't require it is difficult to make them do it.

Commissioner Schofield stated it seem disingenuous to him that a developer has access to a road but doesn't require them to build a road out.

Mr. Dalton stated that is why they require a traffic study and look at construction drawings.

Commissioner Schofield stated it is difficult not the require them to improve the road when they will have an impact on the road.

Brandee Walker stated Mr. Plumb knows that there will be some of the road that would have to be built.

Commissioner Williams asked does Mr. Plumb plan to develop or sell it out?

Ms. Walker stated Mr. Plumb would most likely build it out. Each phase will be about 20 lots.

Commissioner Schofield stated the process is some times simply a situation where there needs to be communication with the various parties. For example Steeplechase had some issues with access. This is double what Steeplechase has proposed.

Ms. Walker stated that is for a traffic study.

Commissioner Schofield asked why the commission doesn't see the traffic study because they are going to be making a decision to recommend approval on a preliminary plat. He stated Mike Shaw had stated that Camino Real would be built out from 3650 to Washington Fields Road.

Mr. Dalton stated there is a prescriptive right of way that has been there for a long time. It is there until there is another solution.

Commissioner Schofield asked if they approve this there would be an asphalt roadway through 15 of their lots.

Mr. Dalton stated yes.

Mr. Ellerman stated that is why this is a preliminary plat so they can go forward.

Commissioner Schofield stated the system is flawed, they need to see everything. The roadway has lots on it.

Mr. Ellerman stated there are two that have been done Villa Toscana and Galilee Heights. Amendments happen because there are changes that need to be addressed. These are things that need to be addressed at Final Plat stage.

Commissioner Schofield stated there is a property owner that has been there for a very long time and has asked a question that should be answered.

Mr. Ellerman stated he would suggest that Dixie plan for the irrigation line in her plans.

Dixie Andreus stated she apologizes for opening a can of worms, she was aware of the road coming in. She stated she was a little surprise that it was coming tonight and they can work around it. She stated when the Washington fields road came in there were promises made that some of them were kept and some were not but she has no signed papers any where and that bothers her. She stated she will come to the city and go through files after the holidays.

Commissioner Schofield stated he doesn't object to this project he is just looking after Dixie and her interest. He stated this road affects her and would like to know what the commission can do to help her.

Mrs. Andrus asked to just keep her in the loop.

Brook Andrus stated it looks simple. They could okay the road but he wants to continue to farm. He stated the Washington Fields Road was a fiasco and he feels his parents were deceived. He stated they want to be kept in the loop and the triangle area wouldn't be big enough to develop. He stated Mr. Plumb has been good to work with and they don't have a problem with this project.

Commissioner Schofield stated most of the people here weren't a part of the road issue. He stated he would rather issues not happen like the one Mr. Andrus just spoke of. He asked Ms. Walker what her perspective how many acres are in the triangle.

Ms. Walker stated she didn't know. She stated that she and her firm have had conversations with Dixie Andrus.

Commissioner Schofield stated he sat on a committee with Dixie and they had discussed the property when they considered amending the General Plan.

Mr. Andrus stated after the first road was punched through and when someone comes in to put a C Store that takes away his sagebrush. He stated he didn't want to install the irrigation line then take it out when the road comes in. He stated he has already got engineers working on a plan.

Commissioner Schofield indicated to Mr. Andrus that it would be prudent for him to plan around the road. He asked Mr. Ellerman why Camino Real was design the way it is.

Mr. Ellerman stated because of Washington Fields Road and how it bends. It is based on visual.

Commissioner Schofield stated it appears that the road will go in so the Andrus's need to plan for it.

Mr. Ellerman stated the irrigation line could go under the road. The road will go in sooner or later.

Commissioner Schofield stated the road will go in and they should plan for it. The goal is to plan for the whole city and Mr. Plumb has stuck to what he said he would do which a lot of developers don't do.

Mr. Andrus stated he hopes that someone else has to build the road.

Ms. Staheli asked Ms. Walker about phases. She asked at Final plat stage would they know more about the road and where it will go.

Ms. Walker stated to the north is probably where they will start due to sewer and water then build out. They will know at construction draw stage and that happens prior to Final Plat stage.

Mrs. Staheli asked about drainage.

Mr. Dalton stated there is a master plan for 3650.

Commissioner Papa motioned to close the public hearing.  
Commissioner Smith seconded the motion.  
Motion passed unanimously.

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

Commissioner Schofield asked Commissioner Shepherd if she wanted to place further conditions on this.

Attorney Jeff Starkey stated that the city would love to condition every subdivision to have beautiful block walls and landscaped entrance with blooming flowers but the State and Supreme Courts say we can't do that.

Commissioner Williams seconded the motion.

Motion passed unanimously.

6. DISCUSSION ITEMS

A. No items at this time.

Commissioner Shepherd motioned to adjourn the Planning Commissioner meeting.

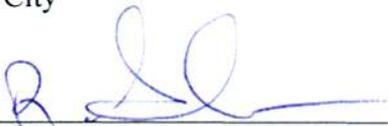
Commissioner Smith seconded the motion.

Motion passed unanimously.

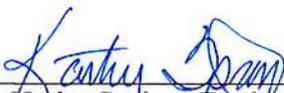
Meeting adjourned: 8:00 PM

Washington City

Signed by:

  
Rick Schofield, Chairman

Attested to:

  
Kathy Spring, Zoning Technician