



Section

16

**PCD Project Plan**

*Written Statement*

In accordance with Washington City Zoning Ordinance 29-2-103(16), the Written Statement contains the following information: (a) a statement of purpose and intent; and long range planning goals and objectives, including design intent, general architectural themes, and guidelines; (b) a statement of ownerships, proposed tenancy and legal description of the land included in the PCD Project Plan; (c) and a statement of any internal land use standards, regulations, which will be applied to properties and uses within the proposed PCD.

---

## Intent, Long Term Planning Goals and Objectives

---

State Trust Lands has long had the duty to protect the land. Following in that philosophy, State Trust Lands is now acting as the Master Developer to ensure that other developers on the project are bound to a Master Plan in harmony with intent of the development. Sienna Hills is 700 acres of undeveloped ground located between Interstate 15 and Telegraph Road, adjacent to Coral Canyon. Land uses incorporate all aspects of a complete community, while leaving 35% in open space corridors. Residential housing, commercial development, school and church sites, public uses and community parks and open space are integrated to form this community. The intent and objective for the developments centered around Sienna Hills and the new Interstate 15 Interchange is to create a community for people who combine a love and respect for the land with a desire for a sense of place using the following principles.

*Support environmental planning goals* using land use planning criteria that includes “open space” and “cluster” forms of development. The planning includes opportunities for appropriate community facilities and community amenities including open space areas, conservation easements, trail systems, recreation fields, parks and playgrounds and related recreational facilities.

*Weave the open space corridors* through the community. Major goals and objectives for planning the open space corridor are: Preserves scenic resources; Preserves steep slopes; Preserves natural drainageways to the extent possible; Preserves natural areas; Preserves wildlife habitat; Preserves heritage and history; Preserves recreational amenities. All planning and development for the area reflects conscientious sensitivity to and close correlation of proposed and natural features. Consequently, the project design will integrate and preserve select natural features and by curbing the extent of physical modifications and carefully integrating development areas and opens space through careful planning.

*Major drainage program elements* are to preserve natural drainageways to the extent possible; assure no increase in runoff downstream; use project site detention to maintain existing rate of flow; direct runoff to open space corridors and to natural drainageways; coordinate and correlate all drainage ways with elements of an open space plan and program. Open space corridors that follow the lowland and bench areas integrate detention needs within the project.

*Seamlessly connect the recreational and development areas* of the project to the existing BLM trails to support their mission to sustain the health, diversity, and productivity of public land for the use and enjoyment of future generations. All the development areas tie into and are brought together in a community trail system where walking, and biking, are an integral part of the lifestyle. Integrated trails to the Grapevine Trail and the Habitat Conservation Preserve areas will be planned and constructed with each phase of the development.

*Integrate residential and commercial parcels* in the Sienna Hills development to ensure a growing community. In the residential areas a wide variety of residences, including townhouses, luxury apartments, fine custom homes, and affordable production homes will be provided. Residents will include a diversity of incomes and ages.

*Provide a variety of commercial developments* to complement the new interchange. Commercial developments include freeway commercial, major intersection convenience, regional retail, retail, mixed use-high density residential and community related retail.

Communities are born by planning that links people to the land. Creating developments that are “Light on the land” develops a unique pride and love that works to preserve the natural integrity of the environment.

---

**Ownerships, Proposed Tenancy, and Legal Description**

---

### Legal Description

Beginning at the Northeast Corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian, thence along the West Section line of said Section 12 South 01°01'59" West 1334.40 feet to the South line of sectional Lot 1 of Section 7, Township 42 South, Range 14 West; thence along said South line of said Lot 1 South 88°56'28" East 1277.11 feet to the East line of said Lot 1; thence along the East line of said Lot 1 North 00°25'30" East 1336.06 feet to the North line of said Section 7; thence along said section line South 89°00'45" East 718.19 feet to a point on the Westerly boundary line of the Coral Canyon Development Lease Boundary as described in Development Lease No. 610, dated June 30, 1999, between SunCor Development and The State of Utah, as to which a Memorandum of Lease was recorded July 2, 1999, as Entry No. 00653936, in Book 1339, beginning at page 1451 in the office of the Washington County Recorder, in said county, in the state of Utah; thence along said boundary line in the following eighteen (18) courses: South 13°27'52" East 860.98 feet; thence South 13°25'06" East 477.18 feet; thence South 04°14'38" East 576.08 feet; thence South 46°25'46" East 171.31 feet; South 40°28'45" East 327.21 feet; thence South 22°11'51" East 213.85 feet; thence South 07°08'11" West 258.29 feet; thence South 37°11'51" West 162.48 feet; thence South 21°32'45" West 243.06 feet; thence South 36°08'23" West 220.08 feet; thence South 29°42'15" West 384.05 feet; thence South 38°36'52" West 411.12 feet; thence South 20°53'13" West 539.79 feet; thence South 21°28'02" West 447.91 feet; thence South 07°20'30" West 477.09 feet; thence South 14°28'10" West 304.43 feet; thence South 23°37'27" West 360.25 feet; thence South 07°27'01" West 308.54 feet to a point on the arc of a curve concave to the left, said curve having a radius of 953.02 feet, from which the radius point bears South 41°04'33" East; said point also being on the northerly right-of-way line of Telegraph Road, thence along said Telegraph Road right-of-way in the following nine (9) courses: Southwesterly 60.96 feet along the arc of said curve through a central angle of 03°39'54"; thence South 45°15'33" West 212.75 feet to the point of curvature of a curve concave to the right, said curve having a radius of 966.29 feet, thence Southwesterly 519.06 feet along the arc of said curve through a

central angle of 30°46'39" to the point of tangency; thence South 76°02'12" West 471.30 feet to the point of curvature of a curve concave to the left, said curve having a radius of 953.02 feet, thence Southwesterly 682.74 feet along the arc of said curve through a central angle of 41°02'48" to the point of tangency; thence South 34°59'24" West 528.62 feet to the point of curvature of a curve concave to the right, said curve having a radius of 1786.48 feet, thence Southwesterly 649.13 feet along the arc of said curve through a central angle of 20°49'08" to a point from which the radius point bears North 34°11'28" West, said point also being on the East Line of the West Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter (W1/2NW1/4NE1/4SE1/4), said line also being the West East East 256<sup>th</sup> line of Section 13 Township 42 South, Range 15 West; thence along said East line South 00°53'30" West 886.75 feet to North line of the South Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter (S1/2SW1/4NE1/4SE1/4), said line also being the South North South 256<sup>th</sup> line of said Section 13; thence along said North line North 89°14'48" West 331.39 feet to the West line of the East Half of the Southeast Quarter (E1/2SE1/4), said line also being the East 16<sup>th</sup> line of said Section 13; thence along said West line South 00°53'38" West 666.85 feet to the North line of the South Half of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter (S1/2NE1/4SW1/4SE1/4) said line also being the North South South 256<sup>th</sup> line of said Section 13; thence along said North line North 89°31'49" West 1325.68 feet to the Center Section Line of Section 13 Township 42 South, range 15 West; thence along said center section

North 00°54'15" East 4305.07 feet to the North Quarter Corner of said Section 13; thence along the Center Section line of said Section 12 North 01°04'28" East 1348.16 feet to an existing Bulloch Brothers rebar and cap, said point also being on the North Line of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of said Section 12; thence North 88°00'39" West 2053.26 feet to an existing Bulloch Brothers rebar and cap, said point also being on the Southerly right-of-way line of Interstate 15; thence along said right-of-way line in the following ten(10) courses: North 68°08'36" East 649.49 feet to an existing right-of-way monument; thence North 68°11'34" East 305.15 feet to an existing right-of-way monument; thence North 64°22'11" East 707.23 feet to an existing right-of-way monument; thence North 59°18'52" East 520.66 feet to an existing right-of-way monument; thence North 53°41'53" East 517.13 feet to an existing right-of-way monument; thence North 48°43'10" East 517.03 feet to an existing right-of-way monument; thence North 43°58'06" East 512.69 feet to an existing right-of-way monument; thence North 39°46'31" East 233.31 feet to an existing right-of-way monument; thence North 39°02'32" East 912.72 feet to an existing right-of-way monument; thence North 39°02'23" East 1352.91 feet to the North Section Line of said Section 12; thence along said section line South 88°17'34" East 66.70 feet to the point of beginning.

Contains 738.50 acres.

Less and Excepting:

1. A parcel of land in fee for the Interstate 15 Northbound Mile Post 13 ramps, known as Project No. \*SP-15-1(20)13, described in State of Utah Patent No. 19639 with Exhibit A labeled as Parcel No. 15-1:1:A. Encloses 5.992 acres.

2. The area inside Washington Parkway Right-of-Way boundary as described in State of Utah Patent No. 19661 with Exhibit A. Encloses 16.07 acres.
3. The area inside the Telegraph Road Right-of-Way boundary, a 200 foot wide public roadway. Encloses 7.9 acres.

---

**Statement of Internal Land Use Standards and Regulations**

---

The attached Zoning Comparison Exhibit in Section 2 sets forth the existing Washington City Standards and those standards which are being approved for this PCD project.