### JKP Gas Station & RV Park Narrative

The proposed JKP Gas Station and RV Park project is located at the southeast corner of SR-9 and Telegraph Road. The project includes construction of a 5,000 sq ft gas station and convenience store with 7 fuel islands. At the south entrance, an RV park is proposed with a total of 56 RV pads and a 2,840 sq ft clubhouse. The clubhouse includes 1,378 sq. ft. of living quarters on the upper floor for the onsite manager and 3 covered parking spaces nearby. The proposed project will include construction of two access points along Telegraph Rd., access along Razon Ridge Dr., and construction of a public trail east of Razor Ridge Park.



WashingtonCity.org



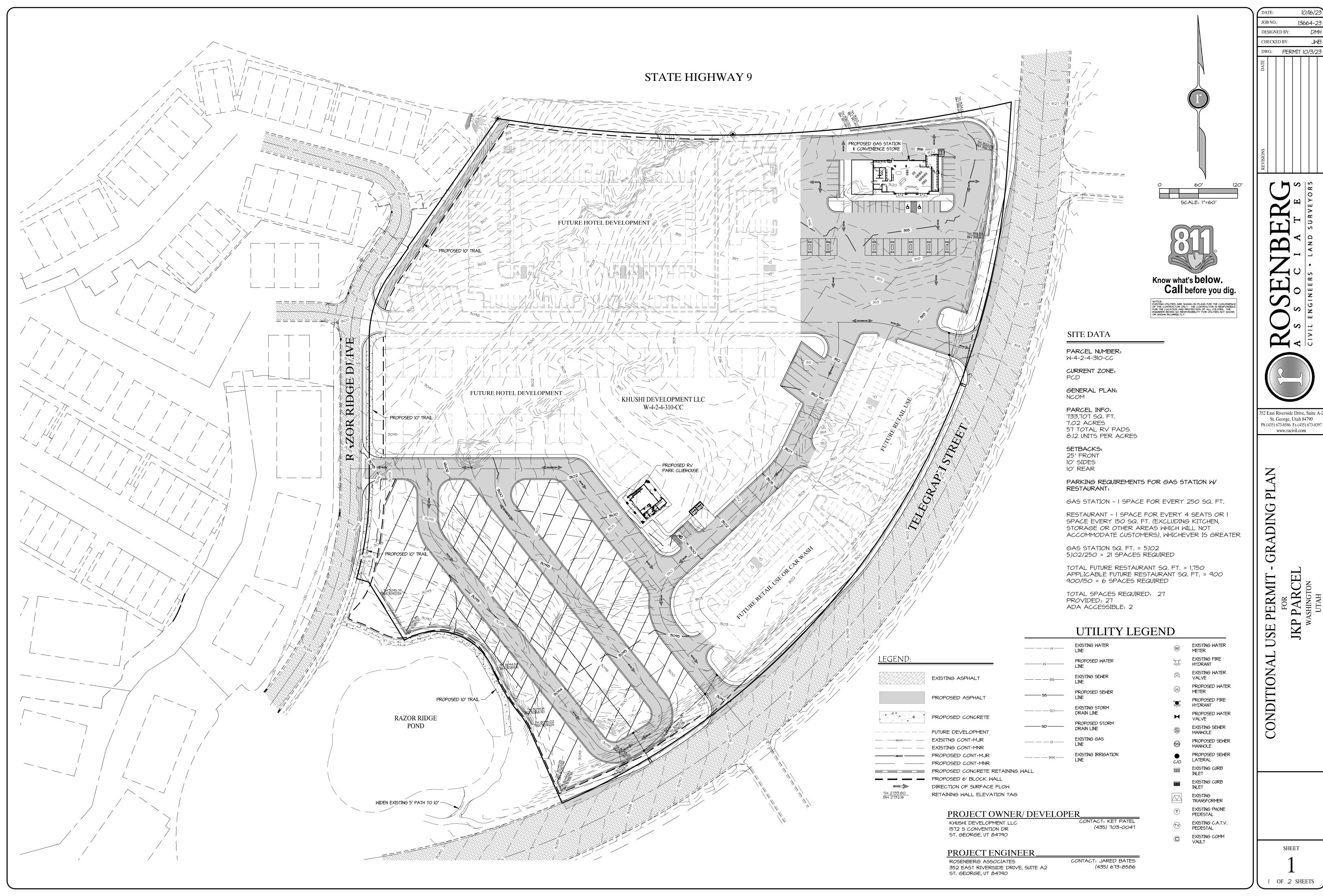
### PROJECT FLOW CARD CUP-23-12 Conditional Use Permit - JKP project-SW corner of SR-9 and Telegraph

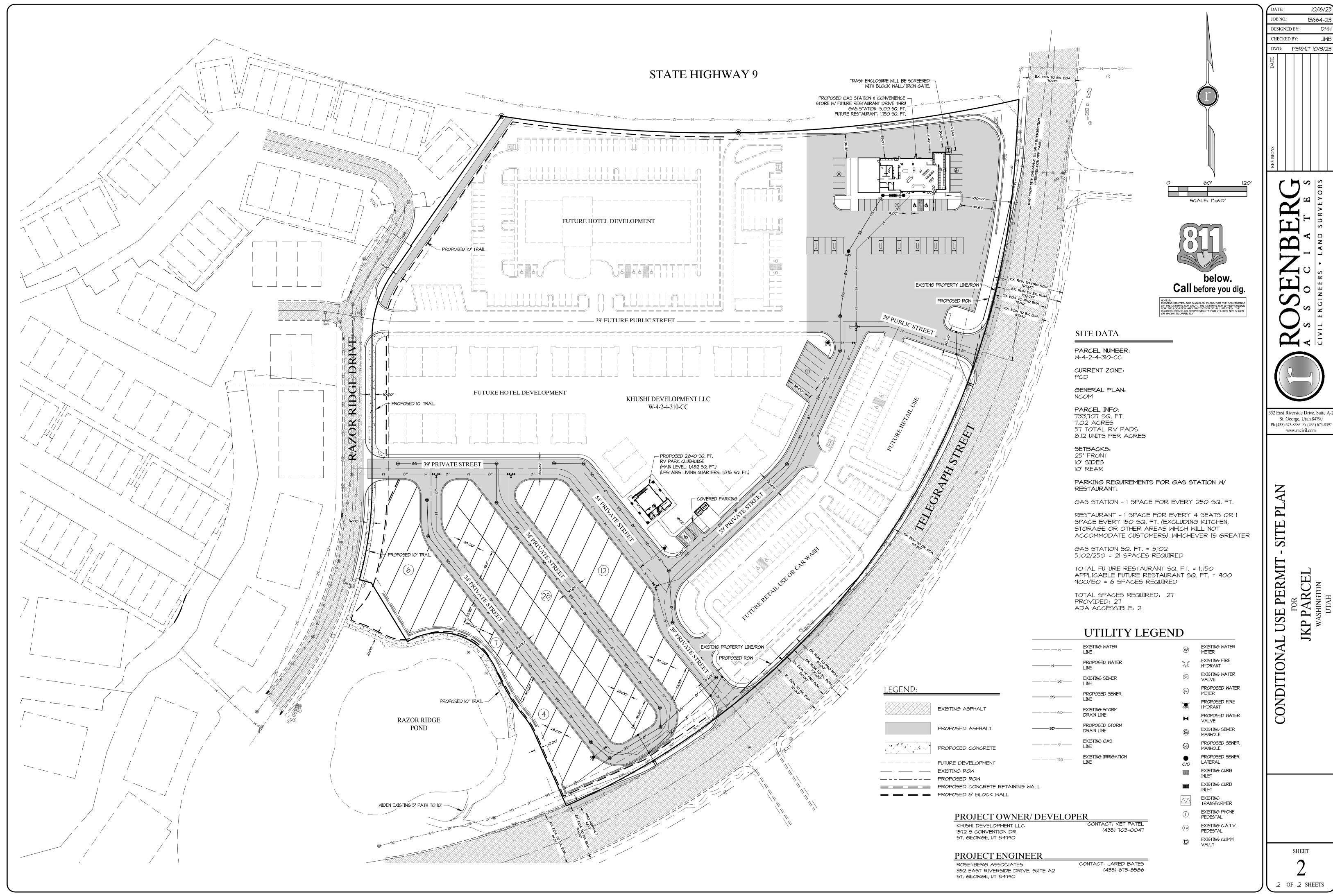
### **MEETING DATE**

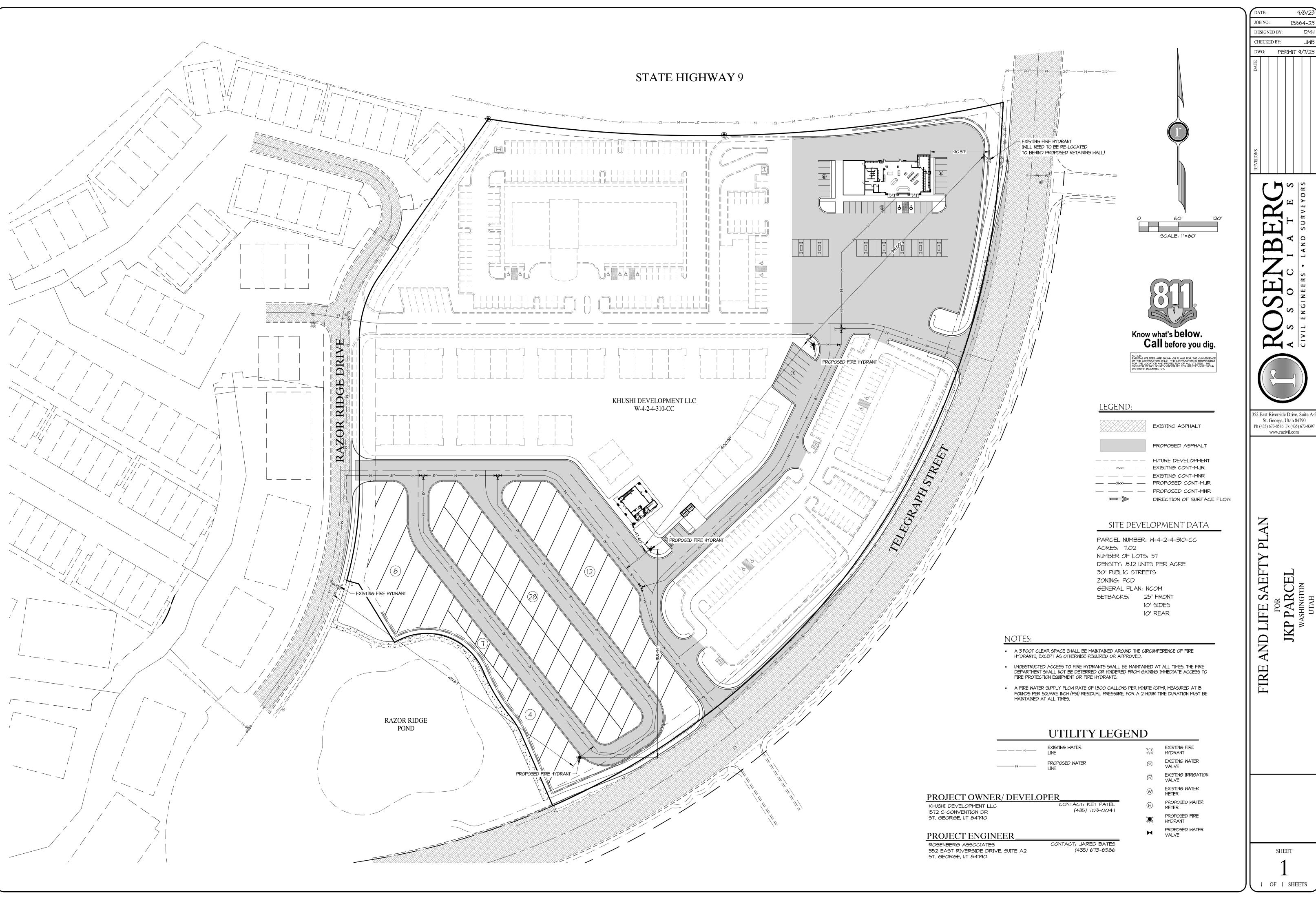
October 18, 2023 PC October 25, 2023 CC

Planning	Reviewed. OK to move forward	
Hillside	NA	
Public Works	Reviewed - Issues addressed. Final utility layout and road widths will be reviewed with civil construction plans. RV Park - water system will need to be designed differently as transient water system (requires operator)	
Engineer	Reviewed. Would make a condition that a secondary access be installed with the first phase of construction.	
Fire Dept.	No concern with concept, will conduct fire & life safety review with building plan submission	
Parks/Trails	This site contains a master planned trail. The trail will connect Telegraph Trail and a future trail along SR-9. Trail through the park will be renovated and widened.	
Building dept	No Concerns at this time	
Washington Power	Existing utilities onsite, developer needs to ensure utilities and easements and not affected by buildings, parking, curbing etc. Services and capacity available for the project.	
Dixie Power	NA	
Economic Dev.	No concerns with C-store, gas station, or RV park building. Staff is concerned regarding some of the proposed future uses (car wash). However, that use is not part of this CUP. RH	
Administrative	Reviewed. No comments. RH	

**Additional Comments:** 









PLANT SCHEDULE \*\*\*SEE SHEET L503 FOR PLANT SCHEDULE\*\*\* Landscape Architecture & Architectural Site Design PLANTING NOTES CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. 1058 East 2100 South Salt Lake City, Utah 84106 office 801 . 487 . 4923 fax 801 . 466 . 3046 www.arcsitiodesign.com CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION. 6. FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE AREAS UNLESS A ROOT BARRIER IS INSTALLED. CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND AMMEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 7 INCHES OF GRADE IN TURF SOD AREAS (6 INCHES OF TOPSOIL AND 1 INCH FOR SOD) AND 15 INCHES IN SHRUB BED AREAS (3 consultant: INCHES OF BARK MULCH AND 12" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE. REFERENCE SCHEDULE NOTES DESCRIPTION DETAIL 2-4" DIA. ROCK MULCH, COLOR "CAPPUCCINO CHUNKY", TYP. K9 SYNTHETIC TURF, TYP. LANDSCAPE BOULDER, TYP. 4-6" ROCK COBBLE, TYP. DECOMPOSED GRANITE, TYP. LIMIT OF CONSTRUCTION 5 FEET HIGH BLACK VYNL FENCE IN CONCRETE MOW CURB 6" CONCRETE MOW CURB, TURF HEADER EDGE MAN GATE CONCRETE PAD DOG STATION PROPOSED TRAIL, SEE CIVIL PLANS RETAINING WALL, SEE CIVIL PLANS \* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES. project JKP **PARCEL** Washington, UT revisions asd project no **OVERALL** LANDSCAPE PLAN SCALE & NORTH ARROW KEYPLAN

NORTH SCALE: 1" = 50'-0"



PLANT SCHEDULE

\*\*\*SEE SHEET L503 FOR PLANT SCHEDULE\*\*\*

PLANTING NOTES

B

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REFERENCE SCHEDULE NOTES

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K9 SYNTHETIC TURF, TYP.

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LANDSCAPE BOULDER, TYP.

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6" CONCRETE MOW CURB, TURF HEADER EDGE

MAN GATE

CONCRETE PAD

DOG STATION

SCALE & NORTH ARROW

PROPOSED TRAIL, SEE CIVIL PLANS

RETAINING WALL, SEE CIVIL PLANS

\* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

NORTH SCALE: 1" = 20'-0"

project

JKP
PARCEL
Washington, UT

-1-4-

September 6,

Arc Sitio Design, Inc

Landscape Architecture & Architectural Site Design

1058 East 2100 South

Salt Lake City, Utah 84106 office 801 . 487 . 4923

fax 801 466 3046

www.arcsitiodesign.com

consultant:

revisions

data

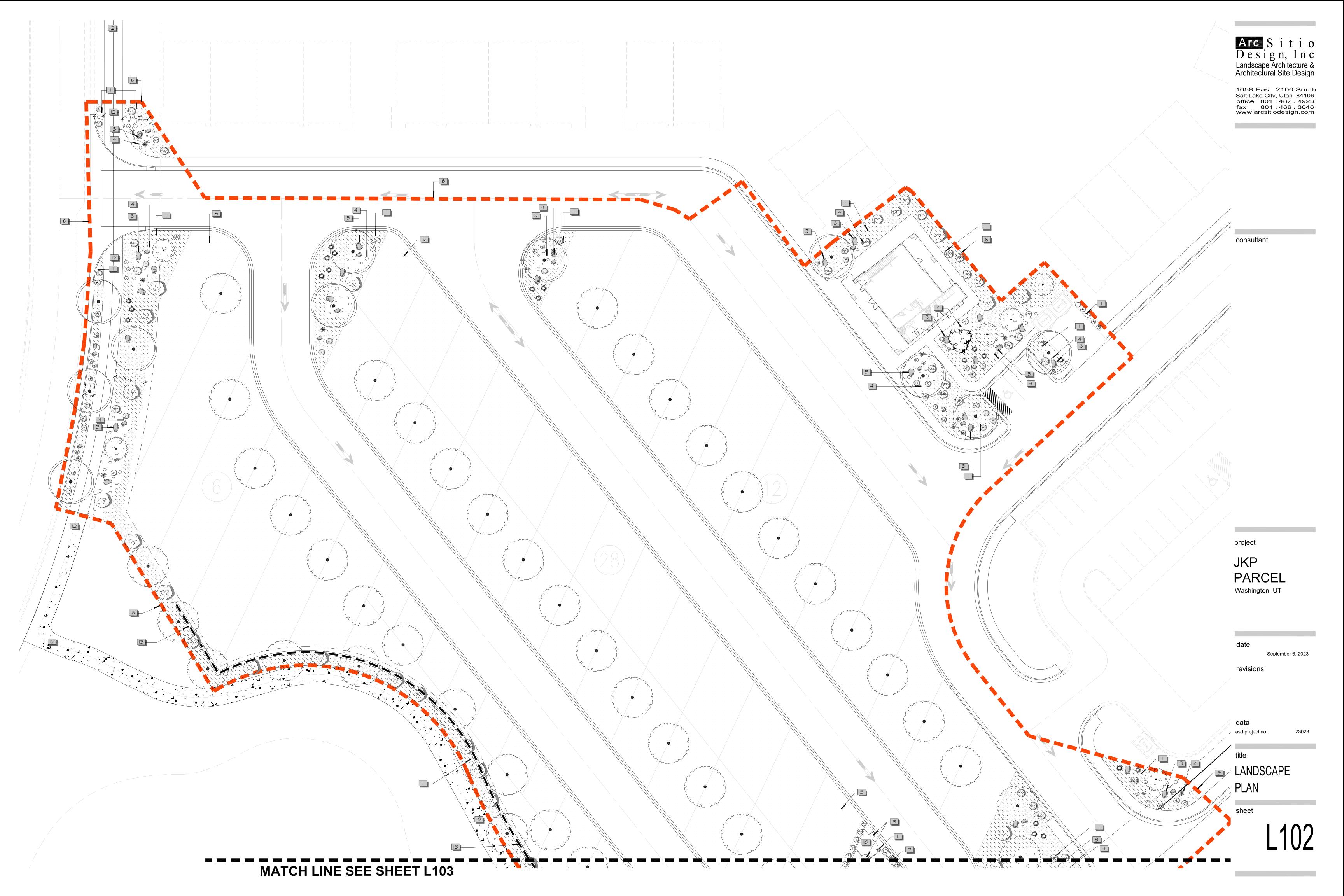
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LANDSCAPE PLAN

sheet

L101



# MATCH LINE SEE SHEET L102

PLANTS	SCHEDULE					
DECIDUOUS	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	Chilopsis linearis	Desert Willow	B & B	2"		٦
•	Fraxinus oxycarpa 'Raywood' TM	Raywood Ash	B & B	2"		16
•	Ulmus parvifolia	Lacebark Elm	B # B	2"		63
EVERGREEN	BOTANICAL NAME	COMMON NAME	<u>CONT</u>	<u>CAL</u>	SIZE	QTY
00000000000000000000000000000000000000	Cedrus libani stenocoma	Lebanon Cedar	B & B		10-12'H	4
PALMS	BOTANICAL NAME	COMMON NAME	CONT	<u>CAL</u>	SIZE	QTY
A CONTRACTOR OF THE PARTY OF TH	Chamaerops humilis	Mediterranean Fan Palm	30 box			3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE			
bac	Baccharis Thompson	Thompson Baccharis	5 gal			33
(C·Y)	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal			35
*	Dasylirion wheeleri	Desert Spoon	5 gal			10
Service Servic	Hesperaloe funifera	Mexican False Yucca	5 gal			50
pr	Nerium oleander 'Dwarf Pink'	Dwarf Pink Oleander	5 gal			28
(glab)	Nerium oleander 'White Sands'	White Sands Oleander	5 gal			18
cor	Nerium oleander 'Little Red' TM	Little Red Oleander Hardy Dwarf	5 gal			22
(er)	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn nana	5 gal			30
<u>GRASSES</u>	BOTANICAL NAME	COMMON NAME	SIZE			
$\odot$	Calamagrostis x acutiflora 'Overdam'	Overdam Reed Grass	I gal			45
	Muhlenbergia rigens	Deer Grass	l gal			17
PERENNIALS	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>			
lu	Lantana x 'New Gold'	New Gold Lantana	l gal			23
<b>©</b>	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	l gal			36
to	Teucrium chamaedrys	Germander	l gal			12

\* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

Sandpaper Verbena

Verbena rigida

PLANT SCHEDULE

\*\*\*SEE SHEET L503 FOR PLANT SCHEDULE\*\*\*

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Landscape Architecture & Architectural Site Design

1058 East 2100 South Salt Lake City, Utah 84106 office 801 . 487 . 4923 fax 801 . 466 . 3046 www.arcsitiodesign.com

consultant:

REFERENCE SCHE	EDULE NOTES
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SYMBOL DESCRIPTION DETAIL

2-4" DIA. ROCK MULCH, COLOR "CAPPUCCINO CHUNKY", TYP.

K9 SYNTHETIC TURF, TYP.

LANDSCAPE BOULDER, TYP.
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CONCRETE PAD

DOG STATION

SCALE & NORTH ARROW

PROPOSED TRAIL, SEE CIVIL PLANS

RETAINING WALL, SEE CIVIL PLANS

\* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

projec

JKP PARCEI

Washington, UT

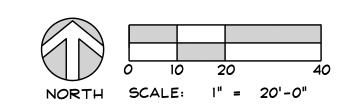
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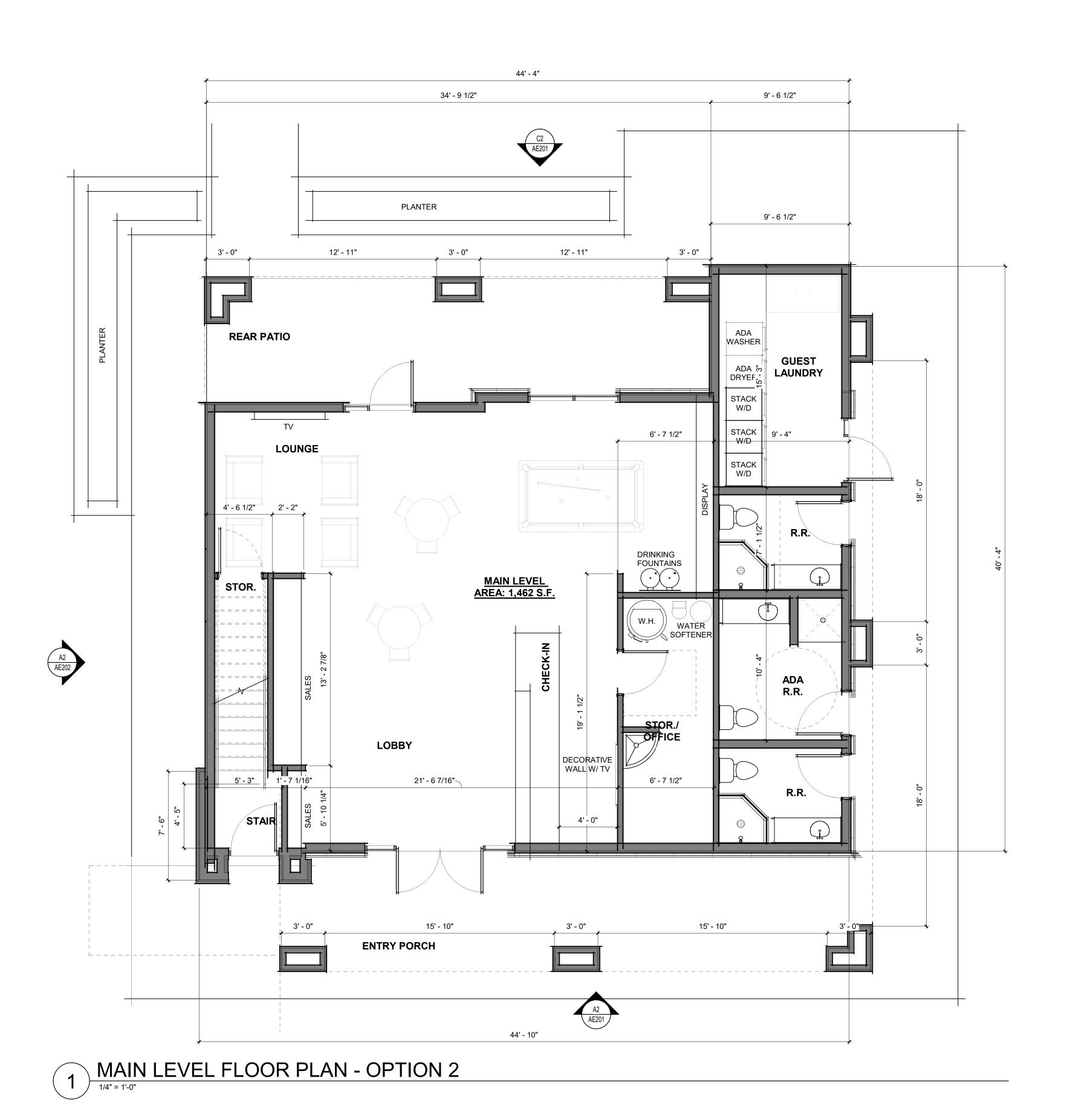
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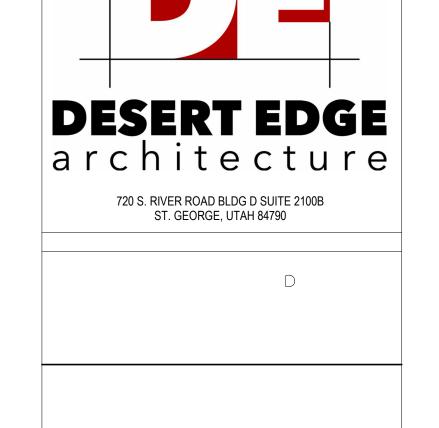
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SALT LAKE ST.GEORGE

VAN BOERUM & FRANKASSOCIATES, INC. CONSULTING ENGINEERS

### RV PARK WASHINGTON, UT

CORNER OF STATE STREET AND WASHINGTON PARKWAY

STAMP

CONSTRUCTION

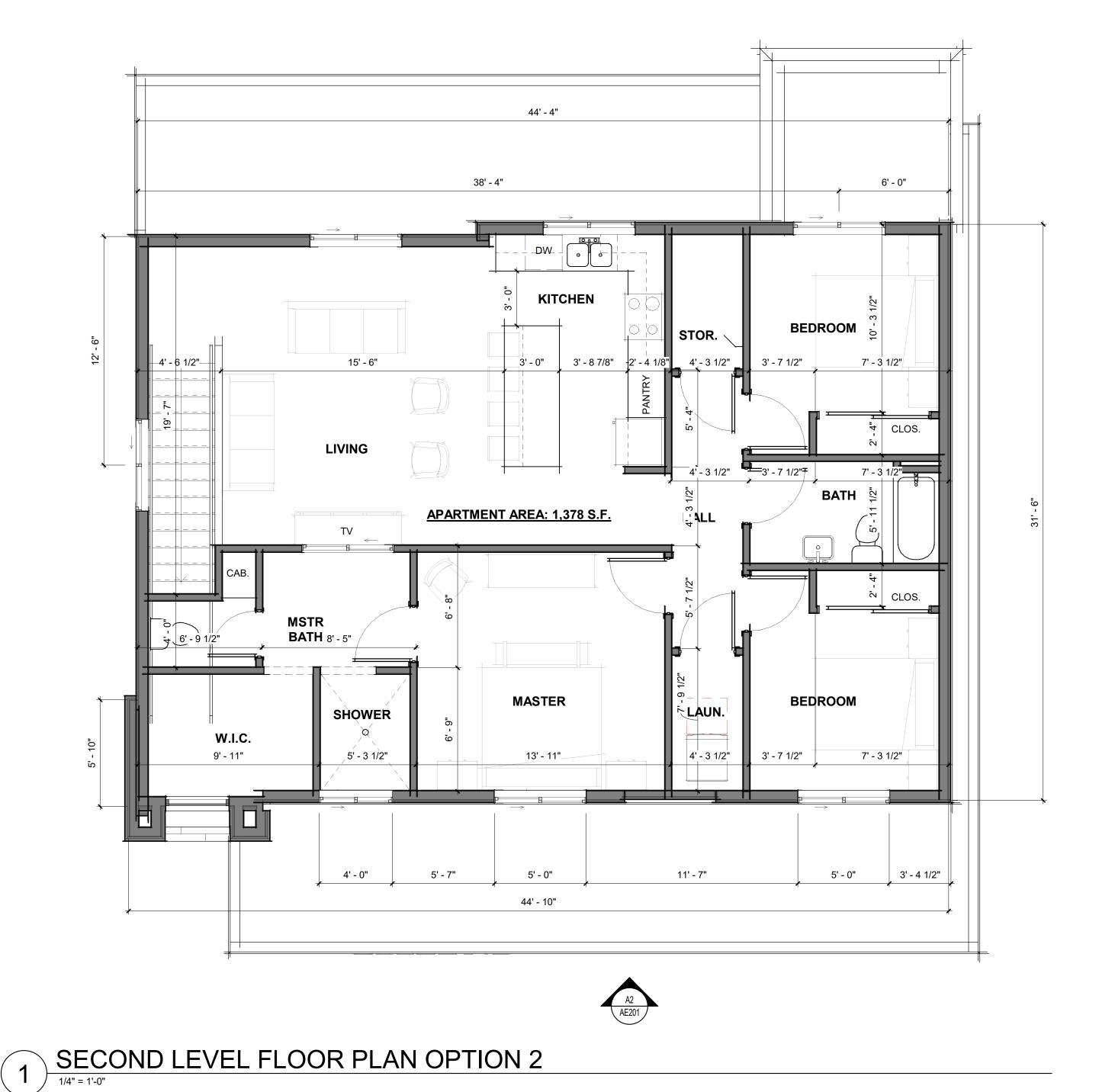
ISSUE TYPE:	DATE:
PRE-DESIGN	04/17/2023
PROJECT NUMBER:	001054
DRAWN BY:	Author
CHECKED BY:	Checker

MAIN LEVEL FLOOR PLAN - OPTION 2

**AE101** 

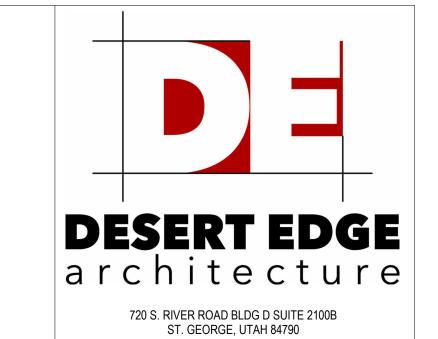
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4225 Lake Park Blvd Ste 275
West Valley City, Utah 84120
P:801.532.2196
www.bnaconsulfing.com
SALT LAKE ST.GEORGE

RV PARK WASHINGTON, UT

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PROJECT NUMBER:	001054	
DRAWN BY:	Author	
CHECKED BY:	Checker	

SECOND LEVEL FLOOR PLAN -OPTION 2

**AE102** 





### **GENERAL NOTES**

- A. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.
- B. MAIN FINISH FLOOR ELEVATION ASSUMED TO BE 100'-0"
- C. ALL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR WALLS, FACE OF SHEATHING AT EXTERIOR WALLS, GRID LINES, AND CENTER LINE OF COLUMNS, U.N.O.
- D. SLOPE ALL LANDSCAPING GRADES AWAY FROM THE BUILDING 8" FOR FIRST 10'-0" FROM BUILDING
- E. SEE GI002 FOR HORIZONTAL AND VERTICAL ASSEMBLIES



### KEYNOTES

720 S. RIVER ROAD BLDG D SUITE 2100B ST. GEORGE, UTAH 84790





### RV PARK WASHINGTON, UT

CORNER OF STATE STREET AND WASHINGTON PARKWAY

STAMP

### EXTERIOR MATERIALS LEGEND

EIFS EXTERIOR INSULATION:
SEE MATERIALS BOARD

EIFS EXTERIOR INSULATION:
SEE MATERIALS BOARD

LARGE FORMAT STONE:
SEE MATERIALS BOARD

LONGBOARD ALUM. WOOD-LOOK SIDING: SEE MATERIALS BOARD

ALUM. FASCIA: SEE MATERIALS BOARD

EXTERIOR GLAZING: SEE MATERIALS BOARD

CONSTRUCTION

PROJECT NUMBER:
DRAWN BY:
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DATE:
DATE:
DATE:
D04/17/2023

001054

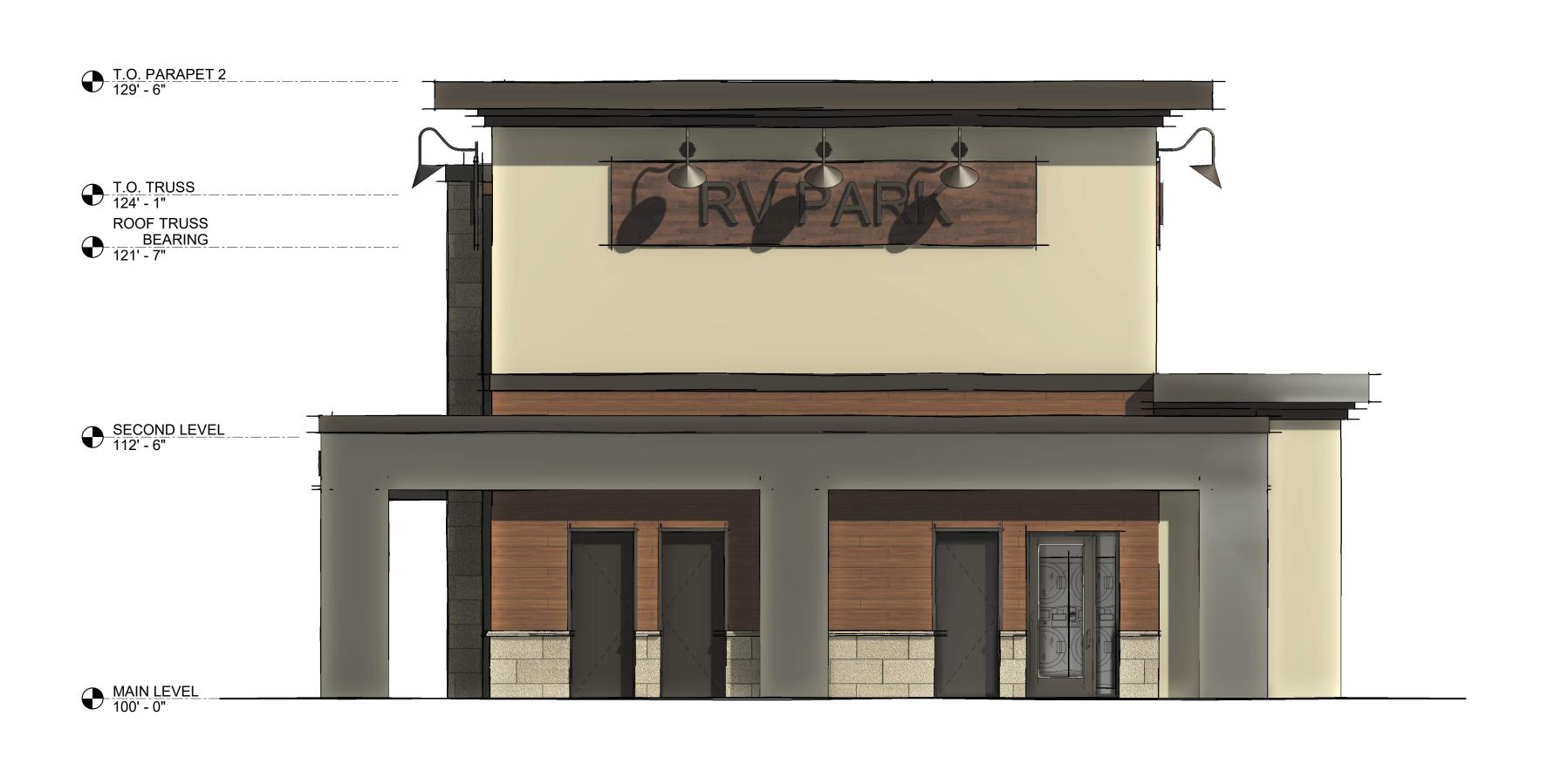
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Checker

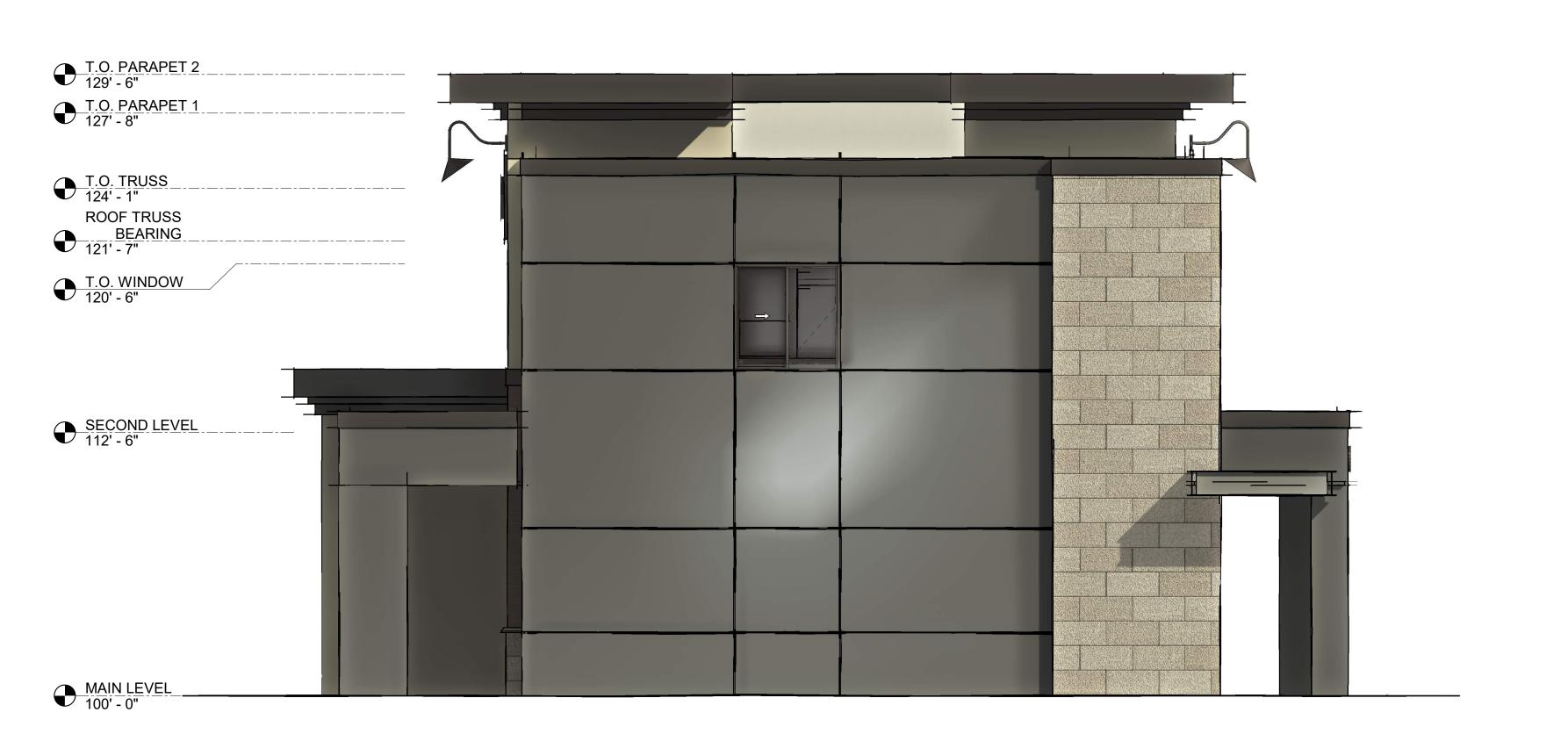
EXTERIOR ELEVATIONS

**AE201** 

SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"





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KEYNOTES

720 S. RIVER ROAD BLDG D SUITE 2100B ST. GEORGE, UTAH 84790

VAN BOERUM & FRANKASSOCIATES, INC. CONSULTING ENGINEERS WWW.VBFA.COM

VBFA 230 N 1680 E BLDG. V 435.674-4800 T ST. GEORGE, UT 84770 435.674-4800 T

4225 Lake Park Blvd Ste 275
West Valley City, Utah 84120
P:801.532.2196

Www.bnaconsulting.com

SALT LAKE ST.GEORGE

### RV PARK WASHINGTON, UT

CORNER OF STATE STREET AND WASHINGTON PARKWAY

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EXTERIOR MATERIALS LEGEND

EIFS EXTERIOR INSULATION:
SEE MATERIALS BOARD

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SEE MATERIALS BOARD

LARGE FORMAT STONE: SEE MATERIALS BOARD

LONGBOARD ALUM. WOOD-LOOK SIDING: SEE MATERIALS BOARD

EXTERIOR GLAZING: SEE MATERIALS BOARD

ALUM. FASCIA: SEE MATERIALS BOARD CONSTRUCTION

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DATE:
DATE:
D4/17/2023

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DRAWN Checker

EXTERIOR ELEVATIONS

**AE202** 

(A2) WEST EXTERIOR ELEVATION

1/4" = 1'-0"

C2 EAST EXTERIOR ELEVATION



ALUM. FASCIA (TO MATCH KAWNEER NIGHT HAWK)



**DESERT EDGE** architecture

720 S. RIVER ROAD BLDG D SUITE 2100B ST. GEORGE, UTAH 84790

VAN BOERUM & FRANKASSOCIATES, INC. CONSULTING ENGINEERS

**VBFA** 230 N 1680 E BLDG. V 435.674-4800 T ST. GEORGE, UT 84770

CONSULTING SALT LAKE ST.GEORGE

**RV PARK** 

WASHINGTON, UT

CORNER OF STATE STREET AND WASHINGTON PARKWAY

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C4) FRONT PERSPECTIVE

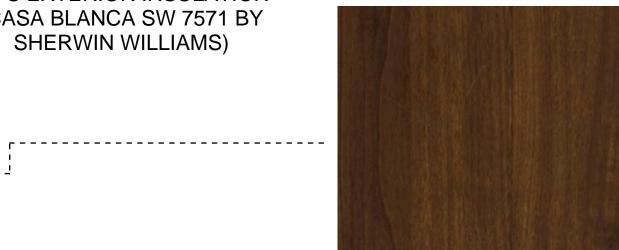


LARGE FORMAT STONE (FRENCH GRAY CAST-FIT BY CULTURED STONE)

------



EIFS EXTERIOR INSULATION (CASA BLANCA SW 7571 BY SHERWIN WILLIAMS)



LONGBOARD ALUM.



WOOD-LOOK SIDING (DARK NATIONAL WALNUT)



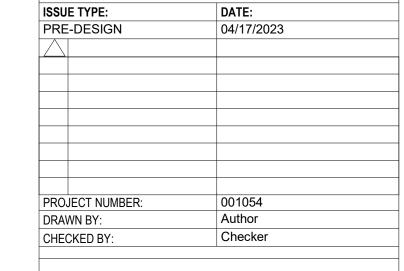
FRONT RIGHT PERSPECTIVE

EIFS EXTERIOR INSULATION (TIN LIZZY SW 9163 BY SHERWIN WILLIAMS)

L-----



(A4) FRONT LEFT PERSPECTIVE



PERSPECTIVE **VIEWS** 

**AE901** 

(A1) REAR LEFT PERSPECTIVE

KAWNEER ANODIZED ALUM. STOREFRONT







5





### KORNER MART WASHINGTON, UT

CORNER OF STATE STREET AND WASHINGTON PARKWAY

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CONSTRUCTION

ISSUE TYPE:	DATE:	
SCHEMATIC DESIGN	06/09/2023	
PROJECT NUMBER:	001053	
DRAWN BY:	Author	
CHECKED BY:	Checker	

EXTERIOR ELEVATIONS

**AE202** 



DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

VAN BOERUM
& FRANKASSOCIATES, INC.
CONSULTING ENGINEERS
WWW.VBFA.COM

230 N 1680 E BLDG. V
ST. GEORGE, UT 84770

435.674-4800 T



### KORNER MART WASHINGTON, UT

CORNER OF STATE STREET AND WASHINGTON PARKWAY

STAMP

CONSTRUCTION

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DRAWN BY:	Author	
CHECKED BY:	Checker	

PERSPECTIVE VIEWS

**AE901** 



### Conditional Use Permit Hearing - Gas Station & RV Park C-23-12 on Telegraph Street

2 messages

Craig Madsen < craigmadsen 88@gmail.com>

Wed, Oct 11, 2023 at 6:47 PM

To: "mhayes@washingtoncity.org" <mhayes@washingtoncity.org>, Vanessa Madsen <vmadsen17@gmail.com>

Dear Melodie Hayes,

My wife and I own a townhome located on Razor Ridge Drive.

I received a public hearing notice in the mail regarding the consideration to approve a conditional use permit for the proposed gas station and RV Park to be located on 4395 E Telegraph Street.

We are heading out of town tomorrow and will be gone for the hearing and the time slot that the public comments portal is open for comments. I hope you can add this to the public comments since we will not have the ability to access this while we are away.

I know that this area has been growing tremendously the past few years. We were part of that growth and I can appreciate that many still want to own or visit this beautiful part of our state!

My concerns with this proposed development and Conditional Use Permit are based on a few issues mainly with the RV Park.

- 1. With our home being literally a few homes from this RV park, I am concerned that this will reduce our property values because of the transient nature and negative impact that RV parks will have on the adjacent properties. There are very few RV Parks that I have seen that do not deteriorate quickly over time and then they are an eye-sore and are uncomely to the neighborhood. My concern is that this will follow that pattern and our property values will also be negatively affected. Our home is an investment. Typically these RV parks are located on the fringes of cities, not in the middle of the residential neighborhoods like ours to the west and the one to the East of Telegraph. I don't feel that this is a good location for existing property owners like ours.
- 2. One of the reasons we purchased our home here was for the pond that our sons and now our grandkids can visit and fish in. Over the past 7 years this has become more popular and more people fish there. The city stocks the pond with trout occasionally, but we have noticed a significant change in the number of fish that our kids have caught in recent years. I am concerned that an RV park will bring more people right to the pond who will add more traffic and people fishing there that will further reduce the fish count. (This was honestly the deciding reason we bought here.)
- 3. The other proposed development buildings located on this corner do not seem to be in harmony with an RV Park either. Future Hotels, Retail buildings, Car wash, & whatever the Kushi Development will be, seems like the RV Park is the obvious outlier that does not fit in.
- 4. The road access to this new development from Razor Ridge Drive will also be an impact to those of us on Razor Ridge Drive. There are many times kids walk down Razor Ridge Drive to get to the pond or the club house and this will have much more traffic from the RV park with large trucks / trailers as well as RV's. This is a safety concern for me. When the hotels are built (if they are) this will also add much more traffic to Razor Ridge Drive.
- 5. When we first bought our home there, we were able to park some trailers with atv / side x sides on the dirt area on the East of the coral ridge adjacent to the Razor Ridge Drive. The past couple of years this parking has been eliminated and anyone with a trailer / side x side now parks on Telegraph Street near the pond. More development with RV Parks & Hotels will bring additional visitors that I would expect some will have off road vehicles that will also need to be parked somewhere. I am doubtful that the parking at these hotels will accommodate those types of vehicles within their limited parking stalls. Where will these vehicles park? More on Telegraph Street? When does this become a traffic hazard when people are coming out of Razor Ridge Drive and cannot see to the left or right to access the roads because of parked vehicles?
- 6. When we were looking to buy in this area, we intentionally found a development that could be a rental unit that was approved by the city. At the time we bought, many 2nd homes were being purchased and turned into daily/weekly/monthly rentals that were not in compliance with local ordinances. We wanted to make sure we were in compliance with the city ordinances. Many units in Coral Ridge are investment properties (like ours) and putting an RV

Park directly next to ours will further reduce our ability to rent our unit when we want to, when we are not using it. Hotels will have a further negative impact on this as well.

These are some of the reasons that I am opposed to the passage of a conditional use permit for this RV Park. I don't want to come across as someone who is against development - now that I am there. On the contrary, (I am in construction as well for my occupation) I believe that construction can beautify and enhance cities that are already growing. I just don't believe that an RV Park will bring that kind of beauty now, or over the years, nor will it add to the livability of homes and viability of rental properties that are existing.

For these reasons I oppose this Conditional Use Permit.

Please add my comments above to the public comment portal when it is available.

Thank you for your consideration of my concerns.

Please feel free to call me if you have any questions - 801-209-8500.

--

### Craig Madsen

**Melodie Hayes** <mhayes@washingtoncity.org>
To: Craig Madsen <craigmadsen88@gmail.com>
Cc: Vanessa Madsen <vmadsen17@gmail.com>

Thu, Oct 12, 2023 at 9:01 AM

I will make sure this is included in the comments for the meeting.



[Quoted text hidden]

### WASHINGTON CITY PLANNING COMMISSION MEETING STAFF REVIEW

AGENDA ITEM: 6b

**HEARING DATE:** October 18, 2023

**ACTION REQUESTED:** C-23-13, A request for a Conditional Use Permit for a Wellness

Spa located at Cotton Town Village lot-2

**APPLICANT:** Kathy Jo Staheli

OWNER: Kathy Jo Staheli

**ENGINEER:** Civil Science

**REVIEWED BY:** Eldon Gibb - City Planner

**RECOMMENDATION:** Recommend approval with conditions onto the City Council

### Background

The applicant is requesting approval of a Conditional Use Permit to build a Wellness Center located at Cotton Town Village lot-2. Zoning regulations require commercial buildings over 5,000 square feet to obtain an approved Conditional Use Permit.

The proposed wellness center is 5,870 square feet and will provide lodging & resort style treatments for an eight guest room facility. The owner will reside onsite in a separate living area. The wellness center will provide all meals via an onsite kitchen. The lower level consists of a yoga room, steam room, and additional therapy rooms. These amenities are only for guests staying in the center and not open or offered to the general public.

The average guest stay ranges from 7 to 21 days. Guests typically arrive via the airport and pick up/drop off transportation is provided by the center. With the owner living onsite, a covered parking stall will be provided as shown on the plan.

The applicant is also asking for setback relief on both side yards. Under the Commercial-Mixed use development standards side setbacks are specified at 10 feet. The applicant is showing the south side property line at 8.73 feet and the north side property line at 5 feet. If the applicant is able to satisfy the fire and building code standards, staff feels comfortable with the proposed setbacks.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance. The building elevations/finishes are aesthetically pleasing

and appears that this development will be a welcomed addition to the city.

### Recommendation

Staff recommends that the Planning Commission recommend approval of C-23-13, allowing for a wellness center to be built at Cotton Town Village lot-2 subdivision, onto the City Council based on the following findings and subject to the following conditions:

### **Findings**

- 1. The proposed use, at the particular location, provides 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 for such use: and
- 4. The proposed use will conform to the intent of the general plan.

### **Conditions**

- 1. Any site improvements shall meet or exceed the requirements of City and State adopted codes including, but not limited to, the Building and Fire Codes of Washington City.
- 2. The development of the site shall comply with the development standards of the Planned Unit Development-Commercial (PUD-C) Zone.
- 3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for the drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.
- 4. The parking will be adhered to as presented in the exhibits of this application.
- 5. Any roof mounted equipment will be screened from view.
- 6. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project. The landscaping will adhere to the city's water conservation ordinance.
- 7. All lighting within the project development will be directed inward to the site.

- 8. All signage will be in accordance with the adopted sign regulations of the city.
- 9. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.
- 10. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.

### Staheli Wellness Center

### Conditional Use Permit Narrative

The proposed commercial use building is 5,870 square feet thus requiring a conditional use permit application. The proposed use is a wellness center that will provide lodging & resort style treatments for an eight guest room facility. The owner will reside onsite in a separate living area. The wellness center will provide all meals via an onsite kitchen. The lower level consists of a yoga room, steam room, and additional therapy rooms. All amenities are only for guests staying in the center and not open or offered to the general public.

The average guest stay ranges from 7 to 21 days. Guests typically arrive via the airport and pick up/drop off transportation is provided by the center. With the owner living onsite, a covered parking spot will be provided as depicted on the plan.

See additional attached narrative detailing the Ayarveda Wellness Stays business plan.



WashingtonCity.org



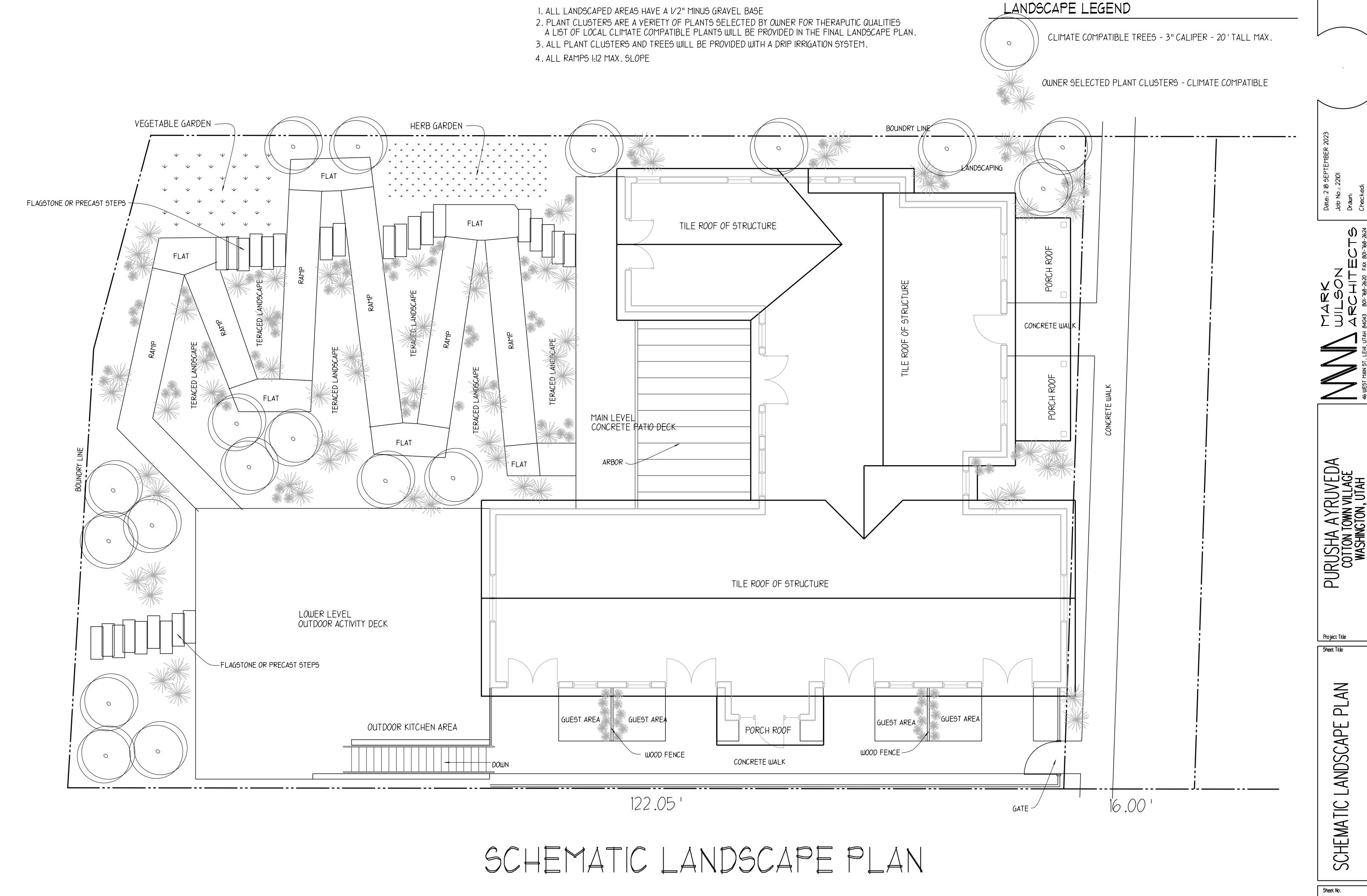
PROJECT FLOW CARD CUP-23-13 Staheli Wellness Center

MEETING DATE October 18, 2023 PC October 25, 2023 CC

Planning	Reviewed. Ok to move forward. Under the Commercial - Mixed use development standards side setbacks are 10 feet. The applicant is asking for setback relief 8.73 feet (south property line and 5 feet (north property line). EG	
Hillside	N/A	
Public Works	Reviewed - no comments JH	
Engineer	No comments - PBM	
Fire Dept.	No concerns with concept, will conduct F&LS review with plan submission ME	
Parks/Trails	Reviewed, No concerns PW	
Building dept	Reviewed No comments at this time. This is not an approval for a building permit. GC	
Washington Power	Existing power equipment onsite, No Concerns MR	
Dixie Power	NA	
Economic Dev.	This project meets the City's priorities for economic development. A new Bed & Breakfast at this location provides a convenient place for tourists and travelers to stay, this stimulates and supports nearby commercial activity. RH	
Administrative	Reviewed - no comments RH	

**Additional Comments:** 





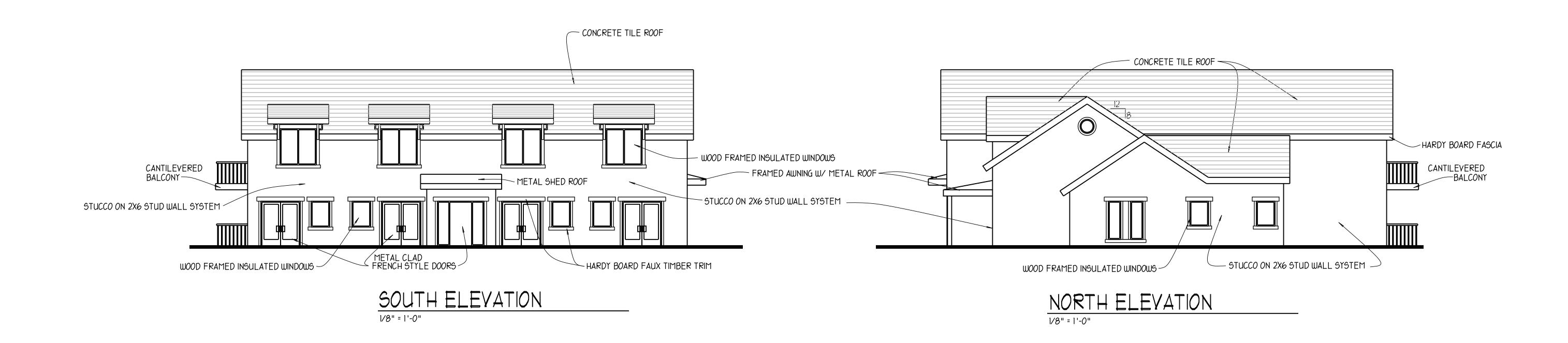
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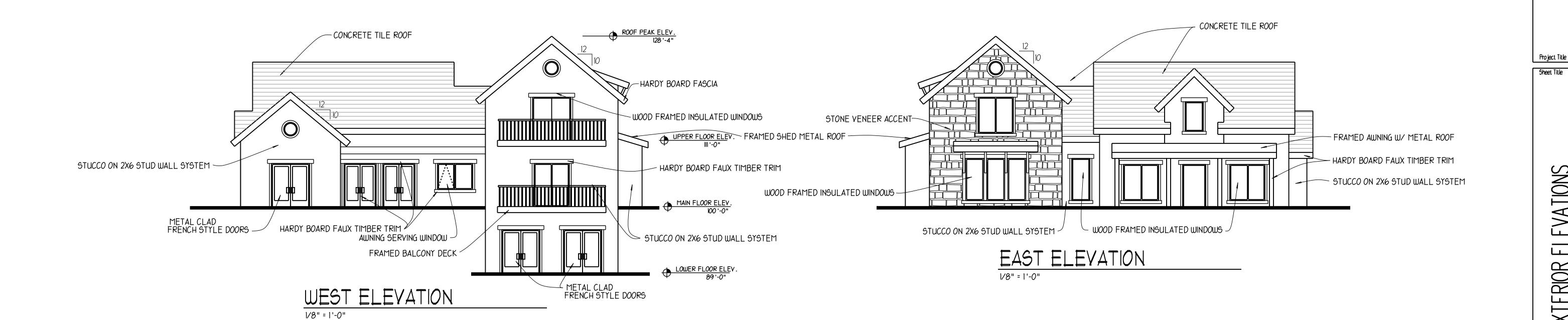
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NOTE:

PLEASE REFER TO THE MATERIAL AND COLOR BOARD PROVIDED IN THIS SUBMITTAL FOR SPECIFIC COLORS













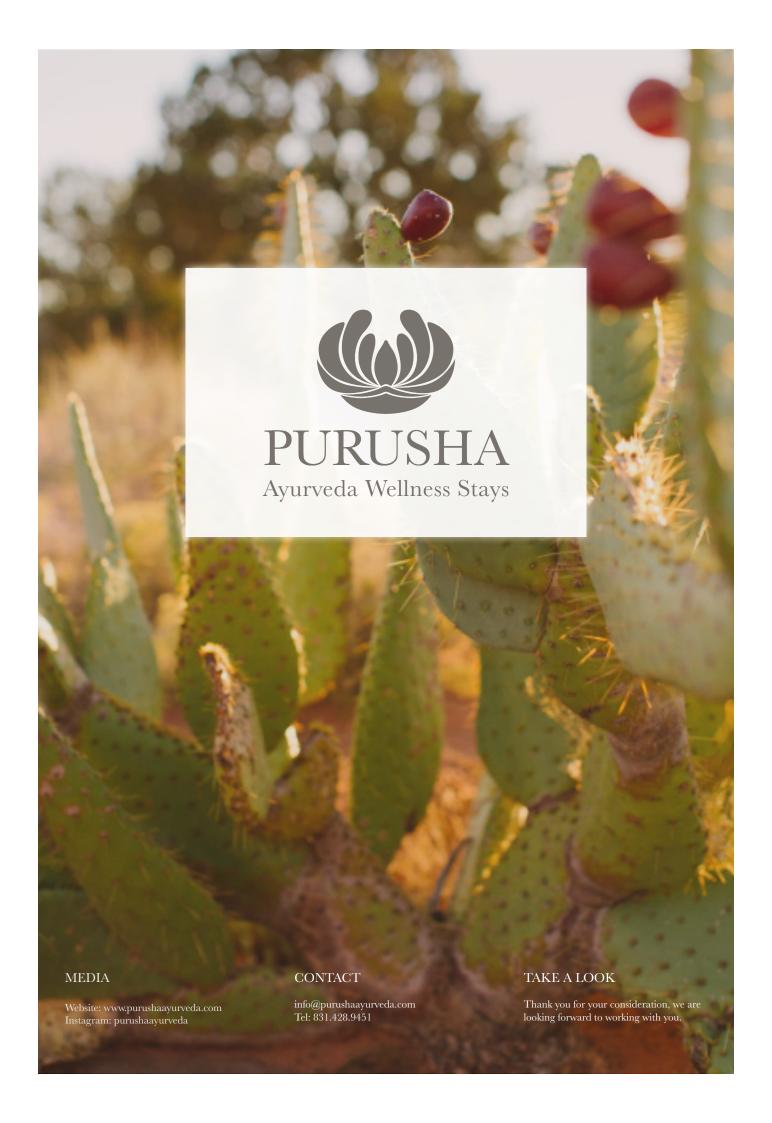


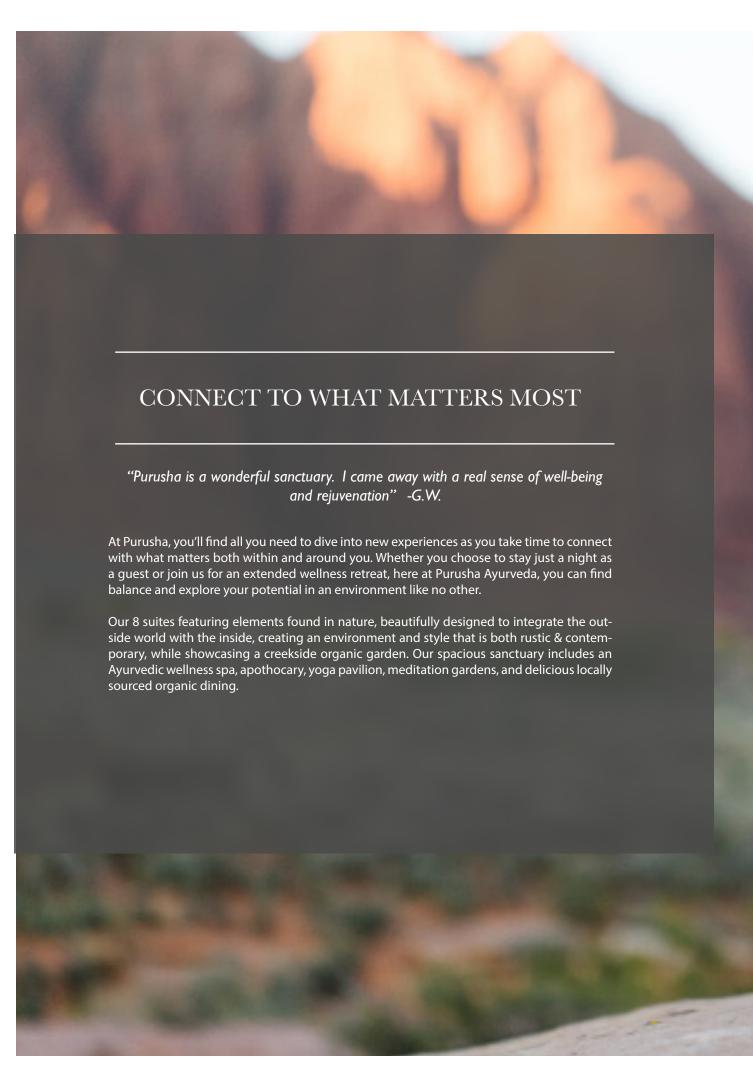




purusha wellness stays

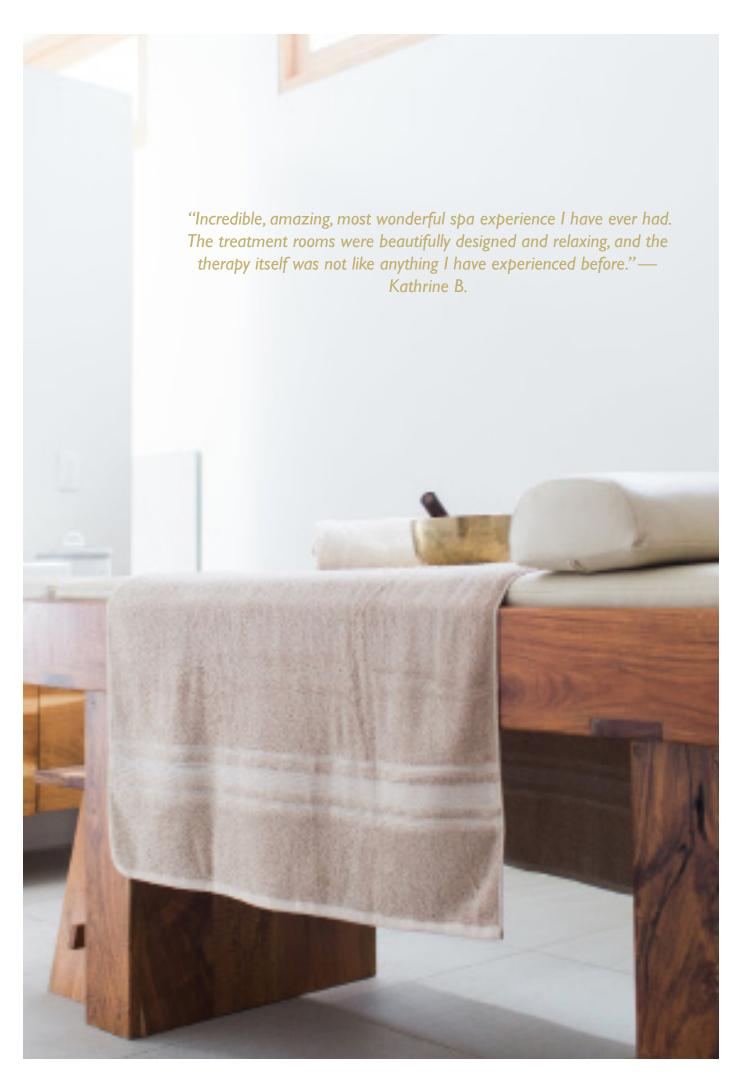








Purusha Ayurveda Wellness - 3



Purusha Ayurveda Wellness- 4

### OUR WELLNESS STAYS

Adhering to genuine practices of Ayurveda, we provid customized panchakarma retreats and Ayurvedic health spa services based on your unique constitution, condition, and environment. Our team of experienced practitioners and technicians work together from core principles of care and compassion to restore your sense of well-being, leaving you stronger and with a renewed vigor and commitment to life.

### Panchakarma Wellness Retreats

Panchakarma is the Ayurvedic art of detoxification, purification, and rejuvenation, is a multiple day in-depth cleansing programs that involve herbal advises, diet, medicated health spatechniques, and elimination procedures. These ancient rejuvenation therapies are designed to nourish the physical body and access the subtle body, where stored toxins, emotions, and thoughts form creating blockages in our body. For thousands of years, this powerful method of addressing and eliminating the cause of disease has helped its adherents stay young and vital.

### Wellness Stays and Accomidations

Ayurveda is an all-encompassing philosophy and science of life that understands that a state of equilibrium is different for everyone and is achieved by living a life that is balanced and in harmony with the elements found in nature: ether, air, fire, water, and earth. Purusha reflects these holistic principles and healing traditions of Ayurveda, making each wellness stay unique to the client.

Our nightly rentals include morning yoga and a full Ayurvedic breakfast. In addtion to their rental, our clients are welcome to book individual Ayurvedic Spa Services during their stay or a wellness journey, for the optimal Ayurvedic expereince. Our offerings include warm herbal oil application, herbal wraps, full body herb scrubs, customized facials and other specialty Ayruvedic body techniques.

### **OUR STORY**

he natural world has been an inspirational catalyst of wonder and creativity for our center since its inception. Ayurvedic doctor, and co-founder Kathy Jo Staheli, AD recognized the beauty of nature and how it's rhythms brings about health and wellness. In this, she was moved to create a destination for clients to feel fully alive — balanced and healthy through the principles of Ayurveda. She developed Purusha Ayurveda Wellness and Panchakarma Center in Malinalco, Mexico, inspiring change through first - hand experience.

While visiting her family in Washington, Utah, Kathy Jo, a southern Utah native, was drawn to come back to her desert home, and provide the community with an Ayurvedic sanctuary. With over 15 years of expereince in Ayurvedic health industry, she offers a service with an in-depth knowledge of the Ayurvedic System of Medical Science, facilitating a balanced and healthy life for her clients.

The concept of total wellness recognizes that our every thought, word and behavior affects our greater health and well-being. This is reflected in our every action and the genuine care and comfort of our guests is our highest mission. We pledge to provide the most exceptional personal service and facilities for our guests who will always enjoy a warm, relaxed, yet refined ambiance. The Purusha experience enlivens the senses, instills well-being, and fulfills even the unexpressed wishes and needs of each guest.



Purusha Ayurveda Wellness - 7

### OUR MARKET



yurveda is one of the fastest growing health industries in the world today. If one thing is evident from this ever-increasing demand, it is that people have come to recognize Ayurveda as something that can provide long-term health benefits. Ayurveda offers time-tested, evidence-based techniques that bring physical health and mental clarity and encourages people to live happier and more sustainable lives. Our center will appeal to the millions of people who are looking for an approachable experience for obtaining health and vitality through the ancient wisdom of Ayurveda or a natural healthcare solution.



Purusha Ayurveda Wellness - 9



### WASHINGTON CITY PLANNING COMMISSION MEETING STAFF REVIEW

AGENDA ITEM: 7a

**HEARING DATE:** October 18, 2023

**ACTION REQUESTED:** Final Plat approval for the Cotton Mill II subdivision, located at

approximately 700 West Telegraph

**APPLICANT:** Progress Square Partners Limited Partnership & DC Cotton Mill

**OWNER:** Progress Square Partners Limited Partnership & DC Cotton Mill

**ENGINEER:** Rick Meyer - Bush and Gudgell

**REVIEWED BY:** Eldon Gibb, City Planner

**RECOMMENDATION:** Recommend approval onto the City Council

### **Background**

The applicant is requesting approval for the Cotton Mill II subdivision located at approximately 700 West Telegraph. The applicant is asking to split the current 18.37 acres into six parcels.

The current zoning at this particular location is Commercial - 2 (C-2) with Open Space (OS) to the north and Commercial -2 (C-2) to the east, south and west.

Staff has reviewed the requested proposal, and the proposed Cotton Mill II subdivision conforms to the standards as set forth in the zoning regulations and subdivision ordinances of the city.

### Recommendation

Staff recommends that the Planning Commission recommend approval of the Final Plat for the Cotton Mill II subdivision onto the City Council, 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 filling prior to plat recordation.
- 4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
- 5. That a post maintenance agreement be recorded prior to the recording of the final plat.



### **BUSH & GUDGELL, INC.**

Engineers • Planners • Surveyors 205 East Tabernacle St. George, Utah 84770 (435) 673-2337 (ph.) (435) 673-3161 (fax)

**Drew Ellerman** 

Director: Community Development Washington City Planning and Zoning Washington City, UT

September 18, 2023

RE: Final Plat Application for Cottonmill II Subdivision

Dear Mr. Ellerman,

The land shown on this plat is already developed as a commercial subdivision. The purpose of this plat is to divide off a number of existing businesses and establish clear ownership boundaries.

Your consideration of this request is greatly appreciated.

Sincerely,

Ryan Lay

Project Manager/

Bush & Gudgell, Inc.



### **BUSH & GUDGELL, INC.**

Engineers • Planners • Surveyors 205 East Tabernacle St. George, Utah 84770 (435) 673-2337 (ph.) (435) 673-3161 (fax)

Drew Ellerman
Director: Community Development
Washington City Planning and Zoning
Washington City, UT

October 4, 2023

RE: Cottonmill II Subdivision – Statement on Partition Walls and Lot Lines

Dear Mr. Ellerman,

This letter is to state that we have verified that the lot lines shown on the Cottonmill II Subdivision that go through the building fall within and on the existing partition walls of the existing buildings.

Sincerely,

Ryan Lay
Project Manager

Bush & Gudgell, Inc.

## LOCATION!

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF TELEGRAPH MARKET PLACE SUBDIVISION - AMENDED, DOCUMENT NO. 868831, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 00°59'06" EAST ALONG THE QUARTER SECTION LINE 1214.39 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°59'06" EAST ALONG SAID LINE 379.43 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE INTERSTATE 15 HIGHWAY, PROJECT NO. SP-15-1(13)10; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: 1) NORTHEASTERLY ALONG A 1382.40 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°03'22" EAST A DISTANCE OF 119.17 FEET), CENTER POINT LIES SOUTH 51°24'51" EAST THROUGH A CENTRAL ANGLE OF 04°56'27", A DISTANCE OF 119.21 FEET, 2) NORTH 48°07'14" EAST 213.36 FEET, AND 3) NORTH 52°31'50" EAST 894.21 FEET TO A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220017880, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE AND THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 668233, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, AND THE WEST BOUNDARY LINE OF SANDALE SUBDIVISION AMENDED, DOCUMENT NO. 878819, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SOUTH 01°29'25" WEST 1162.92 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TELEGRAPH STREET (OLD HIGHWAY 91); THENCE SOUTH 67°09'05" WEST ALONG SAID LINE 604.10 FEET TO A POINT ON SAID EAST BOUNDARY LINE OF TELEGRAPH MARKET PLACE SUBDIVISION - AMENDED; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 01°33'36" EAST 232.52 FEET, AND 2) NORTH 88°36'54" WEST 372.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 800,188 SQUARE FEET OR 18.37 ACRES.

### NOTES

- 1. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- 2. ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- 3. ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
- 4. THERE EXISTS A SHARED PARKING AND ACCESS (INGRESS / EGRESS) BETWEEN THE LOTS ON THIS PLAT THAT CAN BE USED FOR THE COMMON USE OF EACH OF THE LOTS, MORE PARTICULARLY SHOWN IN RECIPROCAL EASEMENT AGREEMENT BETWEEN KOHL'S DEPARTMENT STORES, INC., AND COTTON MILL TWO, LLC RECORDED SEPTEMBER 19, 2006 AS ENTRY NO. 20060043221 OF OFFICIAL RECORDS, FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT, RECORDED AUGUST 3, 2007 AS ENTRY NO. 20070039560 OF OFFICIAL RECORDS, AND SECOND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT, RECORDED AUGUST 25, 2010 AS ENTRY NO. 20100028261 OF OFFICIAL RECORDS.

### VICINITY MAP WASHINGTON, UTAH

NOT TO SCALE

### SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17—23—17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

### COTTON MILL II SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SEPTEMBER 07, 2023 DATE: BUSH AND GUDGELL INC.



ROBERT R. HERMANDSON PROFESSIONAL LAND SURVEYOR UTAH LICENSE NUMBER 6362432

### OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC EASEMENTS TO BE HEREBY KNOWN AS:

### COTTON MILL II SUBDIVISION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC EASEMENTS TO HEREAFTER BE KNOWN AS COTTON MILL II SUBDIVISION, DO HEREBY DEDICATE TO DIXIE ESCALANTE ELECTRIC AND TO THE CITY OF WASHINGTON, AND FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

COTTON	MITT	TT	TIC
COLION	MITT	11,	

(A UTAH LIMITED LIABILITY COMPANY)

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### OWNERS ACKNOWLEDGEMENT

	HITO WEED GENTEITT
STATE OF	
ON THIS DAY OF IN THE YEAR APPEARED PROVED ON THE B THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME	AR 20, BEFORE ME,A NOTARY PUBLIC, PERSONALLY ASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN E.
NOTARY PUBLIC	STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

### MORTGAGEE'S CONSENT TO RECORD

, A MORTGAGEE OF SAID TRACK OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND

BY:	
ITS:	

### MORTGAGEE ACKNOWLEDGMENT

STATE OF					
COUNTY OF	S.S.				
ON THIS DAY OF APPEAREDTHIS DOCUMENT AND ACKNOWLEDGED (H	IN THE YEAR 20, BEFORE ME, A NOTARY PUBLIC, PERSONALI PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO E/SHE) EXECUTED THE SAME.				
NOTARY PUBLIC					

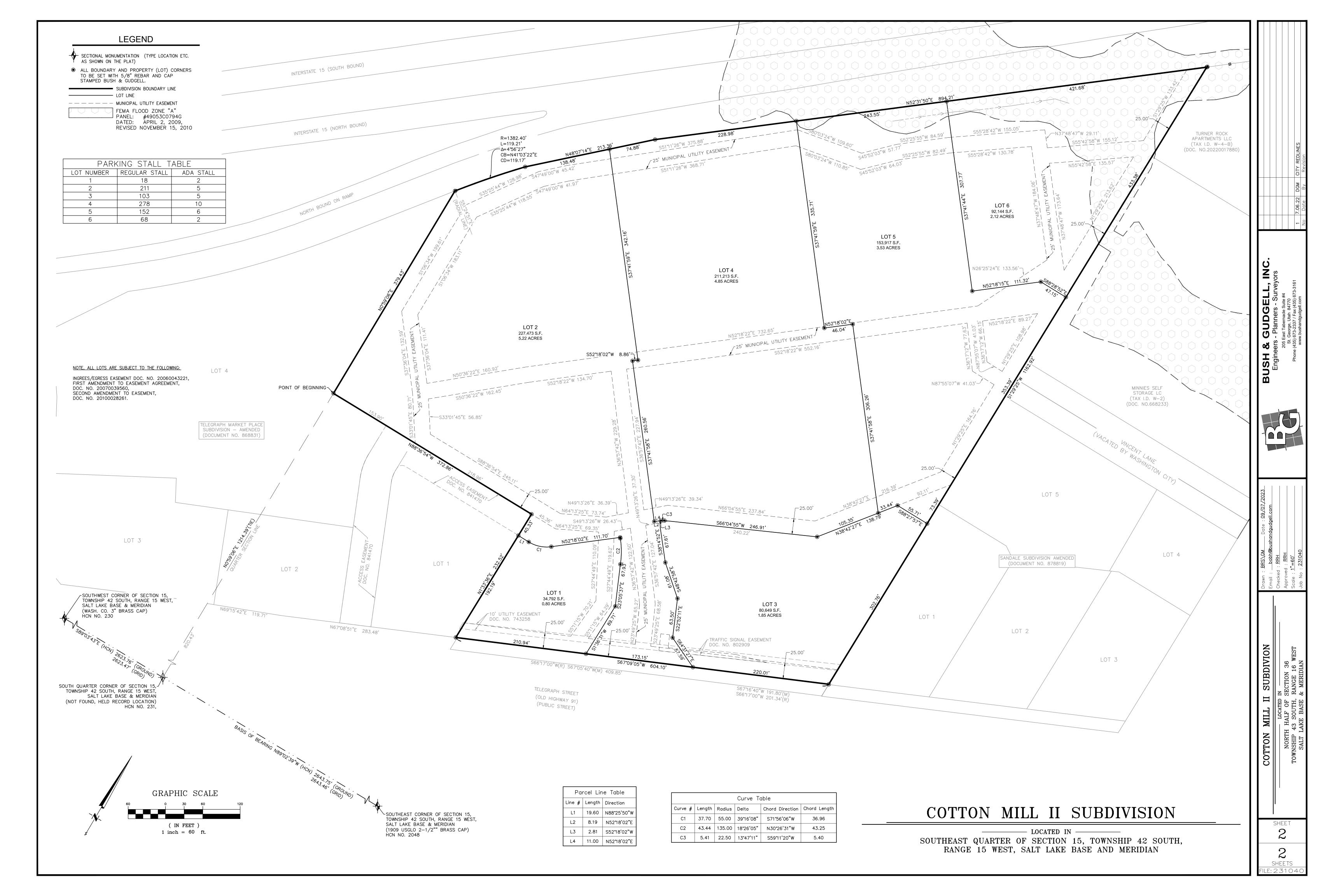
11017111 1 0BEIO			
NOTARY PUBLIC FULL NAME:			
COMMISSION NUMBER:			
MY COMMISSION EXPIRES:			
A NOTARY PUBLIC COMMISSIONED IN UTAH			

STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

### COTTON MILL II SUBDIVISION

— LOCATED IN — SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE  THIS DAY OF, 20	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE  THIS DAY OF, A.D. 20	APPROVED AS TO FORM,  THIS DAY OF, A.D. 20	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE DAY OF A.D. 20 HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS DAY OF A.D. 20 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	ATTEST: CITY RECORDER, WASHINGTON CITY MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER





WashingtonCity.org



### PROJECT FLOW CARD MEETING DATE

### FP-23-0017 Cotton Mill II Minor Subdivision October 18, 2023 PC October 25, 2023 CC

Planning	Reviewed. OK to move forward	
Hillside	NA	
Public Works	Reviewed no concern- jh	
Engineer	Reviewed without concern- pm	
Fire Dept.	NA	
Parks/Trails	Reviewed. No Comments	
Building dept	Reviewed No comments	
Washington Power	With the adjustment of the lot lines I just wanted to make sure our easements are not affected.	
Dixie Power	NA	
Economic Dev.	Reviewed. No comments. RH	
Administrative	N/A	

Additional Comments: