

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 5a

HEARING DATE: October 18, 2023

ACTION REQUESTED: Amended Final Plat approval for the Homesteads at Stucki Farms, Phase-4 lots 29 & 30 subdivision, located at 4885 South Homestead Way

APPLICANT: Kaleb Judkins

OWNER: Kaleb Judkins

ENGINEER: Civil Science

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Partial Amendment to the Final plat of Homesteads at Stucki Farms, Phase-4 lots 29 & 30 subdivision, located at 4885 South Homestead Way. The reason for this amendment is to combine lots 29 and 30 so that no lot line exists between the two lots. No other changes are being made at this time.

Staff has reviewed the proposed amended final plat and finds it conforms to the Planned Community Development (PCD) zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Homesteads at Stucki Farms, Phase-4 lots 29 & 30 partial amendment - combining lots 29 and 30, onto the City Council, based on the following original findings and subject to the following original conditions:

Findings

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

the proposed area.

2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance 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. 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.

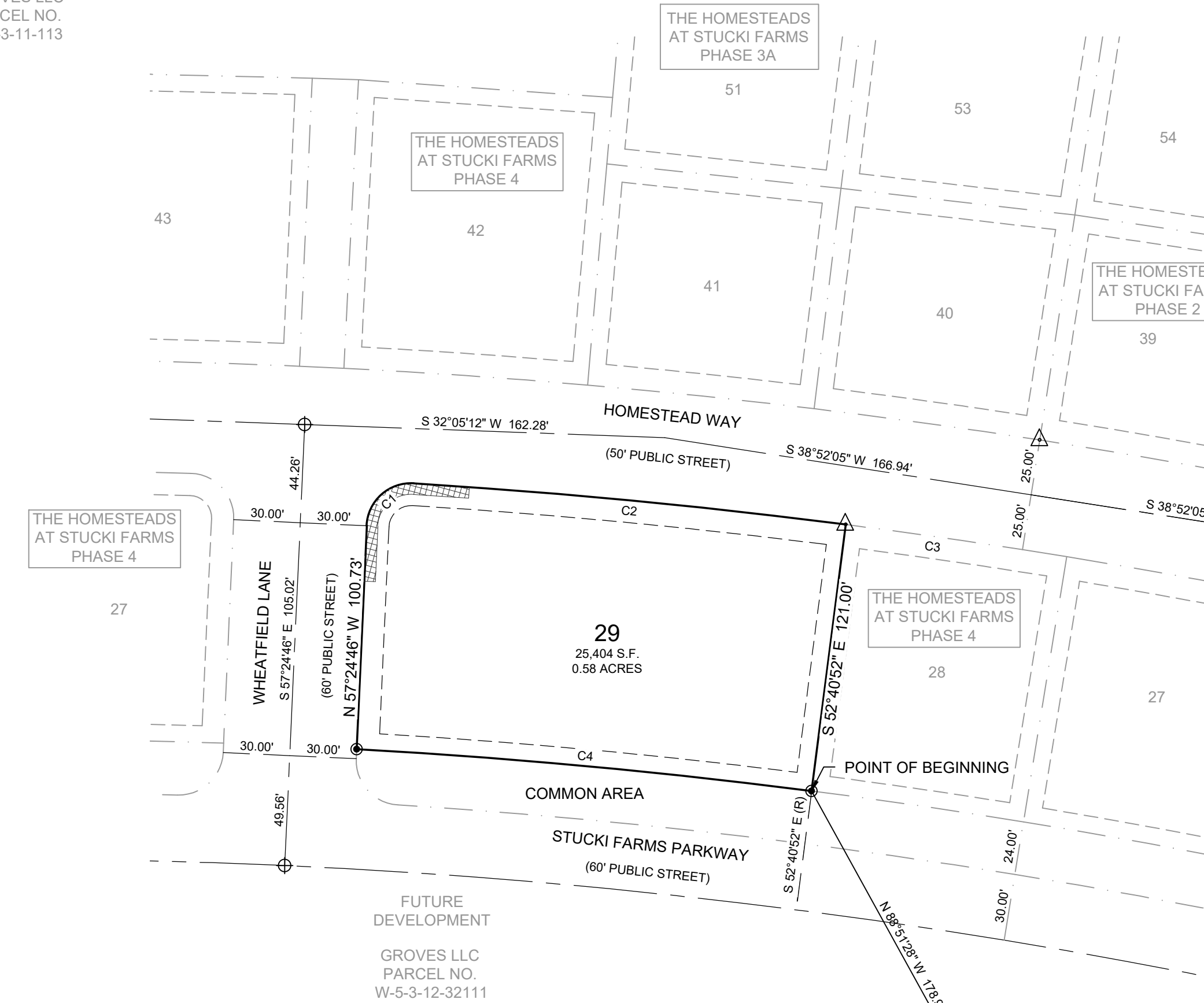
Narrative

The property owner is wishing to combine his two lots at The Homesteads at Stucki Farms Phase 4 Lots 29 & 30 to merge into one large lot. A partial final plat amendment is being proposed.

AIRPORT NOTE

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT, NOISE, AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460, NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION, NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIGATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.

GROVES LLC
PARCEL NO.
W-5-3-11-113



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.75'	20.00'	90°58'10"	S 11°55'41" E	28.52'
C2	195.34'	2975.00'	3°45'44"	S 35°26'16" W	195.31'
C3	80.45'	2975.00'	1°32'58"	S 38°05'37" W	80.44'
C4	205.69'	2854.00'	4°07'46"	S 35°15'15" W	205.65'

AMENDMENT NOTE

THE PURPOSE OF PARTIALLY AMENDING LOTS 29 & 30, THE HOMESTEADS AT STUCKI FARMS PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE AS DOC. NO. 20220050087 IS TO COMBINE SAID LOTS 29 & 30 INTO NEW LOT 29. EASEMENTS COMMON TO THE LOT LINE OF LOTS 29 & 30 HAVE WILL BE VACATED WITH THIS PLAT. NO OTHER CHANGES WERE MADE OR INTENDED.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC, AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- NO DRIVEWAY ACCESS WITHIN 25 FT OF CURB RETURN

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE HOMESTEADS AT STUCKI FARMS PHASE 4
PARTIAL AMENDMENT "A" (LOTS 29 & 30)

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

DATE

TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 29 THE HOMESTEADS AT STUCKI FARMS PHASE 4, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, ALSO BEING ON A 2854.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 52°40'52" E, AND RUNNING THE THENCE ALONG THE ARC OF SAID CURVE 205.69 FEET THROUGH A CENTRAL ANGLE OF 4°07'46" TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WHEATFIELD LANE; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 57°24'46" W 100.73 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 31.75 FEET THROUGH A CENTRAL ANGLE OF 90°58'10", TO A POINT ON THE EXISTING SOUTHEASTERLY RIGHT OF WAY LINE OF HOMESTEAD WAY, POINT ALSO BEING THE POINT OF CURVATURE OF A 2975.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, THENCE ALONG SAID EXISTING SOUTHEASTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 195.34 FEET THROUGH A CENTRAL ANGLE OF 3°45'44", TO THE NORTHWEST CORNER OF SAID LOT 29; THENCE S 52°40'52" E 121.00 FEET ALONG THE NORTH LINE OF SAID LOT 29, TO THE POINT OF BEGINNING.

CONTAINS 25,404 SQ FT OR 0.58 ACRE MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS TO HEREAFTER BE KNOWN AS:

THE HOMESTEADS AT STUCKI FARMS PHASE 4
PARTIAL AMENDMENT "A" (LOTS 29 & 30)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOT SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, DOCUMENT NO. 20220050088, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 16TH DAY OF NOVEMBER, 2022, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

KALEB A. JUDKINS

(AN INDIVIDUAL)

KALEB A. JUDKINS

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, KALEB A. JUDKINS, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

GENERAL NOTES

- A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.), THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED APRIL 23, 2007. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
- ALL COMMON AREA SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".
- WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY WASHINGTON CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
- COMMON AREAS AND OPEN SPACES LOCATED WITHIN 'THE HOMESTEADS AT STUCKI FARMS' OVERALL DEVELOPMENT AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- IN ADDITION TO ANNUAL USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.
- SUBJECT TO A DEVELOPMENT AGREEMENT FOR STUCKI FARMS, EXECUTED BY SOUTH LANDING DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, IN FAVOR OF WASHINGTON CITY, A MUNICIPAL CORPORATION, RECORDED JULY 26, 2012, AS DOC. NO. 20120024387, OFFICIAL WASHINGTON COUNTY RECORDS.

THE HOMESTEADS AT STUCKI FARMS PHASE 4
PARTIAL AMENDMENT "A" (LOTS 29 & 30)
LOCATED IN
NE 1/4 OF SECTION 11, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: 23245
DRAWN BY: P.J.W
DATE: 7-26-2023
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET
1
OF
1

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 20____.	ENGINEER'S APPROVAL 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____.	APPROVAL AS TO FORM APPROVED AS TO FORM. THIS THE ____ DAY OF _____, A.D. 20____.	APPROVAL OF THE PLANNING COMMISSION ON THIS THE ____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, 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.	TREASURER APPROVAL 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.	RECORDED No.
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY	MAYOR, WASHINGTON CITY	WASHINGTON COUNTY RECORDER



PROJECT FLOW CARD

**FP-23-0016 Amended Final Plat Homesteads at Stucki
Farms Phase 4 Partial Amendment "A" (Lots 29 & 30)**

MEETING DATE

October 18 2023 PP October 25, 2023 CC

Planning	Reviewed. OK to move forward	
Hillside	N/A	
Public Works	Reviewed - no comments	
Engineer	No comments - PBM	
Fire Dept.	NA	
Parks/Trails	Reviewed. No Concerns	
Building dept	Reviewed No comments	
Washington Power	NA	
Dixie Power	Reviewed no concerns	
Economic Dev.	Reviewed. No comments. RH	
Administrative	Reviewed. No comments. RH	

Additional Comments: