Washington City
Where Dixie Began

WashingtonCity.org

Washington City Council
Regular Meeting Agenda
October 25, 2023

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, October 25, 2023 at 6:00 P.M.** hosted at Washington City Hall located at 111 North 100 East, Washington, Utah The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

Invocation
Pledge of Allegiance

1. **APPROVAL OF AGENDA**

2. **ANNOUNCEMENTS**

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

4. **CONSENT AGENDA**

    a. APPROVAL OF MINUTES

        i. Consideration to approve the minutes from the City Council Meetings of 10/11/2023.

    b. FINAL PLAT AMENDMENT

        i. Consideration to approve a Final Plat Amendment for The Homesteads at Stucki Farms, Phase 4, lots 29 & 30, located at 4885 S Homestead Way. Applicant: Kaleb Judkins

    c. MINOR SUBDIVISION

        i. Consideration to approve a Minor Subdivision for Cottonmill II located at 700 West Telegraph Street. Applicant: Progress Square Partners Limited Partnership and DC Cotton Mill, LLC

5. **CONDITIONAL USE PERMITS**

    a. Consideration to approve Conditional Use Permit C-23-13 for a proposed wellness spa/bed & breakfast facility and 8 room guest lodging located at Cotton Town Village, lot 2. Applicant: Kathy Jo Staheli

b. Consideration to approve Conditional Use Permit C-23-12 for a proposed gas station and RV park located at approximately 4395 E Telegraph Street. Applicant: Rosenberg & Associates

6. **ORDINANCE**

a. Consideration to approve an Ordinance for City Code Amendment Title 8, Chapter 9 - Landscape and Water Conservation.

7. **RESOLUTION**

a. Consideration to approve a Resolution remembering the National Motto of the United States of America and Resolving to display “In God We Trust” in the Washington City Council Chambers.

8. **REPORT OF OFFICERS FROM ASSIGNED COMMITTEE**

9. **CITY MANAGER REPORT**

10. **CLOSED SESSION**

a. Purchase, exchange, or lease of property;
b. Pending or potential litigation;
c. Character or professional competence of an individual.

11. **ADJOURNMENT**

POSTED this 19th day of October 2023
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 25, 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

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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

The Planning Commission reviewed this request on October 25, 2023 and unanimously recommended 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.

October 18, 2023 Planning Commission Minutes

https://youtube.com/live/MYNpY_hnVok?t=1576

City Planner Eldon Gibb reviewed the application.

Commissioner Scheel opened the public hearing.

Kaleb Judkins came to the podium and spoke regarding the application.

Commissioner Scheel closed the public hearing.

Commissioner Bulloch made a motion to recommend approval to the City Council for an Amended Final Plat to The Homesteads at Stucki Farms, Phase 4, lots 29 & 30, located at 4885 S Homestead Way. Commissioner Tupou seconded the motion; and the motion passed with the following role call vote:

Commissioner Anderson	*Aye*
Commissioner Bulloch	*Aye*
Commissioner Scheel	*Aye*

Commissioner Mitchell	*Aye*
Commissioner Tupou	*Aye*

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.

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

LOCATED IN

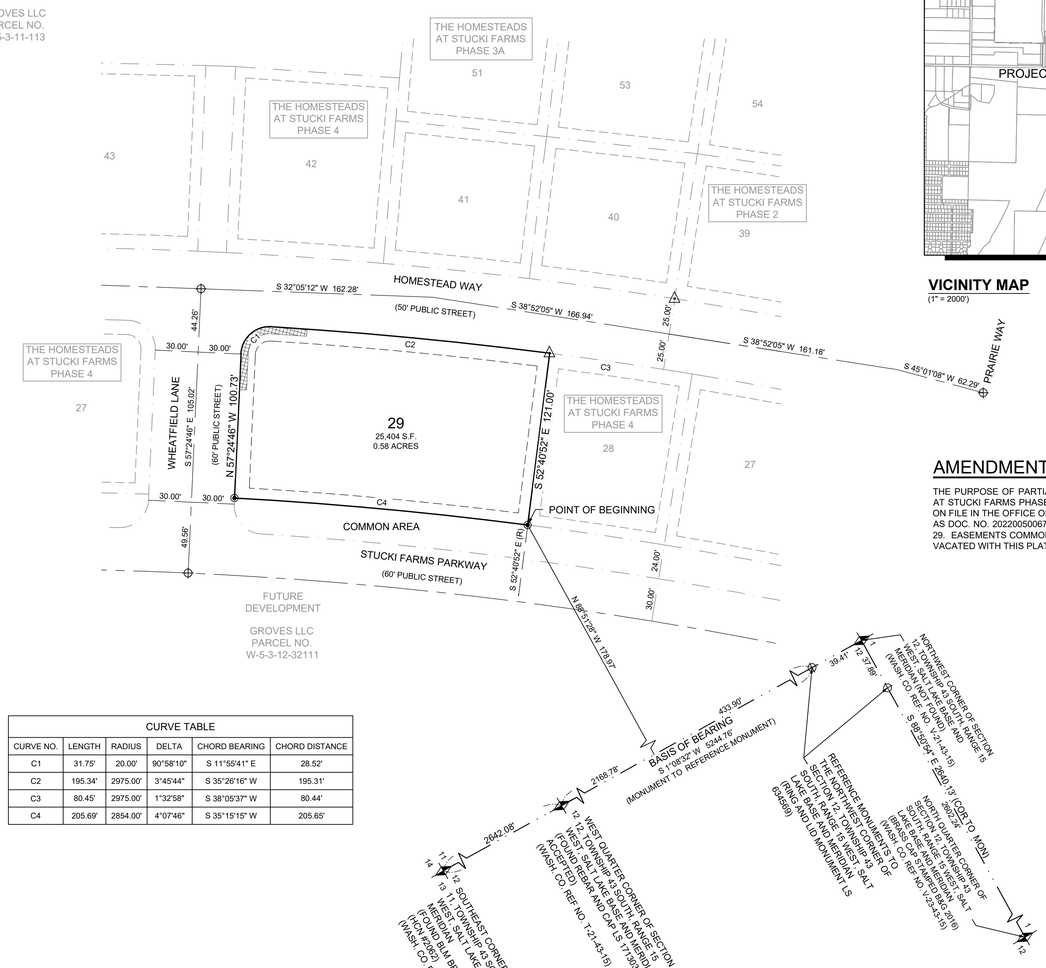
NE 1/4 OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST,

SALT LAKE BASE AND MERIDIAN

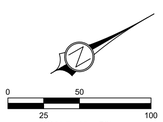
WASHINGTON COUNTY - WASHINGTON, UTAH

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.

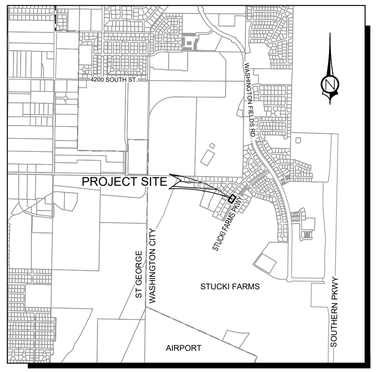


CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.75'	20.00'	90°58'10"	S 11°55'41" E	28.52'
C2	195.34'	2975.00'	3°45'44"	S 35°26'16" W	195.31'
C3	80.45'	2975.00'	1°32'58"	S 38°05'37" W	80.44'
C4	205.69'	2854.00'	4°07'46"	S 35°15'15" W	205.65'



SCALE: 1" = 50'

(SCALE ONLY VALID FOR 24" x 36" PAPER)



VICINITY MAP

(1" = 2000')

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. 20220050067 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

PROFESSIONAL LAND SURVEYOR
No.9481170
TRAVIS W.
SANDERS
STATE OF UTAH

DRAFT COPY FOR REVIEW ONLY

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, POINT 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. 20220050068, 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

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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".

7. 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.

8. COMMON AREAS AND OPEN SPACES LOCATED WITHIN 'THE HOMESTEADS AT STUCKI FARMS' OVERALL DEVELOPMENT AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

9. 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.

10. 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 25, 2012, AS DOC. NO. 20120024387, OFFICIAL WASHINGTON COUNTY RECORDS.

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY 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 THE ____ DAY OF _____, A.D. 20____.	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.	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.	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	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY — MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

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: PJW
DATE: 7-26-2023
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET 1 OF 1

Washington City
Where Dixie Began

WashingtonCity.org

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:

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	October 25, 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

The Planning Commission reviewed this request on October 18, 2023 and unanimously recommended 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.

October 19, 2023 Planning Commission Minutes

https://youtube.com/live/MYNpY_hnVok?t=3415

City Planner Eldon Gibb reviewed the application.

Commissioner Scheel opened the public hearing.

Ryan Lay, Bush & Gudgell came to the podium and spoke regarding the application.

Commissioner Scheel closed the public hearing.

Commissioner Tupou made a motion to recommend approval to the City Council for Cottonmill II, 6- lot Minor Subdivision, located at 700 West Telegraph Street. Commissioner BUlloch seconded the motion; and the motion passed with the following role call vote:

Commissioner Anderson	*Aye*
Commissioner Bulloch	*Aye*
Commissioner Scheel	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Tupou	*Aye*

BUSH & GUDGELL

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

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.

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.

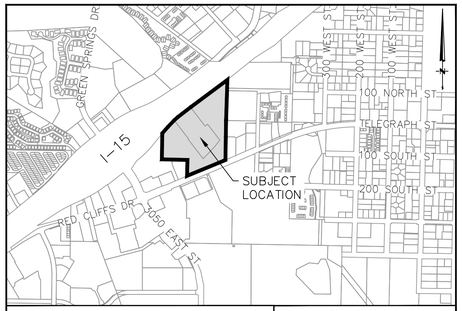
NOTES

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.



WASHINGTON, UTAH | VICINITY MAP 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.

PROFESSIONAL LAND SURVEYOR
No.6362432
ROBERT R. HERMANDSON
STATE OF UTAH

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 MILL II, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: _____
ITS: _____

OWNERS ACKNOWLEDGEMENT

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

ON THIS _____ DAY OF _____ IN THE YEAR 20___, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC _____
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)

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 CONVEYANCES.

BY: _____
ITS: _____

MORTGAGEE ACKNOWLEDGMENT

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

ON THIS _____ DAY OF _____ IN THE YEAR 20___, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC _____
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

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

Drawn : BRS Date : 10/31/2022
Email : DGM
Checked : DGM
Approved : DGM
Scale : 1"=60'
Job No : 211093

COTTON MILL II SUBDIVISION
LOCATED IN
SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1
1 SHEETS
FILE: 211093

LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- MUNICIPAL UTILITY EASEMENT
- FEMA FLOOD ZONE "A"
  PANEL: #49053C0794G
  DATED: APRIL 2, 2009,
  REVISED NOVEMBER 15, 2010

PARKING STALL TABLE		
LOT NUMBER	REGULAR STALL	ADA STALL
1	18	2
2	211	5
3	103	5
4	278	10
5	152	6
6	68	2

NOTE, ALL LOTS ARE SUBJECT TO THE FOLLOWING:

INGREES/EGRESS EASEMENT DOC. NO. 20060043221,
FIRST AMENDMENT TO EASEMENT AGREEMENT,
DOC. NO. 20070039560,
SECOND AMENDMENT TO EASEMENT,
DOC. NO. 20100028261.

TELEGRAPH MARKET PLACE SUBDIVISION - AMENDED (DOCUMENT NO. 868831)

INTERSTATE 15 (SOUTH BOUND)
INTERSTATE 15 (NORTH BOUND)
NORTH BOUND ON RAMP

LOT 1 — 34,792 S.F. — 0.80 ACRES
LOT 2 — 227,473 S.F. — 5.22 ACRES
LOT 3 — 80,649 S.F. — 1.85 ACRES
LOT 4 — 211,213 S.F. — 4.85 ACRES
LOT 5 — 153,917 S.F. — 3.53 ACRES
LOT 6 — 92,144 S.F. — 2.12 ACRES

TURNER ROCK APARTMENTS LLC (TAX I.D. W-4-B) (DOC. NO.20220017880)
MINNIES SELF STORAGE LC (TAX I.D. W-2) (DOC. NO.668233)
SANDALE SUBDIVISION AMENDED (DOCUMENT NO. 878819)
VINCENT LANE (VACATED BY WASHINGTON CITY)
TELEGRAPH STREET (OLD HIGHWAY 91) (PUBLIC STREET)

POINT OF BEGINNING

SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN (WASH. CO. 3" BRASS CAP) HCN NO. 230

SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN (NOT FOUND, HELD RECORD LOCATION) HCN NO. 231,

SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN (1909 USGLO 2-1/2"" BRASS CAP) HCN NO. 2048

BASIS OF BEARING N89°02'39"W (HCN) 2643.76' (GROUND) 2643.46' (GRID)

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

Parcel Line Table		
Line #	Length	Direction
L1	19.60	N88°25'50"W
L2	8.19	N52°18'02"E
L3	2.81	S52°18'02"W
L4	11.00	N52°18'02"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.70	55.00	39°16'08"	S71°56'06"W	36.96
C2	43.44	135.00	18°26'05"	N30°26'31"W	43.25
C3	5.41	22.50	13°47'11"	S59°11'20"W	5.40

COTTON MILL II SUBDIVISION

LOCATED IN

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

No.	Date	By	Revision
1	7.06.22	DGM	CITY REDLINES

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 Fax (435) 673-3161
www.bushandgudgell.com

Drawn : BRS\GDM Date : 09/07/2023
Email : bob@bushandgudgell.com
Checked : BRH Approved : BRH
Scale : 1"=60'
Job No : 231040

COTTON MILL II SUBDIVISION
LOCATED IN
NORTH HALF OF SECTION 36
TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE & MERIDIAN

SHEET 2
2 SHEETS
FILE: 231040

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD **FP-23-0017 Cotton Mill II Minor Subdivision**
MEETING DATE **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:

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	October 25, 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

The Planning Commission reviewed this request on October 18, 2023 and unanimously recommended 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.

October 19, 2023 Planning Commission Minutes

https://youtube.com/live/MYNpY_hnVok?t=1810

City Planner Eldon Gibb reviewed the application.

Commissioner Scheel opened the public hearing.

Kathy Jo Staheli came to the podium and spoke regarding the application.

Commissioner Scheel closed the public hearing.

Commissioner Tupou made a motion to recommend approval to the City Council for Conditional Use Permit *C-23-13 for a proposed wellness spa/bed & breakfast facility and 8 room guest lodging located at Cotton Town Village, lot 2. Commissioner Anderson seconded the motion; and the motion passed with the following role call vote:*

Commissioner Anderson	*Aye*
Commissioner Bulloch	*Aye*
Commissioner Scheel	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Tupou	*Aye*

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.

Washington City
Where Dixie Began

WashingtonCity.org

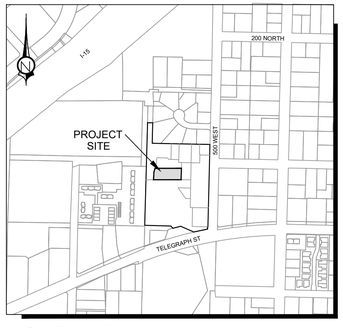
PROJECT FLOW CARD **CUP-23-13 Staheli Wellness Center**

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:





VICINITY MAP
NTS

0 5 10 20
SCALE: 1" = 10'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

CUP NARRATIVE

THE PROPOSED 5,870 SQUARE FOOT BUILDING 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.

PARKING:
- 8 GUEST ROOMS = 8.8 STALLS
- 1 ONSITE RESIDENCE = 2 STALLS
- EMPLOYEE PARKING = 1.5 STALLS
  - •• TOTAL REQUIRED = 12.3 STALLS
  - ••• TOTAL PROVIDED = 15 STALLS (1 ADA)

BUILDING SIZE:
- AREA = 5,870 SQUARE FEET
- HEIGHT = 28' 4"

OWNER / APPLICANT
KATHY JO STAHELI
kathyjostaheli@gmail.com

STAHELI WELLNESS CENTER

COTTON TOWN VILLAGE - LOT 2
LOCATED IN WASHINGTON, UTAH

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience
Engineers / Surveyors / Solutions

STAHELI WELLNESS CENTER
COTTON TOWN VILLAGE - LOT 2
LOCATED IN WASHINGTON, UTAH

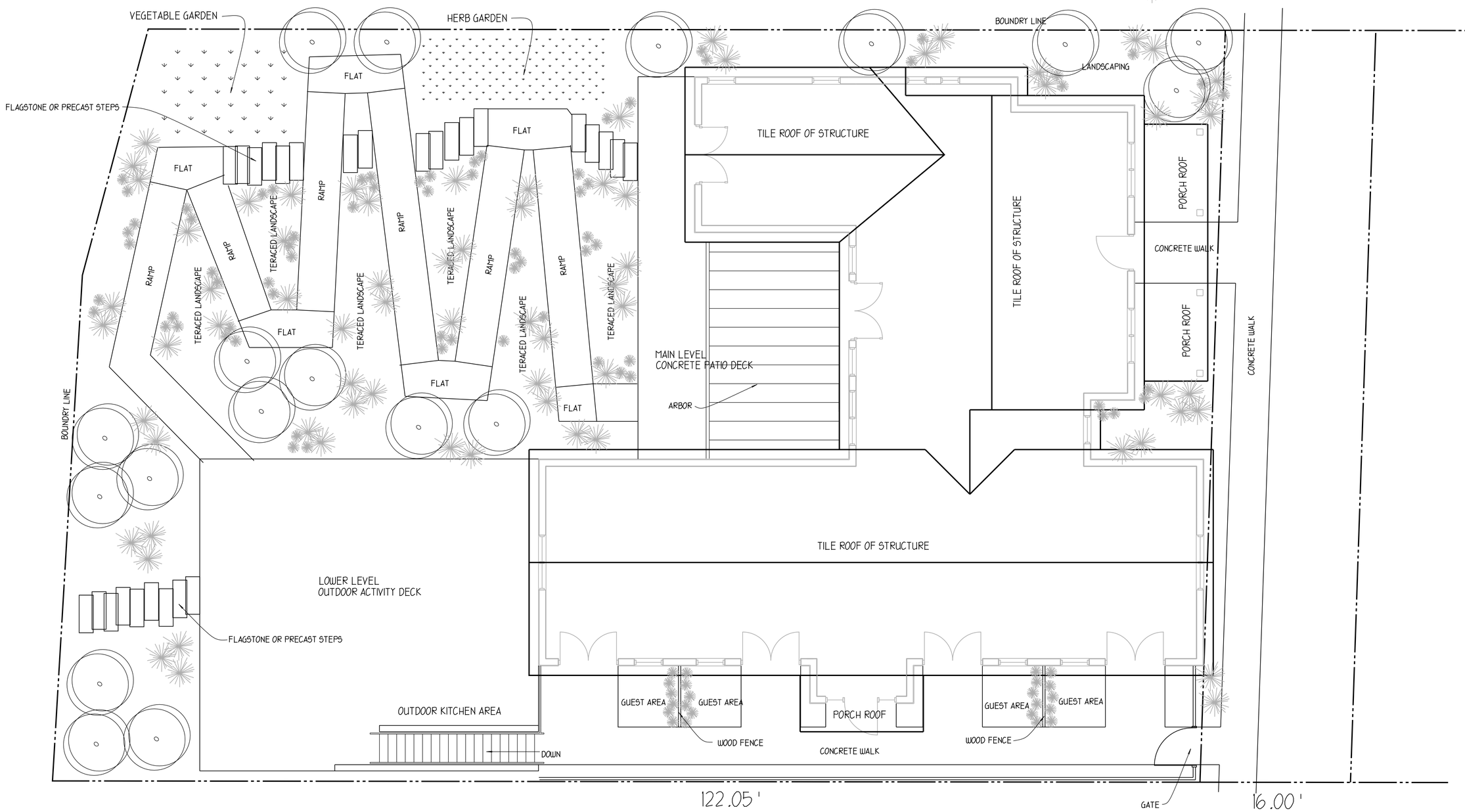
PROJ. #:	23280.00
DRAWN BY:	BLW
CHECKED BY:	
DATE:	9/08/2023
SCALE OF SHEET HOR SCALE:	1" = 10'
SHEET	1
OF	1

1. ALL LANDSCAPED AREAS HAVE A 1/2" MINUS GRAVEL BASE
2. PLANT CLUSTERS ARE A VERIETY OF PLANTS SELECTED BY OWNER FOR THERAPUTIC QUALITIES
   A LIST OF LOCAL CLIMATE COMPATIBLE PLANTS WILL BE PROVIDED IN THE FINAL LANDSCAPE PLAN.
3. ALL PLANT CLUSTERS AND TREES WILL BE PROVIDED WITH A DRIP IRRIGATION SYSTEM.
4. ALL RAMPS 1:12 MAX. SLOPE

LANDSCAPE LEGEND

CLIMATE COMPATIBLE TREES - 3" CALIPER - 20' TALL MAX.

OWNER SELECTED PLANT CLUSTERS - CLIMATE COMPATIBLE



SCHEMATIC LANDSCAPE PLAN

COPYRIGHT (C) 2008 BY MARK WILSON ARCHITECTS INC., LEHI, UTAH. ALL RIGHTS RESERVED. UNAUTHORIZED COPYING AND/OR USE IS ILLEGAL AND SUBJECT TO PROSECUTION.

Date: 2 18 SEPTEMBER 2023
Job No.: 2201
Drawn:
Checked:

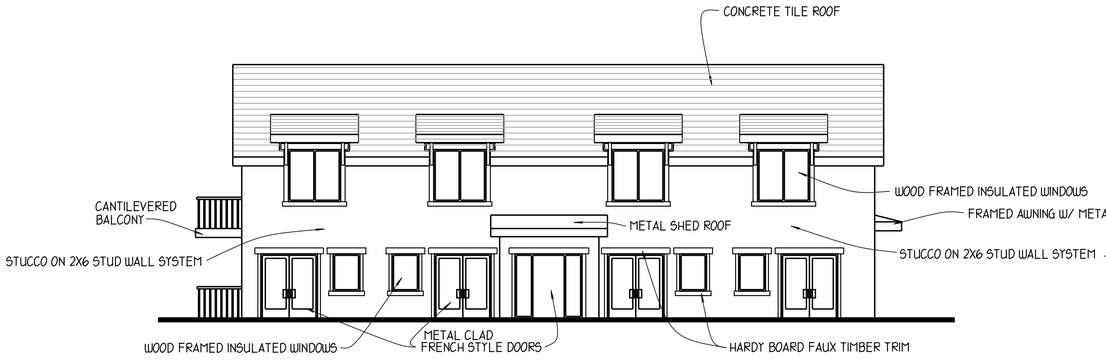
MARK WILSON ARCHITECTS
46 WEST MAIN ST., LEHI, UTAH 84043 801-768-2620 FAX 801-768-2624

Project Title
PURUSHA AYRUVEDA
COTTON TOWN VILLAGE
WASHINGTON, UTAH

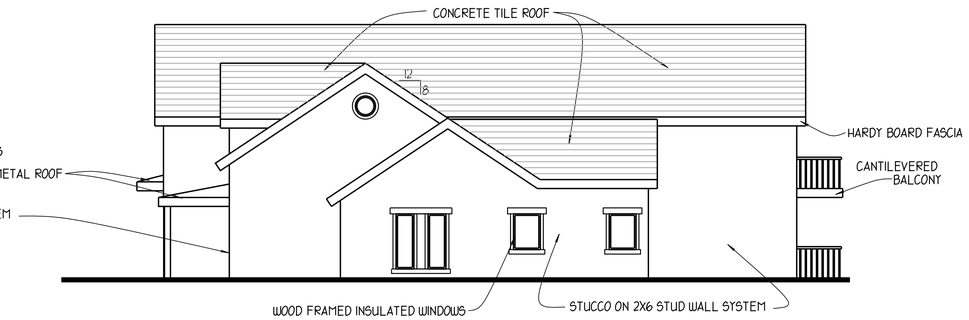
Sheet Title
SCHEMATIC LANDSCAPE PLAN

Sheet No.
L1.0

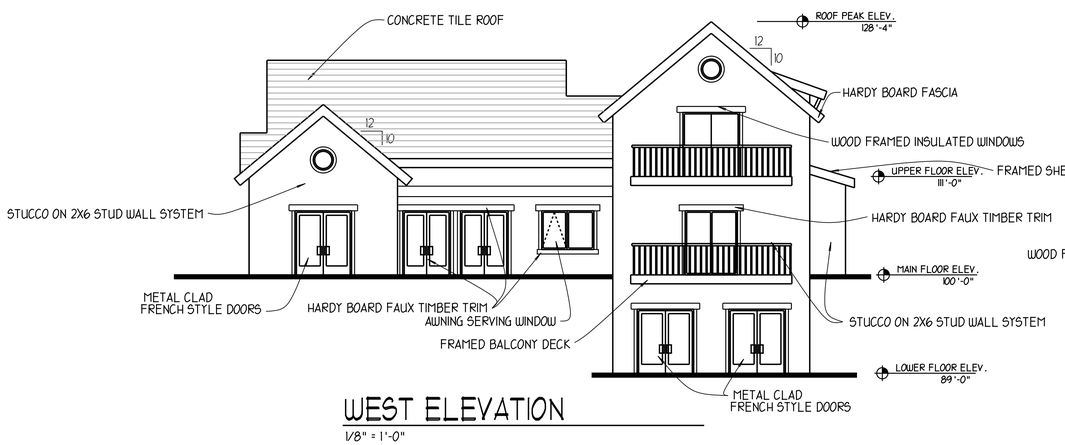
NOTE:
PLEASE REFER TO THE MATERIAL AND COLOR BOARD PROVIDED IN THIS SUBMITTAL FOR SPECIFIC COLORS



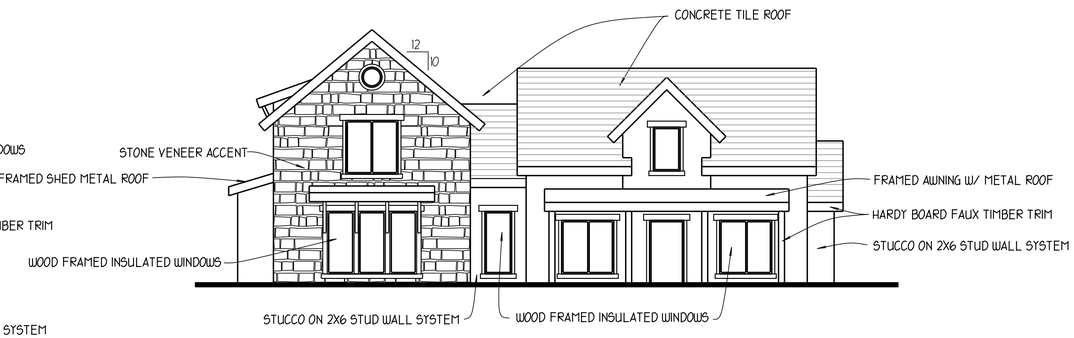
SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

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Date: 2 AUGUST 2023
Job No.: 2201
Drawn:
Checked:

MARK WILSON ARCHITECTS
482 PENNEED PLACE WASHINGTON, UTAH 84780
801-360-6859

PURUSHA AYRUVEDA
COTTONTOWN VILLAGE
WASHINGTON, UTAH

Project Title

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A3.1















purusha wellness stays



purusha wellness stays

MATERIAL BOARD DESCRIPTION:

STUCCO:
- COLOR: CREAM/OFF-WHITE

ROCK VENEER:
- APPEARANCE: NATURAL ROCK
- COLOR PALETTE: CREAM, OFF-WHITE, TAN, TERRACOTTA, LIGHT BROWN

WINDOWS:
- FRAME COLOR: OFF-WHITE
- ACCENTS: WOOD

DOORS:
- MATERIAL: WOOD /METAL
- COLOR: OFF-WHITE & NATURAL WOOD

LIGHT FIXTURES:
- COLOR: BLACK

ROOFING:
- MATERIALS: CEMENT TILES AND METAL
- COLOR: DARK GREY/BLACK

ARBORS:
- MATERIAL: WOOD



PURUSHA

Ayurveda Wellness Stays

MEDIA

Website: www.purushaayurveda.com
Instagram: purushaayurveda

CONTACT

info@purushaayurveda.com
Tel: 831.428.9451

TAKE A LOOK

Thank you for your consideration, we are looking forward to working with you.



CONNECT TO WHAT MATTERS MOST

"Purusha is a wonderful sanctuary. I came away with a real sense of well-being and rejuvenation" -G.W.

At Purusha, you'll find all you need to dive into new experiences as you take time to connect with what matters both within and around you. Whether you choose to stay just a night as a guest or join us for an extended wellness retreat, here at Purusha Ayurveda, you can find balance and explore your potential in an environment like no other.

Our 8 suites featuring elements found in nature, beautifully designed to integrate the outside world with the inside, creating an environment and style that is both rustic & contemporary, while showcasing a creekside organic garden. Our spacious sanctuary includes an Ayurvedic wellness spa, apothocary, yoga pavilion, meditation gardens, and delicious locally sourced organic dining.





"Incredible, amazing, most wonderful spa experience I have ever had. The treatment rooms were beautifully designed and relaxing, and the therapy itself was not like anything I have experienced before." — Kathrine B.

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 spa techniques, 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

The 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.

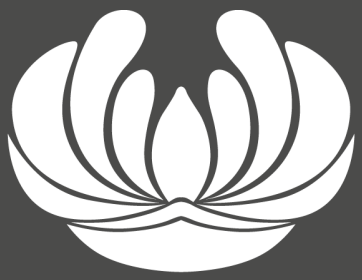
The concept of total wellness recognizes that our every thought, word and behavior affects our greater health and well- being. This is reflected in our every action and the genuine care and comfort of our guests is our highest mission. We pledge to provide the most exceptional personal service and facilities 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.



OUR MARKET

Ayurveda 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.





WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	October 25, 2023
ACTION REQUESTED:	C-23-12, A request for a Conditional Use Permit for a gas station and recreation vehicle park located at approximately 4395 East Telegraph
APPLICANT:	Jared Bates - Rosenberg Associates
OWNER:	Khushi Development LLC
ENGINEER:	Jared Bates - Rosenberg Associates
REVIEWED BY:	Eldon Gibb - City Planner
RECOMMENDATION:	Recommend approval with conditions onto the City Council

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Background

The applicant is requesting approval of a Conditional Use Permit to build a Gas Station and Recreation Vehicle (RV) park at 4395 East Telegraph. Zoning regulations require new development adjacent to Telegraph road to obtain conditional use permit approval.

The applicant is proposing a 5,100 square feet convenience store and an additional 1,750 square feet of dining area for a combined square footage of 6,850. The fuel pumps are to the south of the convenience store and there are a total of 7 gas pump stations. The RV park is just north of Razor Ridge pond and consists of 56 pad sites and a clubhouse. The clubhouse is on the main floor and consists of 1,482 sq ft. The upper floor of the clubhouse is 1,378 sq ft. and consists of living quarters for an on-site manager. The building elevations/finishes, as shown in the exhibit, for the gas station and RV park are aesthetically pleasing.

The area between the Gas station and RV park is being improved with a 39’ foot private drive that will bring three future commercial uses which will need conditional use permit approval prior to beginning construction. As shown on the proposed plan, the 39’ foot private drive will include three ingress/egress points two of which are onto Telegraph and one is onto Razor Ridge Drive. The applicant is planning to connect these access points in this first phase.

The parcel is zoned Planned Community Development (PCD) Commercial. The zoning to the north, east and south is Hurricane City and Planned Community Development (PCD) to the west. Staff has reviewed the proposed project and finds that it meets the standards as outlined in the Zoning Ordinance.

Recommendation

The Planning Commission reviewed this request on October 18, 2023 and unanimously recommended approval of C-23-12, allowing for a Convenience store / Gas station / Gas pumps / Dining Area and Recreation Vehicle park to be located at 4395 East Telegraph, 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 C-2 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 applicant will submit a traffic impact study for review and approval by the Public Works Department. The City's Access Management Plan will be adhered to in the traffic design of the project.

5. The parking will be adhered to as presented in the exhibits of this application .

6. Any roof mounted equipment will be screened from view.

7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project. The landscaping will adhere to the city's water conservation ordinance.

8. All lighting within the project development will be directed inward to the site.

9. All signage will be in accordance with the adopted sign regulations of the city.

10. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.

11. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.

12. The recreation vehicle (RV) park extends only to short term stay. Long term stay is prohibited (this does not include the second floor of the clubhouse which is for on site management to reside).

October 18, 2023 Planning Commission Minutes

https://youtube.com/live/MYNpY_hnVok?t=1810

City Planner Eldon Gibb reviewed the application.

Commissioner Scheel opened the public hearing.

Jared Bates, Rosenberg & Associates, via online, spoke regarding the application.

Commissioner Scheel closed the public hearing.

Commissioner Anderson made a motion to recommend approval to the City Council for Conditional Use Permit C-23-12 *for a proposed gas station and RV park located at approximately 4395 E. Telegraph Street. Commissioner Tupou seconded the motion; and the motion passed with the following role call vote:*

Commissioner Anderson	*Aye*
Commissioner Bulloch	*Aye*
Commissioner Scheel	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Tupou	*Aye*

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.

Washington City
Where Dixie Began

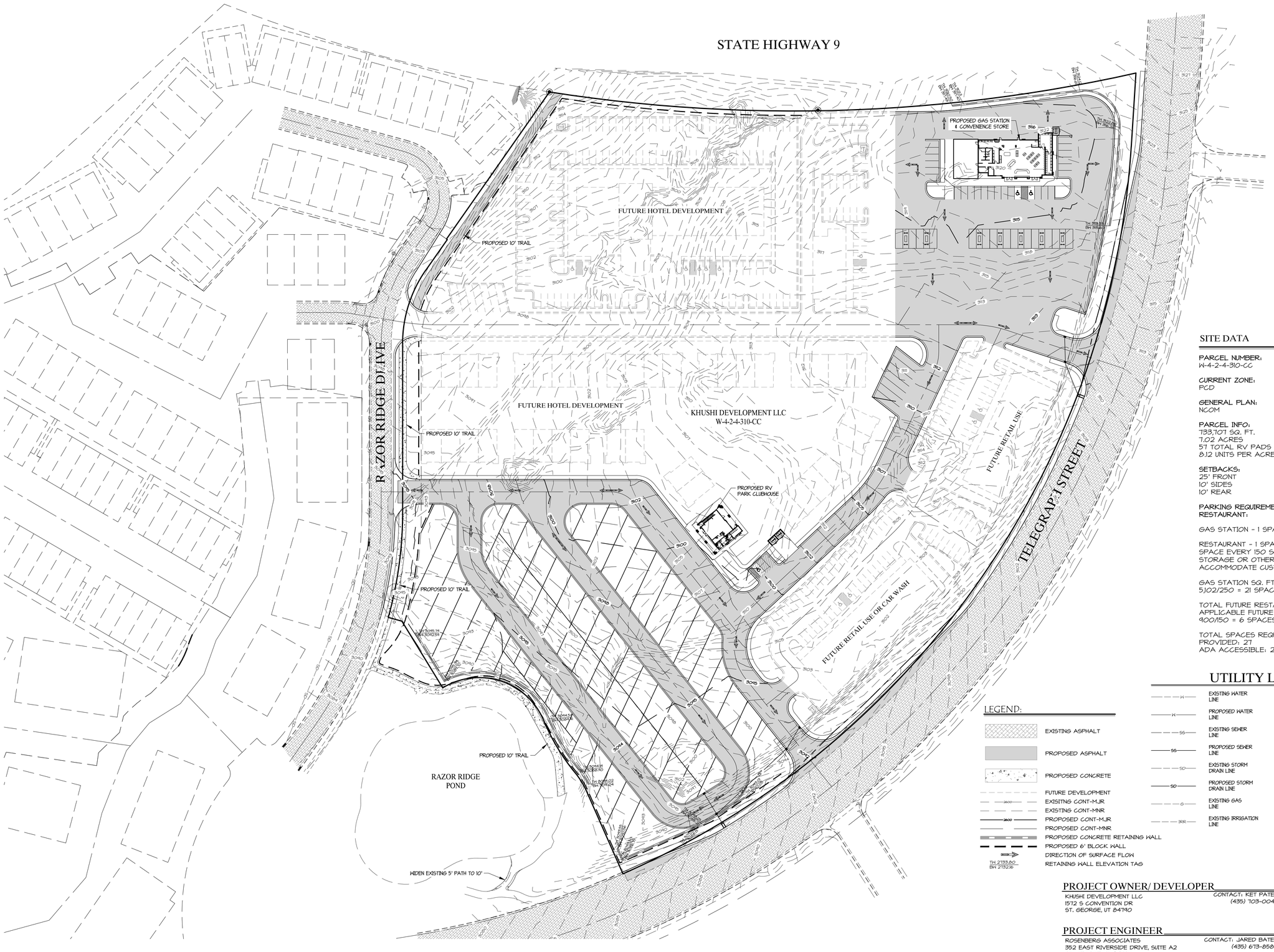
WashingtonCity.org

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:



0 60' 120'

SCALE: 1"=60'

811 Know what's **below.** **Call** before you dig.

NOTICE:
THE UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

SITE DATA

PARCEL NUMBER:
W-4-2-4-310-CC

CURRENT ZONE:
PCD

GENERAL PLAN:
NCOM

PARCEL INFO:
733,707 SQ. FT.
7.02 ACRES
57 TOTAL RV PADS
8.12 UNITS PER ACRES

SETBACKS:
25' FRONT
10' SIDES
10' REAR

PARKING REQUIREMENTS FOR GAS STATION W/ RESTAURANT:

GAS STATION - 1 SPACE FOR EVERY 250 SQ. FT.

RESTAURANT - 1 SPACE FOR EVERY 4 SEATS OR 1 SPACE EVERY 150 SQ. FT. (EXCLUDING KITCHEN, STORAGE OR OTHER AREAS WHICH WILL NOT ACCOMMODATE CUSTOMERS), WHICHEVER IS GREATER

GAS STATION SQ. FT. = 5,102
5,102/250 = 21 SPACES REQUIRED

TOTAL FUTURE RESTAURANT SQ. FT. = 1,750
APPLICABLE FUTURE RESTAURANT SQ. FT. = 900
900/150 = 6 SPACES REQUIRED

TOTAL SPACES REQUIRED: 27
PROVIDED: 27
ADA ACCESSIBLE: 2

LEGEND:

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- FUTURE DEVELOPMENT
- EXISTING CONT-MJR
- EXISTING CONT-MNR
- PROPOSED CONT-MJR
- PROPOSED CONT-MNR
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED 6' BLOCK WALL
- DIRECTION OF SURFACE FLOW
- RETAINING WALL ELEVATION TAG (TH 2133.82 / EW 2132.16)

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL
- EXISTING CURB INLET
- EXISTING CURB INLET
- EXISTING TRANSFORMER
- EXISTING PHONE PEDESTAL
- EXISTING C.A.T.V. PEDESTAL
- EXISTING COMM VAULT

PROJECT OWNER/ DEVELOPER

KHUSHI DEVELOPMENT LLC
1572 S CONVENTION DR
ST. GEORGE, UT 84790

CONTACT: KET PATEL
(435) 703-0047

PROJECT ENGINEER

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790

CONTACT: JARED BATES
(435) 673-8586

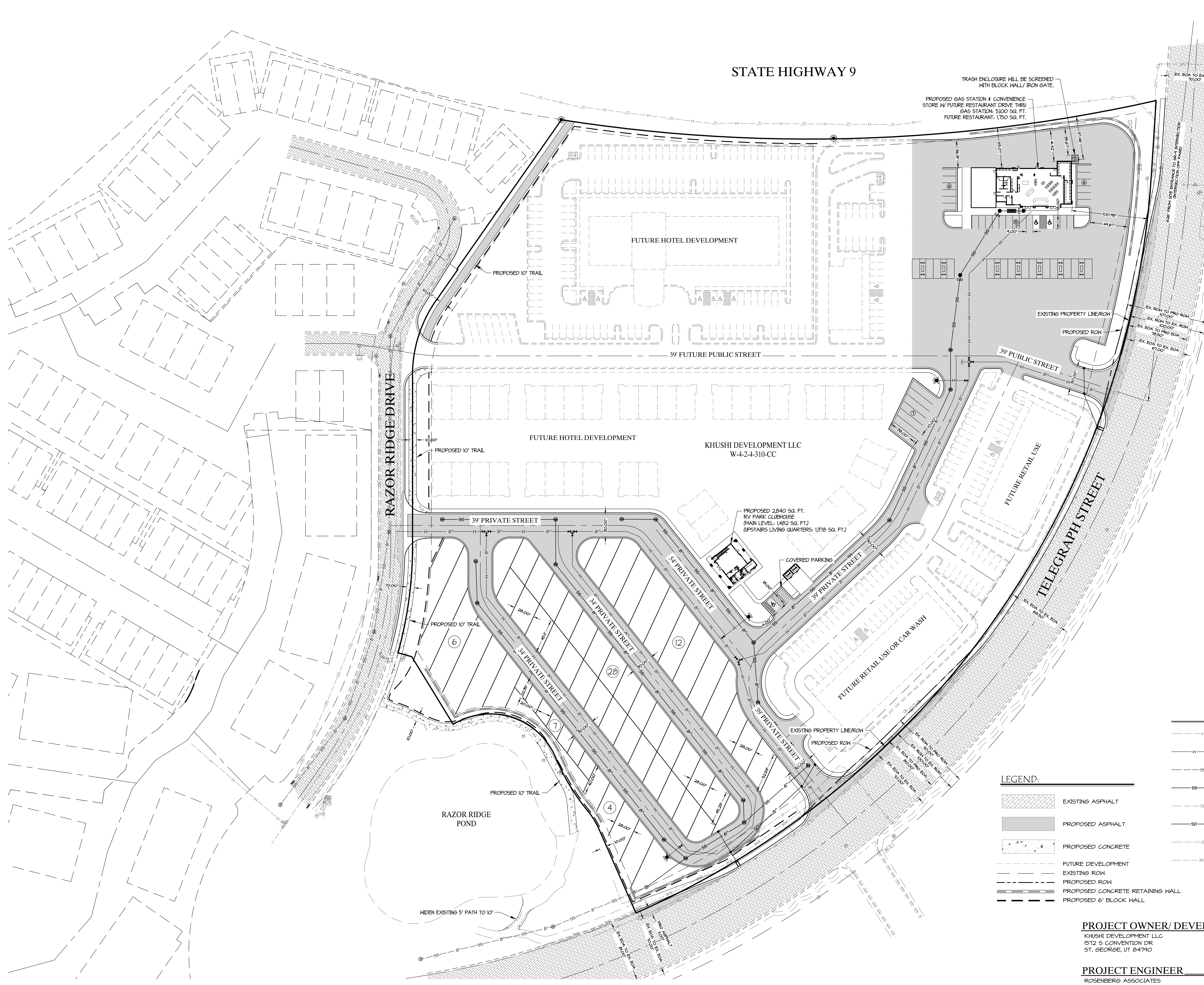
DATE: 10/16/23
JOB NO.: 13664-23
DESIGNED BY: DMH
CHECKED BY: JAB
DWG: PERMIT 10/3/23

REVISIONS | DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

CONDITIONAL USE PERMIT - GRADING PLAN
FOR
JKP PARCEL
WASHINGTON
UTAH

SHEET
1
1 OF 2 SHEETS



811
below.
Call before you dig.

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- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- FUTURE DEVELOPMENT
- EXISTING ROW
- PROPOSED ROW
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED 6' BLOCK WALL

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
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- EXISTING C.A.T.V. PEDESTAL
- EXISTING COMM VAULT

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(435) 703-0047

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CONTACT: JARED BATES
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CONDITIONAL USE PERMIT - SITE PLAN
FOR
JKP PARCEL
WASHINGTON
UTAH

SHEET
2
2 OF 2 SHEETS

STATE HIGHWAY 9

RAZOR RIDGE DRIVE

TELEGRAPH STREET

KHUSHI DEVELOPMENT LLC
W-4-2-4-310-CC

RAZOR RIDGE
POND

EXISTING FIRE HYDRANT
(WILL NEED TO BE RE-LOCATED
TO BEHIND PROPOSED RETAINING WALL)

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

90.51'

400.55'

474.00'

358.30'

491.67'

0 60' 120'
SCALE: 1"=60'

811
Know what's **below.**
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- FUTURE DEVELOPMENT
- EXISITNG CONT-MJR
- EXISTING CONT-MNR
- PROPOSED CONT-MJR
- PROPOSED CONT-MNR
- DIRECTION OF SURFACE FLOW

SITE DEVELOPMENT DATA

PARCEL NUMBER: W-4-2-4-310-CC
ACRES: 7.02
NUMBER OF LOTS: 57
DENSITY: 8.12 UNITS PER ACRE
30' PUBLIC STREETS
ZONING: PCD
GENERAL PLAN: NCOM
SETBACKS: 25' FRONT
10' SIDES
10' REAR

NOTES:

- A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- UNOBSTRUCTED ACCESS TO FIRE HYDRANTS SHALL BE MAINTAINED AT ALL TIMES. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR FIRE HYDRANTS.
- A FIRE WATER SUPPLY FLOW RATE OF 1500 GALLONS PER MINUTE (GPM), MEASURED AT 15 POUNDS PER SQUARE INCH (PSI) RESIDUAL PRESSURE, FOR A 2 HOUR TIME DURATION MUST BE MAINTAINED AT ALL TIMES.

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
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- PROPOSED FIRE HYDRANT
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FIRE AND LIFE SAEFTY PLAN
FOR
JKP PARCEL
WASHINGTON
UTAH

SHEET
1
1 OF 1 SHEETS



PLANT SCHEDULE | A

SEE SHEET L503 FOR PLANT SCHEDULE

PLANTING NOTES | B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. 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.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. 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.
5. 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.
7. 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 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 | C

SYMBOL	DESCRIPTION	DETAIL
1	2-4" DIA. ROCK MULCH, COLOR "CAPPUCCINO CHUNKY", TYP.	
2	K9 SYNTHETIC TURF, TYP.	
3	LANDSCAPE BOULDER, TYP.	
4	4-6" ROCK COBBLE, TYP.	
5	DECOMPOSED GRANITE, TYP.	
6	LIMIT OF CONSTRUCTION	
7	5 FEET HIGH BLACK VYNL FENCE IN CONCRETE MOW CURB	
8	6" CONCRETE MOW CURB, TURF HEADER EDGE	
9	MAN GATE	
10	CONCRETE PAD	
11	DOG STATION	
12	PROPOSED TRAIL, SEE CIVIL PLANS	
13	RETAINING WALL, SEE CIVIL PLANS	

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

SCALE & NORTH ARROW | F KEYPLAN | E

NORTH SCALE: 1" = 50'-0"

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:

project

JKP
PARCEL
Washington, UT

date
September 6, 2023

revisions

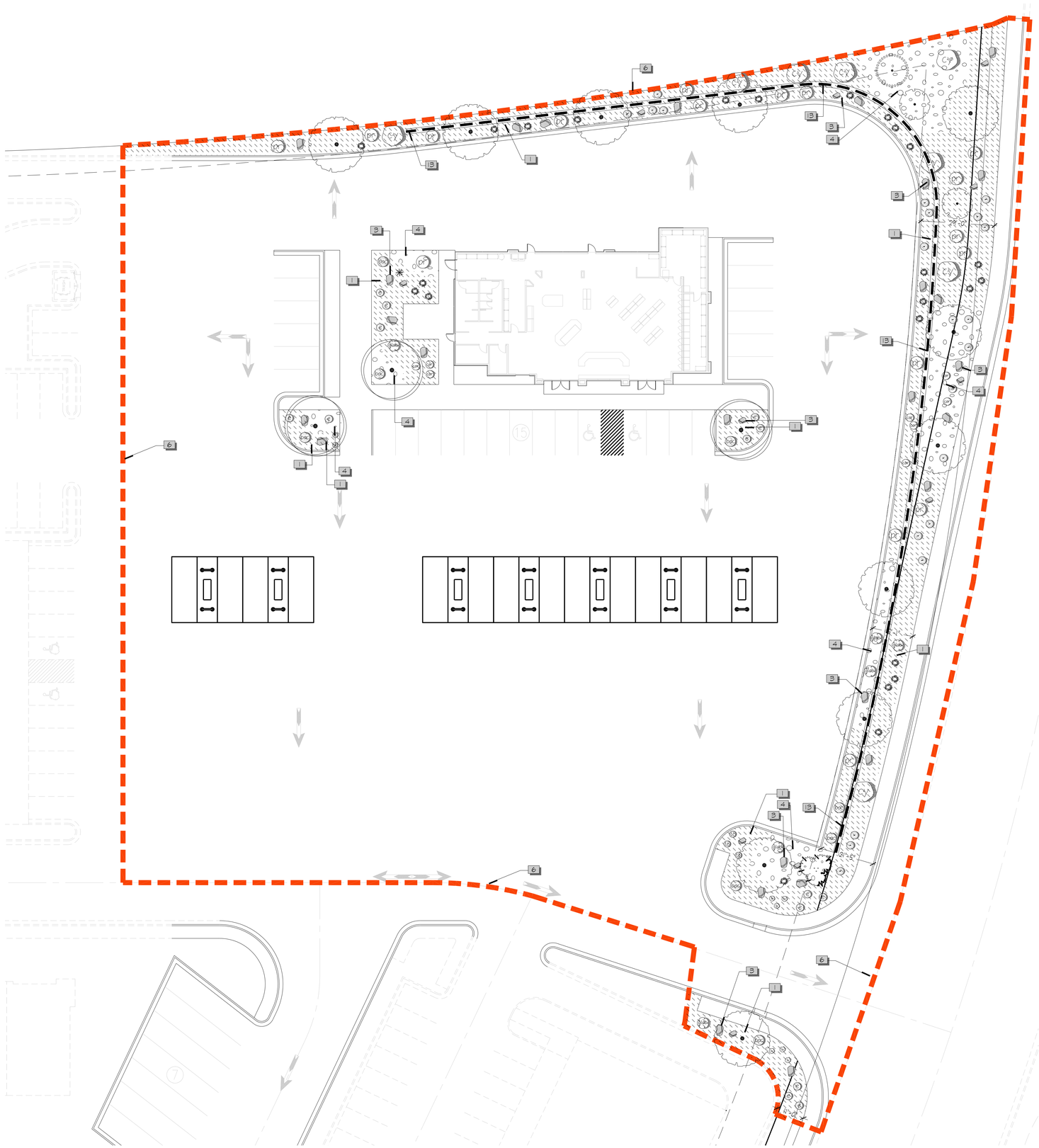
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title

OVERALL
LANDSCAPE PLAN

sheet

L100



PLANT SCHEDULE | A

SEE SHEET L503 FOR PLANT SCHEDULE

PLANTING NOTES | B

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
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3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.
4. 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.
5. 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.
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REFERENCE SCHEDULE NOTES | C

SYMBOL	DESCRIPTION	DETAIL
1	2-4" DIA. ROCK MULCH, COLOR "CAPPUCCINO CHUNKY", TYP.	
2	K9 SYNTHETIC TURF, TYP.	
3	LANDSCAPE BOULDER, TYP.	
4	4-6" ROCK COBBLE, TYP.	
5	DECOMPOSED GRANITE, TYP.	
6	LIMIT OF CONSTRUCTION	
7	5 FEET HIGH BLACK VYNL FENCE IN CONCRETE MOW CURB	
8	6" CONCRETE MOW CURB, TURF HEADER EDGE	
9	MAN GATE	
10	CONCRETE PAD	
11	DOG STATION	
12	PROPOSED TRAIL, SEE CIVIL PLANS	
13	RETAINING WALL, SEE CIVIL PLANS	

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SCALE & NORTH ARROW | F KEYPLAN | E

NORTH

SCALE: 1" = 20'-0"

0 10 20 40

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JKP PARCEL
Washington, UT

date

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revisions

data

asd project no: 23023

title

LANDSCAPE PLAN

sheet

L101

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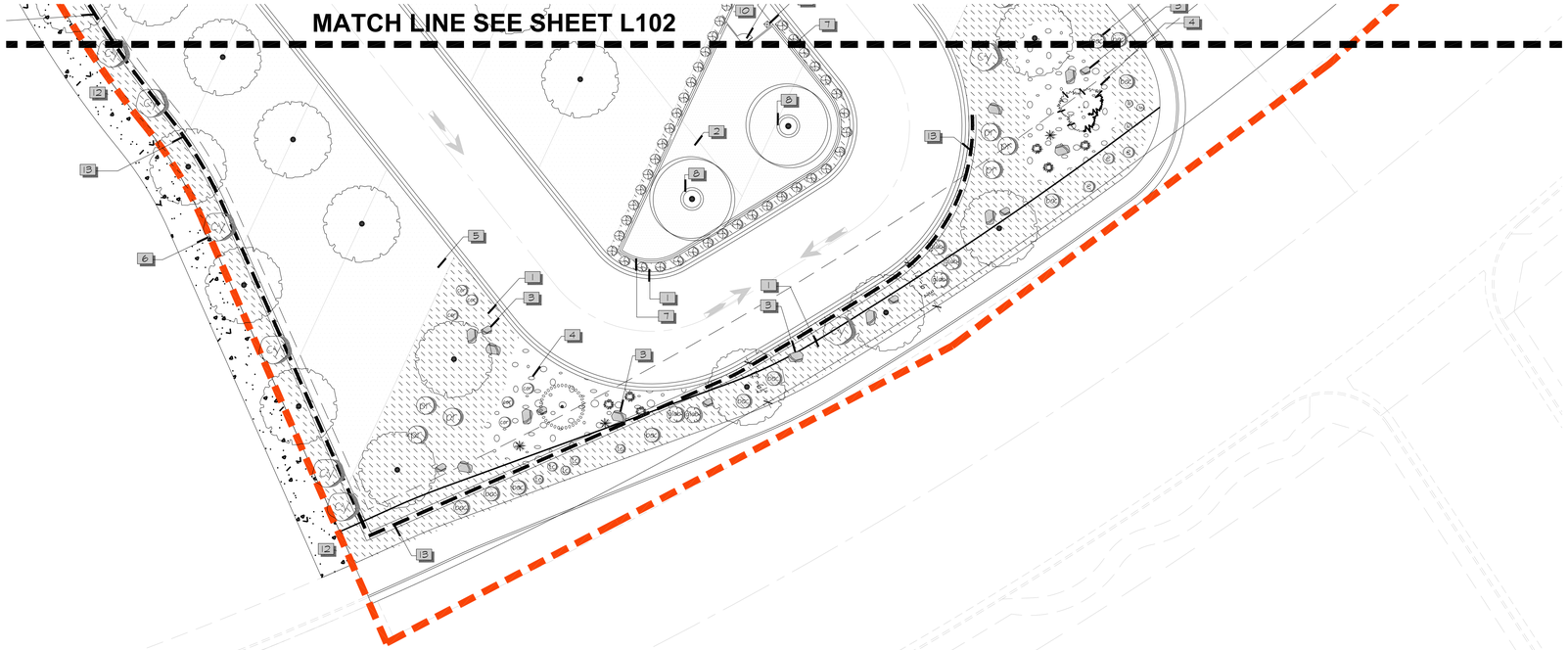
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data
asd project no: 23023

title
LANDSCAPE
PLAN

sheet
L102

MATCH LINE SEE SHEET L103



PLANT SCHEDULE

DECIDUOUS	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	Chilopsis linearis	Desert Willow	B & B	2"		7
	Fraxinus oxycarpa 'Raynood' TM	Raynood Ash	B & B	2"		16
	Ulmus parvifolia	Lacebark Elm	B & B	2"		63
EVERGREEN	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	Cedrus libani stenocoma	Lebanon Cedar	B & B		10-12'H	4
PALMS	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	Chamaerops humilis	Mediterranean Fan Palm	30 box			3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE			
bdc	Baccharis Thompson	Thompson Baccharis	5 gal			33
CY	Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal			35
	Dasylirion wheeleri	Desert Spoon	5 gal			10
	Hesperaloe funifera	Mexican False Yucca	5 gal			50
pr	Nerium oleander 'Dwarf Pink'	Dwarf Pink Oleander	5 gal			28
glade	Nerium oleander 'White Sands'	White Sands Oleander	5 gal			18
cor	Nerium oleander 'Little Red' TM	Little Red Oleander Hardy Dwarf	5 gal			22
r	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn nana	5 gal			30
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE			
	Calamagrostis x acutiflora 'Overdam'	Overdam Reed Grass	1 gal			45
	Muhlenbergia rigens	Deer Grass	1 gal			17
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE			
lu	Lantana x 'New Gold'	New Gold Lantana	1 gal			23
e	Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary	1 gal			36
tc	Teucrium chamaedrys	Germander	1 gal			12
sv	Verbena rigida	Sandpaper Verbena	1 gal			2

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PLANT SCHEDULE | A

SEE SHEET L503 FOR PLANT SCHEDULE

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NORTH

SCALE: 1" = 20'-0"

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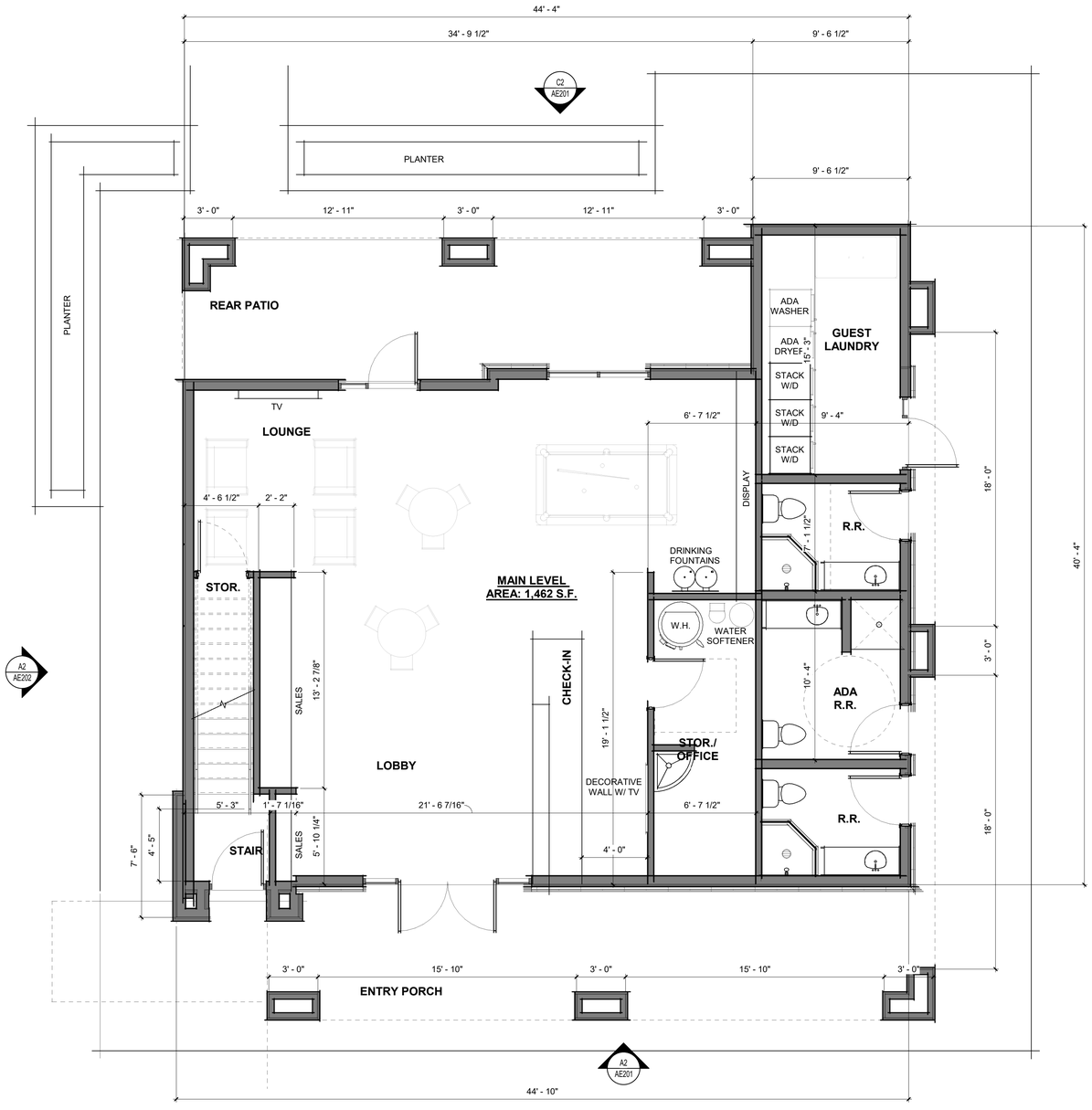
date
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data
asd project no: 23023

title
LANDSCAPE PLAN

sheet
L103



1 MAIN LEVEL FLOOR PLAN - OPTION 2

1/4" = 1'-0"

DESERT EDGE architecture
720 S. RIVER ROAD BLDG D SUITE 2100B
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RV PARK
WASHINGTON, UT

CORNER OF STATE STREET AND WASHINGTON PARKWAY

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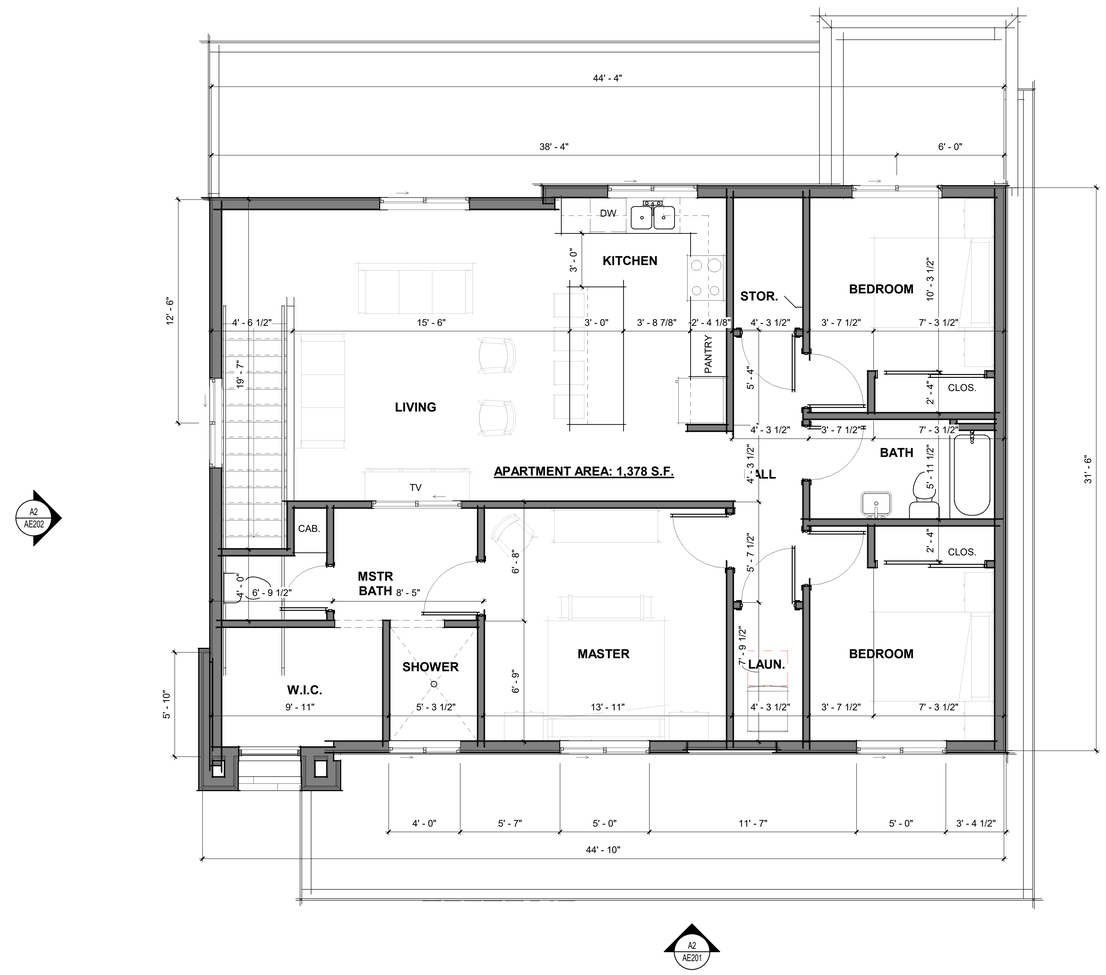
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MAIN LEVEL FLOOR PLAN - OPTION 2

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1 SECOND LEVEL FLOOR PLAN OPTION 2

1/4" = 1'-0"

DESERT EDGE
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SECOND LEVEL FLOOR PLAN - OPTION 2

AE102

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C2 NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



A2 SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

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

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

EXTERIOR GLAZING:
SEE MATERIALS BOARD

ALUM. FASCIA:
SEE MATERIALS BOARD

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

D

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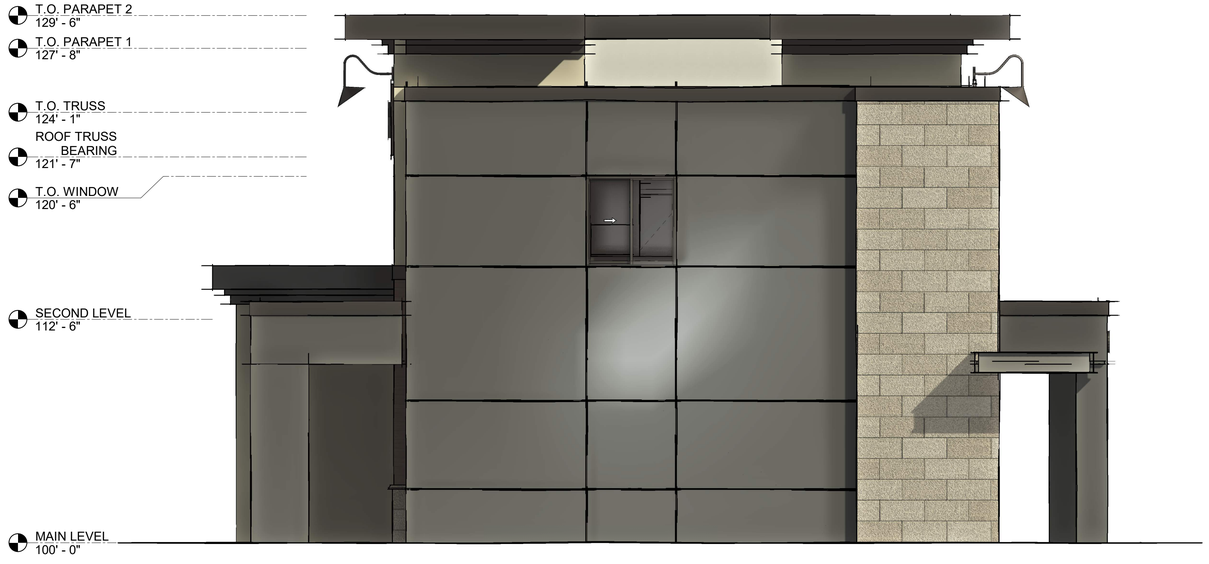
EXTERIOR ELEVATIONS

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C2 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



A2 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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LARGE FORMAT STONE: SEE MATERIALS BOARD	
LONGBOARD ALUM. WOOD-LOOK SIDING: SEE MATERIALS BOARD	
EXTERIOR GLAZING: SEE MATERIALS BOARD	
ALUM. FASCIA: SEE MATERIALS BOARD	

DESERT EDGE architecture
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EXTERIOR ELEVATIONS

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C1 REAR RIGHT PERSPECTIVE

ALUM. FASCIA
(TO MATCH KAWNEER
NIGHT HAWK)



C4 FRONT PERSPECTIVE



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



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



KAWNEER ANODIZED ALUM.
STOREFRONT
(NIGHT HAWK)

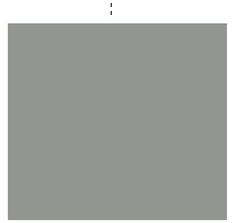


LONGBOARD ALUM.
WOOD-LOOK SIDING
(DARK NATIONAL WALNUT)

B2 FRONT RIGHT PERSPECTIVE



A1 REAR LEFT PERSPECTIVE



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



A4 FRONT LEFT PERSPECTIVE

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PERSPECTIVE VIEWS

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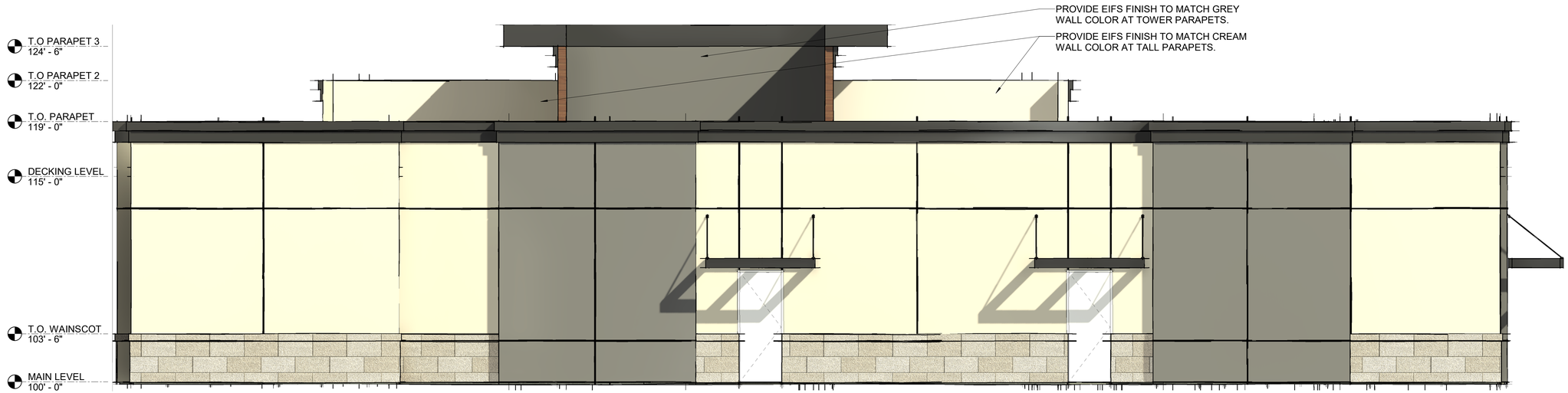
EXTERIOR MATERIALS LEGEND

EIFS EXTERIOR INSULATION: SEE MATERIALS BOARD	LONGBOARD ALUM. WOOD-LOOK SIDING: SEE MATERIALS BOARD
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CORRUGATED METAL PANELS: SEE MATERIALS BOARD	

ROOF MOUNTED EQUIPMENT WILL BE SCREENED



C1 SOUTH ELEVATION
1/4" = 1'-0"



A1 NORTH ELEVATION
1/4" = 1'-0"

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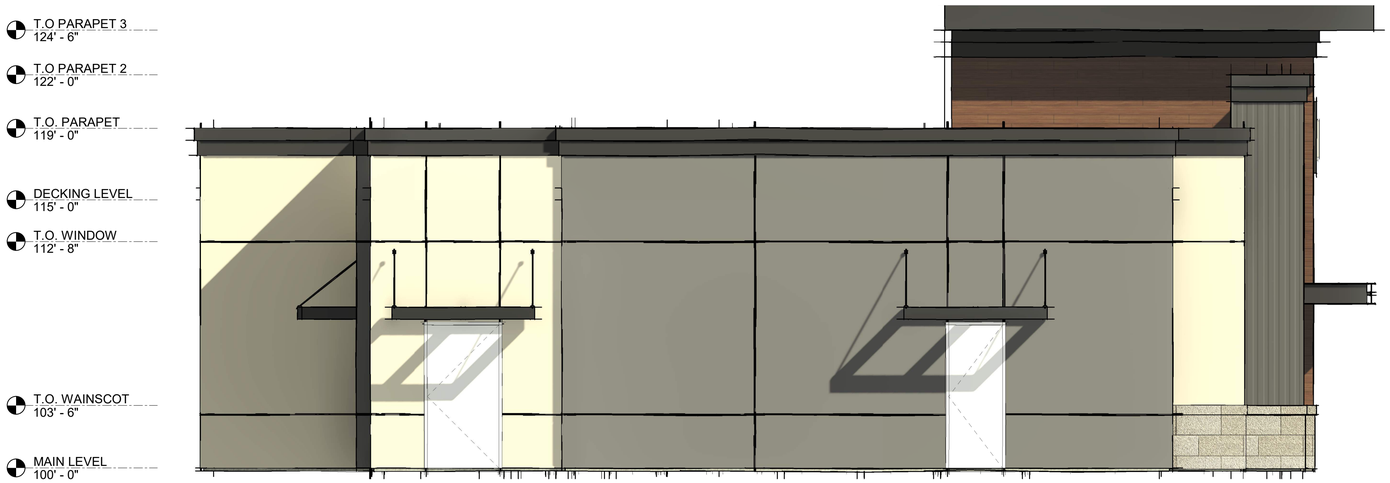
EXTERIOR ELEVATIONS

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C1 WEST ELEVATION
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A1 EAST ELEVATION
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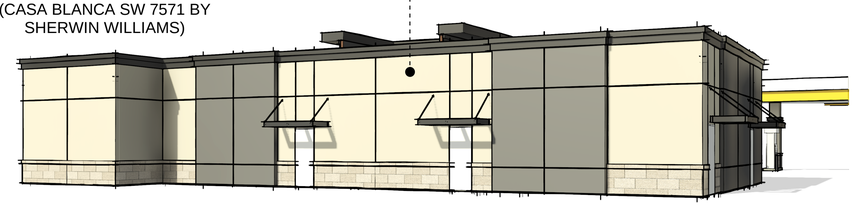
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EXTERIOR ELEVATIONS

AE202

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





D1 REAR PERSPECTIVE

D3 FRONT LEFT PERSPECTIVE VIEW

CORRUGATED METAL PANELS
(MBCI SLATE GRAY)





B1 FRONT PERSPECTIVE VIEW

B4 FRONT VIEW WITH CANOPY

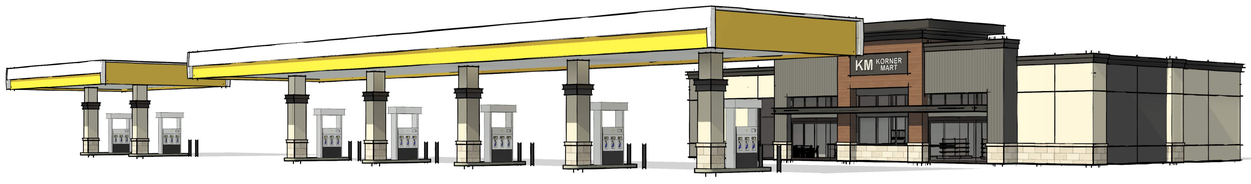
EIFS EXTERIOR INSULATION
(TIN LIZZY SW 9163 BY
SHERWIN WILLIAMS)

KAWNEER ANODIZED
ALUM. STOREFRONT
(NIGHT HAWK)

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

LONGBOARD ALUM.
WOOD-LOOK SIDING
(DARK NATIONAL WALNUT)

ALUM. FASCIA
(TO MATCH KAWNEER
NIGHT HAWK)





A1 OVERALL VIEW WITH CANOPY

A4 FRONT RIGHT PERSPECTIVE

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

VAN BOERUM
& FRANK ASSOCIATES, INC.
CONSULTING ENGINEERS
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West Valley City, Utah 84120
P:801.532.2196
www.bnaconsulting.com

KORNER MART
WASHINGTON, UT

CORNER OF STATE STREET AND
WASHINGTON PARKWAY

STAMP

NOT FOR
CONSTRUCTION

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

PERSPECTIVE
VIEWS

AE901

C:\Users\jeff\Documents\Korner Mart Washington UT Fo_jeff2023A.rvt
6/9/2023 3:59:25 PM

ORDINANCE NO. 2023-xx

AN ORDINANCE AMENDING REGULATIONS FOR LANDSCAPING AND WATER CONSERVATION FOR DEVELOPING LAND IN WASHINGTON CITY, UTAH

WHEREAS, Washington City is located in Washington County, which area is one of the most arid and fastest growing regions in Utah with all its major population centers dependent on a water resource that is subject to natural conditions, including drought, so it is essential that water conservation initiatives be enacted to protect residents of Washington City and Washington County;

WHEREAS, establishing standards for new construction will help sustain a reliable and resilient water supply to all residents of Washington City and Washington County;

WHEREAS, it is in the interest of residents of Washington City and and in the public interest to protect and enhance the community's environmental, economic, recreational, and aesthetic resources by promoting efficient use of water in our community's buildings and landscapes, reduce water waste, and establish standards for designing, installing, and maintaining water efficient buildings and landscapes throughout the City;

WHEREAS, Washington City first adopted landscape and water conservation standards on the 11th of May, 2022; and

WHEREAS, the Washington County Water Conservancy District has, since that time, released additional recommendations, benchmarks, and standards;

NOW THEREFORE, the Washington City Mayor and City Council adopt the amended code below, to be incorporated into the ordinances of the City, as Title 8, Chapter 9, Sections 1 through 5. The amended ordinance will become effective immediately upon adoption.

PASSED AND ORDERED POSTED on this 25th day of October, 2023.

WASHINGTON CITY

ATTEST:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

TITLE 8, CHAPTER 9

SECTION 1: GENERAL PROVISIONS

8-9-1: APPLICABILITY

The provisions of this ordinance are severable and if any provision, clause, sentence, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of this ordinance or their applicability to other persons or circumstances.

SECTION 2: DEFINITIONS

8-9-2: DEFINITIONS

The following definitions shall apply to this ordinance:

Active Recreation Area: Dedicated active play areas where irrigated lawn is used as the playing surface, such as a sports field designed for public use. Active recreation areas shall be:

a. a minimum of 1,500 contiguous square feet of lawn area
b. not less than 30 feet in any dimension
c. not less than 10 feet from areas dedicated to vehicular use, such as a street or parking lot
d. designed and located to be accessible to large populations, such as at a school, daycare, recreation center, senior center, public park, private park, water park or religious institution
e. co-located with amenities, including but not limited to trash bins, benches, tables, walking paths, drinking water, playground equipment and/or other recreational amenities

Grass: A surface layer of earth containing irrigated grass with its roots.

Hardscape: Elements of landscape constructed from non-living materials such as concrete, boulders, brick, blacktop, and lumber. Hardscape includes patios, decks, and paths, but does

Landscape Area: Area within a lot or parcel that is not the home footprint, driveway, or sidewalk.

Landscape or Landscaping: Any combination of berms; living plants, such as trees, shrubs, vines, ground covers, annuals, perennials, ornamental grass, or seeding; natural features such as rock, stone, or bark chips; and structural features, including but not limited to outdoor artwork, screen walls, fences, Hardscape, Pool, or benches that create an attractive and pleasing environment.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Rehabilitated Landscaping: Landscape area in which over 75% percent of existing landscaping is removed and replaced. Includes all landscaping funded in part, or completely, by Washington County Water Conservancy District's landscape conversion program.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping.

Slope: A vertical rise in feet measured over a horizontal distance, expressed as a percentage, measured generally at right angles to contour lines.

Roadway: An area meant for vehicular use. The roadway, for purposes of this ordinance, ends at the front of the curb or where vehicle tires are legally allowed.

SECTION 3: WATER EFFICIENCY STANDARDS FOR SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL ZONES

These provisions are applicable to all new construction and new development in any residential zone, or for any single family or multiple family residential development in any zone.

8-9-3(i): Construction Standards

A. New single family or multiple family residential dwellings 1,400 square feet or greater shall install hot water recirculation pump or pumps, as necessitated by the particular application.
B. All multiple family units with ground floor square footage or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit, and the information shall be made available to the resident of each unit. Individually platted condominium units are exempted from the provision of this Paragraph D if a property owners

association owns and maintains the water lines and meters. All multiple family projects require separate water meters for all outdoor water usage, including landscaping. Nothing herein shall be interpreted to require individual and separate landscape water meters for each and every unit of a multiple family project.

Nothing in this paragraph nor this Chapter 9 of Title 8 is intended to influence or modify the calculation and assessment of impact fees under Washington City Code

8-9-3(ii): Landscape Standards

A. For all new residential construction, Rehabilitated Landscaping, residential development, and new landscape improvements, the landscaping shall meet the following requirements:
    1. Single Family Dwellings:
        a. Irrigated Lawn area must not exceed eight percent (8%) of the lot square footage, up to a maximum of one thousand five hundred (1,500) square feet of grass (irrigated lawn area). Lots Less than 7,500 square feet are allowed up to 600 square feet of grass. No lot, regardless of its size, may install grass areas that exceed 1,500 square feet of surface area on the lot. Applicants will identify the size of the building lot in square feet, the amount of irrigated lawn proposed in square feet, and calculate the percentage of the lot to be installed with irrigated lawn at the time of building application. Following construction, the City will verify the installed irrigated lawn area does not exceed the maximum allowed.
        b. Grass is prohibited in park strips, in any landscape area that measures less than eight feet in width, and on any slope that exceeds 15%.
        c. Where lawns are allowed, spray irrigation may be used. All other plant material must be irrigated from a drip irrigation system equipped with a pressure regulator filter, flushend assembly and emitters rated for 20 gallons per hour (gph) or less.
        d. Drip irrigation and sprinkler irrigation may not be served from the same irrigation valve.
        e. Automated irrigation systems must use a US EPA WaterSense labeled smart controller or a similar weather-based controller.
        f. All Planting Beds must have mulch upon the soil surface with exceptions for areas being restored to appear as native desert.
    2. Limited Common Area Developments

a. Single family homes with limited common areas designated for the exclusive use of the adjacent dwelling shall have the same allowances as a single family home.

3. Multiple Family Dwelling Projects comply with the Landscape Standards in 8-9-4(ii), below.

a. Multi Family Dwelling Projects are limited to 100 square feet of grass per unit. Properties with less than six dwelling units are allowed up to 600 square feet of grass. Individual allotments may be combined into a common area.
b. Multi family projects require separate meters for outdoor water use when irrigating more than 5,000 square feet.

8-9-3(iii): Restrictive Covenants in Conflict with Water Efficiency Standards

Any homeowners or property owners association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, and that are recorded after passage of this ordinance, are preempted by this ordinance and unenforceable by the owners or association contrary to Washington City Code if they conflict with the standards in this ordinance, or if they have the effect of prohibiting or restricting compliance with this ordinance.

Section 3. Severability. If any provision of this Ordinance or application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses or applications thereof which can be implemented without the invalid provision(s), clause(s) or application(s) hereof.

SECTION 4: WATER EFFICIENCY STANDARDS FOR NONRESIDENTIAL ZONES AND NONRESIDENTIAL DEVELOPMENTS

These provisions are applicable to all new construction and new development in all nonresidential zones and nonresidential developments in any zone.

8-9-4(i): Construction Standards

A. Hot water recirculation pump or pumps, as necessitated by the particular application, shall be installed, unless hot water delivery can be demonstrated to occur without first displacing more than 0.6 gallons of system water.
B. All shell units with ground floor square footage, or individually platted, shall be separately metered, submetered, or equipped with alternative technology capable

of tracking the water use of the individual unit, and the information shall be made available to the individual unit. Individually platted condominium units are exempted if a property owners association owns and maintains the water lines and meters. All nonresidential projects require separate water meters for all outdoor water usage, including landscaping.

C. All non-single family residential projects require separate meters for outdoor use when irrigating more than 5,000 square feet.
D. All commercial car wash projects shall be built and operated to limit the maximum amount of new consumed water from the utility for car washes to 20 gallons per vehicle washed. Washington City shall have the right to review, inspect, and audit on recurring review cycles carwash project compliance with quantity maximums per vehicle washed.
E. All golf courses using water district or municipal water supplies shall irrigate with secondary irrigation water and shall have separate water meters for the golf course. Irrigation with potable water at golf courses is prohibited to promote conservation of available drinking water. Each golf course development shall submit and follow a water budget with the Landscape Documentation Packet and identify water conservation measures for city review and approval.
F. Outdoor or exterior pools, fountains, or decorative water features that do not use secondary water are prohibited as part of any non-residential landscape plan, except as considered by the City Council for consumptive effect on potable (treated) water supplies and if approved by the City Council as permitted exception.
G. Manmade ornamental water features are limited to 25 square feet per parcel and are limited to the parcel.
H. Misting systems are permitted from May through September when temperatures exceed 90 degrees.

8-9-4(ii): Landscape Standards

A. For all new construction, Rehabilitated Landscaping, new development, and new landscape improvements in all nonresidential zones, and nonresidential development in any zone, the landscaping shall meet the following requirements:
    1. Grass is prohibited outside of an active recreation area. Grass is prohibited in park strips, in all landscape areas that measure less than eight feet in width, and on any slope that exceeds 15%.
    2. If secondary irrigation water is available, each project shall connect to the secondary irrigation water system for all outdoor water use. Washington City may make minor case-by-case permitted exceptions by approval of the City Council, allowing use of treated water for outdoor plantings that

have secondary irrigation water available, subject to review and approval at the sole discretion of the city. An example of such a permitted exception would be for a small beautification planting of flowers or foliage that may be sensitive to secondary irrigation water quality.

Section 4. Effective Date. This Ordinance shall take effect immediately upon publication or posting in the manner required by law.

RESOLUTION No. R2023-XX
A RESOLUTION REMEMBERING THE NATIONAL MOTTO OF THE UNITED STATES OF AMERICA AND RESOLVING TO DISPLAY "IN GOD WE TRUST" IN THE WASHINGTON CITY COUNCIL CHAMBER

WHEREAS, in July 1955 the 84th United States Congress adopted a joint resolution that requires that "IN GOD WE TRUST"appear on all American currency, which joint resolution was approved by President Dwight Eisenhower; and

WHEREAS, in 1956 the United States Congress adopted legislation declaring "IN GOD WE TRUST" as the official national motto and on July 30 1956 President Eisenhower signed said legislation into law, declaring the phrase to be the national motto of the United States of America; and

WHEREAS, since 1956 other states, counties and cities have incorporated use of the national motto in schools, public institutions, state symbols and state mottos; and

WHEREAS, the national motto "IN GOD WE TRUST" remains esteemed among the American public and the leaders and citizens of Washington City; and

THEREFORE, BE IT RESOLVED that the Washington City Council and Mayor declare an Annual National Motto Remembrance Day to be held on the fourth Wednesday of October each year and that the Washington City Council resolve to plan and prepare for the national motto to be displayed in the Washington City Council Chamber at Washington City Hall.

This resolution shall be effective on the date it is adopted.

PASSED AND APPROVED, on this 25th day of October 2023.

Washington City

Attest:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

DRAFT

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Brett Henderson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Kurt F. Ivie	[___] Aye	[___] Nay
Kimberly Casperson	[___] Aye	[___] Nay
Ben Martinsen	[___] Aye	[___] Nay

DRAFT