

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 4a

HEARING DATE: December 06, 2023

ACTION REQUESTED: Amended Preliminary Plat approval for the Burke Springs Phase-3 Subdivision, located at approximately Creek side Court and Rimview Drive

APPLICANT: Short Term Investments LLC

OWNER: Short Term Investments LLC

ENGINEER: Kelvin Smith, Civil Science

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval to amend the Preliminary plat for the Burke Springs, Phase-3 subdivision, located at approximately Creek Side Court and Rimview Drive. The applicant is proposing to add two additional lots from the adjacent property and adjust the boundary lines to better configure the shape of lots 317, 318 and 319. Also, the southeast boundary adjacent to lots 323 and 324 is being re-aligned to follow the existing retaining wall. This amendment will increase the total lot count from 26 lots to 28 lots with an area coverage increase from 7.624 acres to 8.07 acres. The previous preliminary plat approval was on September 28, 2022.

The zoning designation at this location is Single Family Residential 8,000 square foot minimum building lots (R-1-8). The surrounding zoning is Planned Community Development (PCD) to the north and west and Single Family Residential 8,000 square foot minimum (R-1-8) to the east and south

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends the Planning Commission recommend approval of the Preliminary plat for the Burke Springs, Phase-3 subdivision, onto the city council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy

of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

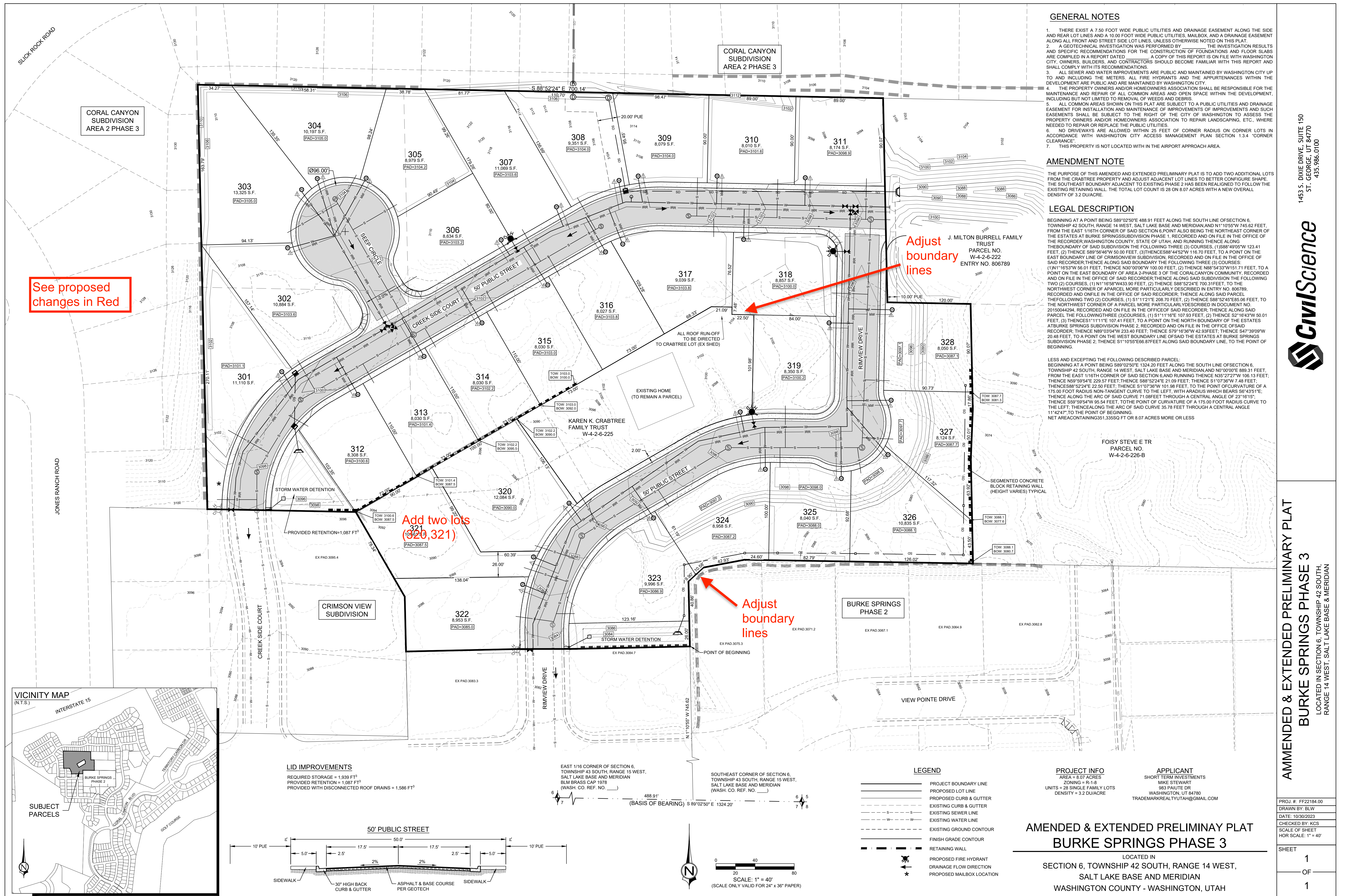
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

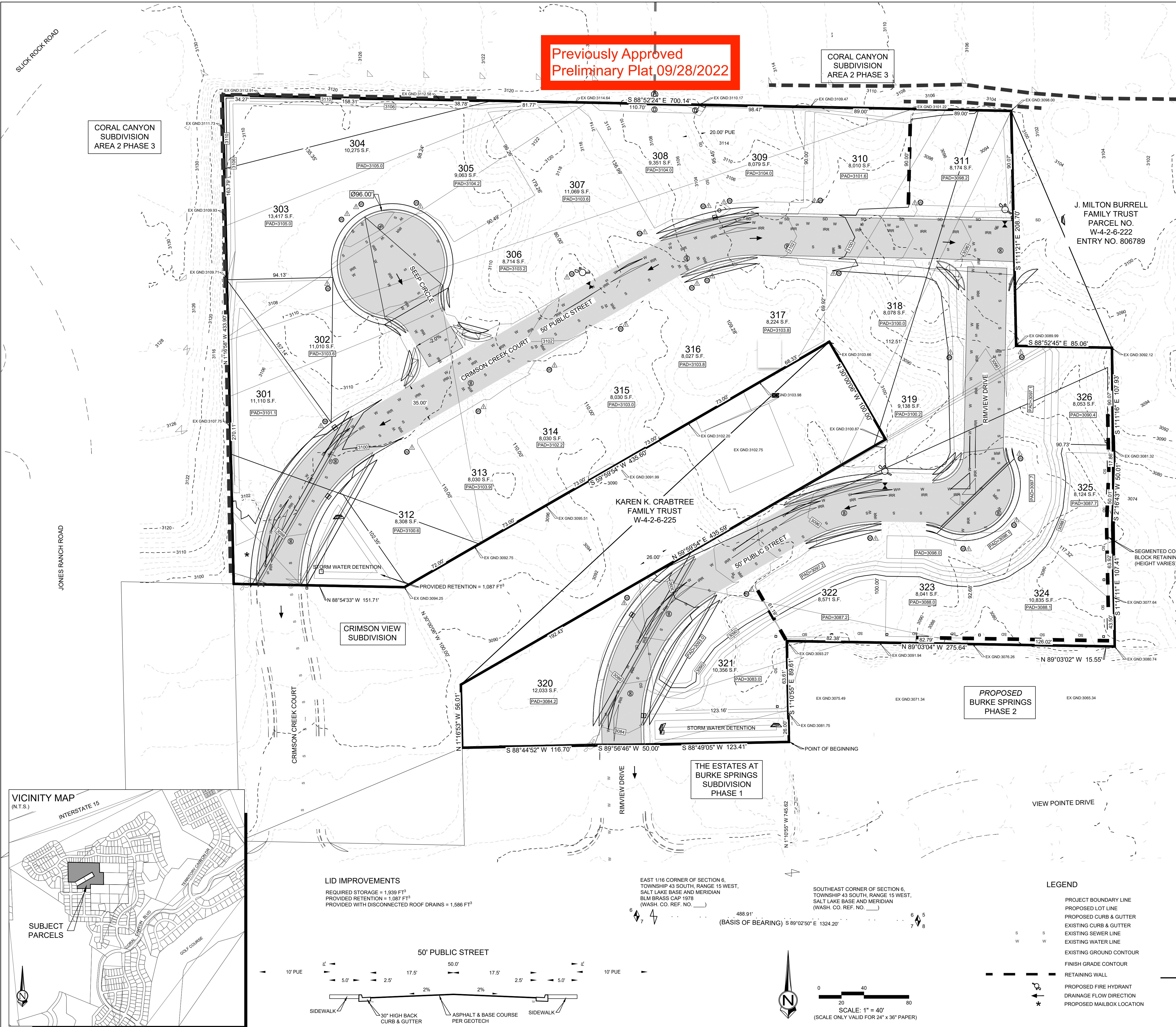
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

Narrative

The purpose of this amended and extended preliminary plat is to add two additional lots from the Crabtree property and adjust adjacent lot lines to better configure shape. The southeast boundary adjacent to existing phase 2 has been realigned to follow the existing retaining wall. The total lot count is 28 on 8.07 acres with an overall density of 3.2 DU/Acre





GENERAL NOTES

1. THERE EXIST A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND A DRAINAGE EASEMENT ALONG ALL FRONT AND STREET SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED 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 AREAS 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. THIS PROPERTY IS NOT LOCATED WITHIN THE AIRPORT APPROACH AREA.

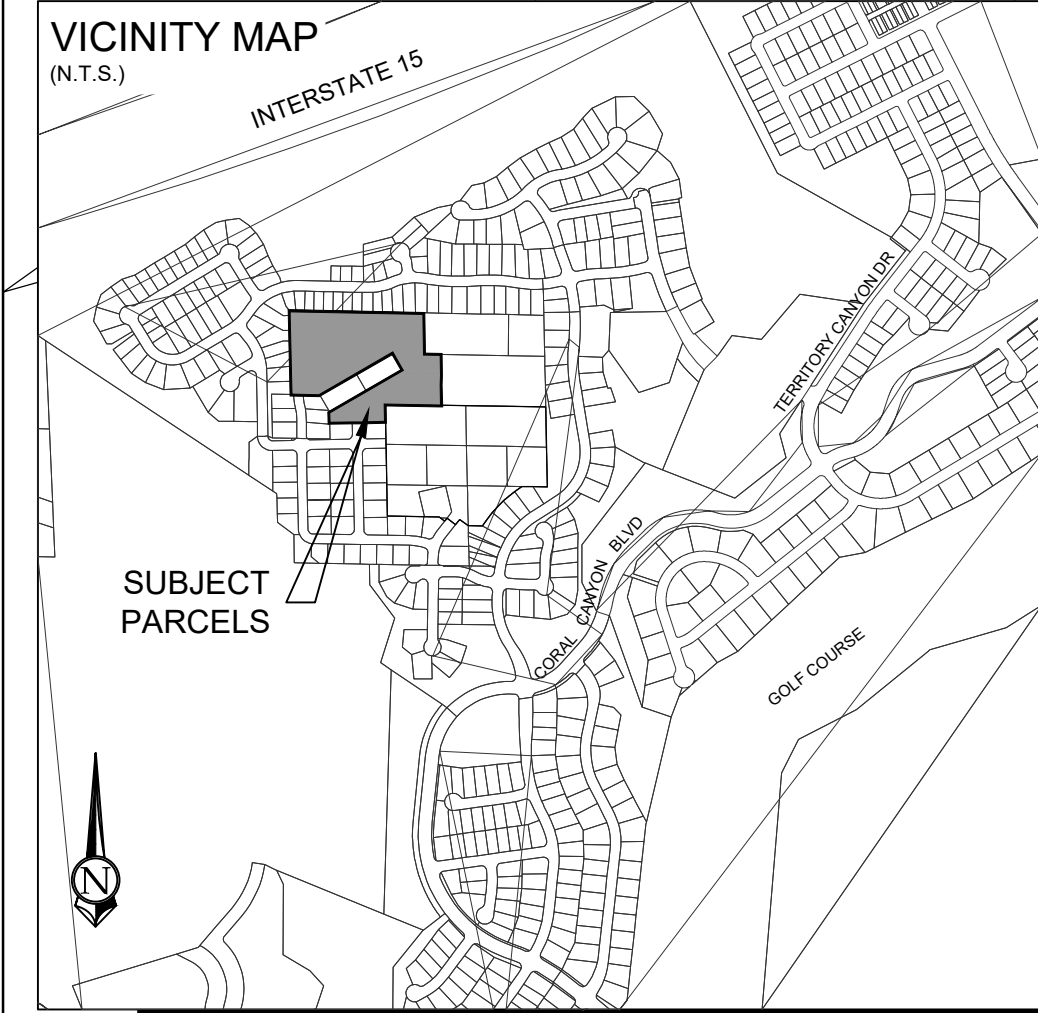
LEGAL DESCRIPTION

BEGINNING AT A POINT S 89°12'50" E 488.91 FEET ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND N 1°10'55" W 745.62 FEET FROM THE EAST 1/16TH CORNER OF SAID SECTION 6, POINT ALSO BEING THE NORTHEAST CORNER OF THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, (1) S 88°49'05" W 123.41 FEET, (2) THENCE S 89°56'46" W 50.00 FEET, (3) THENCE S 88°44'52" W 116.70 FEET, TO A POINT ON THE EAST BOUNDARY LINE OF CRIMSON VIEW SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE N 1°16'53" W 56.01 FEET, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20060027364, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE PARCELS DESCRIBED IN SAID DOCUMENT THE FOLLOWING THREE (3) COURSES, (1) N 59°59'54" E 435.60 FEET, (2) THENCE N 30°00'00" W 100.00 FEET, (3) THENCE S 59°59'54" W 435.60 FEET, TO THE NORTHEAST CORNER OF SAID CRIMSON VIEW SUBDIVISION; THENCE N 88°54'33" W 151.71 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION, TO A POINT ON THE EAST BOUNDARY OF AREA 2 - PHASE 3 OF THE CORAL CANYON COMMUNITY, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 1°11'21" E 208.70 FEET, (2) THENCE S 88°52'45" E 85.06 FEET, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150044294, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) S 1°11'16" E 107.93 FEET, (2) THENCE S 2°16'45" W 50.01 FEET, (3) THENCE S 1°11'11" E 107.41 FEET, TO A POINT ON THE NORTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20180034738, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) N 89°03'02" W 15.55 FEET, (2) THENCE N 89°03'04" W 275.64 FEET, (3) THENCE S 1°10'55" E 88.91 FEET, TO THE POINT OF BEGINNING.

CONTAINING 332,121 SQ FT OR 7.62 ACRES MORE OR LESS

FOISY HOLDINGS, LLC
PARCEL NO.
W-4-2-6-226-B
DOCUMENT NO.
20150044294

SEGMENTED CONCRETE
BLOCK RETAINING WALL
(HEIGHT VARIES) TYPICAL



LID IMPROVEMENTS
REQUIRED STORAGE = 1,939 FT³
PROVIDED RETENTION = 1,087 FT³
PROVIDED WITH DISCONNECTED ROOF DRAINS = 1,586 FT³

EAST 1/16 CORNER OF SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
BLM BRASS CAP 1978
(WASH. CO. REF. NO.)

SOUTHEAST CORNER OF SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
(WASH. CO. REF. NO.)

- LEGEND**
- PROJECT BOUNDARY LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - EXISTING GROUND CONTOUR
 - FINISH GRADE CONTOUR
 - RETAINING WALL
 - PROPOSED FIRE HYDRANT
 - DRAINAGE FLOW DIRECTION
 - PROPOSED MAILBOX LOCATION

PROJECT INFO
AREA = 7.624 ACRES
ZONING = R-1-B
UNITS = 26 SINGLE FAMILY LOTS
DENSITY = 3.4 DU/ACRE

APPLICANT
SHORT TERM INVESTMENTS
MIKE STEWART
983 PAULTE DR
WASHINGTON, UT 84780
TRADEMARKREALTYUTAH@GMAIL.COM

BURKE SPRINGS PHASE 3
LOCATED IN
SECTION 6, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

PROJ. #: FF22184.00
DRAWN BY: BLW
DATE: 8/09/2022
CHECKED BY: KGS
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
1

PRELIMINARY PLAT
BURKE SPRINGS PHASE 3
LOCATED IN SECTION 6, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

CivilScience

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

Previously Approved
Preliminary Plat 09/28/2022

CORAL CANYON
SUBDIVISION
AREA 2 PHASE 3

J. MILTON BURRELL
FAMILY TRUST
PARCEL NO.
W-4-2-6-222
ENTRY NO. 806789

KAREN K. CRABTREE
FAMILY TRUST
W-4-2-6-225

PROPOSED
BURKE SPRINGS
PHASE 2

THE ESTATES AT
BURKE SPRINGS
SUBDIVISION
PHASE 1



PROJECT FLOW CARD

PP-23-0010 Burke Springs

Phase 3 Amended Preliminary Plat

MEETING DATE

11/15/23 PC 12/13/23 CC

Planning	Reviewed no concerns EG	
Hillside	NA	
Public Works	If approved we will need to update the construction drawings for the additional lots and other changes. Grading and drainage issues on Burrell Family trust land have already been noted during initial CD plan review and the developer is working with the trust to obtain easements. CD's will not be approved until issue is resolved but no problem moving preliminary plat forward. Reviewed and approved with conditions	
Engineer	Reviewed, no concern	
Fire Dept.	Reviewed and have no concerns at this time	
Parks/Trails	Reviewed. No concerns.	
Building dept	Reviewed and have no concerns	
Washington Power	Reviewed and approved with conditions- Needs to revisit construction drawings for new lots added	
Dixie Power	NA	
Economic Dev.	Reviewed. No concerns. Residential rooftops in this area help support and stimulate planned commercial development for the nearby general planned business development. RH	
Administrative	N/A	

Additional Comments:

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	5a
HEARING DATE:	December 06, 2023
ACTION REQUESTED:	Partial Amended Final Plat approval for the Liberty Lane subdivision, located at 240 West Centerfield Circle
APPLICANT:	Jacob Brickey
OWNER:	Jacob Brickey
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Partial Amendment to the Final plat of Liberty Lane Subdivision amending lots 1 and 2, located at 240 West Centerfield Circle. The reason for this amendment is to combine lots 1 and 2. No other changes are being made at this time. Staff would like to note the proposed lot will be required to comply with the current R-1-12 zoning regulations with only one single family dwelling being allowed on the lot.

Staff has reviewed the proposed partial amended final plat and finds it conforms to the R-1-12 zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Liberty Lane Partial amendment A - combining lots 1 and 2, onto the City Council, based on the following original findings and subject to the following original conditions:

Findings

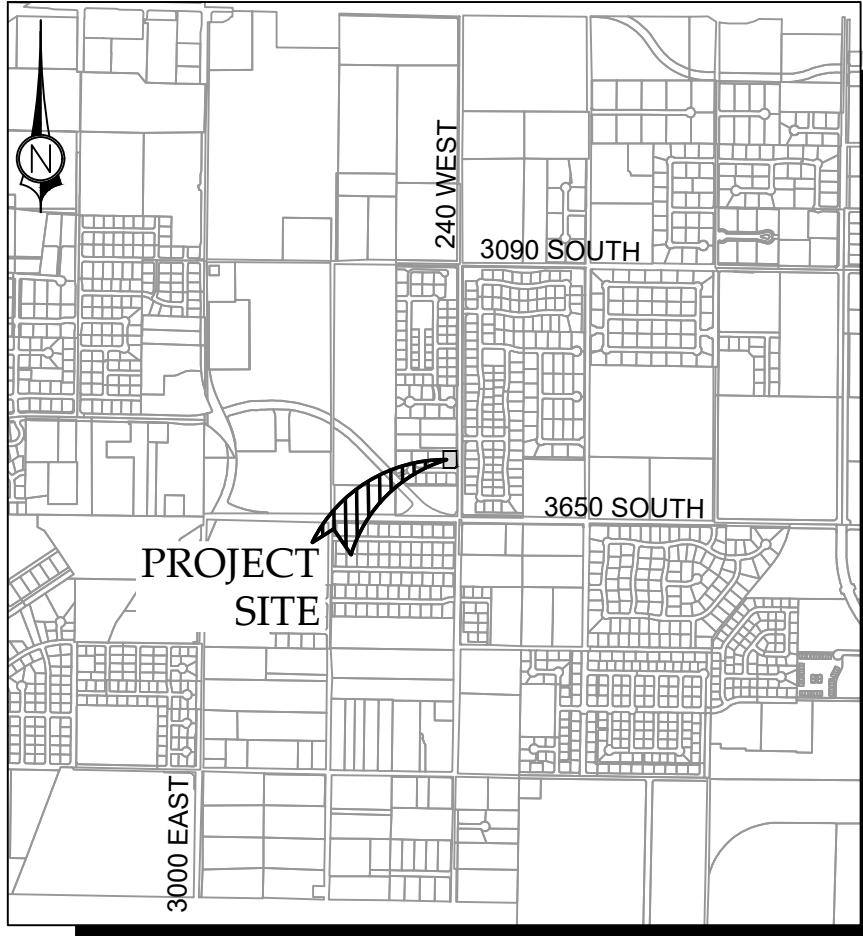
1. The amended final plat meets the land use designation as outlined in the General Plan for

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.



VICINITY MAP
(1" = 2000')

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT IS TO COMBINE LOTS 1 & 2 INTO NEW LOT 1. NO OTHER CHANGES WERE MADE OR INTENDED.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTIONAL MONUMENTATION (NOT FOUND)
- 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.
- EASEMENT LINE (SEE NOTES)

LIBERTY LANE PARTIAL AMENDMENT "A" (AMENDING LOTS 1 & 2)

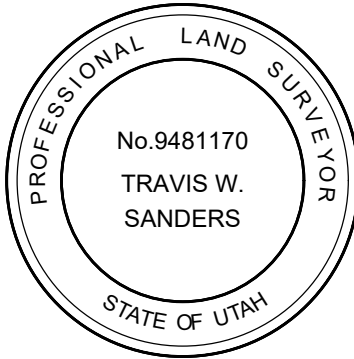
LOCATED IN
SE 1/4 OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH THE SURVEYOR'S 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, PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

LIBERTY LANE PARTIAL AMENDMENT "A" (AMENDING LOTS 1 & 2)

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



DATE

TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF LIBERTY LANE SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT BEING N 0°08'57" E 715.14 FEET ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 89°51'03" W 30.00 FEET, FROM THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUNNING THENCE S 0°08'57" W 158.85 FEET ALONG THE EXISTING WEST RIGHT OF WAY LINE OF 240 WEST STREET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, POINT ALSO BEING THE EXISTING NORTHERLY RIGHT OF WAY LINE OF CENTERFIELD CIRCLE; THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF SAID CURVE 31.50 FEET THROUGH A CENTRAL ANGLE OF 90°14'39", (2) THENCE N 89°36'24" W 116.35 FEET, TO THE SOUTHEAST CORNER OF LOT 3 OF SAID LIBERTY LANE SUBDIVISION, THENCE N 0°08'57" E 178.29 FEET ALONG THE EAST LINE OF SAID LOT 3, TO A POINT ON THE SOUTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210024626, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 89°52'43" E 136.43 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 24,281 SQ. FT. OR 0.56 ACRES 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, PUBLIC STREETS, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

LIBERTY LANE PARTIAL AMENDMENT "A" (AMENDING LOTS 1 & 2)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. THE LOT, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO WASHINGTON CITY 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 IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 27TH DAY OF JULY, AS DOCUMENT NO. 20220036797 SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

JACOB BRICKEY
(A INDIVIDUAL)

JACOB BRICKEY

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, JACOB BRICKEY, 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
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7) IF INFORMATION IS FILLED IN

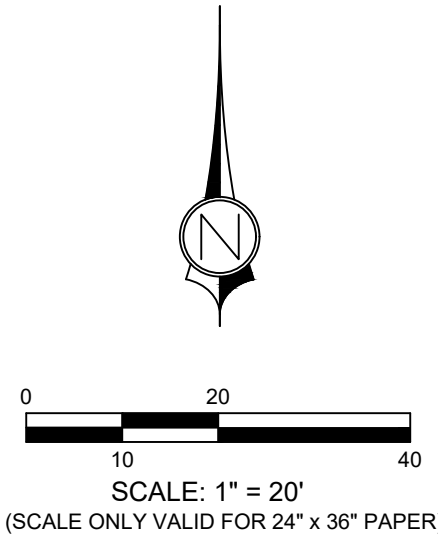
GENERAL NOTES

- 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 AREA.
- 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 _____. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND COMMON AREA WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
- ALL COMMON AREA SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- STORM WATER MANAGEMENT BMP MAINTENANCE AGREEMENT WASHINGTON CITY, UTAH, EXECUTED BY HOOPES LANDING LLC, RECORDED NOVEMBER 5, 2021, AS DOCUMENT NO. 20210071376, OFFICIAL WASHINGTON COUNTY RECORDS.
- 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".

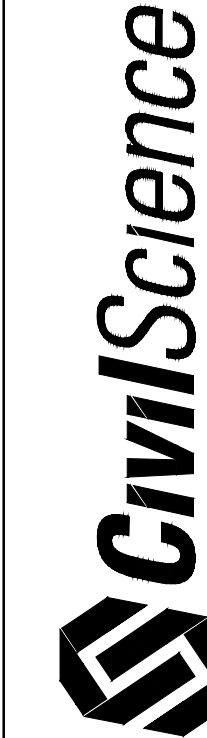
AIRPORT NOTE

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.

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



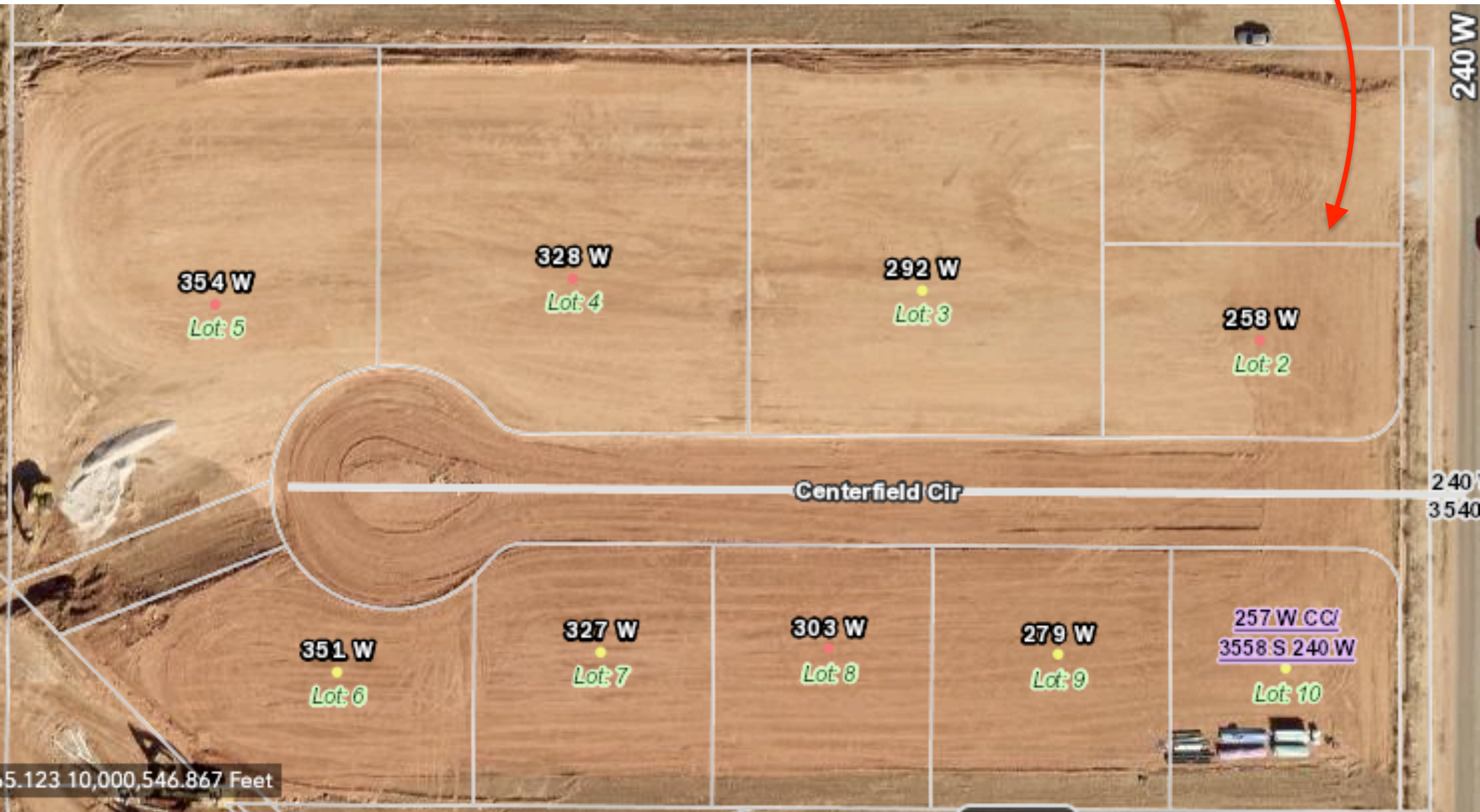
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



LIBERTY LANE PARTIAL AMENDMENT "A"
(AMENDING LOTS 1 & 2)
LOCATED IN
SE 1/4 OF SECTION 34, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: 23179	CHECKED BY: TWS
DRAWN BY: P.JW	SCALE OF SHEET
DATE: 10-6-2023	HOR SCALE: 1" = 20'
SHEET	
1	OF
1	

Proposed change is to combine lots 1 and 2





PROJECT FLOW CARD
MEETING DATE

FP-23-0021 Liberty Lane lots 1 & 2 Final Plat Amendment
12/6/23 PC 12/13/23 CC

Planning	Reviewed. OK to move forward	
Hillside	NA	
Public Works	Reviewed - Recommend approve with condition that unused water, irrigation and sewer services be capped by owner prior to public works sign-off of final plat	
Engineer	Reviewed no concern PM	
Fire Dept.	NA	
Parks/Trails	Reviewed. No concerns.	
Building dept	Reviewed, no comments	
Washington Power	NA	
Dixie Power	Reviewed. No concerns. CR	
Economic Dev.	Reviewed. No concerns.	
Administrative	NA	

Additional Comments:

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

Item # 6 a

HEARING DATE: December 6, 2023

ACTION REQUESTED: G-23-06, A request to amend the General Plan Land Use Map in the area located at approximately 1900 North 2400 East, from the current designation of Planned Unit Development (PUD), to a proposed Low Density Residential (LD) designation.

APPLICANT: Elevate Development

ENGINEER: Rosenberg & Associates

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend Approval

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 1900 North and 2400 East. The requested area covers approximately 23.58 acres. The current Land Use designation is Planned Unit Development (PUD). The applicant is seeking approval to have the Land Use designation changed to the Low Density Residential (LD) General Plan Land Use designation.

The surrounding General Plan Land Use designations are Open Space to the north and east, and Planned Unit Development to the west and south.

Staff has reviewed the requested change and is comfortable with the proposal, finding it to be in harmony with surrounding uses and general plan designations.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-23-06, to amend the General Plan Land Use Map from the current Planned Unit Development (PUD), to the proposed Low Density Residential (LD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

Elevate Development is requesting an amendment for the general plan from PUD to low density residential.

The project will consist of single-family home lots on the end of the Plateau in Washington City. This general plan amendment will allow this area to match densities on the Solis subdivision that is adjacent to this area.


The is being designed to be as minimally intrusive as possible to help maintain views of the current residents of Washington City.

General Plan Vicinity Map



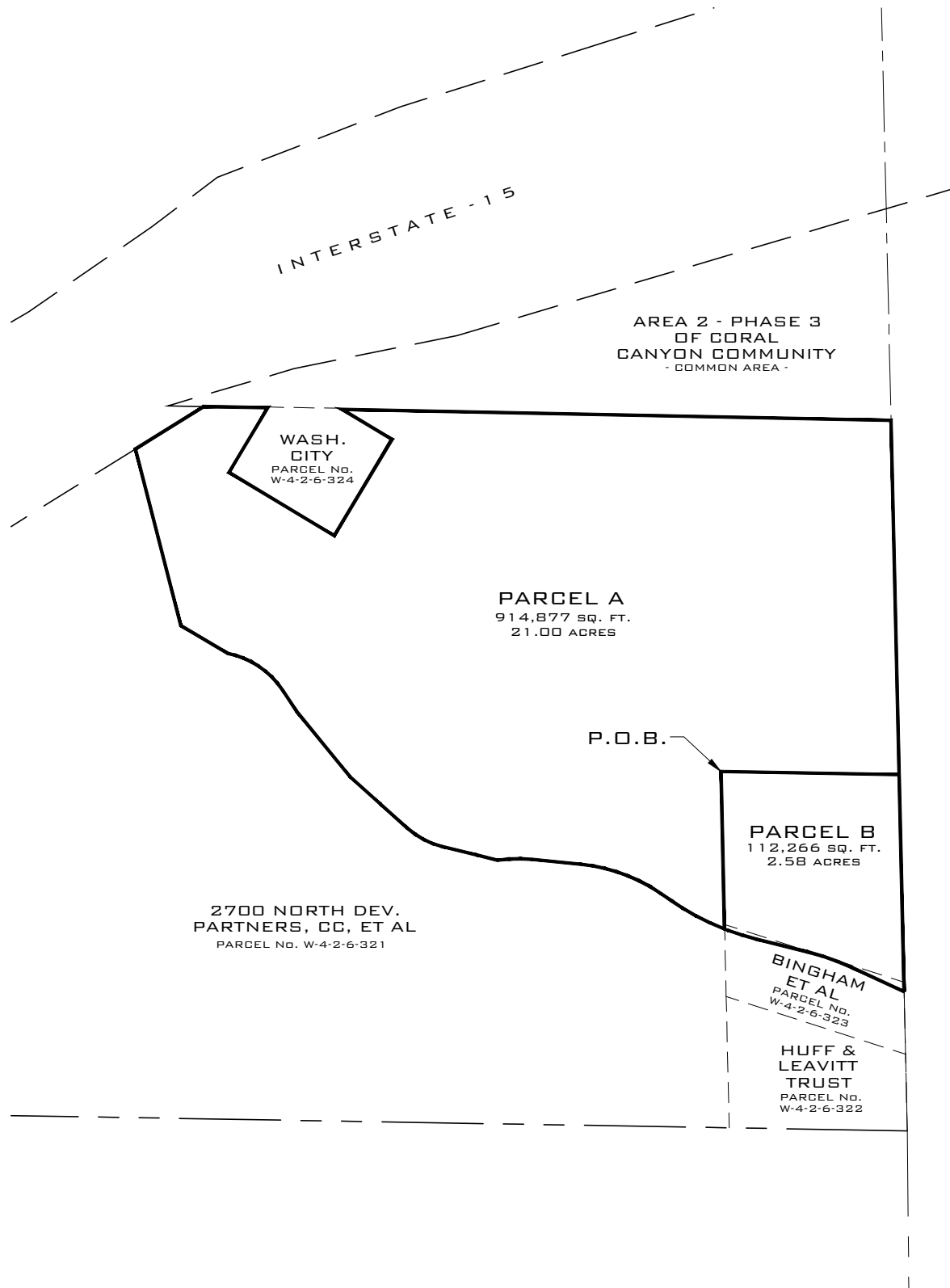
DATE	REVISIONS

ROSENBERG
 ASSOCIATES
 CIVIL ENGINEERS • LAND SURVEYORS



352 EAST RIVERSIDE
 DRIVE, SUITE A-2
 ST. GEORGE, UTAH
 84790
 435.673.8586
 WWW.RACIVIL.COM

EXHIBIT MAP



Current General Plan - Planned Unit Development (PUD)

Proposed General Plan - Low Density





PROJECT FLOW CARD

G-23-06 General Plan Amendment-

Elevate- Washington Plateau

MEETING DATE

12/6/23 PC 12/13/23 CC

Planning	Reviewed. OK to move forward EG	
Hillside	NA	
Public Works	Reviewed no concern JH	
Engineer	Reviewed no concern PM	
Fire Dept.	NA	
Parks/Trails	Reviewed. No concerns.	
Building dept	Reviewed, no comments GC	
Washington Power	Approved per Tyler Stocks w/ power- no concern with review	
Dixie Power	NA	
Economic Dev.	Reviewed. No concerns. Residential rooftops in this area help support and stimulate planned commercial development for the nearby general planned business development. RH	
Administrative	NA	

Additional Comments:

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

Item # 6 b

HEARING DATE: December 6, 2023

ACTION REQUESTED: G-23-07, A request to amend the General Plan Land Use Map in the area located at approximately the northeast corner of Buena Vista Blvd. and Tortoise Rock Drive, from the current designations of Medium High Density Residential (MHD) and Community Commercial (CCOM), to the proposed Planned Unit Development (PUD) & Community Commercial (CCOM) designations.

APPLICANT: Rize-up Inc.

ENGINEER: Bush & Gudgeon Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend Approval

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately the northeast corner of Buena Vista Blvd. and Tortoise Rock Drive. The requested area covers approximately 37.65 acres. The current Land Use designations are Medium High Density Residential (MHD) & Community Commercial (CCOM). The applicant is seeking approval to have the Land Use designations changed to the Planned Unit Development (PUD) & Community Commercial (CCOM) General Plan Land Use designations.

The surrounding General Plan Land Use designations are Low Density Residential (LD) and Not Yet Determined (NYD) to the north, Civic (CV), Medium Density Residential (MD) and Medium High Density Residential (MHD) to the west, Interstate 15 Corridor to the south, and Community Commercial to the east.

Staff has reviewed the requested change and is comfortable with the proposal, finding it to be in harmony with surrounding uses and general plan designations.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-23-07, to amend the General Plan Land Use Map from the current Medium High Density Residential (MHD) & Community Commercial (CCOM) designations, to the proposed Planned Unit Development (PUD) & Community Commercial (CCOM) designations, as outlined above and shown on the exhibit attached hereto, onto the City Council.



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 27, 2023

RE: Exit 13 General Plan Amendment Application, Parcels W-5-2-11-141 & W-5-2-1-122

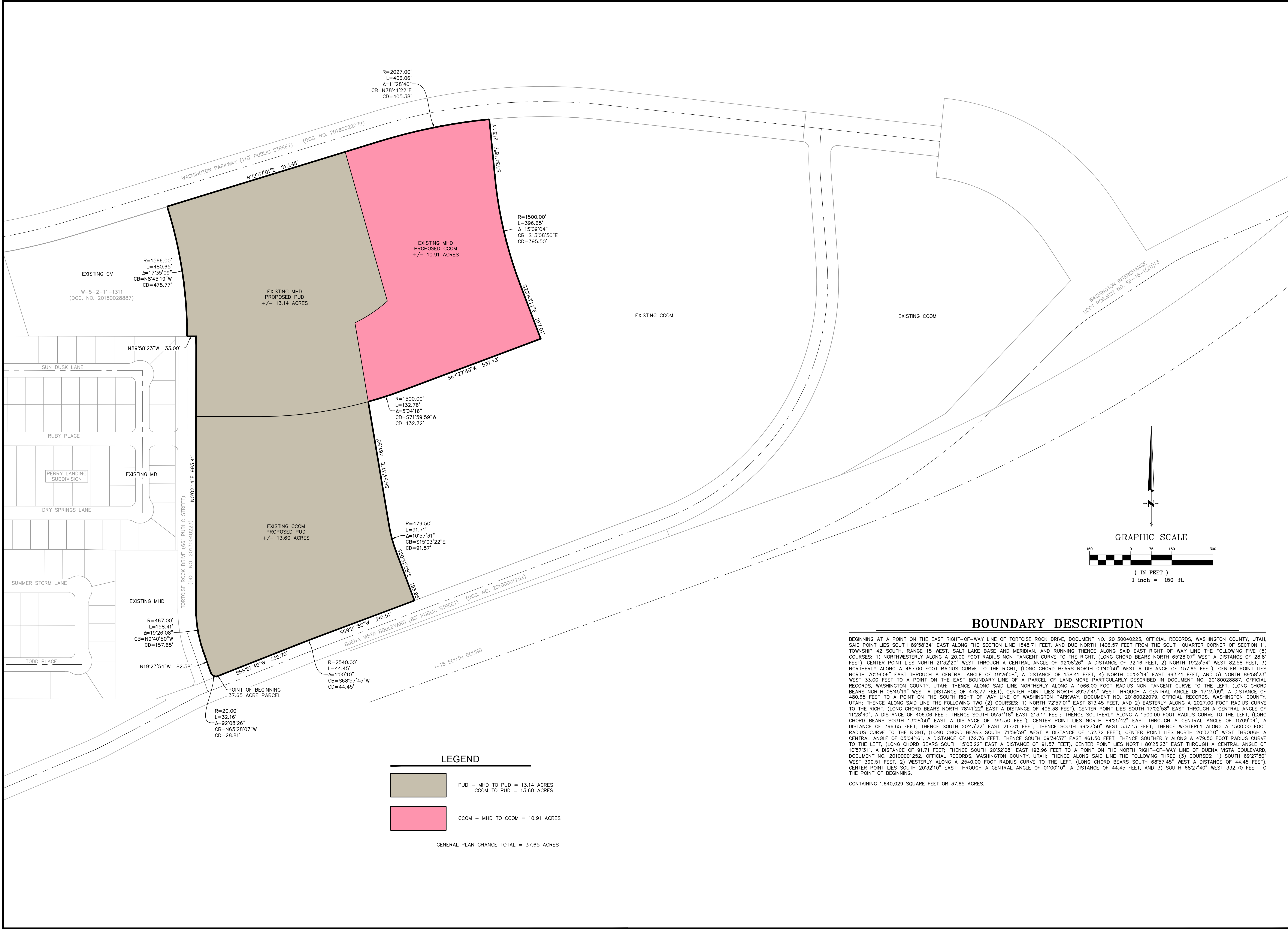
Dear Mr. Ellerman,

With this application, the applicant desires to amend the Washington City General Plan. We respectfully request that the designations change as follows: 13.88 Acres from MHD to PUD, 12.89 Acres from CCOM to PUD, and 12.01 Acres from MHD to CCOM, as shown on the exhibit provided. The current General Plan designation of CCOM will remain on the balance of the parcels.

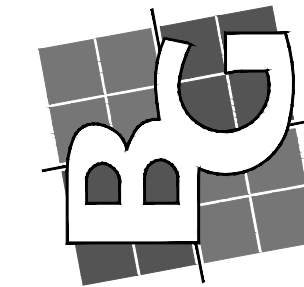
Your consideration of this request is greatly appreciated.

Sincerely,

Ryan Lay
Project Manager
Bush & Gudgell, Inc.



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



DATE: 10-19-23
DRAWN: BBS
APPROVED:
SCALE: 1"=150'
JOB NO. 221258

GENERAL PLAN AMENDMENT
EXIT 13
LOCATED IN WASHINGTON, UTAH

SHEET 1 OF 1 SHEETS
FILE: EXIT 13



PROJECT FLOW CARD

**G-23-07 General Plan Amendment-
Rize Up- Washington Pkwy/Tortoise Rock Rd
12/6/23 PC 12/13/23 CC**

MEETING DATE

Planning	Reviewed. OK to move forward EG	
Hillside	NA	
Public Works	Reviewed no concern JH	
Engineer	Reviewed, no concern	
Fire Dept.	NA	
Parks/Trails	Reviewed. No concerns. PW	
Building dept	Reviewed, no comments GC	
Washington Power	Reviewed, no concerns at this time TS/RH	
Dixie Power	NA	
Economic Dev.	PUD should prioritize commercial development over additional housing. This area represents one of the few remaining commercial areas of significant size in Washington City. It would be counter productive to the city's economic development strategy to allow conversion of these lands to residential without significant commercial development. RH	
Administrative	NA	

Additional Comments: