

**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 title report
 - 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 and/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 PROVIDED. 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 MAINTAINED BY WASHINGTON CITY.
4. THE PROPERTY OWNERS AND 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 OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND 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 RADIAL 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.

AMENDMENT NOTE

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 SHAPES. 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 A NEW OVERALL DENSITY OF 3.2 DU/ACRE.

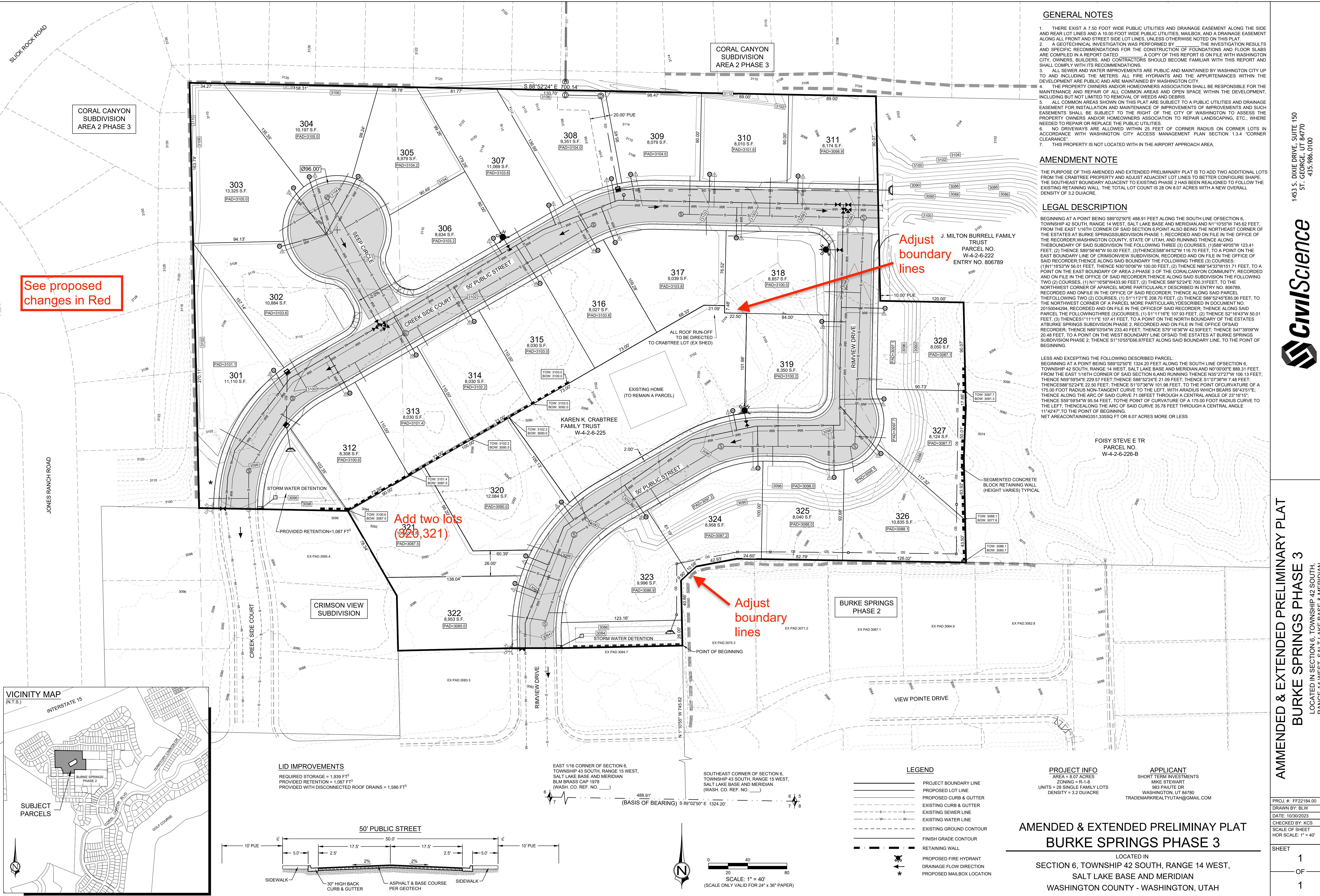
LEGAL DESCRIPTION

BEGINNING AT A POINT BEING S88°02'50"E 488.91 FEET ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND N1°10'55"W 745.62 FEET, FROM THE EAST 1/16TH CORNER OF SAID SECTION 6 POINT ALONG THE NORTHEAST CORNER OF THE RECORDED BURKE SPRINGS PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDED OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, (1)S88°49'05"E 123.41 FEET, (2) THENCE S89°56'46"W 50.00 FEET, (3)THENCE S88°44'52"W 116.70 FEET, TO A POINT ON THE EAST BOUNDARY LINE OF CRABTREE PROPERTY, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDED OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, (1)N1°16'53"W 56.01 FEET, THENCE N30°00'06"W 100.00 FEET, (2) THENCE N89°54'23"W 151.71 FEET, TO A POINT ON THE EAST BOUNDARY OF AREA 2-PHASE 3 OF THE CORALCANYON COMMUNITY, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDED, THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES, (1)N1°16'58"E 443.90 FEET, (2) THENCE S88°52'24"E 703.31 FEET, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150044294, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDED, THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1)S1°11'21"E 208.70 FEET, (2) THENCE S88°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 RECORDED, THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1)S1°11'16"E 107.93 FEET, (2) THENCE S2°16'43"W 50.01 FEET, THENCE S1°11'10"E 100.00 FEET, TO THE POINT OF CURVATURE OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 233.40 FEET, THENCE S79°16'38"W 2.93 FEET, THENCE S47°39'09"W 20.48 FEET, TO A POINT ON THE WEST BOUNDARY LINE OF SAID THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 2, THENCE S1°10'55"E 66.87 FEET ALONG SAID BOUNDARY LINE, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT BEING S89°02'50"E 1234.20 FEET ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND N0°00'00"E 889.31 FEET, FROM THE EAST 1/16TH CORNER OF SAID SECTION 6 AND RUNNING THENCE N35°27'27"W 106.13 FEET, THENCE N59°54"E 229.57 FEET; THENCE S88°52'24"E 21.09 FEET; THENCE S1°07'36"W 48 FEET; THENCE S88°52'24"E 22.93 FEET; THENCE S1°07'36"W 101.98 FEET, TO THE POINT OF CURVATURE OF A 175.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 233.40 FEET, THENCE S79°16'38"W 2.93 FEET, THENCE S47°39'09"W 20.48 FEET, TO A POINT ON THE WEST BOUNDARY LINE OF SAID THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 2, THENCE S1°10'55"E 66.87 FEET ALONG SAID BOUNDARY LINE, TO THE POINT OF BEGINNING.
NET AREA CONTAINING 351,335 SQ FT OR 8.07 ACRES MORE OR LESS

FOISY STEVE E TR
PARCEL NO.
W-4-2-6-226

See proposed
changes in Red



**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

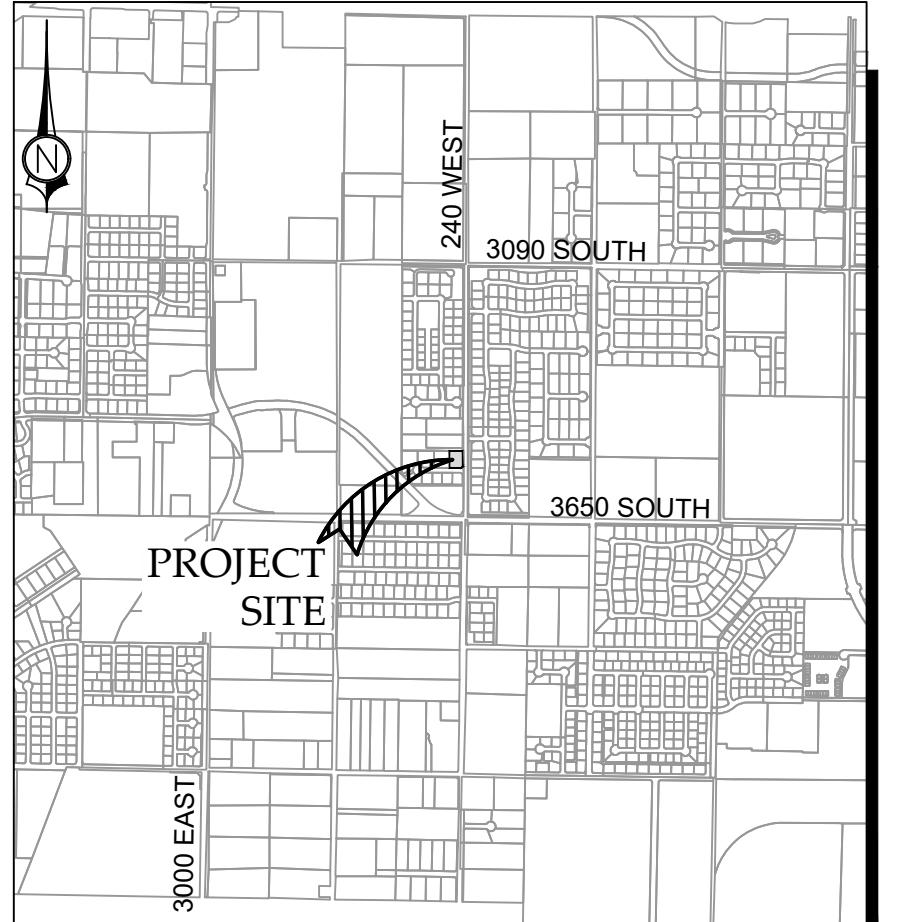
1. The amended final plat meets the land use designation as outlined in the General Plan for

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)
- ◆ SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ◆ SPECIES 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)

SOUTHWEST CORNER OF SECTION
34, TOWNSHIP 42 SOUTH, RANGE
15 WEST, SALT LAKE BASE &
MERIDIAN. (H.C.N. 204)
(FND 1972 WASH. CO. BRASS CAP)
(WASH. CO. REF. NO. A-13-42-15)

SOUTH 1/4 CORNER OF SECTION
34, TOWNSHIP 42 SOUTH, RANGE
15 WEST, SALT LAKE BASE &
MERIDIAN. (H.C.N. 205)
(FND 1972 WASH. CO. BRASS CAP)
(WASH. CO. REF. NO. A-15-42-15)

SOUTHEAST CORNER OF SECTION
34, TOWNSHIP 42 SOUTH, RANGE
15 WEST, SALT LAKE BASE &
MERIDIAN. (H.C.N. 205)
(FND 1972 WASH. CO. BRASS CAP)
(WASH. CO. REF. NO. Z-17-43-15)

POSITION OF RING AND LID MONUMENT 3
BERM 150' WEST 0.50' WEST OF
RECORD LOCATION OF H.C.N. POSITION
FOR H.C.N. NO. 203, AS SHOWN ON
SYCAMORE ESTATES FINAL PLAT

APPROVAL OF PUBLIC WORKS
THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN
ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF
_____, A.D. 20____

CITY ENGINEER'S APPROVAL
THE HERON 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 & CITY COUNCIL OF THE WASHINGTON, WE 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
WASHINGTON COUNTY TREASURER, CERTIFY ON
THE ____ 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.
PROJ. #: 23179
DRAWN BY: PWJ
DATE: 10-6-2023

CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 20'
SHEET
1
OF
1

0 20
10 40
SCALE: 1" = 20'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PUBLIC WORKS, WASHINGTON CITY

CITY ENGINEER, WASHINGTON CITY

CITY ATTORNEY, WASHINGTON CITY

ATTEST: CITY RECORDER, WASHINGTON CITY

MAYOR, WASHINGTON CITY

WASHINGTON COUNTY TREASURER

WASHINGTON COUNTY RECORDER

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

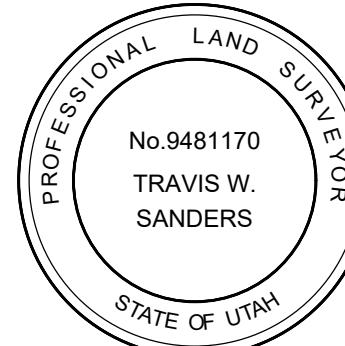
SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 5481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND HAVE COMPLETED A 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 HERON 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 HEREAFTER 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 0°08'57" 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 9°14'39", (2) THENCE N 0°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 0°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 HERON 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)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____, S.S.
COUNTY OF _____

ON THE ____ DAY OF _____. 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

1. 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.
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 _____. 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 COMMON AREA 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. STORM WATER MANAGEMENT BMP MAINTENANCE AGREEMENT WASHINGTON CITY, UTAH, EXECUTED BY HOOPEZ LANDING LLC, RECORDED NOVEMBER 5, 2021, AS DOCUMENT NO. 20210071376, OFFICIAL WASHINGTON COUNTY RECORDS.
7. 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 FEDERAL AVIATION ADMINISTRATION (FAA) FOR T4000.00 FEET OF APPROXIMATE CONSTRUCTION, WHICH MAY NOT BE DONE WITHOUT THE APPROVAL OF THE AIRPORT AUTHORITY. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATION AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA. CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIATION 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 WHICH 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 PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.

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
DRAWN BY: PWJ
DATE: 10-6-2023
CHECKED BY: TWS
SCALE OF SHEET
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

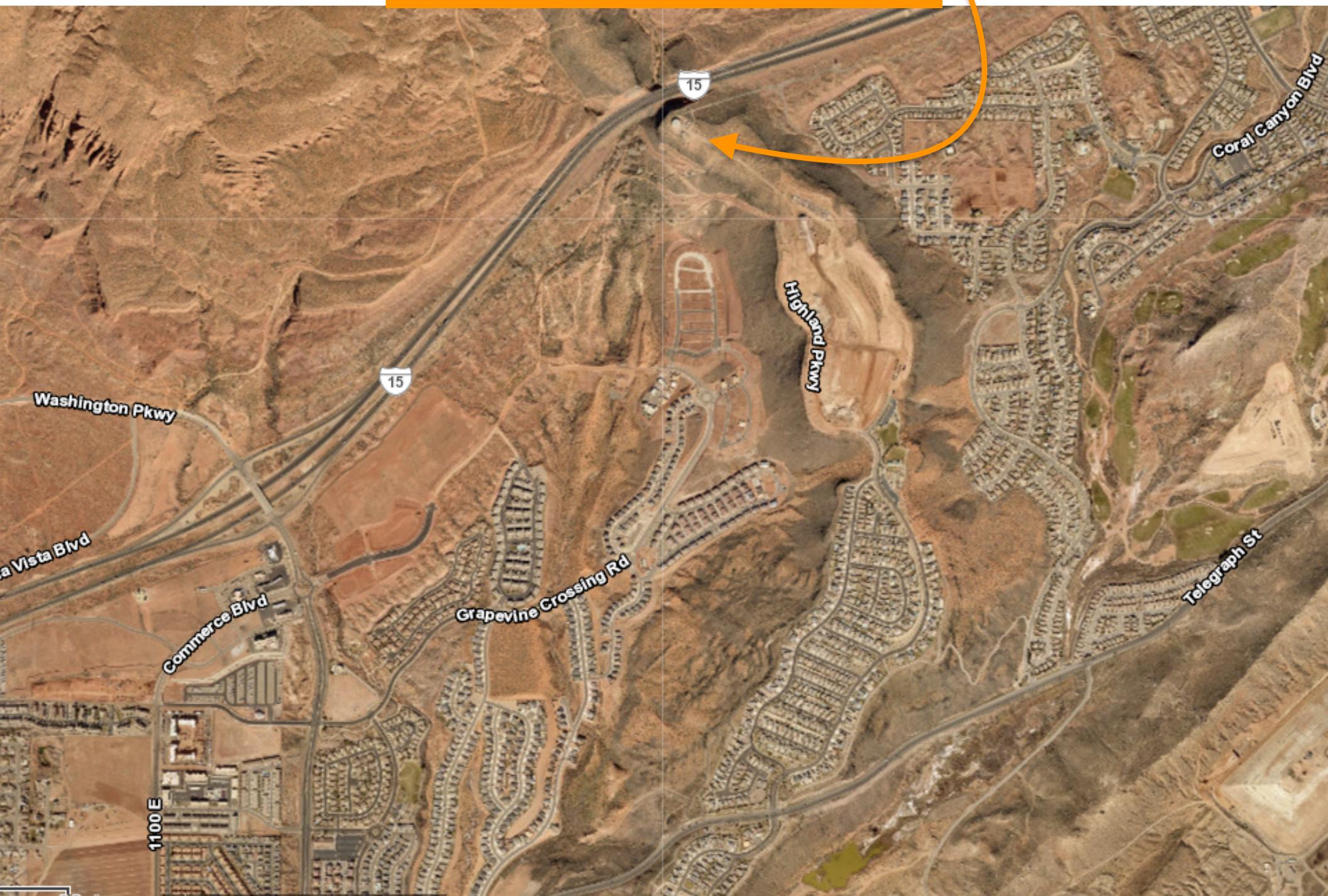
Staff recommends that the Planning Commission recommend approval for G-23-06, to amend the General Plan Land Use Map from the current Planned Unit Development (PUD), to the proposed Low Density Residential (LD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

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

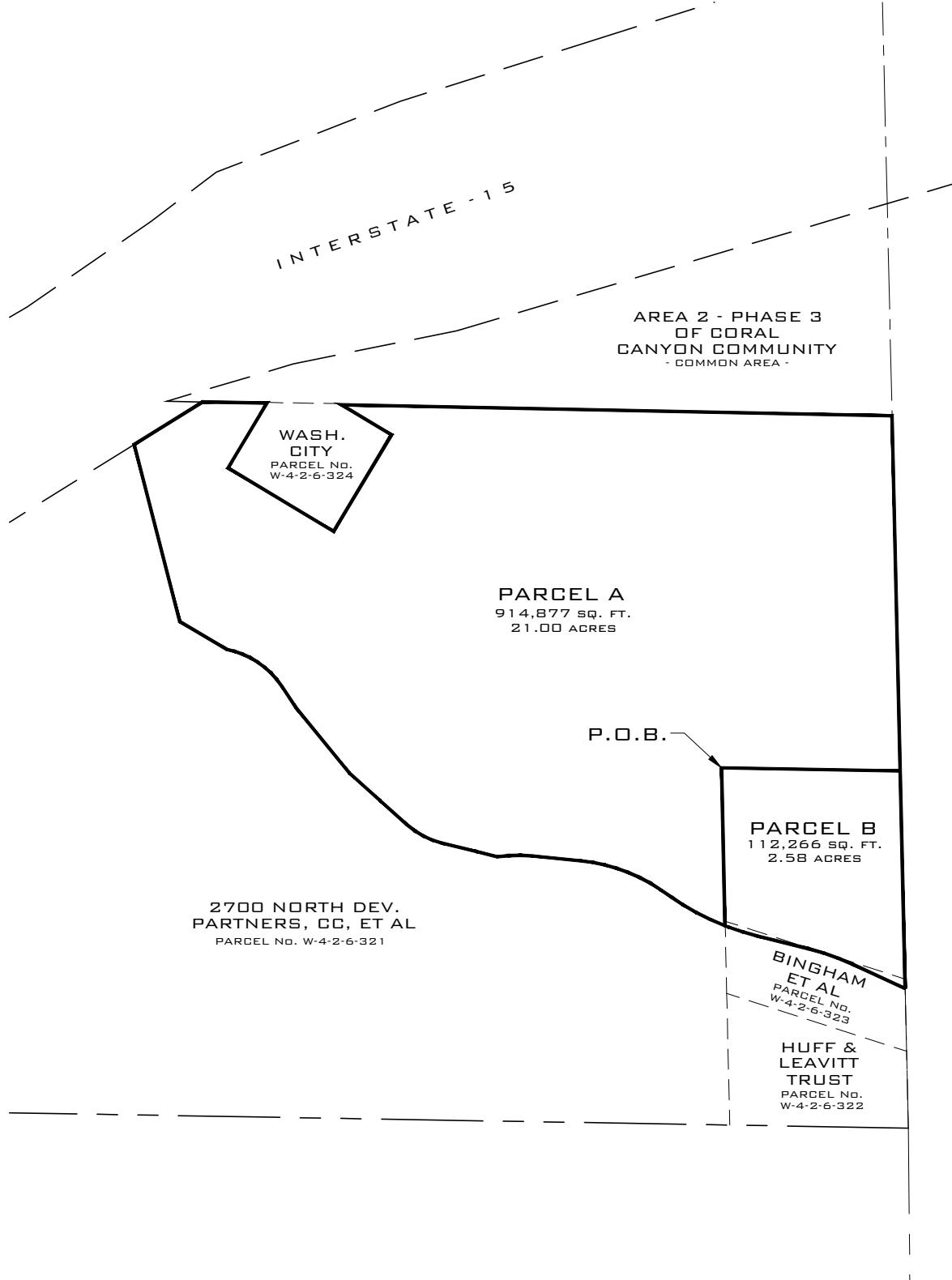
The project will consist of single-family home lots on the end of the Plateau in Washington City. This general plan amendment will allow this area to match densities on the Solis subdivision that is adjacent to this area.

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:	10/20/2023
JOB NO.:	12658-22
DRAWN BY:	B.E.A.
SCALE:	NTS
DWG: SURVEY-EXHIBIT	
REVISIONS	
DATE	
ROSENBERG ASSOCIATES	
CIVIL ENGINEERS • LAND SURVEYORS	
	
352 EAST RIVERSIDE DRIVE, SUITE A-2 ST. GEORGE, UTAH 84790 435.673.8586 WWW.RACIVIL.COM	



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 Hlgh Density Residential (MHD) and Community Commercial (CCOM), to the proposed Planned Unit Development (PUD) & Community Commercial (CCOM) designations.

APPLICANT: Rize-up Inc.

ENGINEER: Bush & Gudgell 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 Hlgh 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

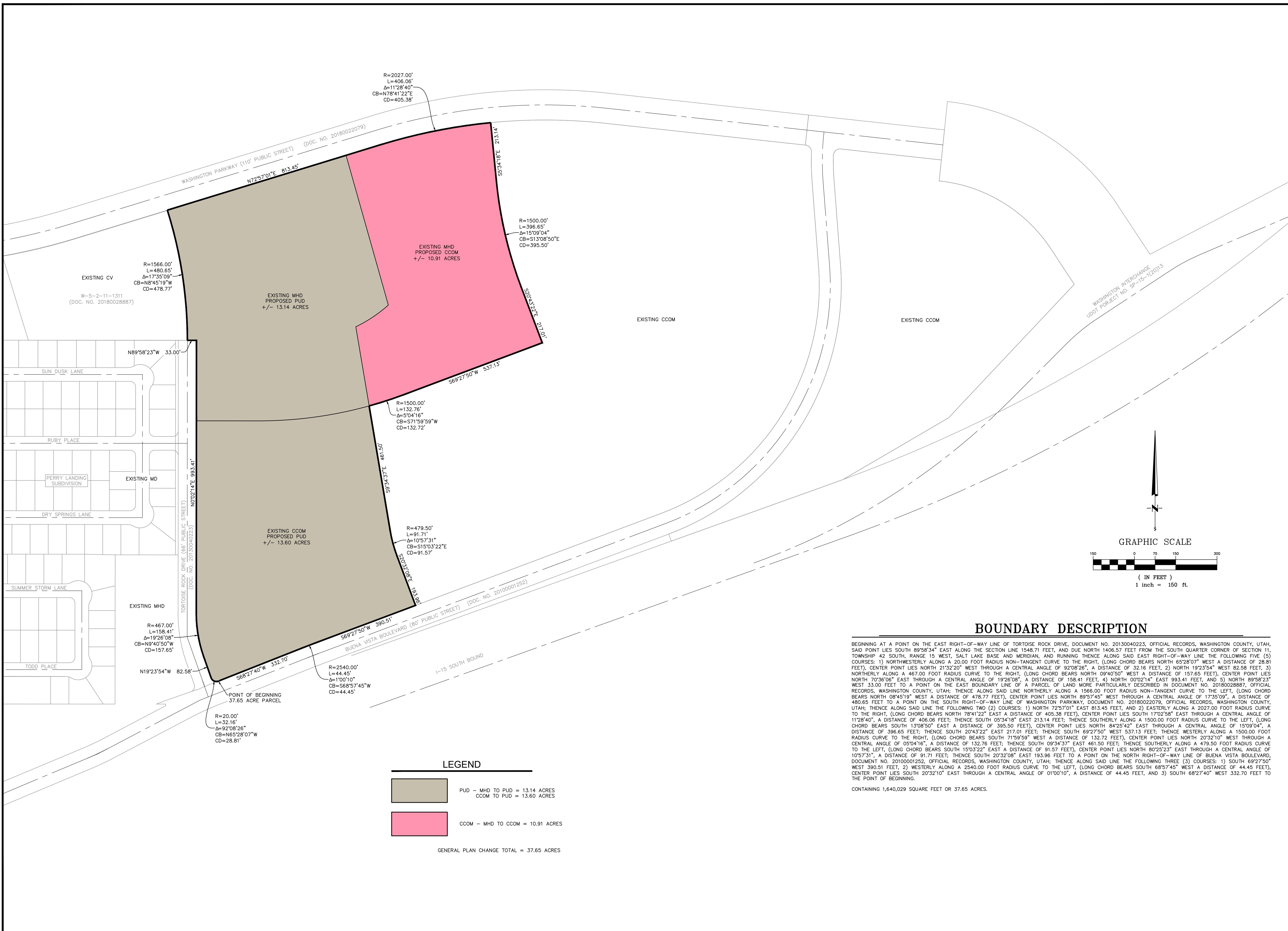
Dear Mr. Ellerman,

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.



DATE: 10-19-23	DRAWN: BRS
APPROVED: _____	SCALE: 1"=150'
JOB NO. 221258	FILE: EXIT 13

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

BG

**PROJECT FLOW CARD****G-23-07 General Plan Amendment-
Rize Up- Washington Pkwy/Tortoise Rock Rd**
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	
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: