

2024 Land Use Authority Meeting Dates

Washington City, Utah

**Electronic submittals must be completed prior to submission.
Meeting the cut-off date does not guarantee a Planning Commission meeting.**

Submittal Date	Planning Commission Meeting Date	
February 5, 2024	March 6, 2024	
February 20, 2024	March 20, 2024	
March 4, 2024	April 3, 2024	
March 18, 2024	April 17, 2024	
April 1, 2024	May 1, 2024	
April 15, 2024	May 15, 2024	
May 6, 2024	June 5, 2024	
No submittal day	June 19, 2024	No Meeting - Juneteenth Holiday
May 20, 2024	July 3, 2024	
June 3, 2024	July 3, 2024	
June 17, 2024	July 17, 2024	
July 1, 2024	August 7, 2024	
July 15, 2024	August 21, 2024	
August 5, 2024	September 4, 2024	
August 19, 2024	September 18, 2024	
September 3, 2024	October 2, 2024	
September 16, 2024	October 16, 2024	
October 7, 2024	November 6, 20234	
October 21, 2024	November 20, 2024	
November 4, 2024	December 4, 20234	
November 18, 2024	December 18, 2024	
No submittal day	January 1, 2025	No Meeting - New Years Holiday
December 16, 2024	January 15, 2025	
January 6, 2025	February 5, 2025	

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	5a
HEARING DATE:	February 21, 2024
ACTION REQUESTED:	Preliminary Plat approval for the Iron Top at Long Valley Subdivision, located at approximately Long Valley Road and Forbidding Way
APPLICANT:	DR Horton
OWNER:	DR Horton
ENGINEER:	American Land Consulting
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Preliminary plat for the Iron Top at Long Valley subdivision, located at approximately Long Valley Road and Forbidding Way. This particular subdivision is proposing 130 townhome units on an area covering 11.34 acres. The zoning designation at this location is PCD. The surrounding zoning is PCD to the north, east, south and west.

This subdivision includes a 6,000 sq. ft Terra Park amenity area and access to the larger long valley community amenities located to the north. All of the townhomes will include a 2-car garage with a driveway that is 18' feet wide and 20' feet long. There are 30 designated visitor parking spaces. Parking is adequate for the subdivision.

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 that the Planning Commission recommend approval of the Preliminary plat

for the Iron Top at Long Valley 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.
13. The amenity area in this development shall be completed at or before one-third buildout and before the 43rd unit receives their certificate of occupancy.

MEMORANDUM

To: Washington City
From: American Consulting & Engineering
Date: October 11, 2023
Re: Iron Top Townhomes – Preliminary Plat



The proposed Iron Top Townhome project, located within the overall Long Valley Trails subdivision, consists of 130 townhome units similar to the townhomes constructed in earlier phases of the overall subdivision. The submitted preliminary plat follows the Long Valley Trails Subdivision PCD and other applicable Washington City Standards, Codes, and Ordinances. We appreciate Washington City's time and efforts to review and approve the submitted preliminary plat application and would be happy to address any questions that may arise.

Respectfully submitted,

A handwritten signature in black ink that reads "Austin Chappell".

Austin Chappell
American Consulting & Engineering



PROJECT FLOW CARD

PP-24-0003 - Iron Top at Long Valley Preliminary Plat

Planning	Reviewed. OK to move forward.	
Hillside	NA	
Public Works	Reviewed. OK to move forward.	
Engineer	Reviewed. OK to move forward.	
Fire Dept.	Ok with the concept of the project. They have comments from the review that will need to be addressed prior to full approval, but we are ok with this project moving forward while they finish addressing the comments.	
Parks/Trails	Reviewed, no concerns	
Building Dept.	Reviewed, no concerns	
Washington Power	NA	
Dixie Power	Reviewed, no concern	
Economic Dev.	Reviewed. No concerns. Residential rooftops in this area help support and stimulate planned commercial development for the nearby general planned business development.	
Administrative	Reviewed. No concerns. RH for TS and JR	

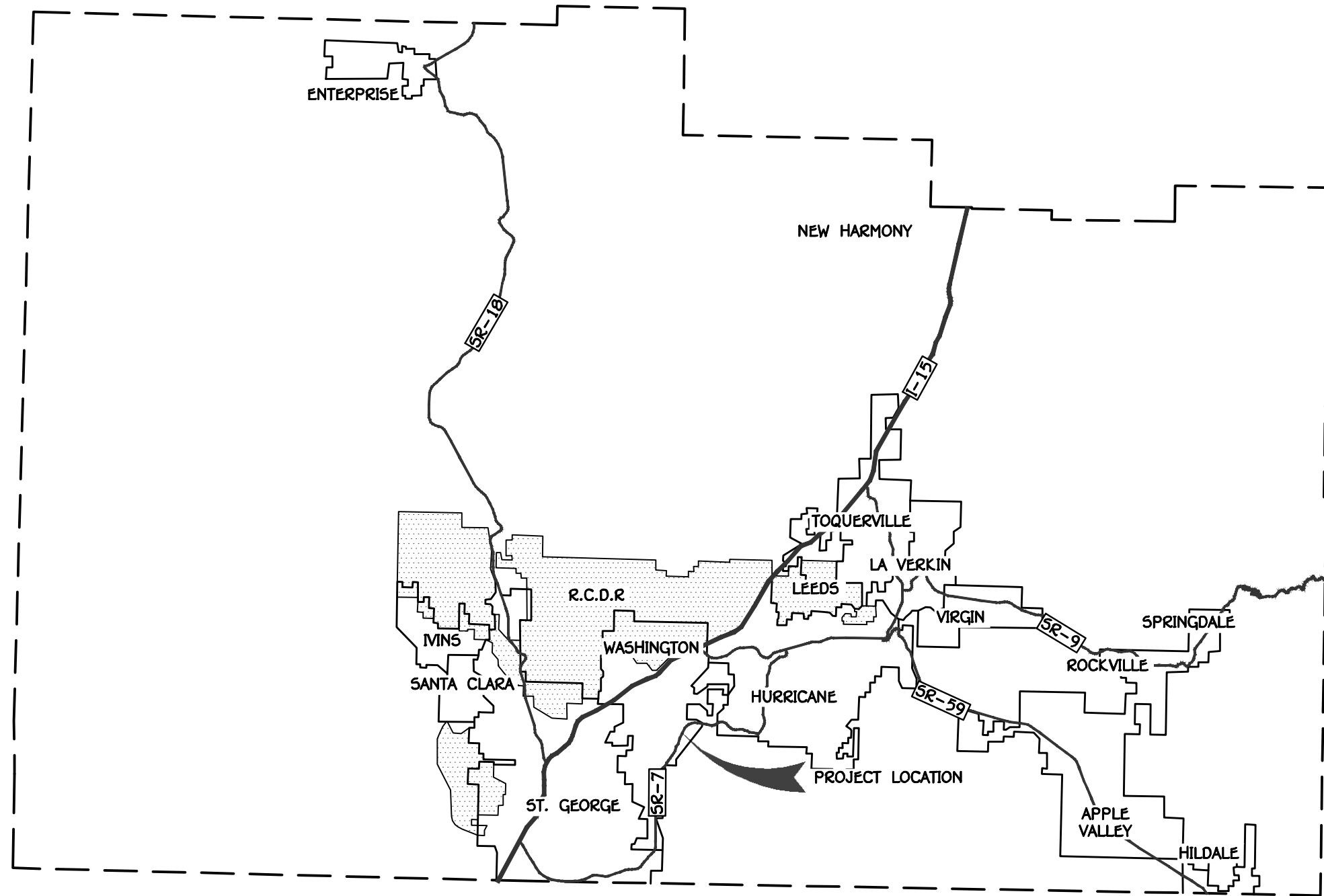
Additional Comments:

IRON TOP AT LONG VALLEY

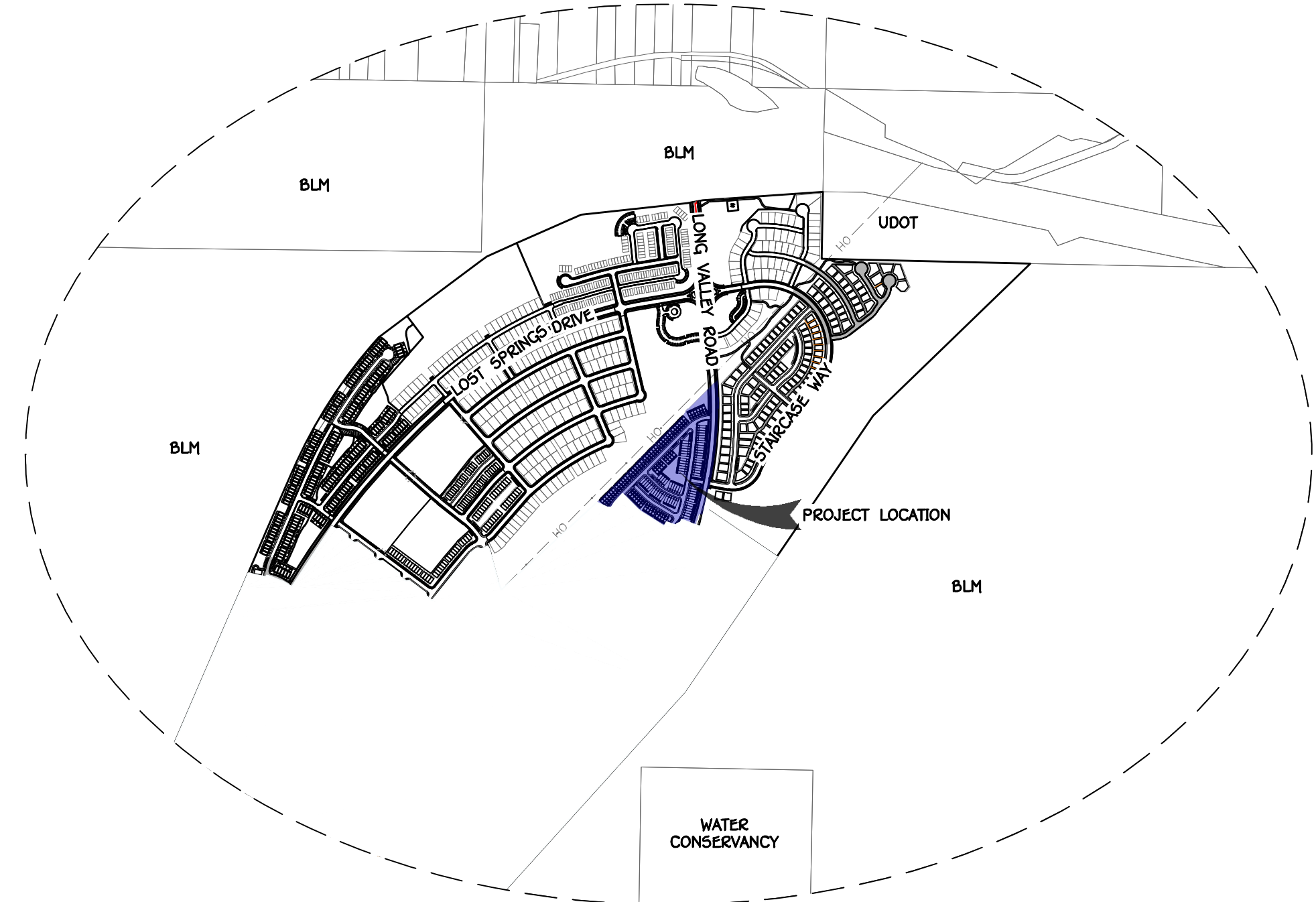
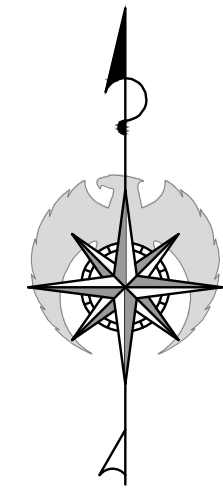
WASHINGTON, UTAH

PRELIMINARY PLAT

JANUARY 2024

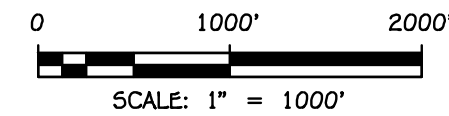


WASHINGTON COUNTY
N.T.S.



VICINITY MAP

SECTION 30 TOWNSHIP 42 S, RANGE 14 W,
SLB&M



LEGAL DESCRIPTION

BEGINNING AT A POINT BEING THE MOST SOUTHEASTERLY CORNER OF LABYRINTH POINT AT LONG VALLEY PHASE 1 AMENDED DOCUMENT #20230002392 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE SAID POINT LIES SOUTH 00°51'00" EAST 1,758.66 FEET AND SOUTH 968.82 FEET; FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTHERLY ALONG A 4,599.62 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 01°06'05" EAST 263.73 FEET, CENTER POINT LIES SOUTH 07°15'21" WEST) THROUGH A CENTRAL ANGLE OF 03°17'08", A DISTANCE OF 263.77 FEET; THENCE SOUTHERLY ALONG A 2,993.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 05°43'57" WEST 480.12 FEET, CENTER POINT LIES NORTH 00°52'04" WEST) THROUGH A CENTRAL ANGLE OF 09°12'03", A DISTANCE OF 480.63 FEET; THENCE SOUTH 11°10'23" WEST 87.76 FEET; THENCE SOUTH 78°37'33" EAST 80.00 FEET; THENCE SOUTHERLY ALONG A 3,073.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 15°02'19" WEST 326.16 FEET, CENTER POINT LIES NORTH 78°00'13" WEST) THROUGH A CENTRAL ANGLE OF 06°05'03", A DISTANCE OF 326.31 FEET; THENCE NORTH 72°23'34" WEST 173.25 FEET; THENCE SOUTHWESTERLY ALONG A 168.37 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 30°21'26" WEST 57.88 FEET, CENTER POINT LIES SOUTH 49°44'42" EAST) THROUGH A CENTRAL ANGLE OF 19°47'42", A DISTANCE OF 58.17 FEET; THENCE NORTH 67°47'07" WEST 55.11 FEET; THENCE NORTH 58°21'41" WEST 27.68 FEET; THENCE NORTH 58°21'41" WEST 207.13 FEET; THENCE NORTH 46°00'04" WEST 185.08 FEET; THENCE SOUTH 44°38'41" WEST 59.82 FEET; THENCE SOUTHWESTERLY ALONG A 233.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 39°39'52" WEST 40.45 FEET, CENTER POINT LIES SOUTH 45°21'19" EAST) THROUGH A CENTRAL ANGLE OF 09°57'38", A DISTANCE OF 40.51 FEET; THENCE SOUTHERLY ALONG A 25.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 10°20'12" WEST 20.61 FEET, CENTER POINT LIES SOUTH 55°18'56" EAST) THROUGH A CENTRAL ANGLE OF 48°41'42", A DISTANCE OF 21.25 FEET; THENCE SOUTH 63°34'01" WEST 40.47 FEET; THENCE NORTH 67°24'56" WEST 122.94 FEET; THENCE NORTH 22°16'14" WEST 54.40 FEET; TO THE MOST SOUTHWESTERLY CORNER OF STARR SPRINGS AT LONG VALLEY PHASE 2 DOCUMENT # 20220044107 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 44°31'56" EAST ALONG THE SOUTH LINE OF STARR SPRINGS AT LONG VALLEY PHASE 2 A DISTANCE OF 268.08 FEET; TO THE MOST SOUTHWESTERLY CORNER OF LABYRINTH POINT AT LONG VALLEY PHASE 1 AMENDED; THENCE ALONG THE SOUTHERLY LINE OF SAID LABYRINTH AT LONG VALLEY PHASE 1 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 44°31'56" EAST 73.47 FEET 2) NORTH 44°39'51" EAST 395.42 FEET 3) NORTH 44°43'02" EAST 405.07 FEET AND 4) NORTH 44°36'32" EAST 119.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 512,832 SQUARE FEET OR 11.77 ACRES.

PRELIMINARY PLAT SITE DATA		PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
IRON TOP AT LONG VALLEY		D.R. HORTON	APPLIED GEOTECHNICAL (AGEC)	AMERICAN CONSULTING & ENGINEERING	AMERICAN CONSULTING & ENGINEERING
CURRENT ZONING:	P.C.D.	12351 SOUTH GATEWAY PARK PLACE SUITE, D100	1420 S. 270 E.	1173 S. 250 W., SUITE #504	1173 S. 250 W., SUITE #504
PROJECT AREA	11.77 ACRES (512,832 S.F.)	DRAPER, UT 84020	ST. GEORGE, UT 84790	ST. GEORGE, UT 84770	ST. GEORGE, UT 84770
NO. OF LOTS & DENSITY	130 UNITS (11.04 D.U./ACRE)	CONTACT: DON BEAN	CONTACT: WAYNE ROGERS	CONTACT: AUSTIN CHAPPELL	PRIMARY CONTACT: ADAM ALLEN
GARAGE PARKING	252 STALLS	PHONE: (385) 226-8859	PHONE: (435) 673-6850	PHONE: (435) 288-3330	PHONE: (435) 288-3330
DRIVEWAY PARKING	252 STALLS	EMAIL: dgbean@drhorton.com	EMAIL: rogers@agecinc.com	EMAIL: austin@alcsq.com	EMAIL: adam@alcsq.com
OFF-STREET PARKING	32 STALLS				
TOTAL PARKING	536 STALLS				

PRELIMINARY
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CONSTRUCTION



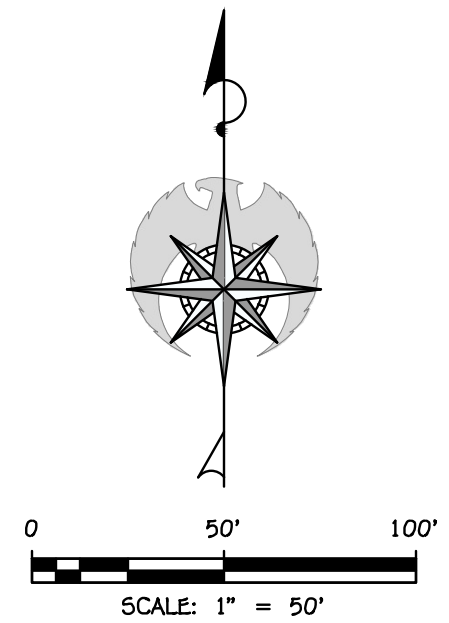
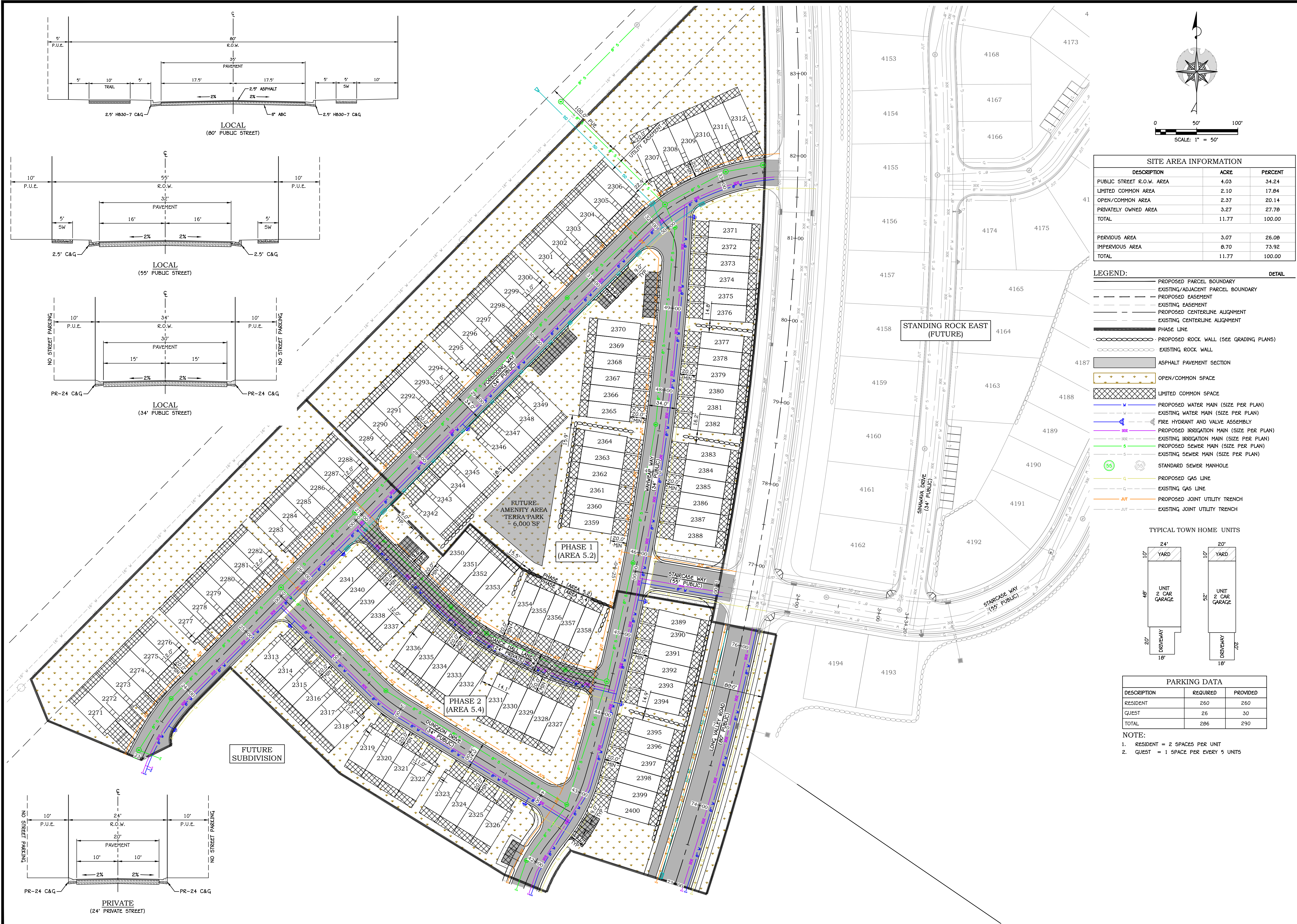
Date: 01/29/2024
Job #: 23-501-4
Drawn By: SSA
Checked By: ARC

IRON TOP AT LONG VALLEY
SECTION 30 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH
COVER SHEET
PRELIMINARY PLAT

P.1.1

SHEET: 1 of 5

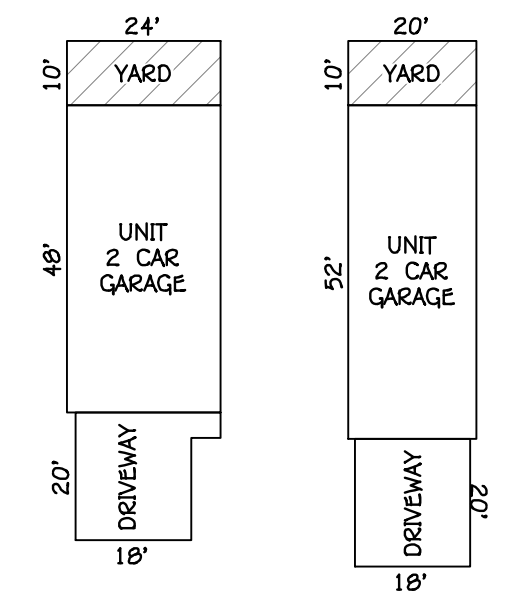




SITE AREA INFORMATION		
DESCRIPTION	ACRE	PERCENT
PUBLIC STREET R.O.W. AREA	4.03	34.24
LIMITED COMMON AREA	2.10	17.84
OPEN/Common AREA	2.37	20.14
PRIVATELY OWNED AREA	3.27	27.78
TOTAL	11.77	100.00
PERVIOUS AREA	3.07	26.08
IMPERVIOUS AREA	8.70	73.92
TOTAL	11.77	100.00

- LEGEND: DETAIL
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PHASE LINE
 - PROPOSED ROCK WALL (SEE GRADING PLANS)
 - EXISTING ROCK WALL
 - ASPHALT PAVEMENT SECTION
 - OPEN/Common SPACE
 - LIMITED COMMON SPACE
 - PROPOSED WATER MAIN (SIZE PER PLAN)
 - EXISTING WATER MAIN (SIZE PER PLAN)
 - FIRE HYDRANT AND VALVE ASSEMBLY
 - PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
 - EXISTING IRRIGATION MAIN (SIZE PER PLAN)
 - PROPOSED SEWER MAIN (SIZE PER PLAN)
 - EXISTING SEWER MAIN (SIZE PER PLAN)
 - STANDARD SEWER MANHOLE
 - PROPOSED GAS LINE
 - EXISTING GAS LINE
 - PROPOSED JOINT UTILITY TRENCH
 - EXISTING JOINT UTILITY TRENCH

TYPICAL TOWN HOME UNITS



PARKING DATA		
DESCRIPTION	REQUIRED	PROVIDED
RESIDENT	260	260
GUEST	26	30
TOTAL	286	290

- NOTE:
- RESIDENT = 2 SPACES PER UNIT
 - GUEST = 1 SPACE PER EVERY 5 UNITS

REVISION

DATE

REV

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AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

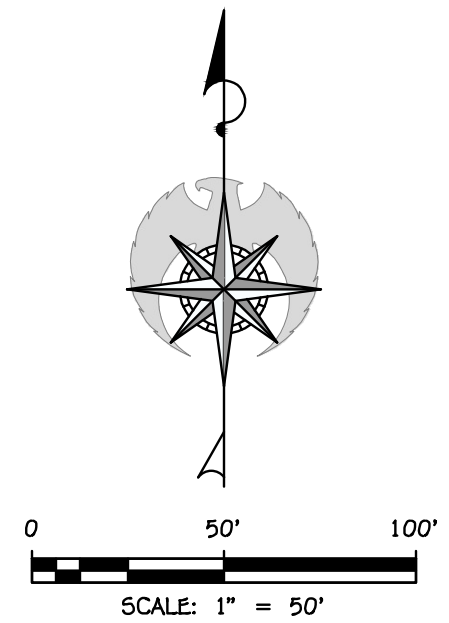
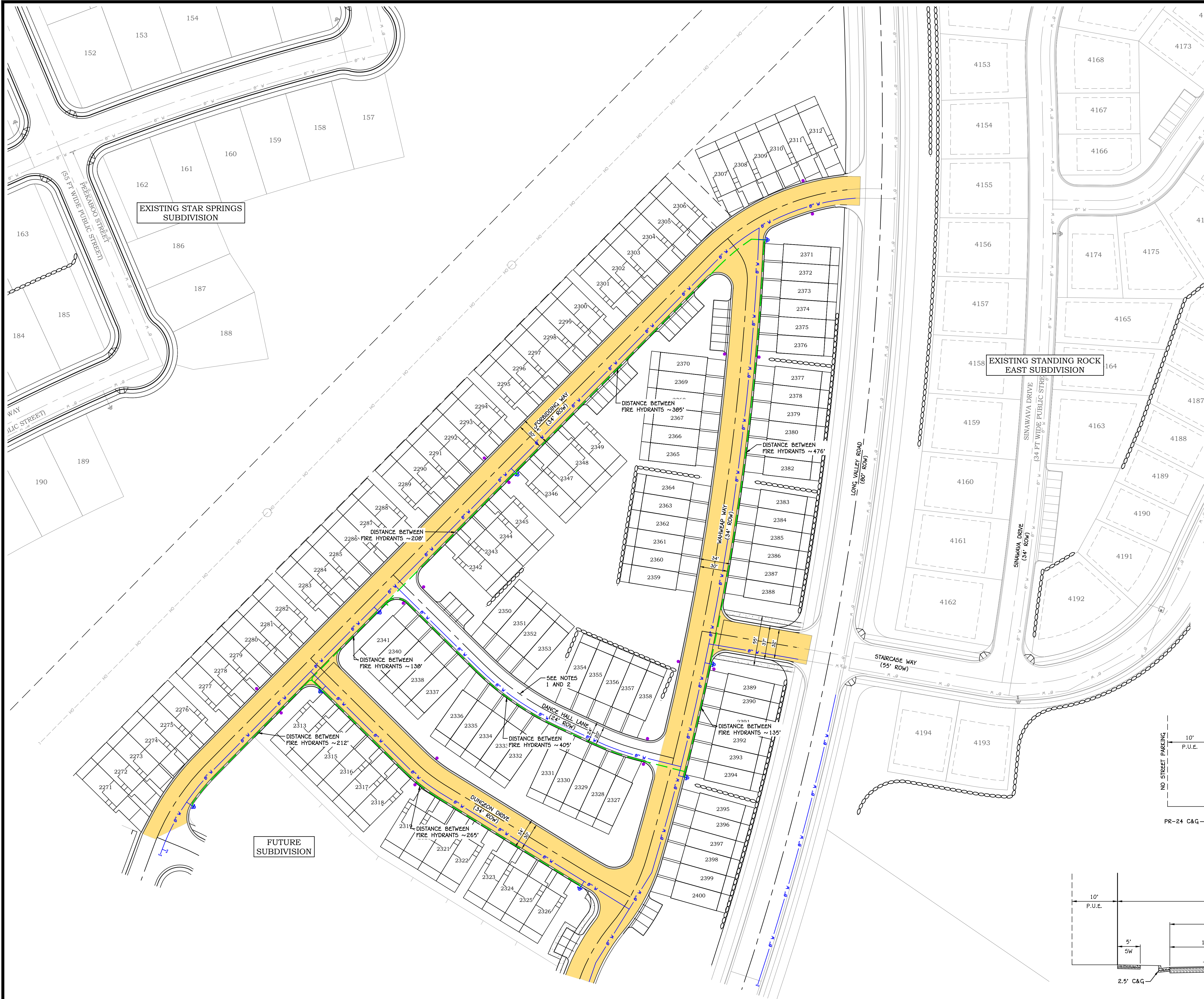
Date: 01/30/2024
Job #: 23-501-4
Drawn by: SSA
Checked by: ARC

IRON TOP AT LONG VALLEY
SECTION 30 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH
SITE & UTILITY PLAN
PRELIMINARY PLAT

P.2.1

SHEET: 3 of 5



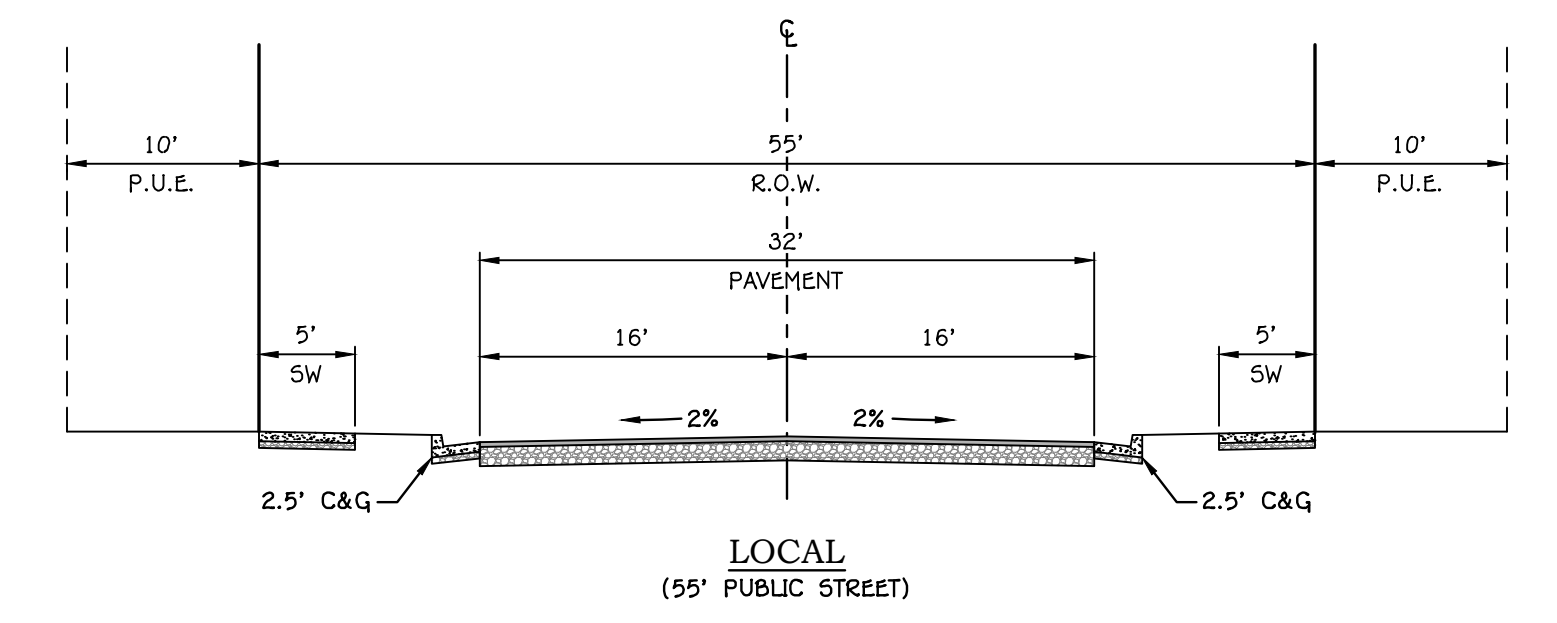
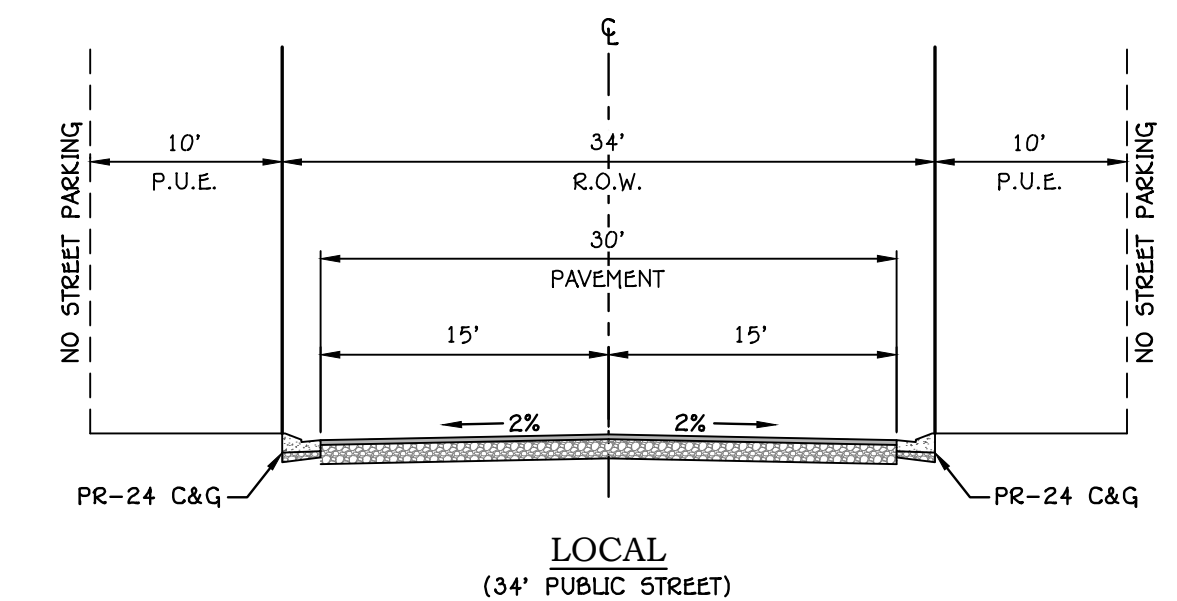
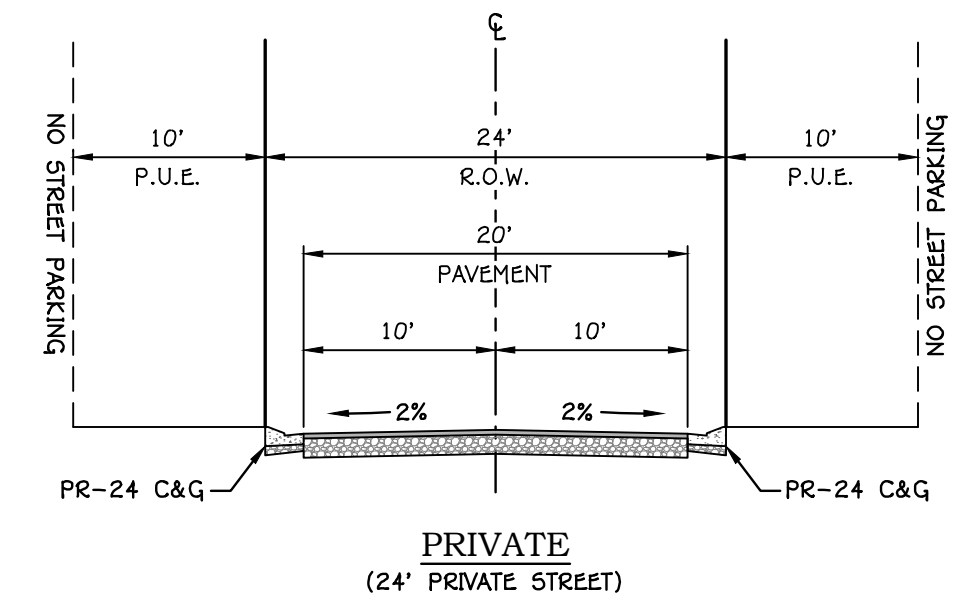


- FIRE & LIFE SAFETY PLAN NOTES:**
1. ALL PRIVATE ALLEYS MUST BE FREE AND CLEAR OF OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TRASH CANS, VEHICLES, BICYCLES, MOTORCYCLES, KIDS TOYS, ETC., AT ALL TIMES FOR FIRE LANE ACCESS.
 2. TRASH CANS FOR ALL UNITS AT PRIVATE ALLEYS MUST BE STORED INSIDE THE UNIT'S GARAGE AT ALL TIMES EXCEPT ON TRASH PICKUP DAY. ON TRASH PICKUP DAY, ALL TRASH CANS MUST BE LOCATED OFF OF THE ASPHALT OUTSIDE OF THE DESIGNATED FIRE LANE AT ALL TIMES. TENANTS WILL BE REQUIRED TO KEEP TRASH CANS ON THE DRIVEWAY OR BETWEEN DRIVEWAYS. THIS WILL BE MONITORED AND ENFORCED BY THE HOA AND/OR PROPERTY MANAGEMENT.

- FIRE AND LIFE SAFTY PLAN LEGEND:**
- FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - WATER MAIN (PER PLAN)
 - EXISTING WATER MAIN (PER PLAN)
 - DISTANCE BETWEEN FIRE HYDRANTS ALONG TBC
 - FIRE APPARATUS LANE
 - NO PARKING SIGN TYP.
- DETAIL A



DETAIL "A"



REV.	DATE	REVISION

**PRELIMINARY
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CONSTRUCTION**

**AMERICAN
CONSULTING & ENGINEERING**
1173 S. 250 W. #504
ST. GEORGE, UT 84770

Date: 01/29/2024
Job #: 23-501-4
DRAWN BY: SSA
CHECKED BY: ARC

**IRON TOP AT LONG VALLEY
SECTION 30 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON, UTAH**

**FIRE & LIFE SAFETY PLAN
PRELIMINARY PLAT**

P.4.1

SHEET: 5 of 5

January 26, 2024



Matt Evans, Fire Chief

Washington City
Fire Department
250 West Buena Vista Boulevard
Washington City, UT
Phone: (435) 673-4788
Email: mevans@washingtontcity.org

Washington City – FIRST FIRE REVIEW

Client Permit Number:
WC³ Job Number: 224-733F-002

RESUBMITTAL REQUIRED

Re: Plan Review: Long Valley Trails Preliminary – SITE- FIRE APPARATUS ACCESS ONLY
Address: Washington, UT

Chief Evans:

West Coast Code Consultants, Inc. (WC³) has completed the first review of the following documents for the project referenced above on behalf of Washington City:

1. Fire Apparatus Access Plan: Undated by Harris Kocher Smith

The 2021 IBC, IFC, Referenced Standards, and State/Local Amendments were used as the basis of our review. **Our comments follow on the attached list.**

Please note that West Coast Code Consultants', Inc. (WC³) plan review is limited only to the provisions regulated and enforced by the State of Utah. Please be aware that additional comments in relation to this application may be generated by other divisions/departments within the jurisdiction. Please do not return plans until all comments from all applicable divisions/departments have been addressed.

Please call if you have any questions or if we can be of further assistance.

Sincerely,

West Coast Code Consultants, Inc. (WC³)

Fire Plan Review By: Rob Neale, CFPS, Fire & Life Safety Plans Examiner

cc: Washington City Staff

Fire Plan Review Comments

OCCUPANCY & BUILDING SUMMARY:

Project Description: Site plan review for fire apparatus access only.
Occupancy Groups: Group R/A-3
Type of Construction: VA and VB
Sprinklers: Yes
Stories: Three
Area of Work: ± N/A

GENERAL INFORMATION:

The submitted documents for the above-mentioned project, as outlined in the cover letter, have been reviewed. The following comments address areas of concern, non-compliance with the governing code, potential errors, or omissions in the proposed design. The appropriate design professional must address each comment below and submit a written response in addition to revised plans and calculations if necessary.

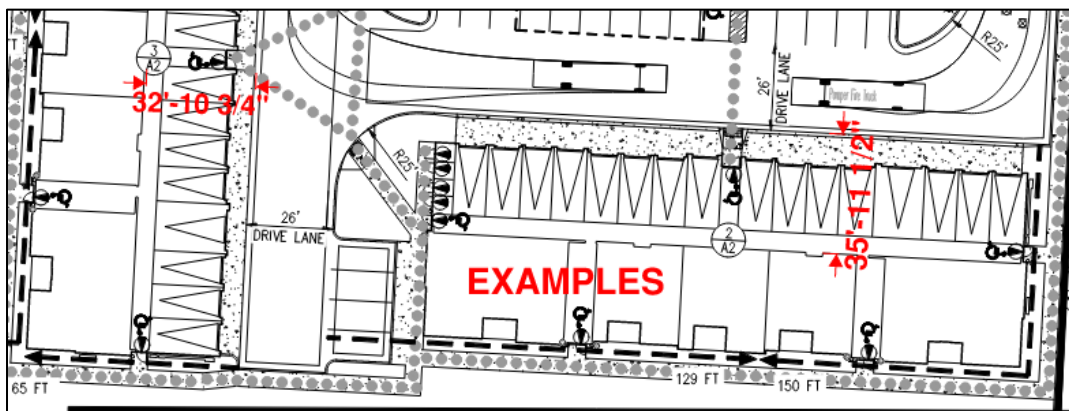
RESUBMITTAL INSTRUCTIONS:

- A. Submit plans and all supporting documents in the original format (hardcopy or electric) to Washington City.
- B. Respond in writing to each comment by marking the attached comment list or creating a response letter. Indicate which details, specification, or calculation shows the required information. Please cloud any revisions made to the construction drawings and provide the date of the latest revision on each revised sheet. Complete and clear responses will expedite the re-check and hopefully, approval of this project.

FIRE COMMENTS:

- F1. Sheet 1: **Fire Apparatus Access: Aerial Equipment:** Please have the permit applicant address the following on the plans:

The building(s) are greater than 30 feet tall, so aerial (ladder truck) access is required. The road shall be located so the near edge to the building is a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to at least one side of the building.



Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial access for and the building.

Fixed obstructions on the entire length of the designated access-road side shall not interfere with the operation of an aerial ladder placed at a climbing angle not exceeding 75° from the turntable plane to: a) all rescue and emergency egress windows on that side, or, b) the entire roof where rescue and emergency egress windows are not required or provided, or, c) to the fullest extent of the aerial ladder effective reach. [IFC Appendix D§105.1]

- a) Identify on the plans the designated aerial (ladder truck) fire apparatus access side,
- b) Provide a sectional drawing of an aerial apparatus with the ladder not exceeding 75° accessing a), b) or c) above.

F2. Sheet 1: **Fire Apparatus Access: Road Load-bearing Capacity.** Please have the permit applicant address the following on the plans:

The plans do not appear to address the minimum load-bearing capacity for the fire apparatus access roads.

- a) Fire apparatus access roads shall be designed to support an imposed load of not less 75,000 pounds. [IFC §503.2.3 and IFC Appendix D-§102.1]
- b) Please have the permit applicant provide a road and substrate section on the plans and include a civil engineer's load-bearing calculations and stamp for the assembly.

F3. Sheet 1: **Fire Apparatus Access: Aerial Fire Equipment: Stabilizer Point Loads:** Please have the permit applicant address the following on the plans:

- a) The ground contact point for aerial fire apparatus stabilizers shall be capable of supporting not less than 75 psi measured over the area of the stabilizer pads. [IFC §503.1.1 and IBC §1607.7.2]
- b) Please have the permit applicant include the point load calculations on the plans and verify loading surfaces (trench drain covers, subterranean drainage control vaults, utility vaults, etc.) can support the load(s).

F4. Sheet 1: **Fire Lane Signs:** Please have the permit applicant address the following on the plans:

- a) Fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs and/or painted curbs in accordance with state and local standards. [IFC §503.3]
- b) Please have the permit applicant provide a sign template and locations on the plans.

If you have any questions regarding the above comments, please contact Rob Neale, CFPS (RobN@wc-3.com) for plan review comments via email or telephone 801.547.8133.

[End]