

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 4a

HEARING DATE: July 03, 2024

ACTION REQUESTED: Z-24-04, A request to designate an overlay zone for a bar establishment of approximately 40 acres located at approximately 1720 East Grapevine Crossing Rd North

APPLICANT: Troy Belliston

OWNER: SITLA

ENGINEER: N/A

REVIEWED BY: Eldon Gibb, City Planner

Background

The applicant is requesting approval for a “Bar Establishment Overlay Zone” in conjunction with the current Sienna Hills PCD zoning designation and as found in Title 3 Chapter 3. The total area of the proposed Overlay Zone is 40 acres and located at approximately 1720 East Grapevine Crossing Rd North.

The proposed “Bar Establishment Overlay Zone”, if approved by the City Council, provides entitlements to sell alcohol product for consumption on the licensed premises and in connection with a license issued by the state of Utah to operate as a bar establishment. Businesses wanting to operate under the “Bar Establishment Overlay Zone” will be required to gain site plan approval from the City Council prior to opening their doors for business as found in Title 3 Chapter 3 (3-3-3(6)).

This application is not site plan approval. This application designates the larger “Bar Establishment Overlay Zone” which will then allow businesses to submit for specific “site plan” approval at a later date.

This concludes the Staff report. I am happy to answer any questions the Planning Commission may have prior to making a recommendation to the City Council.

This zone change application is for the alcohol overlay zone change at this project located 1600 Grapevine Crossing. The need is to get a zone change to allow an alcohol overlay for a potential tenant at the Grapevine Crossing commercial building. It makes more sense at this time to do an overlay for the entire project rather than one tenant. The entire project is 40 acres with 10 lots.



PROJECT FLOW CARD:

Z-24-04 Designating an overlay zone for a bar establishment as found in Title 3 Chapter 3

Planning	Reviewed. Ok to move forward	
Hillside	NA	
Public Works	Reviewed. Ok to move forward	
Engineer	No concerns	
Fire Dept.	NA	
Parks/Trails	N/A	
Building Dept.	No concerns	
Washington Power	NA	
Dixie Power	NA	
Economic Dev.	Reviewed. Utah's strict regulation of alcohol sales ensures safety, while allowing alcohol establishments attracts tourists, enhances local businesses, and stimulates the economy. In high-tourism areas, these venues are important for creating a vibrant and competitive destination, meeting visitors' expectations and fostering community engagement.	

Additional Comments:

SITE PLAN MAP

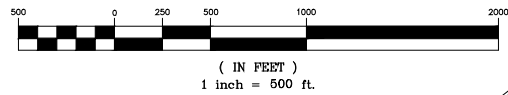
for



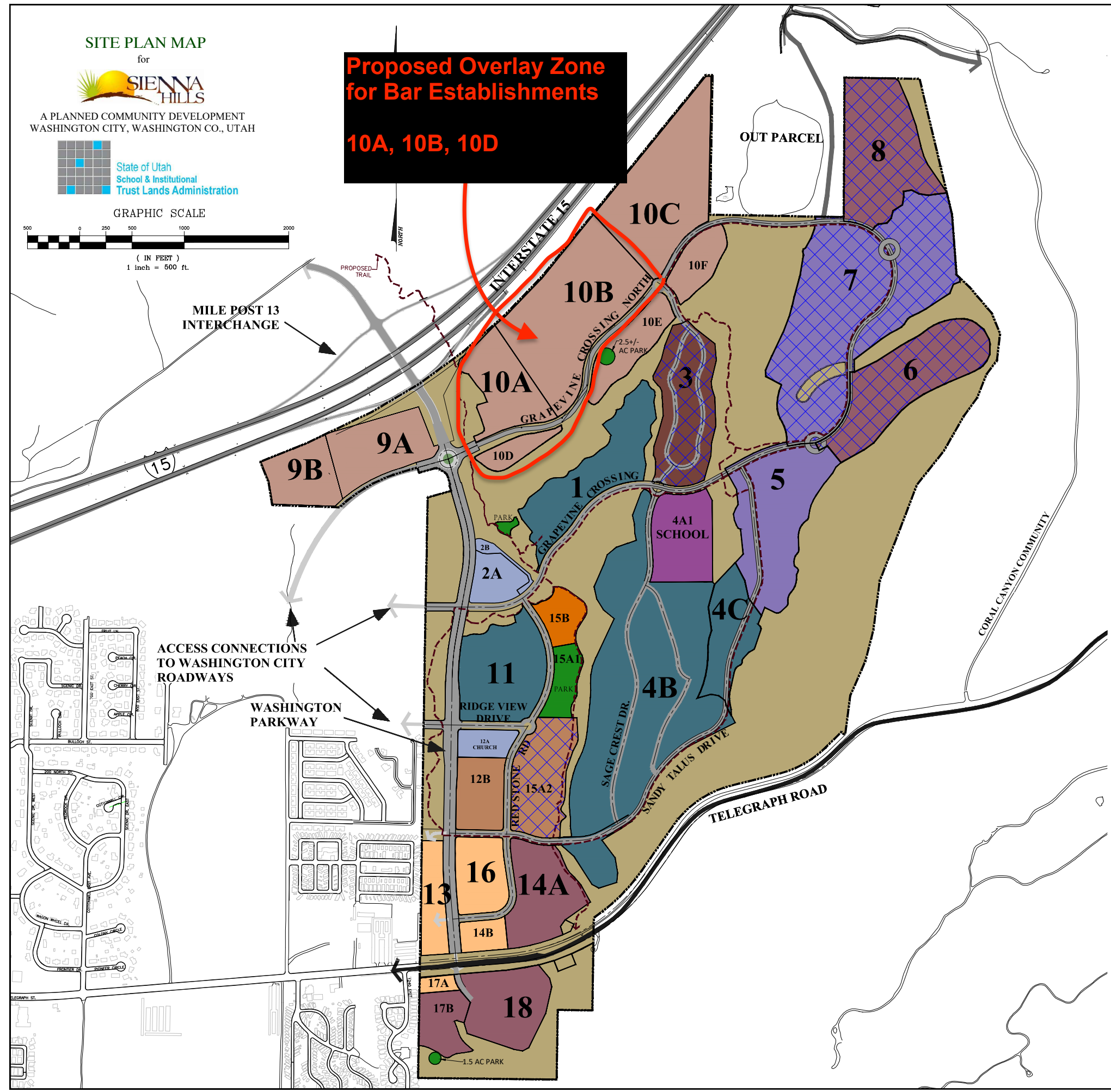
A PLANNED COMMUNITY DEVELOPMENT
WASHINGTON CITY, WASHINGTON CO., UTAH



GRAPHIC SCALE



**Proposed Overlay Zone
for Bar Establishments**
10A, 10B, 10D



LAND USE LEGEND 6-1-18

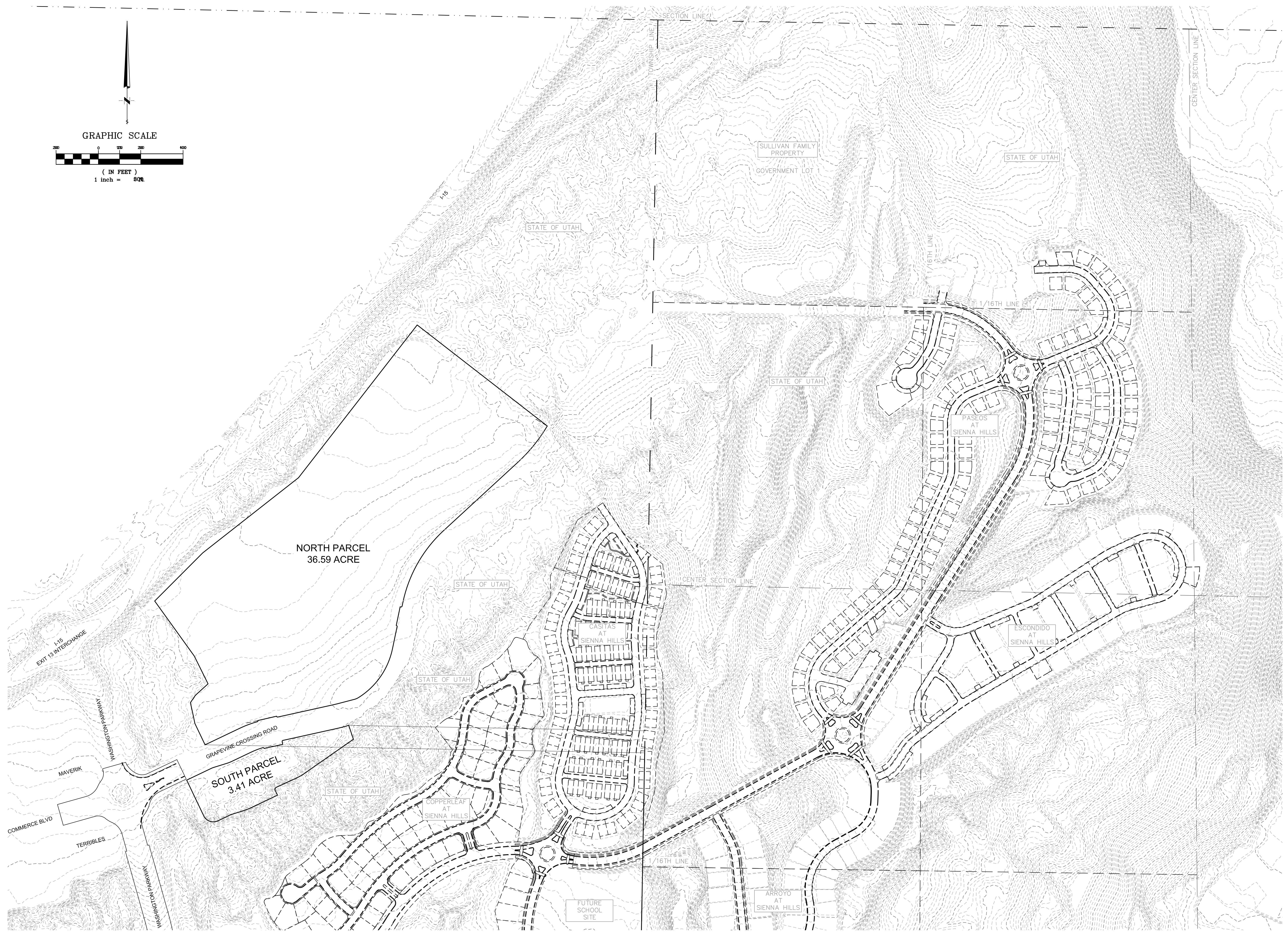
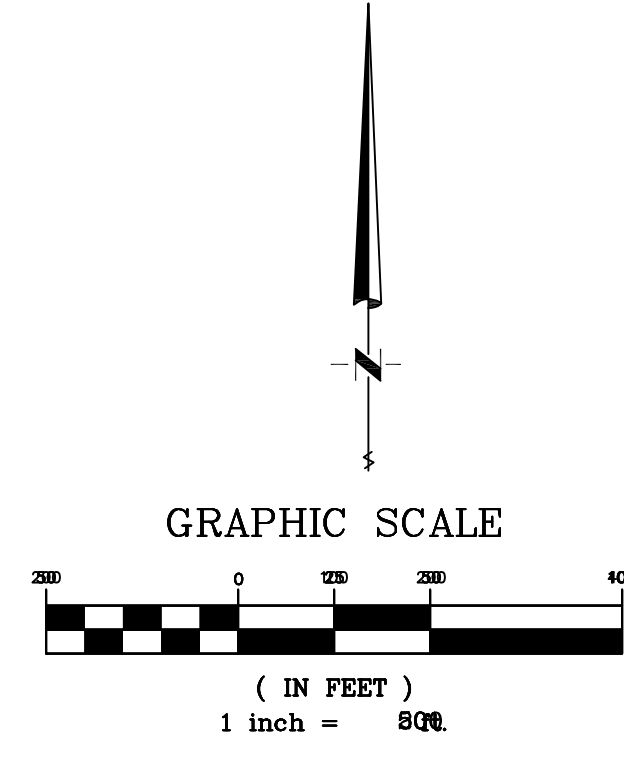
NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ.FT.	DU/AC
1	Residential	16.9	74	737,846	4.37
2A	Mixed Use	4.7	1	203,650	
2B	Mixed Use	1.0	1	42,805	
3	Residential Multi Family (Nightly Rental Overlay)	17.4	145	759,225	8.30
4.A1	School	11.1	1	482,640	
4.B	Residential (SF Medium)	63.2	177	2,755,128	2.80
4.C	Residential (SF Medium)	10.2	29	444,006	2.80
5	Residential (SF Low Density)	23.4	70	1,020,039	3.00
6	Residential (Multi Family) (Nightly Rental Overlay)	20.6	144	896,459	7.00
7	Residential (SF Low Density) (Nightly Rental Overlay)	52.4	157	2,282,201	3.00
8	Residential (Multi Family) (Nightly Rental Overlay)	21.7	163	945,616	7.50
9.A	Freeway Commercial	11.4		498,400	
9.B	Freeway Commercial Lodging (Rooms)	8.4	200	364,090	
10.A	Freeway Commercial	11.4		498,400	
10.B	Freeway Commercial	30.2		1,317,130	
10.C	Freeway Commercial	25.3		1,104,120	
10.D	Freeway Commercial	3.2		139,700	
10.E	Freeway Commercial	7.8		338,000	
10.F	Freeway Commercial Lodging (Rooms)	5.5		238,500	
	Park	2.5			
11	Residential (SF Medium)	16.5	64	717,985	3.88
12A	Mixed Use Church Site	3.2	1	140,340	
12B	Townhome	7.2	72	314,750	9.96
13	Commercial	5.7		248,000	
14.A	Residential (Multi Family)	12.6	277	549,200	22.00
14.B	Commercial	3.0		130,700	
15.A1	Park	4.1		180,350	
15.A2	Townhome / (Nightly Rental Overlay)	12.8	70	559,712	5.46
15.B	Patio Home	4.7	24	205,600	5.00
16	Commercial	7.9		343,958	
17A	Commercial	1.25		54,479	
17B	Multi Family	5.75	92	169,604	16.00
17B	Park	1.50			
18	Multi Family	12.4	273	540,934	22.00

TOTALS				
	Acres	Units	SQ.FT.	AVG. D.U./AC.
Lodging (Rooms)		800		
Commercial	121.6		5,295,577	
Residential	298	1832	12,898,305	6.1
Mixed Use	8.9	3	386,795	0.3
Parks	8.6		349,954	
School Site	11.1	1	482,640	
Developable Area	448.1		19,413,271	
Open Space	288.6		12,571,623	

* ALL AREAS ARE APPROXIMATE

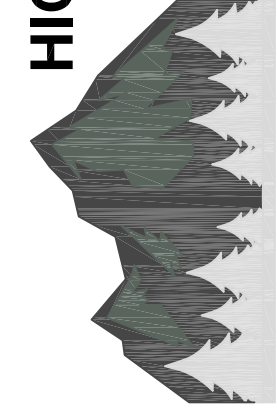
LEGEND:

- FREEWAY RELATED COMMERCIAL
- SINGLE FAMILY MEDIUM DENSITY
- NEIGHBORHOOD COMMERCIAL
- SINGLE FAMILY LOW DENSITY
- MIXED USE
- PARKS
- MULTI FAMILY
- SCHOOL
- TOWNHOME
- OPEN SPACE (PRESERVE, TRAILS, RECREATION FACILITIES)
- PATIO HOMES
- - - TRAIL
- NIGHTLY RENTAL OVERLAY



HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING

1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE:(435) 668-5293 - SURVEY SCHEDULE:(435) 258-2109



DATE: NOV. 2020
DRAWN: MDR
APPROVED: MDR
SCALE: 1"=500'
JOB NO. 181082

GRAPEVINE CROSSING 40 AC
LOCATED IN
SIENNA HILLS MASTER DEVELOPMENT
WASHINGTON CITY, UTAH

SHEET 1 OF 1 SHEETS
FILE:181082BASE

No.	Date	By	Revision

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	5a
HEARING DATE:	July 03, 2024
ACTION REQUESTED:	C-24-05, Conditional Use Permit approval for a commercial development located at 798 West Buena Vista Blvd.
APPLICANT:	Galloway & Company
OWNER:	Cyprus Federal Credit Union
ENGINEER:	Galloway & Company
REVIEWED BY:	Eldon Gibb - City Planner
RECOMMENDATION:	Recommend approval with conditions onto City Council

Background

The applicant is requesting approval of a Conditional Use Permit for a commercial development located at 798 West Buena Vista Blvd. All proposed projects along Buena Vista Blvd require a Conditional Use Permit. The applicant is wishing to build a two story building that will host a new bank, two quickserve restaurants and office space. The property is currently zoned C-2 and consists of 2 acres. The zoning to the North, East and West is C-2 and Buena Vista Blvd and Interstate-15 is to the South.

The building is approximately 16,900 square feet. The first floor consists of 2,155 square feet of kitchen area, 1,648 square feet of dining and 4,468 square feet of office. One of the quick serve restaurants will provide a drive through option for customer convenience. The second floor will be office space and is 8,629 square feet. The bank drive through is located on the north end of the site.

Required parking for the site is 90 parking spaces and the proposal includes 103. Parking is adequate for this site. The exterior building elevations and landscaping are aesthetically pleasing. The new building will be required to meet the standards as outlined in city ordinance and adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for the proposed new commercial development at this location.

Recommendation

Staff recommends that the Planning Commission recommend approval of C-24-05, allowing for a new bank, quick serve restaurants and office space to be built at 798 West Buena Vista Blvd, onto 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 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 as approved in the exhibits provided.
3. Development of the site shall comply with the recommendations of a geotechnical study and drainage study. Improvements for 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. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.
6. Any roof mounted equipment will be screened from view.
7. All signage shall be in accordance with the adopted city codes regulating signage.
8. Any exterior lighting will be directed inward to the property.

9. On site trash dumpster area(s) will be screened with a solid block wall and gate.

10. A final landscape plan will be submitted for staff review and approval prior to work being done on site.

Cyprus Credit Union is looking to build a two story building to help serve its branch members in Washington City. This will be the first of its kind for Cyprus with this building. Cyprus is looking to add 2 drive thru food services into its branch. They are still in negotiation of what food establishments will be going into the building on the first floor. Cyprus will have its main part of the branch for its members on the 1st floor. The 2nd story will be all offices. Cyprus is proposing to have 103 parking stalls which would exceed the required amount of 90.



PROJECT FLOW CARD

**CUP-24-05 Conditional Use Permit
Cyprus Credit Union Buena Vista Blvd & Primavera**

Planning	Ok to move forward	
Hillside	NA	
Public Works	Ok to move forward	
Engineer	Reviewed and no concerns. There is a FEMA floodplain along the east side of the property. This project will need a floodplain permit as it moves forward.	
Fire Dept.	Reviewed, no concern	
Parks/Trails	Reviewed, no concern	
Building Dept.	Reviewed per Drew Ellerman and ok to proceed, no concern	
Washington Power	Drawing needs to reflect the location of the transformer and meter location, but the CUP is ok to proceed.	
Dixie Power	NA	
Economic Dev.	Reviewed. No concerns. This project meets the city's priorities for economic development by optimizing commercial space by including multiple compatible uses within one building. This development is expected to generate sales tax to help offset the burden of residential property tax payers. This project provides business services, eateries, and employment opportunities closer to home for Washington City residents and for visitors staying nearby. RH	

Additional Comments:



Manufactured Stone - Arriscraft
Color - Mountain Ridge



ACM Panel
Color - Musket Gray



Tinted Glass



Brick - Interstate Brick
Color - Midnight Black, Modular



PAC-CLAD Metal Panel
Color - Sycamore



Storefront Frame
Clear Anodized
Aluminum

CYPRUS CREDIT UNION - RIVER ROAD

EXTERIOR FINISHES

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 5b

HEARING DATE: July 03, 2024

ACTION REQUESTED: C-24-06, Conditional Use Permit approval for a new fuel station and convenience store located at 675 West Telegraph.

APPLICANT: Galloway & Company

OWNER: Walmart Real Estate Business Trust

ENGINEER: Galloway & Company

REVIEWED BY: Eldon Gibb - City Planner

RECOMMENDATION: Recommend approval with conditions onto City Council

Background

The applicant is requesting approval of a Conditional Use Permit for a commercial development located at 675 West Telegraph Street. All proposed projects that are adjacent to Telegraph Street require a Conditional Use Permit. The applicant is wishing to develop a new fuel station and convenience store on the north end of the property. The property is currently zoned C-2. The zoning to the North, East, South and West is also C-2.

The proposal includes a 16 fuel dispensary canopy and a 1,600 square foot convenience store. The convenience store is twenty feet tall (20') and the fuel canopy is seventeen feet eight inches tall (17'8"). The new building / canopy will blend in with the existing Walmart building and the proposed landscaping is aesthetically pleasing.

The new buildings will be required to meet the standards as outlined in city ordinance and adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for the proposed new commercial development at this location.

Recommendation

Staff recommends that the Planning Commission recommend approval of C-24-06, allowing for a fuel dispensary and convenience store to be built at 675 West Telegraph, onto 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 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 as approved in the exhibits provided.
3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for 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. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.
6. Any roof mounted equipment will be screened from view.
7. All signage shall be in accordance with the adopted city codes regulating signage.
8. Any exterior lighting will be directed inward to the property.
9. On site trash dumpster area(s) will be screened with a solid block wall and gate

10. A final landscape plan will be submitted for staff review and approval prior to work being done on site.

11. Prior to issuing the Certificate of Occupancy, the pavement will be replaced/repaved on the private drive exiting the site at approximately 700 West and Telegraph.

Walmart is looking to build a fuel station at the current location at 625 West Telegraph Street. They are looking to put this fuel station on the Northwest Corner of the site. They are proposing a 16 fuel dispenser canopy with a 1600 sq foot walk in convenience store. Walmart current parking ratio is: 1035 parking stalls which is a 4.61 ratio. With the addition of this fuel station the parking would be 970 stalls at 4.20 parking ratio. Walmart plans to add landscaping around this site. We believe this would be a great addition to this area and would be able to help serve the needs of the growing population of Washington City.



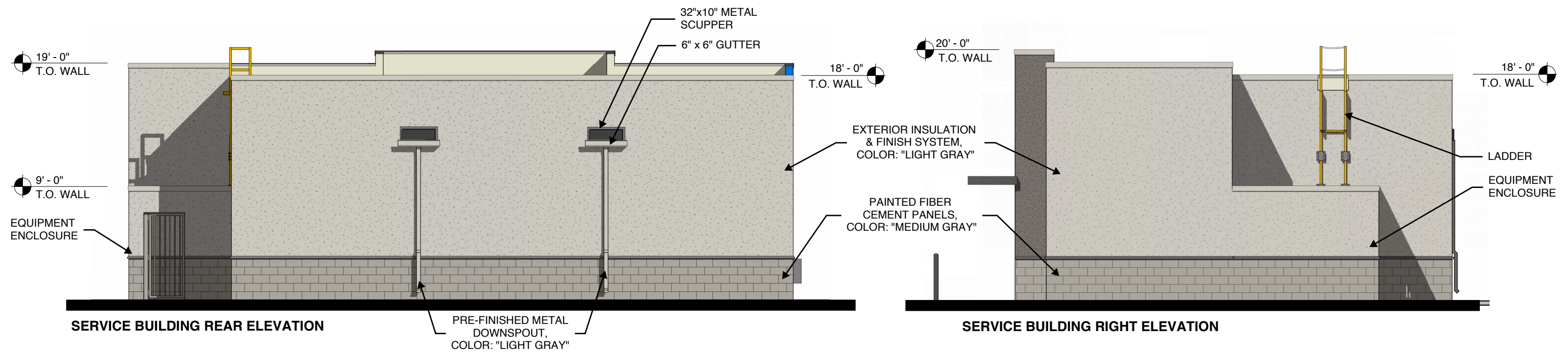
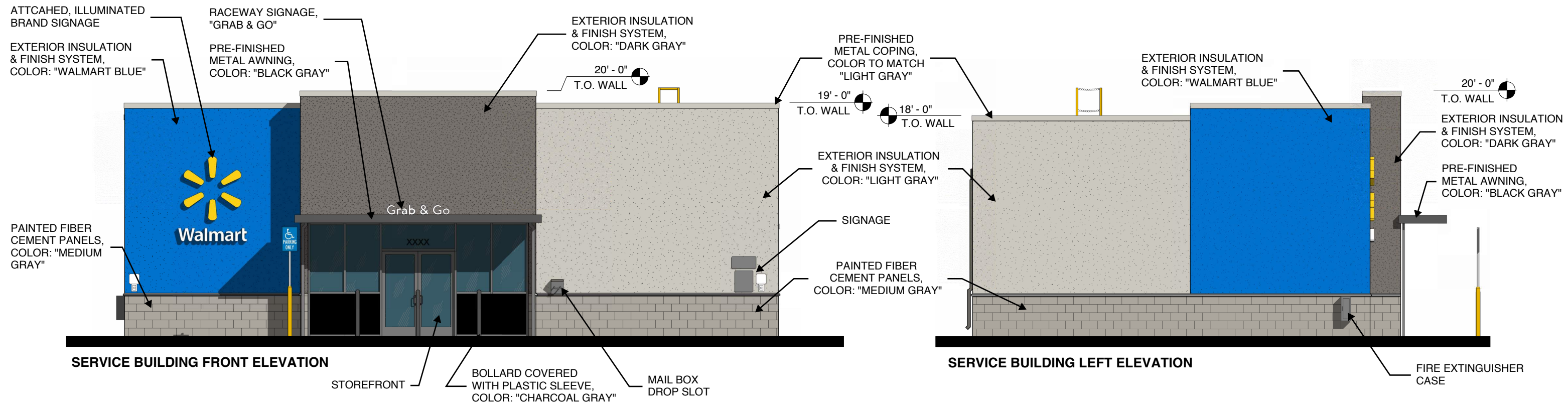
PROJECT FLOW CARD

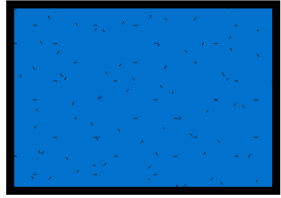
CUP-24-06 Conditional Use Permit -Walmart Fuel Station

Planning	Reviewed. OK to move forward	
Hillside	NA	
Public Works	Reviewed and OK with the proposed fueling station. Would like to see the pavement replaced or repaved on the private drive exiting Walmart at 700 W and Telegraph as a condition of approval. We receive complaints about the condition of the pavement and with the proposed added traffic we would like to see this issue remedied.	
Engineer	Reviewed, no concern	
Fire Dept.	Ok to proceed	
Parks/Trails	Reviewed, No Concerns	
Building Dept.	Ok to proceed	
Washington Power	Ok to proceed	
Dixie Power	NA	
Economic Dev.	Reviewed. This project meets the City's priorities for economic development. This development is expected to generate sales tax to help offset the burden of residential property tax payers. This project also provides goods, services, and employment opportunities closer to home for Washington City residents. RH	

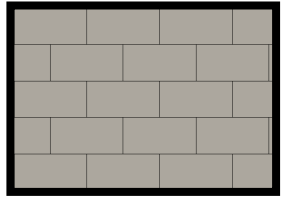
Additional Comments:







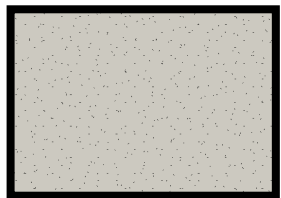
E76 EIFS (WALMART BLUE)



P135E PAINTED FIBER CEMENT (MEDIUM GRAY)



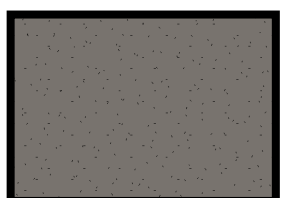
P140E CANOPY FASCIA (WHITE)



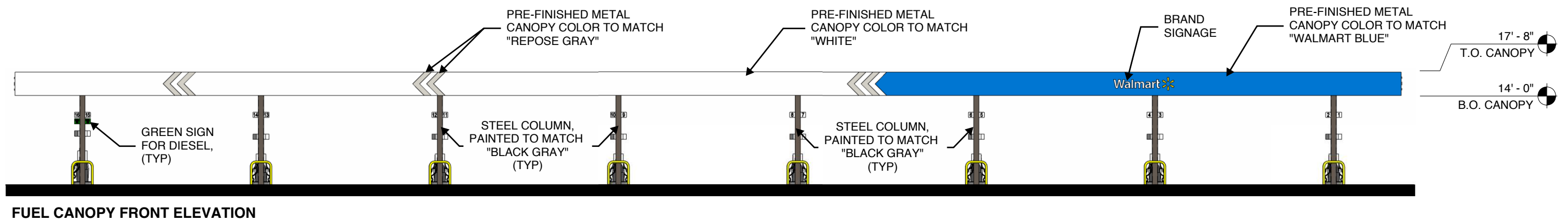
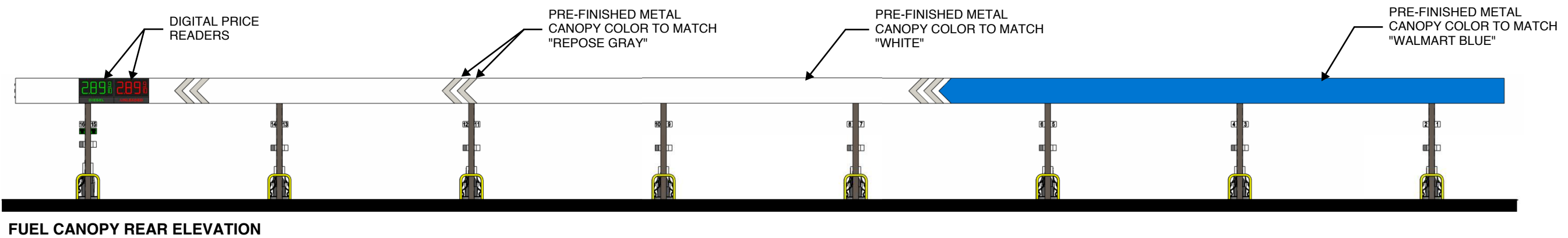
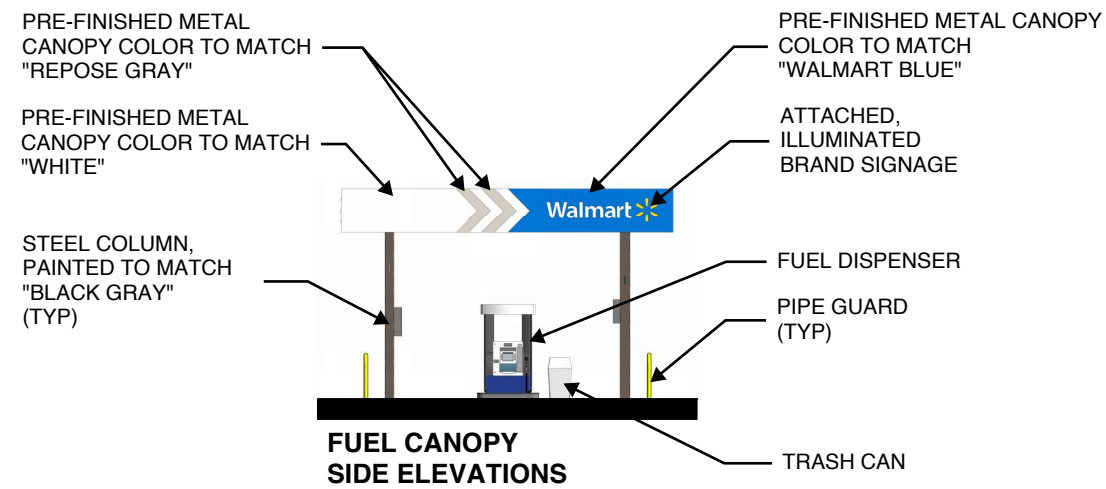
E134 EIFS (LIGHT GRAY)

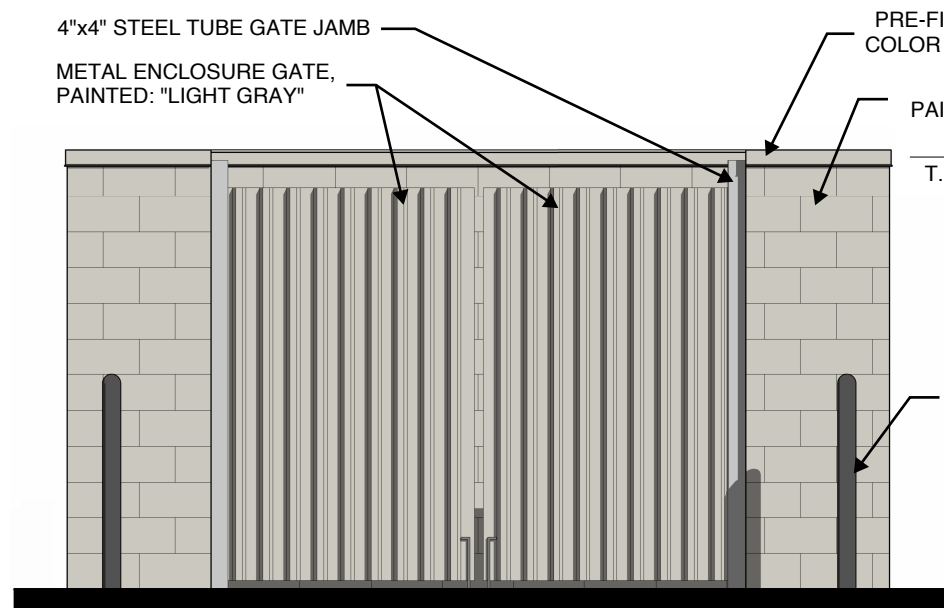


P134 CANOPY CHEVRONS (REPOSE GRAY)

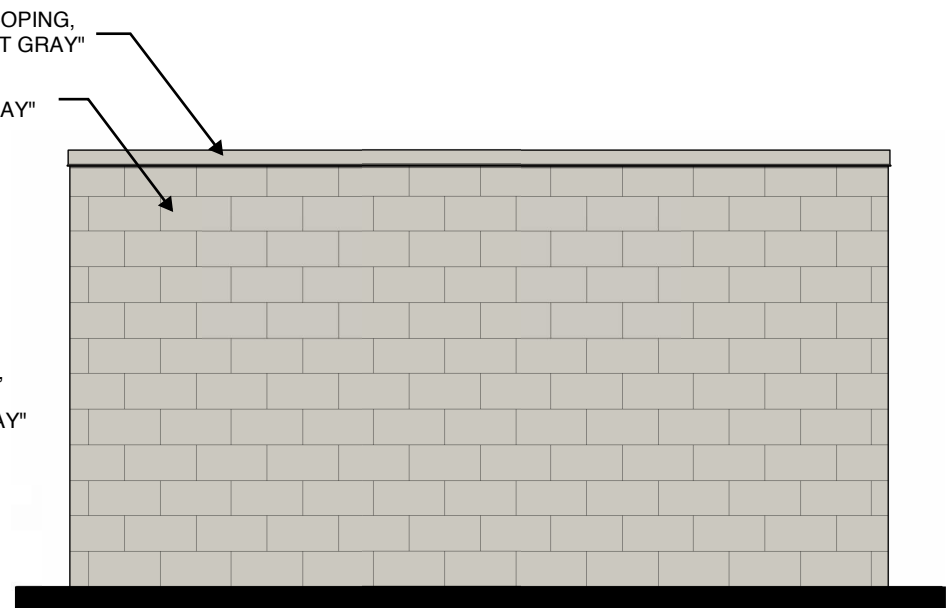


E49 EIFS (DARK GRAY)

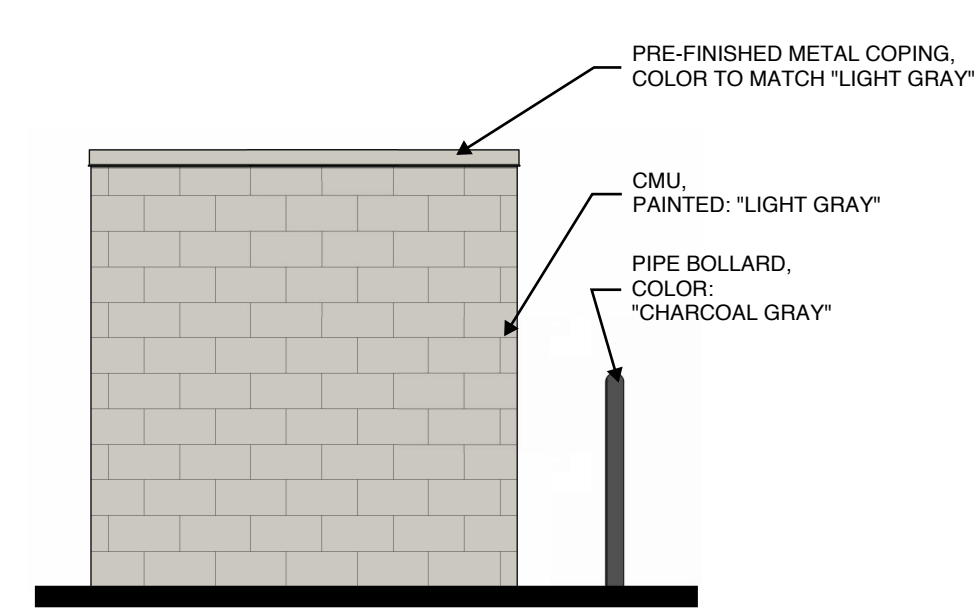




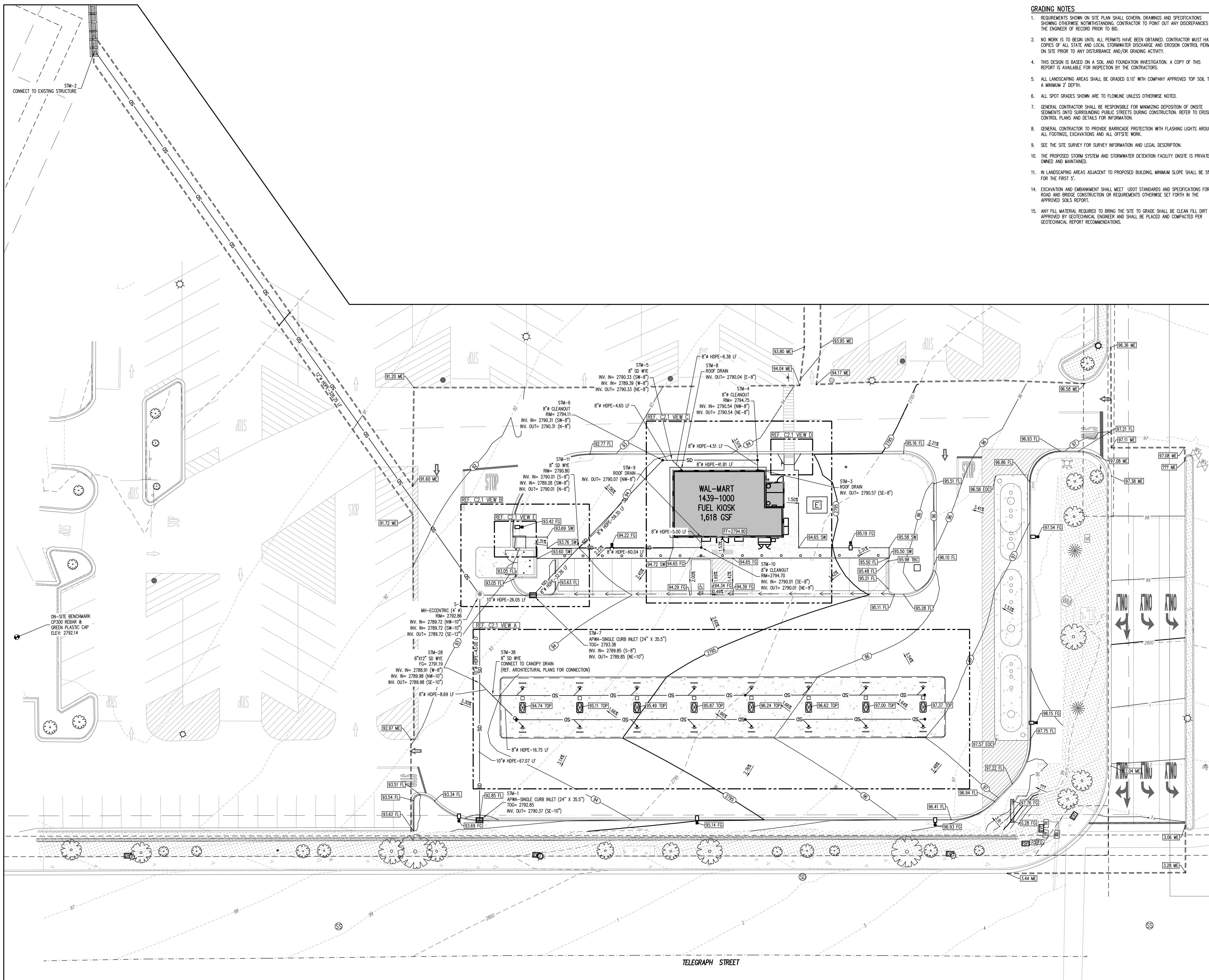
TRASH ENLCOSURE FRONT ELEVATION



TRASH ENCLOSURE REAR ELEVATION



TRASH ENCLOSURE SIDE ELEVATIONS



GRADING & DRAINAGE PLAN
SCALE 1" = 20'

- ### GRADING NOTES
1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE. NOTWITHSTANDING, CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BID.
 2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL STATE AND LOCAL STORMWATER DISCHARGE AND EROSION CONTROL PERMITS ON SITE PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
 3. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
 4. ALL LANDSCAPING AREAS SHALL BE GRADED 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 2" DEPTH.
 5. ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ON-SITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
 7. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
 8. SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
 9. THE PROPOSED STORM SYSTEM AND STORMWATER DETENTION FACILITY ON-SITE IS PRIVATELY OWNED AND MAINTAINED.
 10. IN LANDSCAPING AREAS ADJACENT TO PROPOSED BUILDING, MINIMUM SLOPE SHALL BE 5% FOR THE FIRST 5'.
 11. EXCAVATION AND SHORING SHALL MEET LOCAL STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR REQUIREMENTS OTHERWISE SET FORTH IN THE APPROVED SOILS REPORT.
 12. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.



KEY MAP
APPROX. 1" = 300'

GRADING LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING STORM SEWER (LESS THAN 12")
---	EXISTING STORM SEWER (12" AND LARGER)
---	PROPOSED STORM SEWER (LESS THAN 12")
---	PROPOSED STORM SEWER (12" AND LARGER)
---	PROPOSED SAWCUT LINE
---	PROPOSED SPOT ELEVATION
---	PROPOSED TOP BACK OF CURB ELEVATION
---	PROPOSED EDGE OF CONCRETE ELEVATION
---	PROPOSED SIDEWALK ELEVATION
---	PROPOSED FLOWLINE ELEVATION
---	FINISHED FLOOR
---	FINISHED GRADE
---	TOP OF PAVEMENT
---	MATCH EXISTING
---	BOTTOM OF RAMP
---	TOP OF RAMP
---	BENCHMARK

BASIS OF BEARINGS

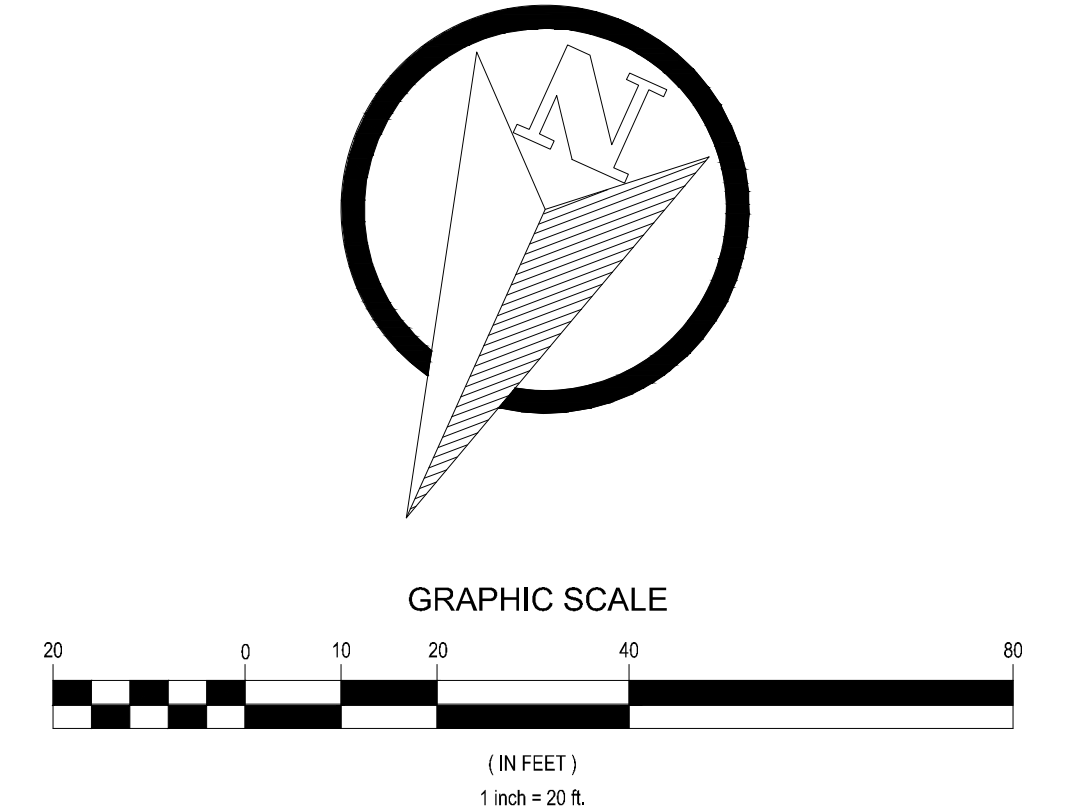
THE BASIS OF BEARING IS NORTH 89°21'17" EAST, BETWEEN SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN.

BENCHMARK

BENCHMARK: STANDARD FLAT BRASS 3" IN SOUTH QUARTER CORNER OF SECTION 15, NAVD83 ELEVATION = 2787.80'
ON-SITE BENCHMARK: REBAR AND GREEN PLASTIC CAP SET IN EAST OF PARKING LOT NAVD83 ELEVATION = 2792.14'

- ### NOTES:
1. ELEVATIONS ON THIS PLAN MAY BE EXPRESSED WITH THE FIRST TWO DIGITS TRUNCATED, ADD 2700 TO THESE ELEVATIONS.
 2. ALL PEDESTRIAN SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL.
 3. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

- ### STORM SEWER NOTES
1. ALL DIMENSIONS ARE MEASURED HORIZONTALLY FROM CENTER OF MANHOLE OR INLET.
 2. TOP OF GRATE (TOG) AND FLOWLINE (FL) SPOT GRADES AT INLETS DO NOT INCLUDE GUTTER DEPRESSION.
 3. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE A LOCKED SURVEYOR REPLACE ANY DAMAGE OR DISTURBED MONUMENTATION AT THEIR LOW COST.
 4. MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS.
 5. LENGTH OF STORM SEWER IS THE HORIZONTAL DISTANCE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
 6. SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE APPROPRIATENESS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
 7. CONTRACTOR IS RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM TOWN/CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.
 8. CONTRACTOR TO REFER TO THE NAME OF JURISDICTION/NAME OF SPEC BOOK/DETAILS BOOK FOR UNDERGROUND UTILITY INSTALLATION.



CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POtholing OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

STIPULATION FOR REUSE
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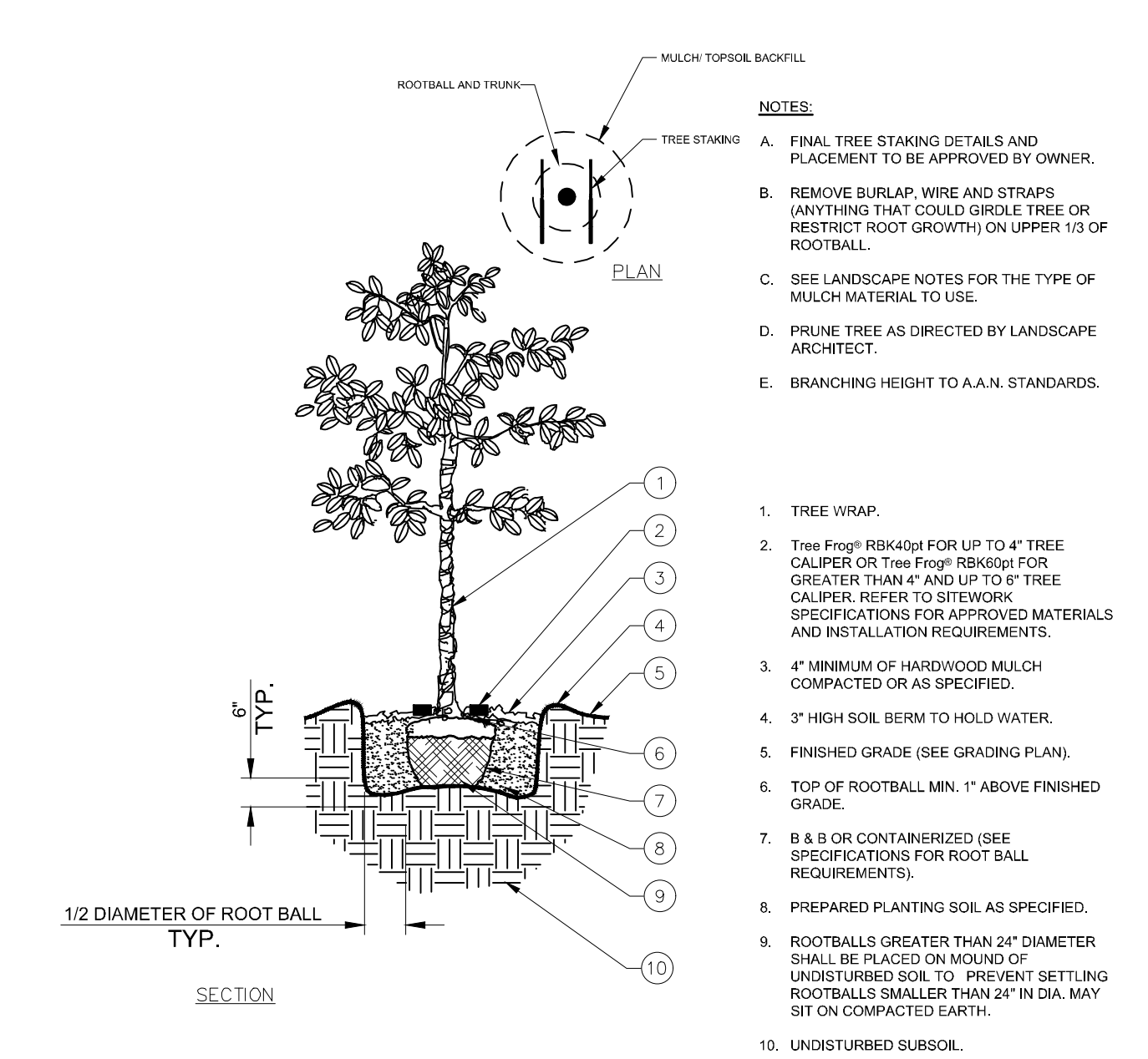
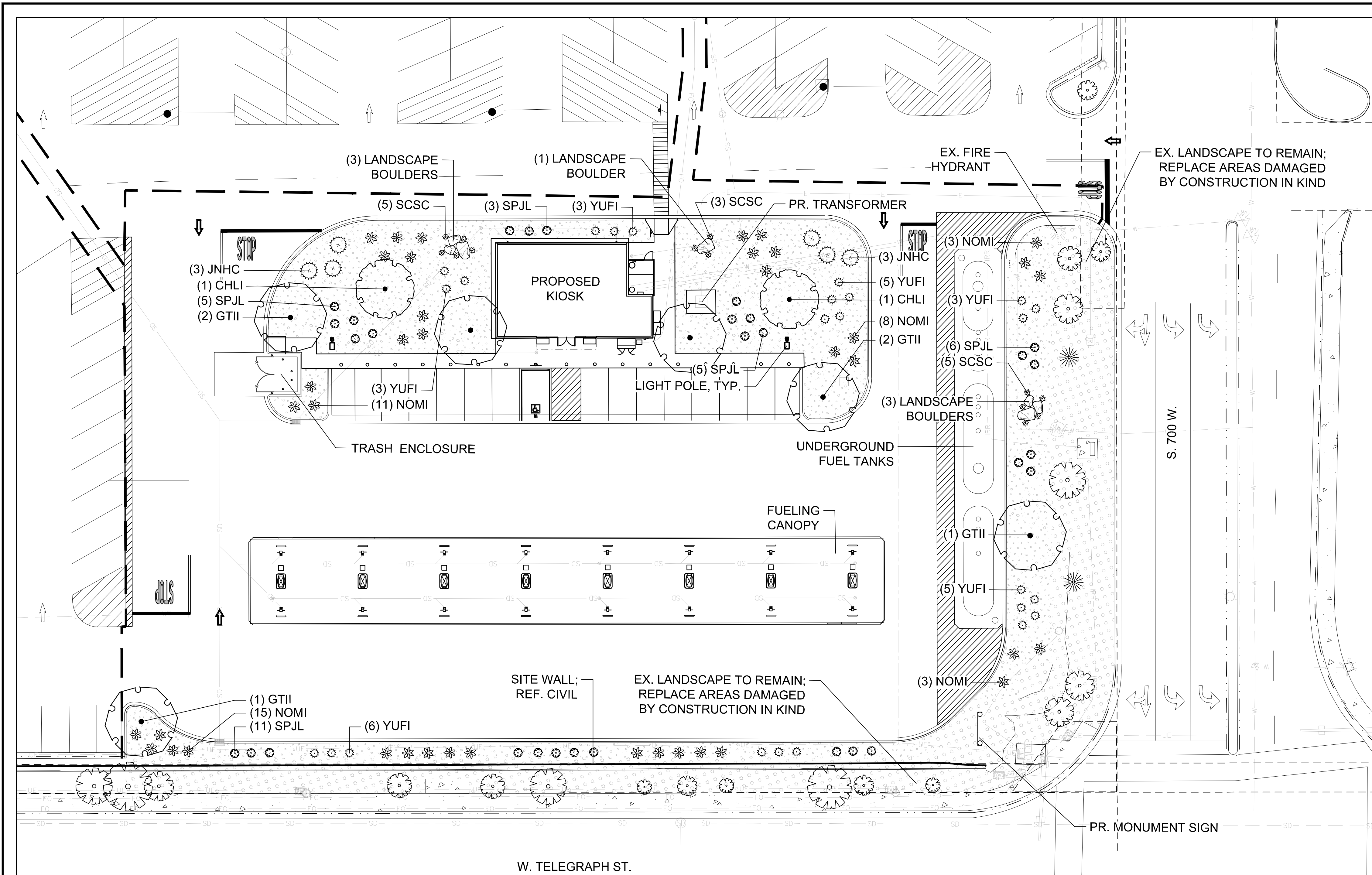
Walmart
WASHINGTON, UT
625 W TELEGRAPH STREET
STORE NUMBER: 1439-1000
JOB NUMBER: WMT0001439-50 PHOTO: P88-1440R

FUELLING STATION

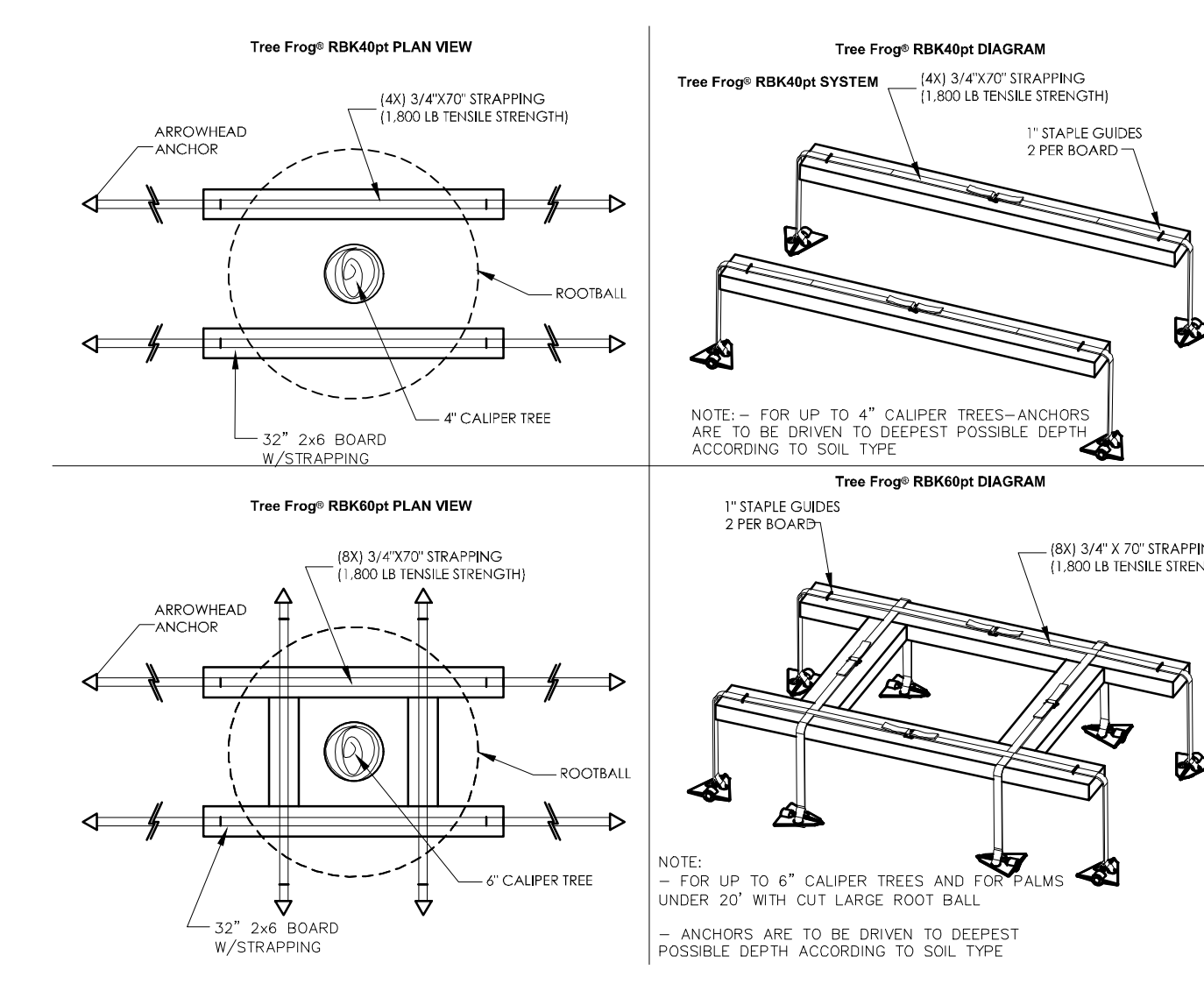
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NO.	DESCRIPTION	DATE

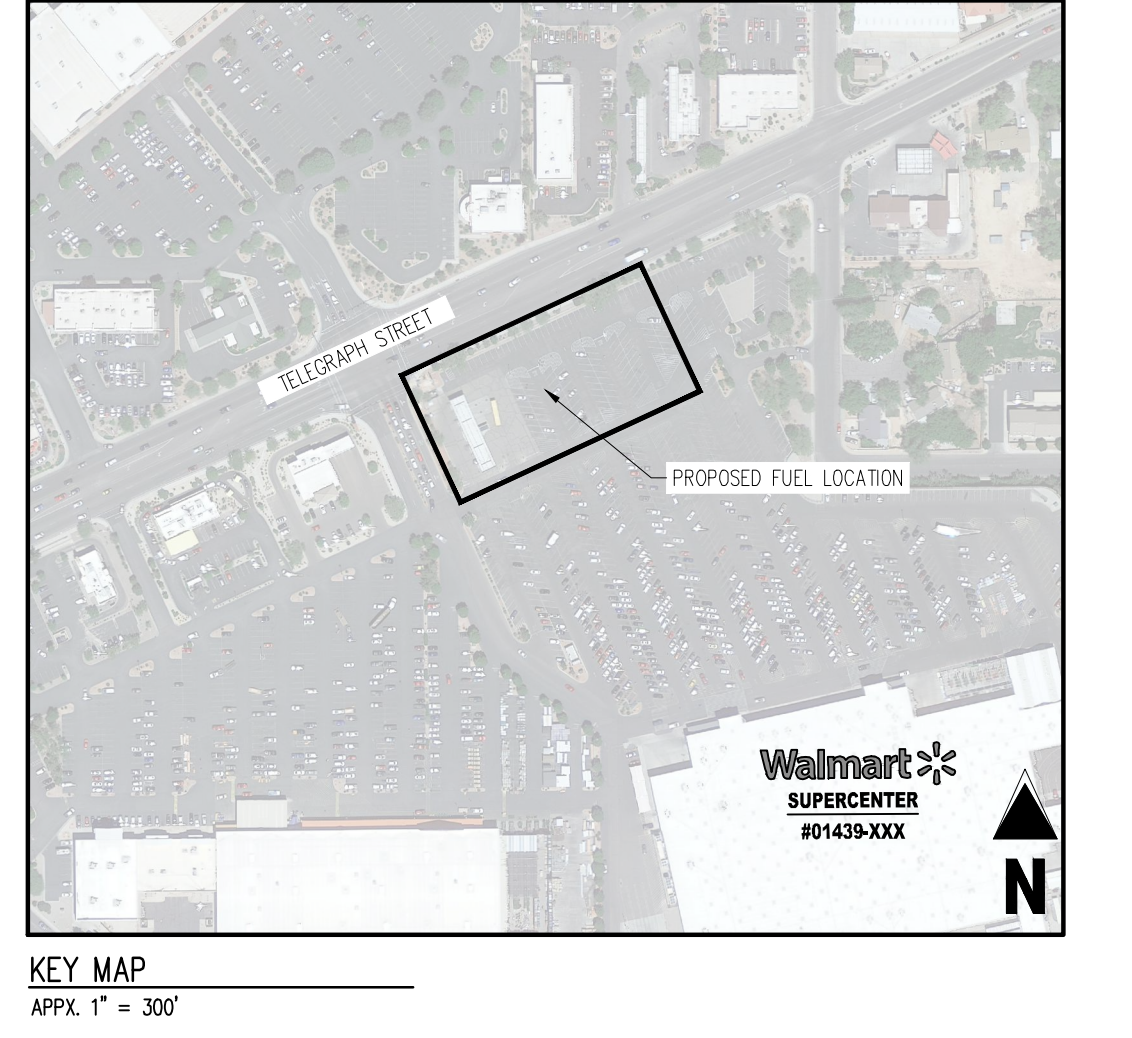
CHECKED BY: DJS
DRAWN BY: RC
PROTO CYCLE: -
DOCUMENT DATE: 04/05/2024



1 TREE PLANTING DETAIL (14' OR GREATER)
SCALE: NOT TO SCALE



2 "TREE FROG" TREE STAKING
SCALE: NOT TO SCALE



KEY MAP
APPX. 1" = 300'

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL./SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	CHLI	3	DESERT WILLOW	CHLOPSIS LINEARIS	8/8	2" CAL.	20' X 20'	LOW
	GTII	5	IMPERIAL HONEY LOCUST	GLEDITSIA TRACANTHOS NERBIS 'IMPERIAL'	8/8	2" CAL.	35' X 25'	LOW
DECIDUOUS SHRUBS								
	SPJL	30	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	85	CONT.	2' X 3'	LOW SUN/PART SHADE
EVERGREEN SHRUBS								
	JNHC	6	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	85	CONT.	10' X 6'	VERY LOW SUN/PART SHADE
	NOMI	40	SAGAHUSTA	NOLINA MICROCARPA	85	CONT.	4' X 4'	VERY LOW SUN/PART SHADE
	YUFI	25	ADAMS NEEDLE	YUCCA FILAMENTOSA	85	CONT.	3' X 3'	VERY LOW SUN
ORNAMENTAL GRASSES								
	SCSC	13	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	81	CONT.	3' X 2'	VERY LOW SUN
MULCH								
	RMULCH	10,994 SF	ROCK MULCH (MATCH EXISTING)	ROCK MULCH (MATCH EXISTING)				MULCH
NON-LIVING GROUND COVER								
	ELTR	8,135 SF	EXISTING LANDSCAPE TO REMAIN	EXISTING LANDSCAPE TO REMAIN				OTHER
BOULDER								
	BOULDER	38	2-3 TAN GRANITE BOULDER	2-3 TAN GRANITE BOULDER				

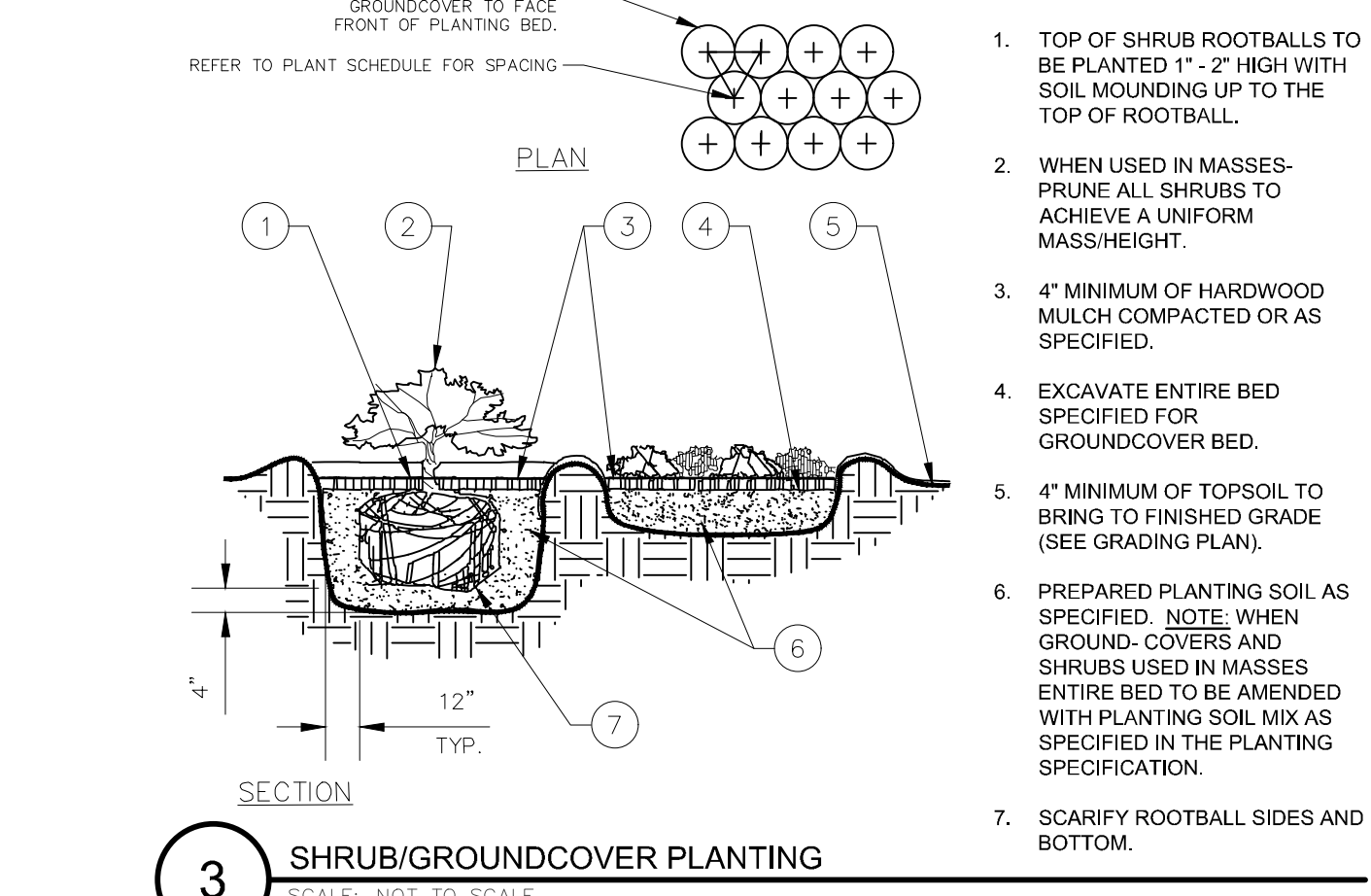
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
9-10-7	LANDSCAPE AREA	5% OF LOT AREA TO BE LANDSCAPED	71,757 SF x 0.05	3,588 SF	10,994 SF
9-10-7	LANDSCAPE AREA	50% OF LANDSCAPE AREA TO BE LIVE GROUND COVER	10,994 SF x 0.5	5,497 SF	2,927 SF (53%)
9-16-10	PARKING LOT LANDSCAPING	5% OF PARKING AREA TO BE LANDSCAPE	3,055 SF x 0.05	153 SF	543 SF
9-16-10	PARKING LOT LANDSCAPING	1 TREE / 5 PARKING SPACES	16 PARKING SPACES / 5	4 TREES	4 TREES

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

UTILITY NOTES

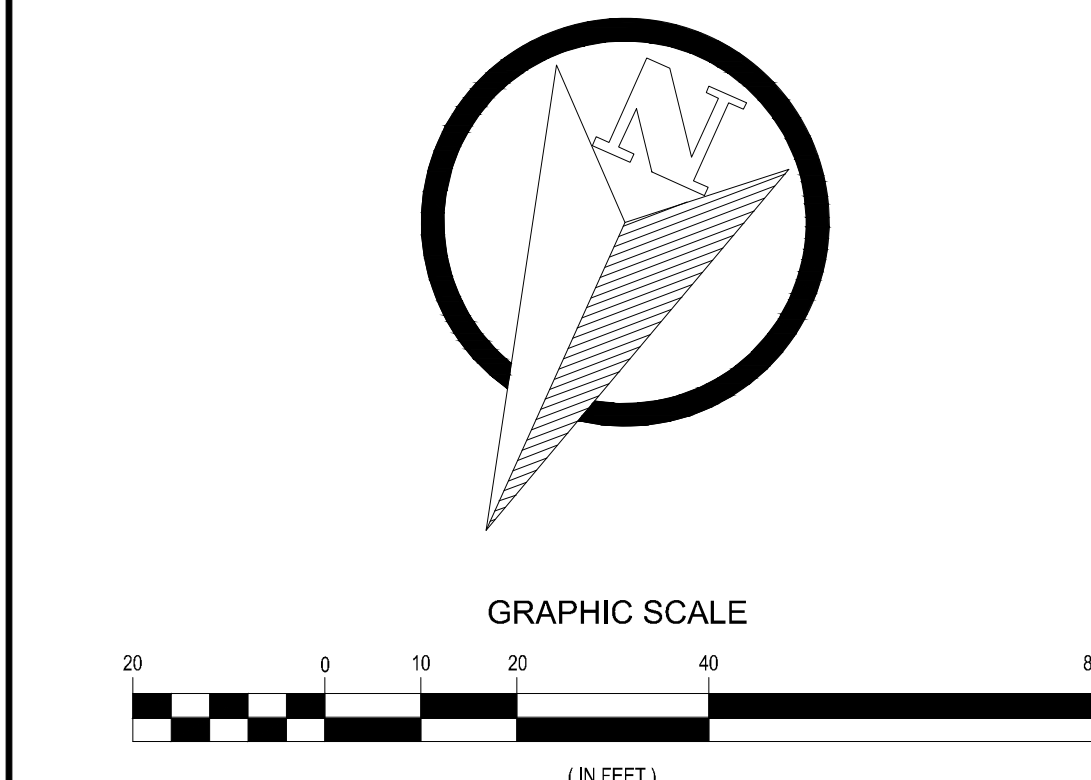
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.



3 SHRUB/GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

IRRIGATION NOTE

- CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN PLACE AND OPERATIONAL PRIOR TO INSTALLATION.
- CONTRACTOR TO RETROFIT AND EXTEND THE EXISTING IRRIGATION SYSTEM TO NEWLY ADDED PLANT MATERIAL SHOWN ON THE LANDSCAPE PLAN.
- ALL IRRIGATION EQUIPMENT AND COMPONENTS USED, SHALL MATCH THE EXISTING IRRIGATION SYSTEM.
- CONTRACTOR TO ENSURE THE RETROFITTED IRRIGATION SYSTEM IS OPERATIONAL UPON COMPLETION.
- CONTACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS REGARDING THIS RETROFIT.



PLANTING NOTES

GENERAL

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT THE SPACING SHOWN. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS TO REMAIN. ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED UP PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALLS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR TREE STAKING LIGHTING INFORMATION.

8. ALL LANDSCAPE NOTES SHALL BE COORDINATED WITH ALL APPLICABLE SPECIFICATION SECTIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.

9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION, PICTURES OF ALL PLANT MATERIAL SHALL BE INCLUDED WITH SAMPLES OF OTHER LANDSCAPE MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND AREAS OF POTENTIAL PONDING SHALL BE REPAIRED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

14. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.

15. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SAL (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A

FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

16. AT A MINIMUM, PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, INCLUDING SOD, APPLY A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PRODUCT PER 1,000 SQUARE FEET OF PERMEABLE AREA. THIS SOIL AMENDMENT PRODUCT MUST BE INCORPORATED OR ROTOTILLED TO A DEPTH OF 4-6 INCHES. THE SITE MUST BE RAKED SMOOTH AND FINISH GRADES MUST BE ESTABLISHED. ROCKS AND DEBRIS OVER 1 INCH DIAMETER THAT MAY INTERFERE WITH PLANTING AND MAINTENANCE OPERATIONS MUST BE REMOVED.

PLANTING

17. REFER TO SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.

18. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.

19. ALL DECIDUOUS TREES SHALL HAVE A STRAIGHT TRUNK WITH FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL HAVE A STRAIGHT TRUNK UNBEEDED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

20. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE HEALTHY, VIGOROUS, AND A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE DAMAGED OR UNHEALTHY SHALL BE ALIVE, SHALL NOT BE ACCEPTED, THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

21. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

22. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.

23. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AND CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".

24. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION

BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.

25. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

26. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FROM THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.

27. NO PLANT MATERIAL SHALL BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.

28. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10' FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.

29. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.

30. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.

31. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL FINISHING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

32. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN. AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.

33. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOILING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.

34. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF

SWPPP PLAN.

35. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE, MULCH, EDGER, LANDSCAPE FABRIC, ETC.

36. TREE WRAP ON ALL TREES IN PARKING LOT FOR 1ST 3 YEARS. TREE WRAP REMOVED IN SPRING (MAY 21ST).

MULCHING

37. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF SHREDED HARDWOOD MULCH AROUND ALL PLANTS. IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS ONLY. WOOD MULCH RINGS SHALL BE EQUAL TO THE DIAMETER OF THE CONTAINER OR EQUAL TO THE SPREAD OF THE PLANT, WHICHEVER IS GREATER. TREE WOOD MULCH RING SIZE SHALL BE INDUSTRY STANDARD WIDTH.

38. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.

39. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS AND PARKING ISLANDS AS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE USED.

40. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

41. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES AT 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.

42. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE ACT-125, AS MANUFACTURED BY NORTH AMERICAN NETTING (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

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Walmart
WASHINGTON, UT
625 W TELEGRAPH STREET
STORE NUMBER: 01439-XXXX

JOB NUMBER: WMT0001439-00
JOB NUMBER: WMT0001439-00

FUELLING STATION

ISSUE BLOCK

NO.	DESCRIPTION	DATE	STATUS

CHECKED BY: TDN
DRAWN BY: TJR
PROTO CYCLE: -
DOCUMENT DATE: 04/05/2024

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	5c
HEARING DATE:	July 03, 2024
ACTION REQUESTED:	C-24-08, A request for a Conditional Use Permit for an existing commercial development, located at 25 North 300 West #B
APPLICANT:	Robbie Staheli
OWNER:	Staheli Inv LLC
ENGINEER:	N/A - existing development
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to give the exterior building a facelift and to change the use of the building to an event center. The old tenant (Rowley Red Barn) has since moved locations and the applicant is proposing to update the exterior finishes of the building. The new event center will accommodate gatherings such as weddings and/or corporate events.

The exterior modifications will enhance the look of the building by updating the building with modern finishes and colors. The update includes installing board and batten that will be painted a light, neutral color. The proposed operating hours for this use will be evenings and weekends which the applicant suggests will not interfere with the other business as they operate during daytime hours and are closed during the weekend. With that being said parking is adequate for the site with the proposal showing 177 parking spaces on site.

Staff has reviewed the proposed project and finds that it meets the intent of the current zoning use regulations for this site.

Recommendation

Staff recommends that the Planning Commission recommend approval of C-24-08, allowing for new exterior finishes and an event center located at 25 North 300 West #B, onto the City Council, with the findings and conditions as outlined below:

Findings



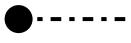
1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, 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 and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

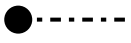
1. Any site improvements shall meet the requirements of City and State adopted codes including but not limited to building setbacks.
2. The development of the site shall comply with the development as approved in the exhibits provided.
3. Any new lighting within the project development will be directed inward to the site.
4. All signage will be in accordance with the adopted sign regulations of the city.
5. Any roof mounted equipment will be screened from view with appropriate finishes closely resembling/accenting the building's exterior finishes.
6. Business operating hours shall be limited to evenings and weekends to not interfere with the daytime operating businesses.

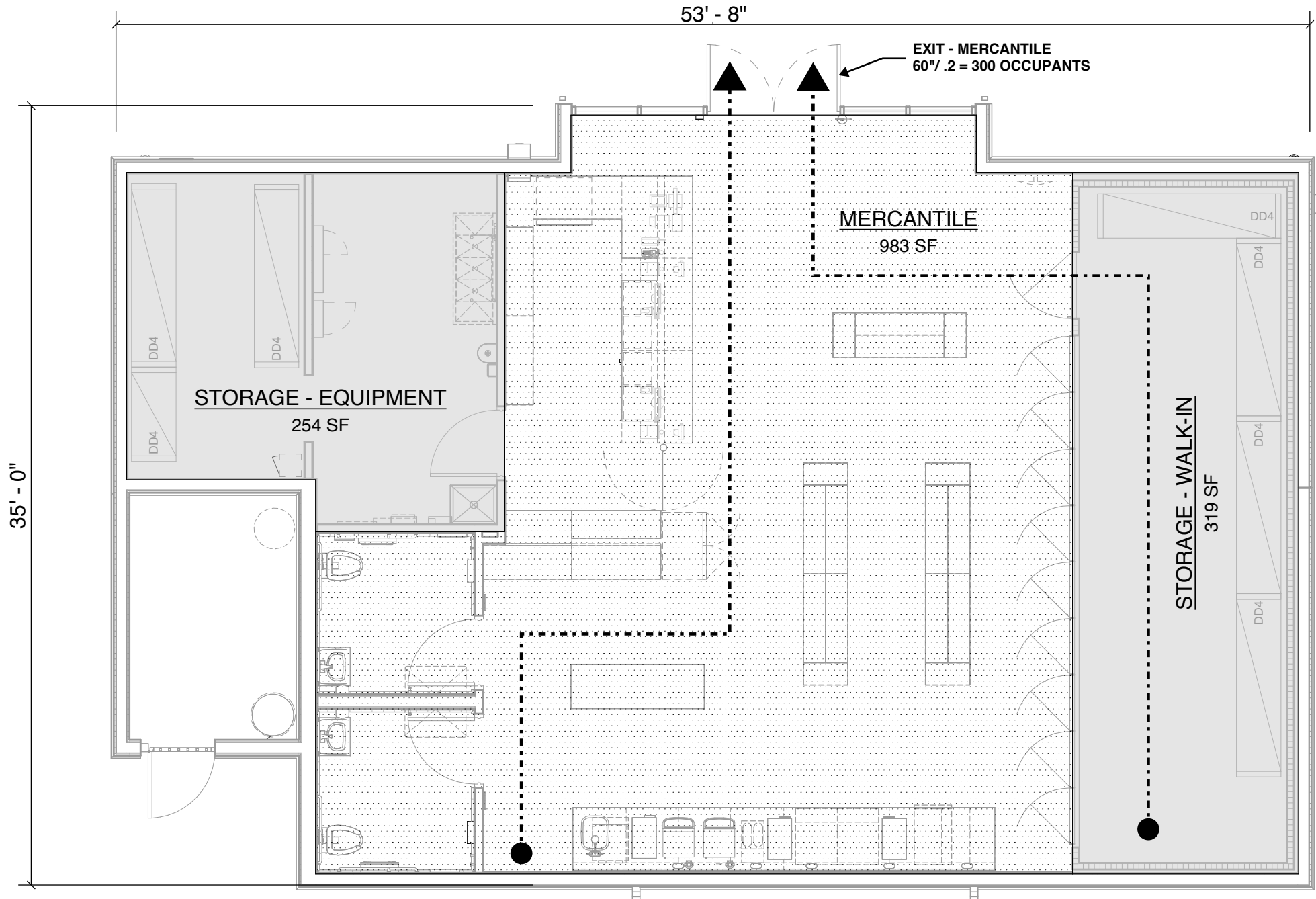
OCCUPANCY LOAD CALCULATIONS			
AREA NAME	AREA	OCC / SF	OCC LOAD
MERCANTILE	983 SF	60	16
STORAGE - WALK-IN	319 SF	300	2
STORAGE - EQUIPMENT	254 SF	300	1

LEGEND

 AREA - STORAGE
 AREA - MERCANTILE
 PATH OF TRAVEL

NOTE

 PATH OF TRAVEL
 TOTAL EGRESS TRAVEL DISTANCE DOES NOT EXCEED 200' -0"



1 LIFE SAFETY PLAN
SCALE: N.T.S