

Washington City Land Use Authority
Regular Meeting Agenda
August 21, 2024



PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, August 21, 2024** at 6:00 P.M., or immediately following the Planning Commission. The Land Use Authority will be held in the Council Chambers of Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- a. Approval of the Land Use Authority Minutes from August 7, 2024.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. PRELIMINARY PLAT

*****Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public Hearing and consideration to approve a Preliminary Plat for Standing Rock West at Long Valley located at approximately Suntrail Drive and Long Valley Road Applicant: DR Horton

5. ADJOURNMENT

POSTED this 16th Day of August, 2024
Bonnie Baker, Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

AGENDA ITEM:	4a
HEARING DATE:	August 21, 2024
ACTION REQUESTED:	Preliminary Plat approval for the Standing Rock West at Long Valley Subdivision, located at approximately Suntrail Drive and Long Valley Road
APPLICANT:	DR Horton
OWNER:	DR Horton
ENGINEER:	American Land Consulting
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Standing Rock West at Long Valley subdivision, located at approximately Suntrail Drive and Long Valley Road. This particular subdivision is proposing 123 single family lots on an area covering 54.76 acres. The zoning designation at this location is PCD. The surrounding zoning is PCD to the north, east, south and west.

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 Land Use Authority approve the Preliminary plat for the Standing Rock West at Long Valley subdivision, 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 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

To: Washington City

From: American Consulting & Engineering

Date: May 31, 2024

Re: Standing Rock West at Long Valley (Area 7.1)



Standing Rock West is a proposed development consisting of 134 single family residential lots consistent with other single-family developments in the Long Valley area.

Thank you,

American Consulting & Engineering



PROJECT FLOW CARD

**PP-24-0011 Standing Rock West
@ Long Valley Preliminary Plat**

Planning	Reviewed. OK to move forward	
Hillside	NA	
Public Works	Reviewed, No Concerns	
Engineer	Reviewed, No Concerns	
Fire Dept.	Reviewed, No Concerns	
Parks/Trails	Reviewed, No Concerns	
Building Dept.	Reviewed, No Concerns	
Washington Power	NA	
Dixie Power	Reviewed, No Concerns	
Economic Development	Reviewed. No concerns. Residential rooftops in this area help support and stimulate planned commercial development for the nearby general planned business development. RH	

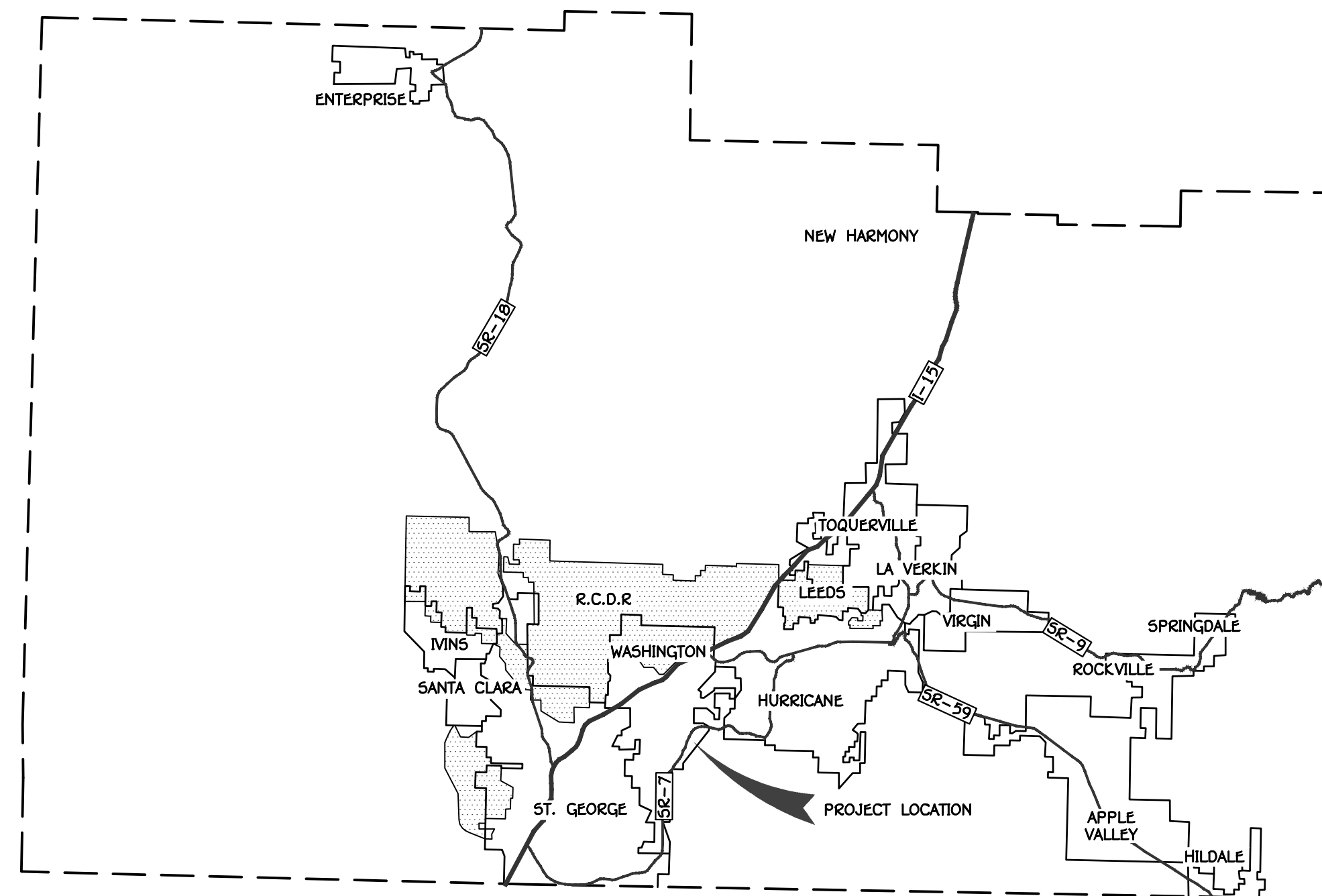
Additional Comments:

STANDING ROCK WEST (AREA 7.1/9.3)

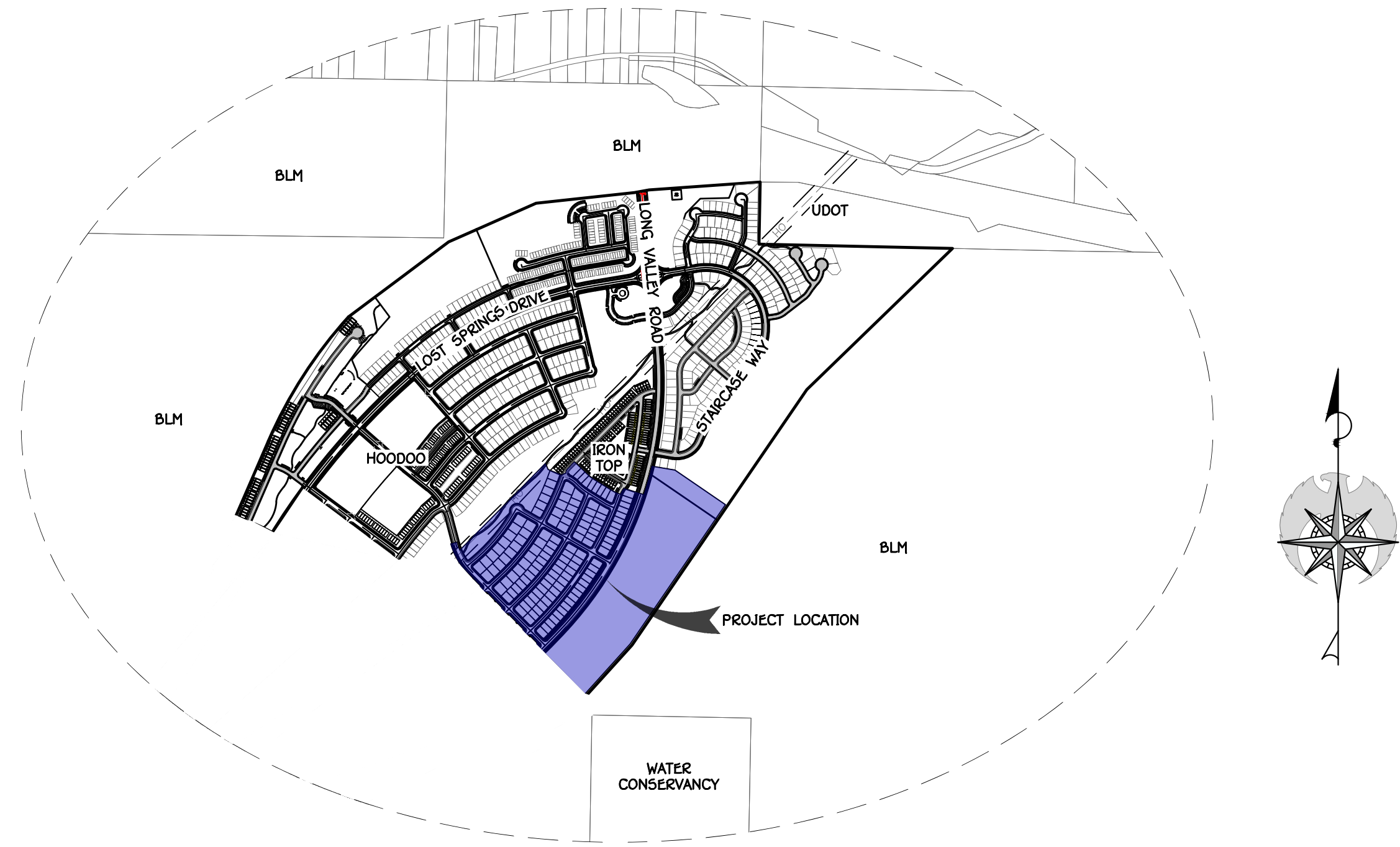
WASHINGTON CITY, UTAH

PRELIMINARY PLAT

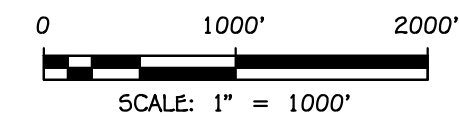
JULY 2024



WASHINGTON COUNTY
N.T.S.



VICINITY MAP
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M



SHEET INDEX

#	SHEET	DESCRIPTION
1	P.1.1	COVER SHEET
2	P.1.2	OVERALL SITE PLAN
3	P.2.1	SITE & UTILITIES PLAN I
4	P.2.2	SITE & UTILITIES PLAN II
5	P.3.1	GRADING PLAN
6	P.3.2	GRADING PLAN II
7	P.4.1	FIRE & LIFE SAFETY PLAN

BEGINNING AT A POINT THAT LIES THENCE SOUTH 88°51'08" EAST 871.43 FEET; THENCE SOUTH 1,882.82 FEET; FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 22°16'14" EAST 55.94 FEET; THENCE SOUTH 67°24'56" EAST 122.94 FEET; THENCE NORTH 63°34'01" EAST 40.47 FEET; THENCE NORTHERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 75°59'21" EAST) THROUGH A CENTRAL ANGLE OF 48°41'42", A DISTANCE OF 21.25 FEET; THENCE NORTHEASTERLY ALONG A 233.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 55°18'56" EAST) THROUGH A CENTRAL ANGLE OF 09°57'38", A DISTANCE OF 40.51 FEET; THENCE NORTH 44°38'41" EAST 59.82 FEET; THENCE SOUTH 46°00'04" EAST 185.08 FEET; THENCE SOUTH 58°21'41" EAST 207.13 FEET; THENCE SOUTH 58°21'41" EAST 27.68 FEET; THENCE SOUTH 67°47'07" EAST 55.11 FEET; THENCE NORTHEASTERLY ALONG A 168.37 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 69°32'25" EAST) THROUGH A CENTRAL ANGLE OF 19°47'42", A DISTANCE OF 58.17 FEET; THENCE SOUTH 72°23'34" EAST 173.25 FEET; THENCE NORTHERLY ALONG A 3,073.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 71°55'10" WEST) THROUGH A CENTRAL ANGLE OF 04°37'21", A DISTANCE OF 247.93 FEET; THENCE SOUTH 80°13'56" EAST 199.23 FEET; THENCE SOUTH 55°37'36" EAST 512.90 FEET; THENCE SOUTH 34°22'24" WEST 543.72 FEET; THENCE SOUTH 34°22'24" WEST 872.10 FEET; THENCE SOUTH 42°07'06" WEST 566.53 FEET; THENCE NORTH 44°28'19" WEST 580.60 FEET; THENCE NORTHEASTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 44°28'19" WEST) THROUGH A CENTRAL ANGLE OF 43°39'42", A DISTANCE OF 12.19 FEET; THENCE NORTH 44°42'03" WEST 100.56 FEET; THENCE SOUTHWESTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 01°16'06" EAST) THROUGH A CENTRAL ANGLE OF 42°14'41", A DISTANCE OF 11.80 FEET; THENCE NORTH 45°23'30" WEST 55.03 FEET; THENCE NORTHEASTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 43°30'48" WEST) THROUGH A CENTRAL ANGLE OF 44°37'13", A DISTANCE OF 12.46 FEET; THENCE NORTH 44°42'03" WEST 191.90 FEET; THENCE SOUTHWESTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 01°16'06" EAST) THROUGH A CENTRAL ANGLE OF 43°11'51", A DISTANCE OF 12.06 FEET; THENCE NORTH 44°50'32" WEST 55.00 FEET; THENCE NORTHEASTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 44°27'02" WEST) THROUGH A CENTRAL ANGLE OF 43°40'59", A DISTANCE OF 12.20 FEET; THENCE NORTH 44°42'03" WEST 188.94 FEET; THENCE SOUTHWESTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 01°16'06" EAST) THROUGH A CENTRAL ANGLE OF 41°18'45", A DISTANCE OF 11.54 FEET; THENCE NORTH 45°55'56" WEST 55.09 FEET; THENCE NORTHEASTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 42°34'51" WEST) THROUGH A CENTRAL ANGLE OF 45°33'10", A DISTANCE OF 12.72 FEET; THENCE NORTH 44°42'03" WEST 165.59 FEET; THENCE NORTHWESTERLY ALONG A 532.50 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 45°17'57" EAST) THROUGH A CENTRAL ANGLE OF 18°52'34", A DISTANCE OF 175.43 FEET; THENCE NORTHERLY ALONG A 532.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 64°10'31" EAST) THROUGH A CENTRAL ANGLE OF 10°56'08", A DISTANCE OF 101.63 FEET; THENCE NORTH 75°06'38" EAST 60.00 FEET; THENCE SOUTH 14°53'22" EAST 0.00 FEET; THENCE SOUTHERLY ALONG A 472.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 75°06'37" EAST) THROUGH A CENTRAL ANGLE OF 08°32'54", A DISTANCE OF 70.50 FEET; THENCE NORTH 44°37'27" EAST 281.09 FEET; THENCE NORTH 44°34'32" EAST 341.72 FEET; THENCE NORTH 44°37'03" EAST 383.56 FEET; THENCE NORTH 44°37'40" EAST 16.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,389,807 SQUARE FEET OR 54.86 ACRES.

PRELIMINARY PLAT SITE DATA	PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
STANDING ROCK WEST (AREA 7.1/9.3)	D.R. HORTON	APPLIED GEOTECHNICAL (AGEC)	AMERICAN CONSULTING & ENGINEERING	AMERICAN CONSULTING & ENGINEERING
CURRENT ZONING: P.U.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: 54.76 ACRES	DRAPER, UT 84020	ST. GEORGE, UT 84790	ST. GEORGE, UT 84770	ST. GEORGE, UT 84770
SINGLE FAMILY LOTS: 123 LOTS	CONTACT: DON BEAN	CONTACT: WAYNE ROGERS	CONTACT: AUSTIN CHAPPELL	PRIMARY CONTACT: ADAM ALLEN
DENSITY: 2.24 D.U./ACRE	PHONE: (385) 226-8859	PHONE: (435) 673-6850	PHONE: (435) 288-3330	PHONE: (435) 288-3330
	EMAIL: dgbean@drhorton.com	EMAIL: rogers@agecinc.com	EMAIL: austin@alcsq.com	EMAIL: adam@alcsq.com

PRELIMINARY
NOT FOR
CONSTRUCTION

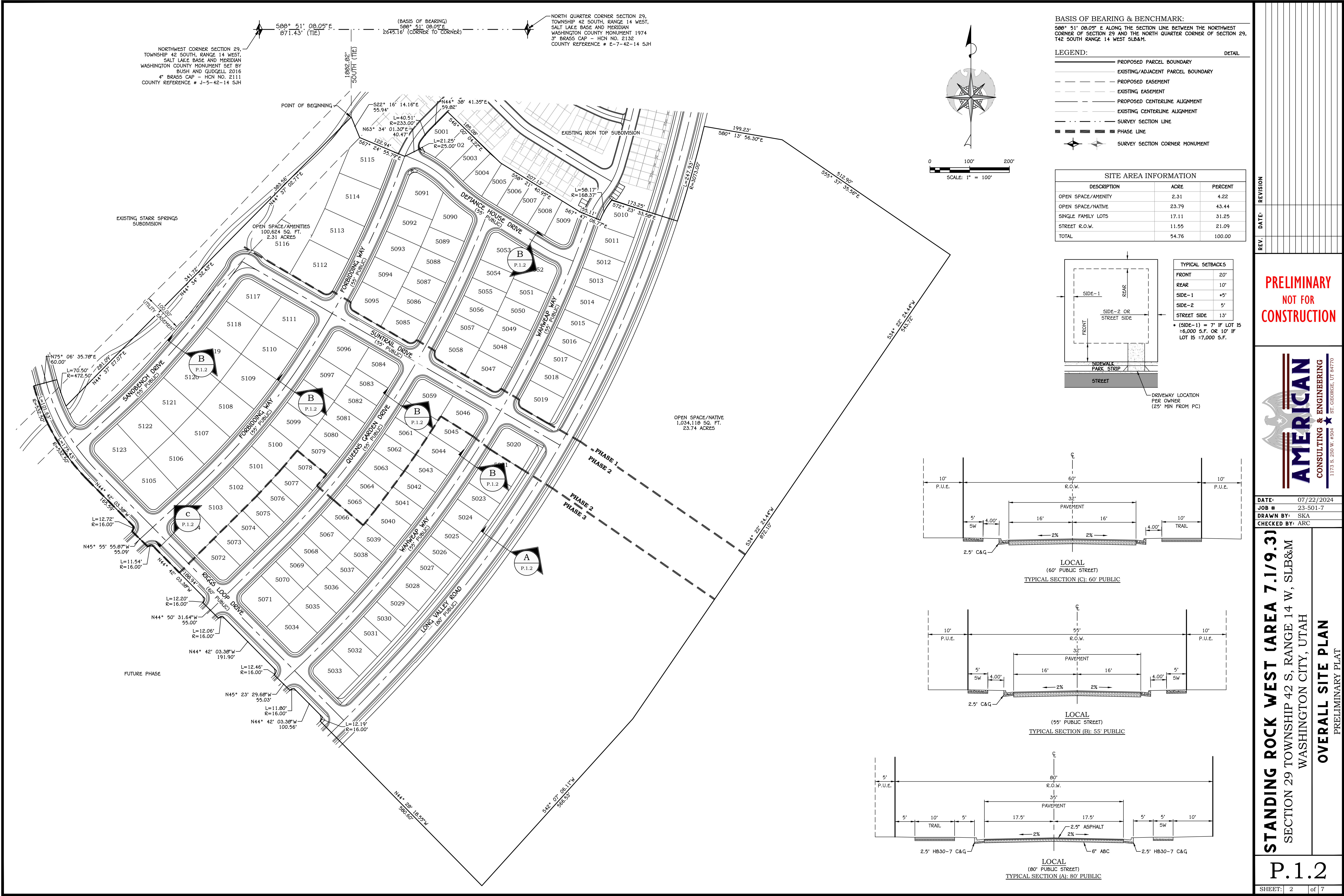


DATE: 07/22/2024
JOB #: 23-501-7
DRAWN BY: SKA
CHECKED BY: ARC

STANDING ROCK WEST (AREA 7.1/9.3)
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH
COVER SHEET
PRELIMINARY PLAT

P.1.1

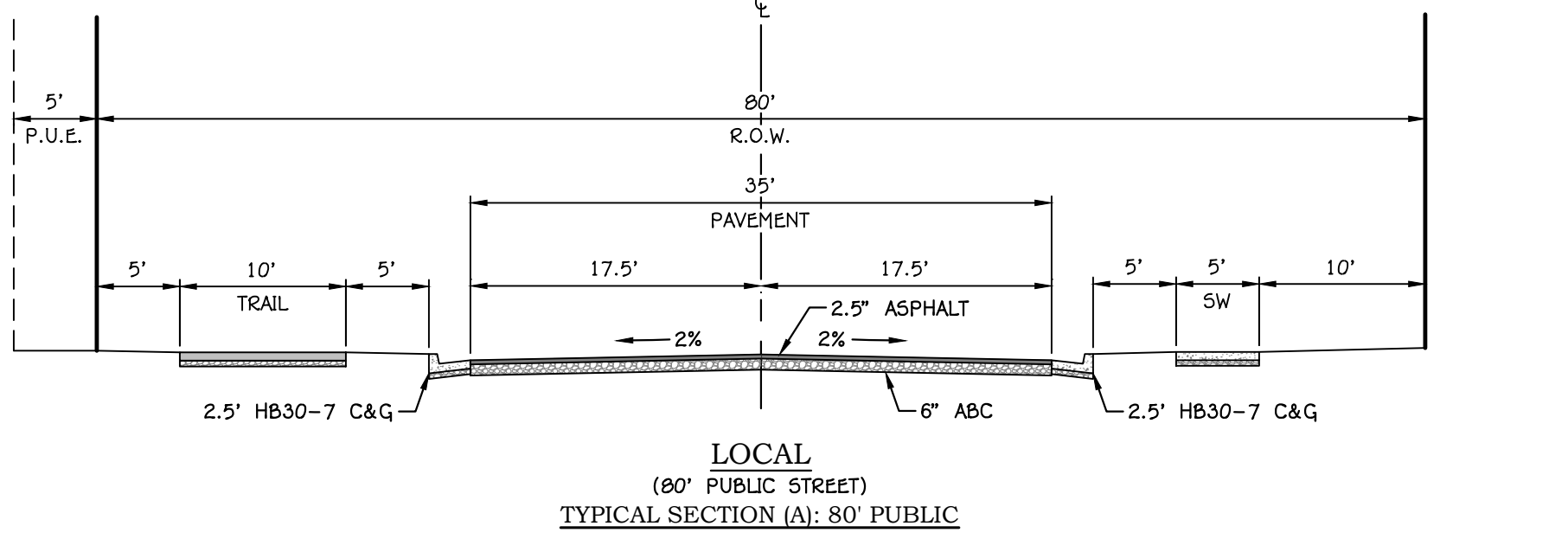
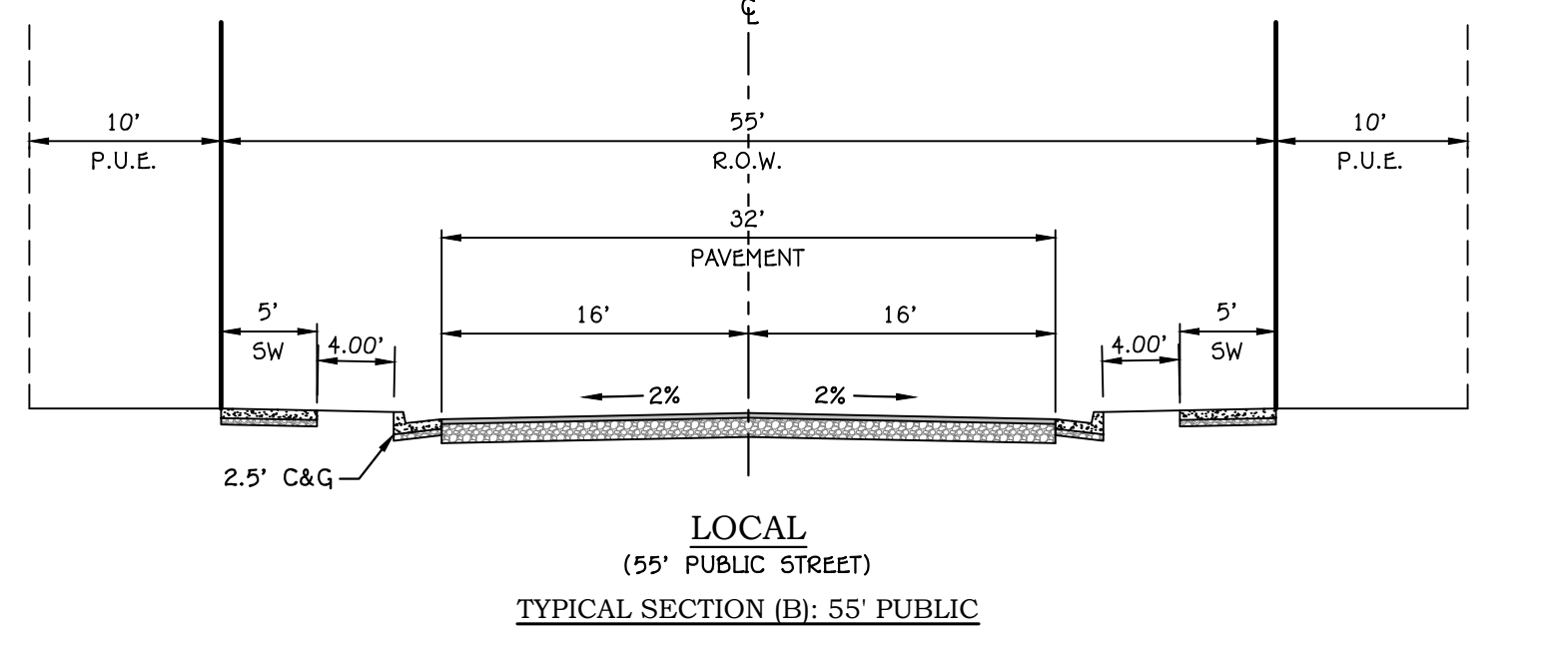
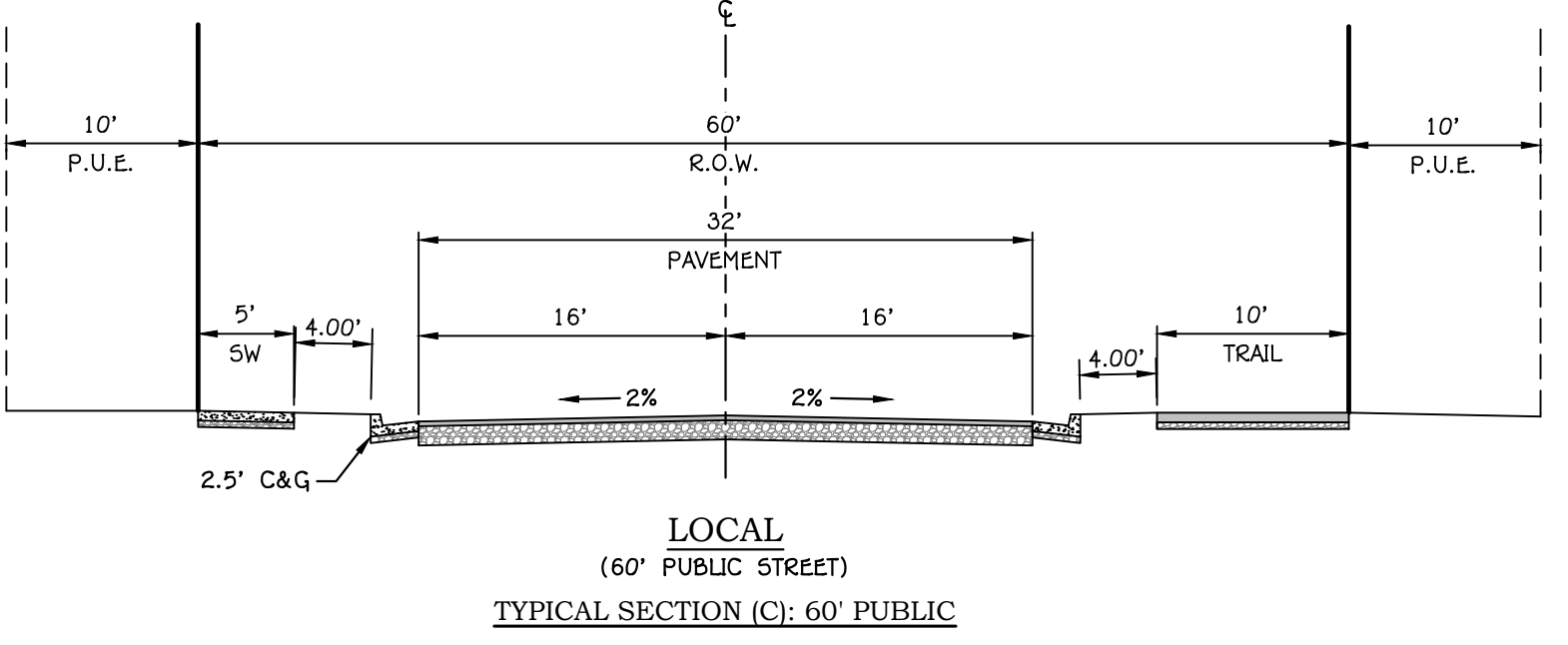
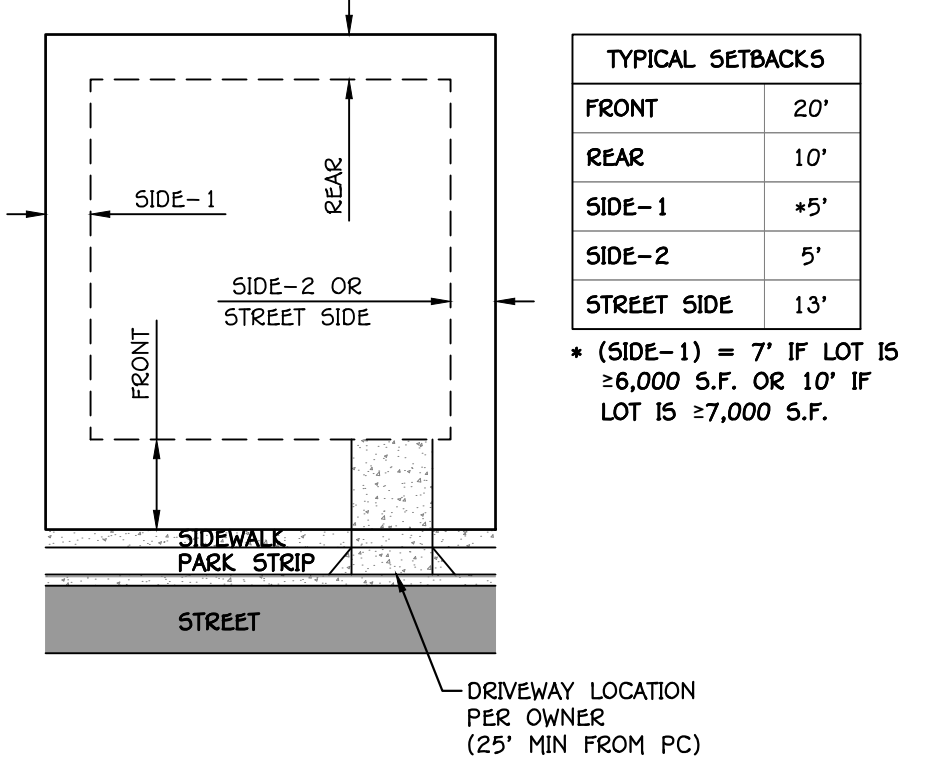
SHEET: 1 of 7



BASIS OF BEARING & BENCHMARK:
S80° 51' 08.05" E ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER OF SECTION 29 AND THE NORTH QUARTER CORNER OF SECTION 29, T42 SOUTH RANGE 14 WEST SLB&M.

- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - SURVEY SECTION LINE
 - PHASE LINE
 - SURVEY SECTION CORNER MONUMENT

SITE AREA INFORMATION		
DESCRIPTION	ACRE	PERCENT
OPEN SPACE/AMENITY	2.31	4.22
OPEN SPACE/NATIVE	23.79	43.44
SINGLE FAMILY LOTS	17.11	31.25
STREET R.O.W.	11.55	21.09
TOTAL	54.76	100.00



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STANDING ROCK WEST (AREA 7.1/9.3)
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH
OVERALL SITE PLAN
PRELIMINARY PLAT

P.1.2
SHEET: 2 of 7



LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK WALL
- PHASE LINE
- SHEET MATCH LINE
- PLANNED RIDGELINE FROM MINING RECLAMATION
- PROPOSED WATER MAIN (SIZE PER PLAN)
- EXISTING WATER MAIN (SIZE PER PLAN)
- FIRE HYDRANT AND VALVE ASSEMBLY
- FOUR-WAY VALVE CLUSTER
- THREE-WAY VALVE CLUSTER
- PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
- EXISTING IRRIGATION MAIN (SIZE PER PLAN)
- FOUR-WAY VALVE CLUSTER
- THREE-WAY VALVE CLUSTER
- PROPOSED SEWER MAIN (SIZE PER PLAN)
- EXISTING SEWER MAIN (SIZE PER PLAN)
- STANDARD SEWER MANHOLE

REV.	DATE:	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

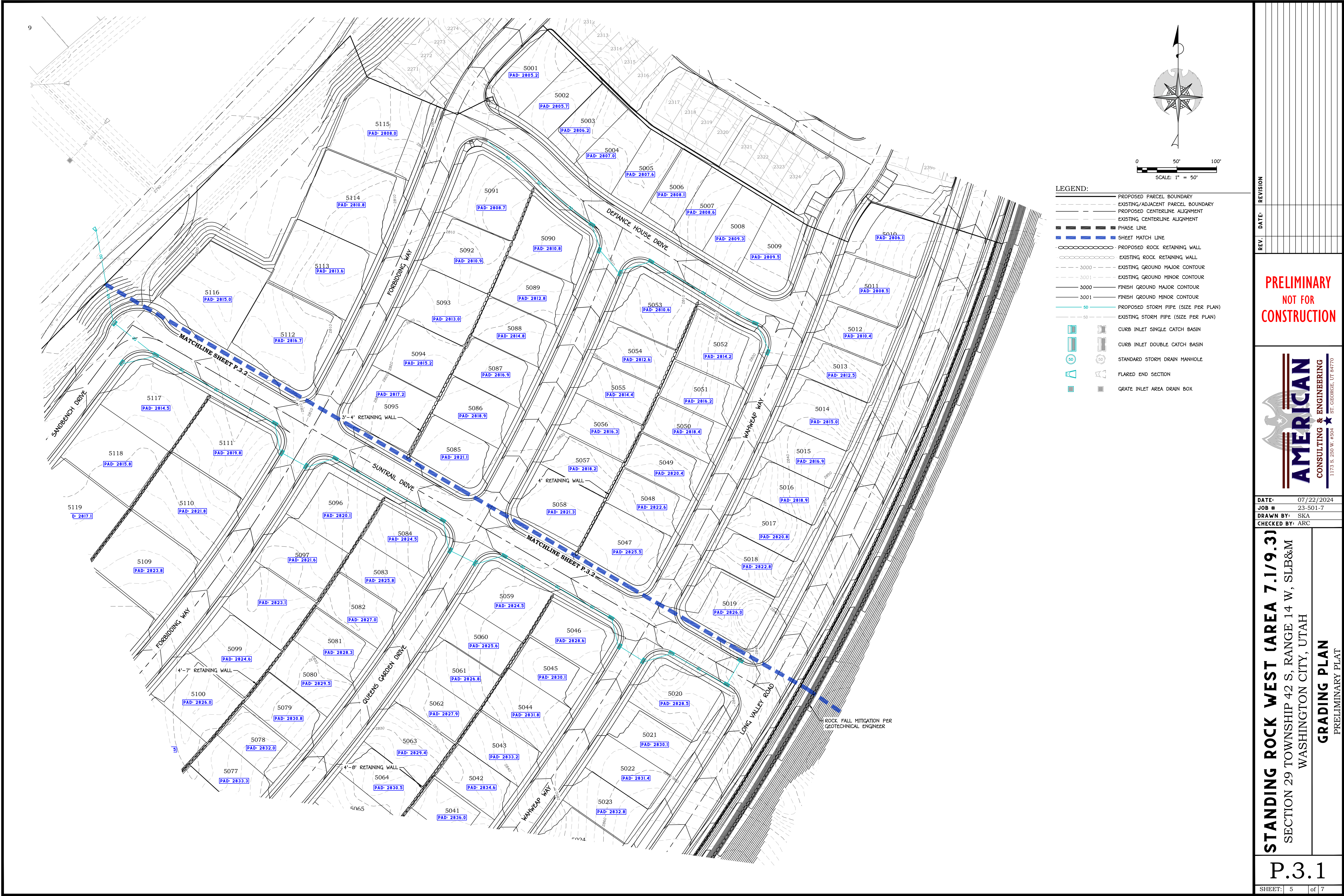
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STANDING ROCK WEST (AREA 7.1/9.3)
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH

SITE & UTILITIES PLAN II
PRELIMINARY PLAT

P.2.2

SHEET: 4 of 7



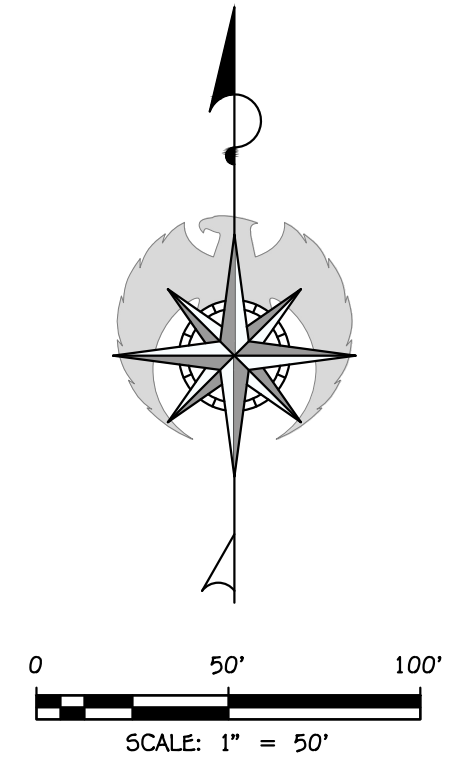
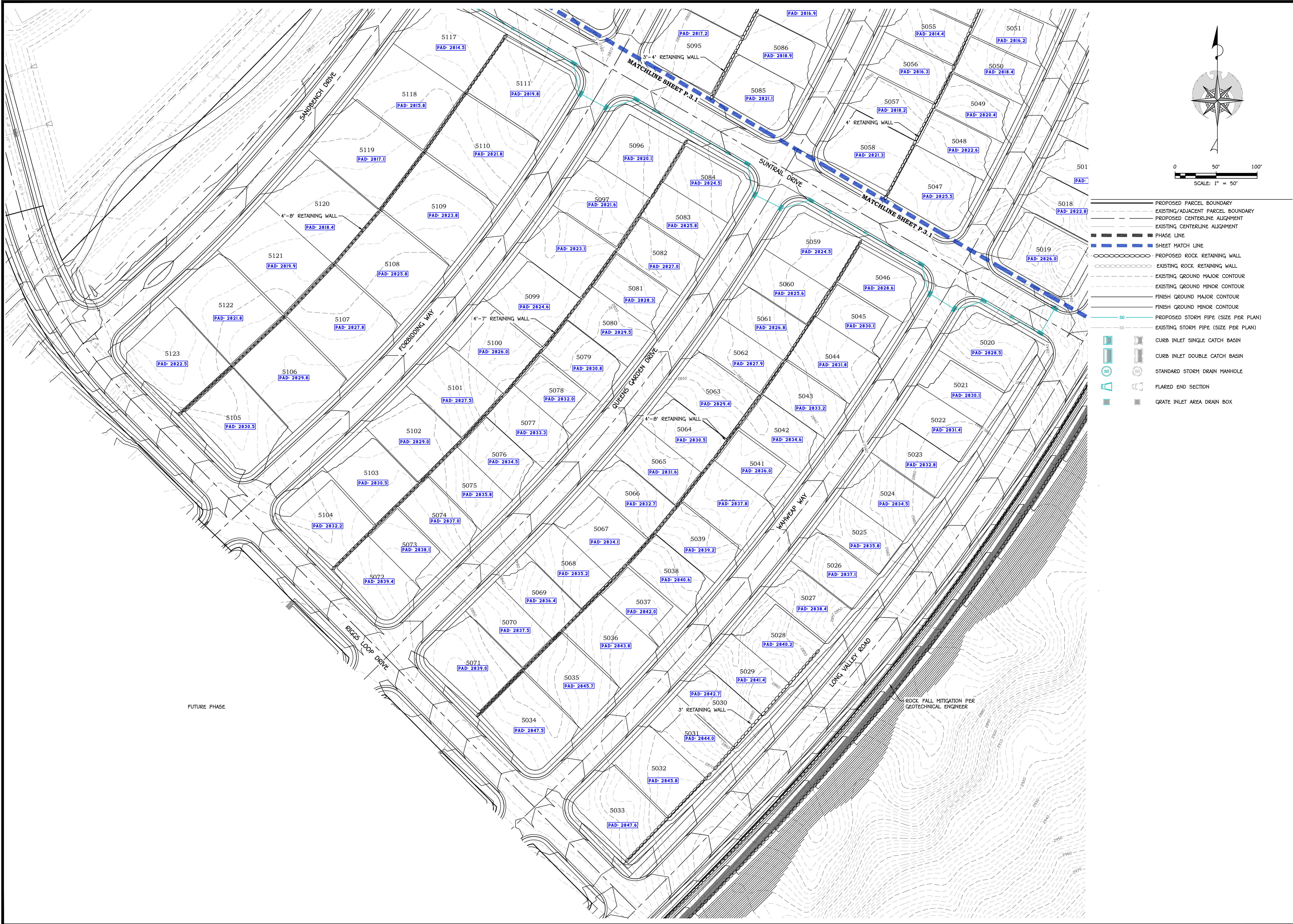
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STANDING ROCK WEST (AREA 7.1/9.3)
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH
GRADING PLAN
PRELIMINARY PLAT

P.3.1
SHEET: 5 of 7



- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- PROPOSED STORM PIPE (SIZE PER PLAN)
- EXISTING STORM PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- CURB INLET DOUBLE CATCH BASIN
- STANDARD STORM DRAIN MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX

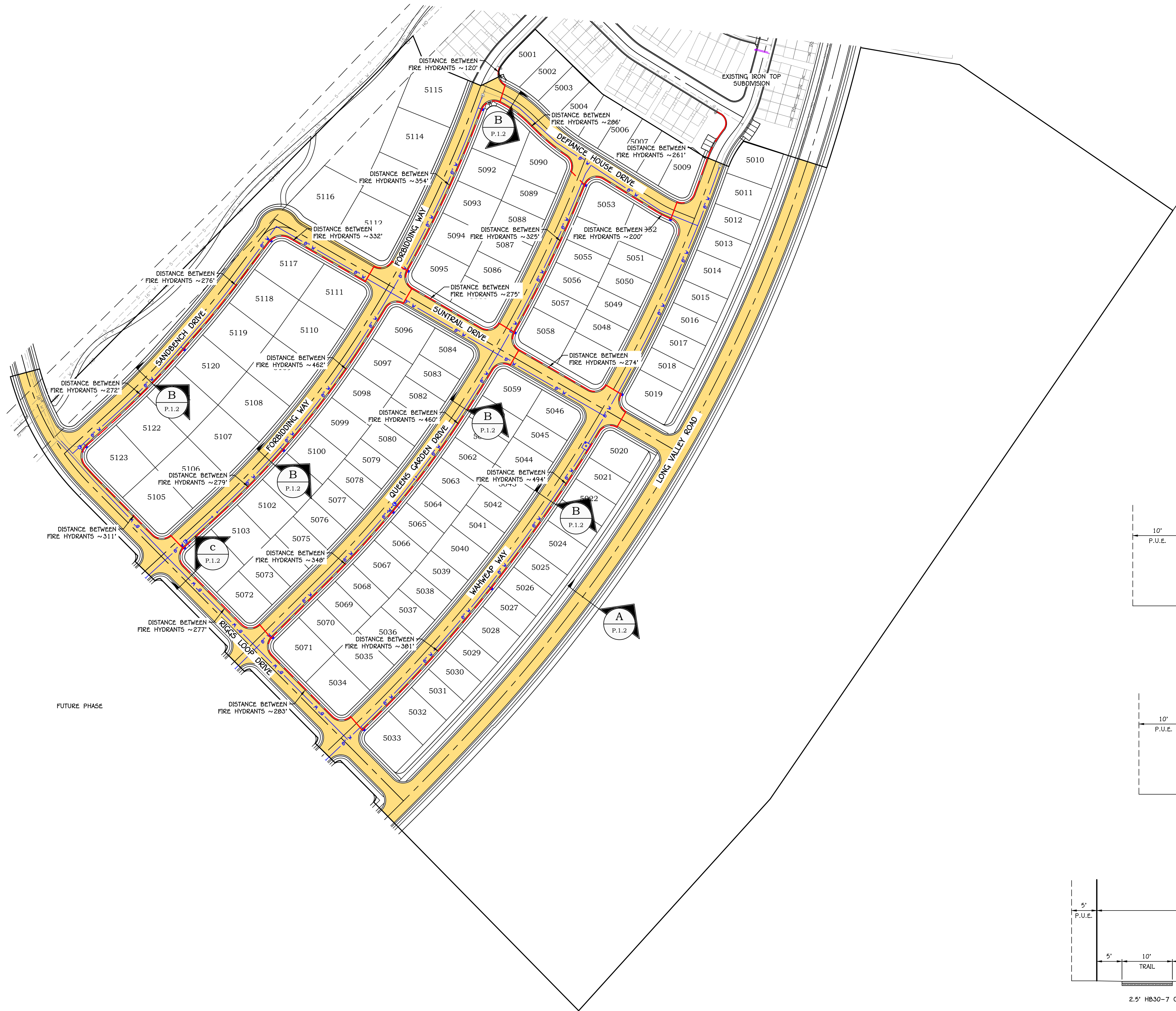
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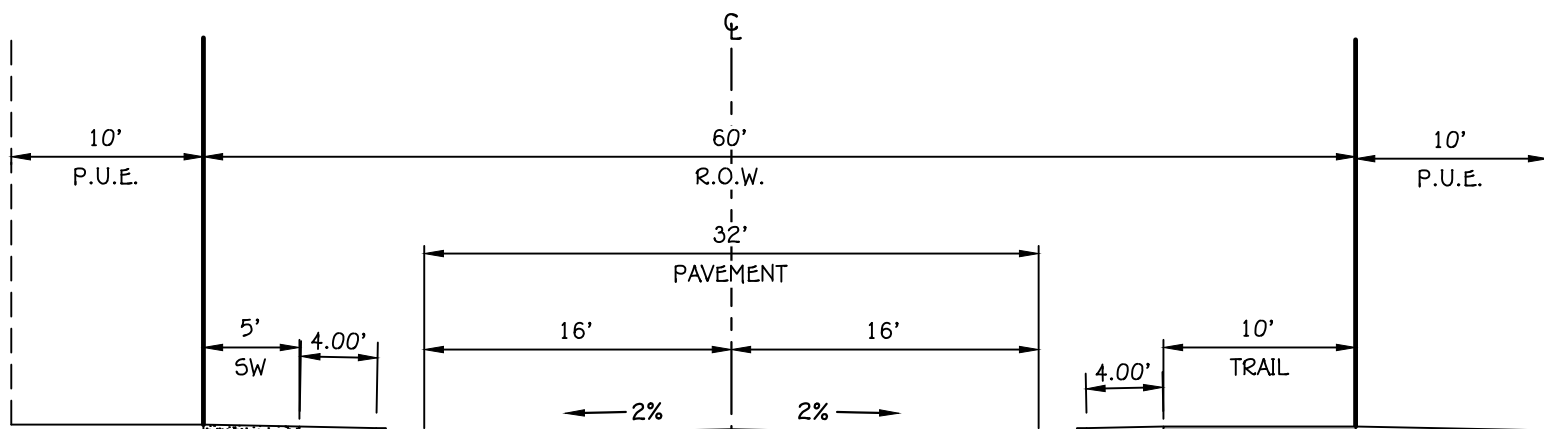
STANDING ROCK WEST (AREA 7.1/9.3)
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH
GRADING PLAN II
PRELIMINARY PLAT

P.3.2
SHEET: 6 of 7

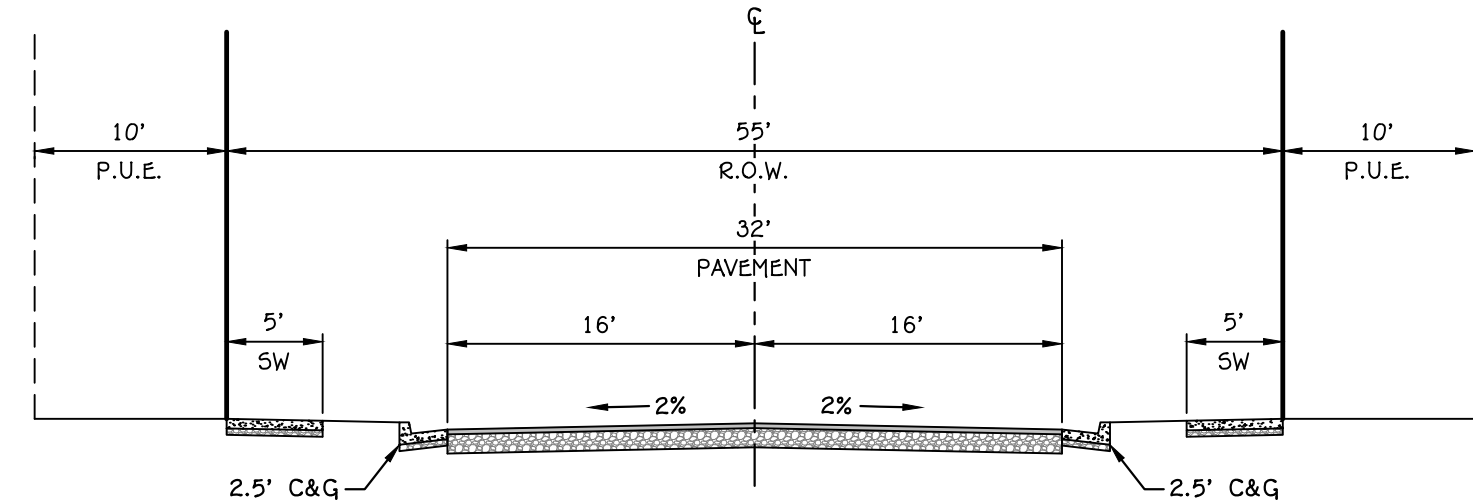


FIRE AND LIFE SAFTY PLAN LEGEND:

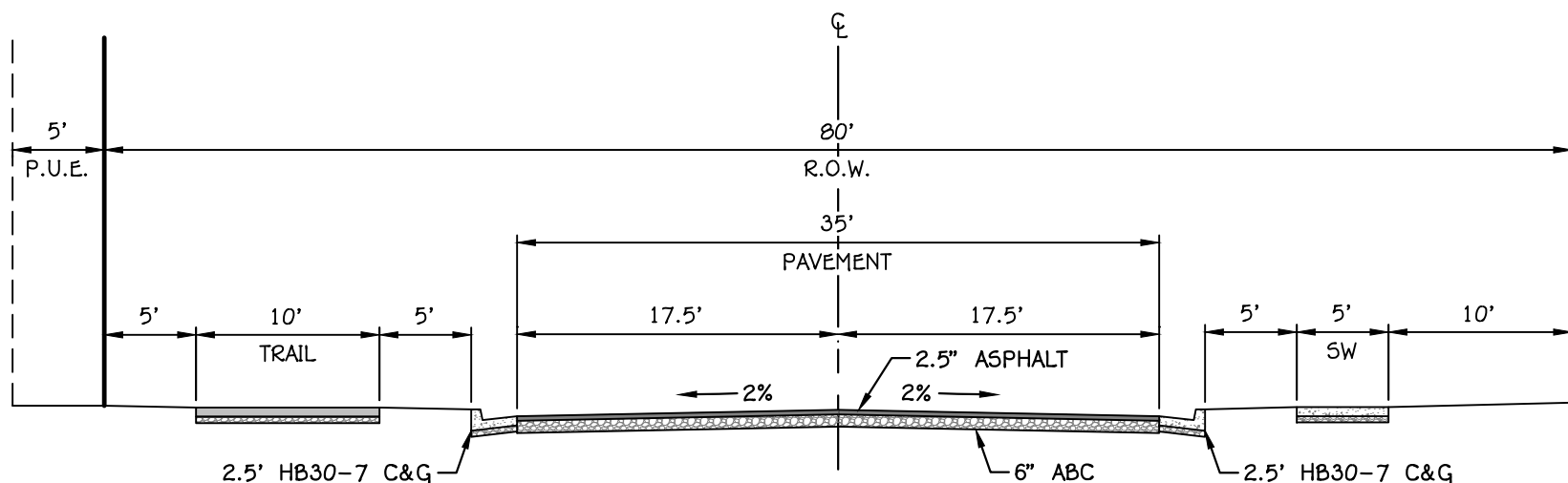
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER MAIN (PER PLAN)
- EXISTING WATER MAIN (PER PLAN)
- DISTANCE BETWEEN FIRE HYDRANTS ALONG TBC
- FIRE APPARATUS LANE



LOCAL
(60' PUBLIC STREET)
TYPICAL SECTION (C): 60' PUBLIC



LOCAL
(55' PUBLIC STREET)
TYPICAL SECTION (B): 55' PUBLIC



LOCAL
(80' PUBLIC STREET)
TYPICAL SECTION (A): 80' PUBLIC

PRELIMINARY
NOT FOR
CONSTRUCTION



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CHECKED BY: ARC

STANDING ROCK WEST (AREA 7.1/9.3)
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH
FIRE & LIFE SAFTY PLAN
PRELIMINARY PLAT

P.4.1

SHEET: 7 of 7