



Washington City Land Use Authority
Regular Meeting Agenda
July 16, 2025

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, July 16, 2025** at 6:00 P.M or immediately following the Planning Commission Meeting. The Land Use Authority meeting 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 June 18, 2025.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. MINOR SUBDIVISION

- a. Consideration to approve Buena Vista Commercial Minor located at approximately 350 W Buena Vista Blvd. Applicant: Horrocks Engineers

5. PUBLIC HEARINGS

*****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 Phases 3-5 located at Long Valley Road and Riggs Loop Drive. Applicant: D R Horton.
- b. Public Hearing and consideration to approve a Preliminary Plat Amendment for Vineyard at Alaia located Washington Fields Road and Red Slopes Parkway. Applicant: Holmes Homes.
- c. Public Hearing and consideration to approve a Preliminary Plat for Stillwater Subdivision located at 172 E Nielson Ranch Road. Applicant: American Land Consulting.

6. ADJOURNMENT

POSTED this 11th Day of July, 2025
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

HEARING DATE:	July 16th, 2025
ACTION REQUESTED:	Final Plat approval for the Buena Vista Commercial Plaza Minor subdivision, located at 350 West Buena Vista Blvd
APPLICANT:	Horrocks, LLC
OWNER:	B AND G Washington Business Park, LLC
ENGINEER:	Bryce Marsh
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval

Background

The applicant is requesting approval for the Buena Vista Commercial Plaza Minor subdivision, located at 350 West Buena Vista Blvd. The applicant is asking to split the current 10.23 acres into 7 parcels for commercial development.

The current zoning at this location is C-3. The surrounding zoning is R-3 and PUD-R to the north, C-2 to the east, OS/I-15 to the south and C-3 to the west.

Staff has reviewed the proposal finding it conforms to the standards as set forth in the zoning regulations and subdivision ordinances of the city.

Recommendation

Staff recommends that the Land Use Authority approve the Buena Vista Commercial Plaza subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Zoning and the Subdivision Ordinances as outlined.

Conditions

1. All improvements shall be completed or bonded 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. That a post maintenance agreement be recorded prior to the recording of the final plat.

April 15, 2025

City of Washington, Utah

SUBJECT: Buena Vista Commercial Plaza Final Plat- Narrative

The purpose of this final plat is to subdivide as a minor subdivision in accordance with the City of Washington, Utah code 10-3-6-B to create a 7 lot subdivision.

GENERAL NOTES

1. 10.00 FOOT WDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES BY THE RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED.

2. REBAR & CAP MARKED R&B SURVEYING PLS 7654 TO BE PLACED AT ALL LOT CORNER LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS.

3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING AND ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED NOVEMBER 12, 2024. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THESE REPORTS AND COMPLY WITH ITS RECOMMENDATIONS.

4. PROPERTY OWNERS AND BUENA VISTA OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AND OPEN SPACE AREAS WITHIN THIS SUBDIVISION. WASHINGTON CITY IS HEREBY GRANTED THE RIGHT TO ASSESS PROPERTY OWNERS AND BUENA VISTA OWNERS ASSOCIATION FOR FAILURE TO MAINTAIN LANDSCAPING, PRIVATE IMPROVEMENTS AND OPEN SPACE AREAS. WASHINGTON CITY SHALL NOT BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.

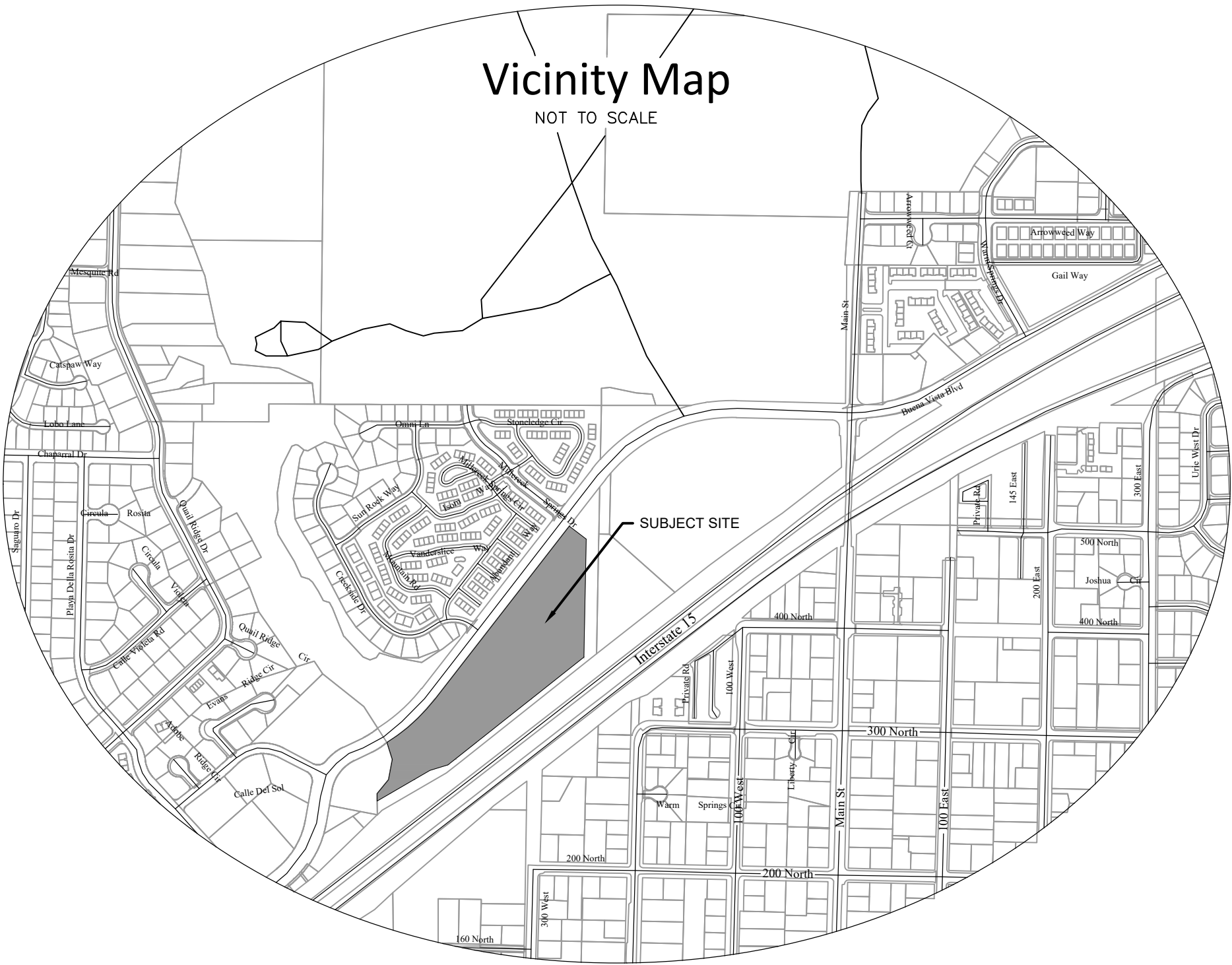
5. ALL POWER, WATER AND SEWER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.

6. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".

7. LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.

8. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.

9. WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY THE CITY OF WASHINGTON TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT S1°06'09"W, 571.50 FEET ALONG THE SECTION LINE AND WEST 140.50 FEET FROM THE NORTHEAST CORNER OF SECTION 15 (NORTHWEST CORNER OF SECTION 14), TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BUENA VISTA BOULEVARD ROADWAY DEDICATION FILED AS ENTRY NO. 634748, RUNNING THENCE S52°28'36"E, 100.01 FEET; THENCE S1°06'09"W, 559.78 FEET; THENCE S51°34'39"W, 821.14 FEET; THENCE S73°27'42"W, 88.93 FEET; THENCE S59°48'35"W, 289.29 FEET; THENCE N0°43'25"W, 35.09 FEET; THENCE N39°16'09"E, 85.00 FEET; THENCE N10°46'09"E, 98.00 FEET; THENCE N17°43'51"W, 83.23 FEET; THENCE N32°43'51"W, 0.54 FEET TO SAID SOUTHEASTERLY RIGHT OF WAY LINE OF BUENA VISTA BOULEVARD, SAID POINT BEING THE POINT OF CURVATURE OF AN 880.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N32°04'45"W; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: NORTHEASTERLY 308.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°04'11"; THENCE N37°51°04"E, 1037.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.023 ACRES.

PUBLIC UTILITY, DRAINAGE AND PRIVATE ACCESS EASEMENT

BEGINNING AT A POINT S1°06'09"W, 622.73 FEET ALONG THE SECTION LINE AND WEST 72.82 FEET FROM THE NORTHEAST CORNER OF SECTION 15 (NORTHWEST CORNER OF SECTION 14), TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE S35°44'00"W, 29.13 FEET TO THE POINT OF CURVATURE OF A 45.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 50.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°46'01" TO THE POINT OF CURVATURE OF A 105.00 FOOT RADIUS REVERSE CURVE; THENCE SOUTHWESTERLY 120.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°59'32"; THENCE S37°57'33"W, 408.11 FEET; THENCE S52°02'27"E, 11.00 FEET; THENCE S37°57'33"W, 11.91 FEET; S37°57'33"W, 23.99 FEET; THENCE N62°02'27"W, 11.00 FEET; THENCE S37°57'33"W, 276.57 FEET; THENCE S52°02'27"E, 11.00 FEET; THENCE S37°57'33"W, 15.43 FEET; THENCE S37°57'33"W, 21.63 FEET; THENCE N52°02'27"W, 11.00 FEET; THENCE S37°57'33"W, 24.72 FEET TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS TO THE RIGHT; THENCE SOUTHWESTERLY 54.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°32'35"; THENCE S51°30'08"W, 124.65 FEET; THENCE S51°30'08"W, 9.64 FEET; THENCE S38°29'52"E, 11.00 FEET TO POINT OF CURVATURE OF A 68.16 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N41°24'43"W; THENCE SOUTHWESTERLY 14.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°27'13" TO THE POINT OF CURVATURE OF A 68.16 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 29.77 FEET THROUGH A CENTRAL ANGLE OF 25°01'37"; THENCE N3°29'04"W, 11.00 FEET TO THE POINT OF CURVATURE OF A 55.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N3°29'04"W; THENCE NORTHWESTERLY 46.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°46'49"; THENCE N44°42'15"W, 77.54 FEET; THENCE N40°31'31"E, 55.68 FEET; THENCE S37°40'54"E, 3.98 FEET; THENCE N45°17'45"E, 10.33 FEET; THENCE S44°42'15"E, 14.37 FEET; THENCE S45°29'36"W, 10.33 FEET; THENCE S44°42'15"E, 49.98 FEET TO THE POINT OF CURVATURE OF A 15.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 22.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°47'37"; THENCE N51°30'08"E, 124.65 FEET TO THE POINT OF CURVATURE OF A 175.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 41.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°32'35"; THENCE N37°57'33"E, 61.67 FEET; THENCE N37°57'33"E, 191.99 FEET TO THE POINT OF CURVATURE OF A 24.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 37.76 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'32"; THENCE N52°10'59"W, 54.04 FEET; THENCE N39°48'36"E, 20.01 FEET; THENCE N52°10'59"W, 9.46 FEET; THENCE N38°18'59"E, 28.41 FEET; THENCE N7°18'55"W, 11.69 FEET; THENCE N38°00'57"E, 5.76 FEET; THENCE S51°59'03"E, 12.00 FEET; THENCE S38°00'57"W, 3.56 FEET; THENCE S7°18'54"E, 8.91 FEET; THENCE S38°18'59"W, 12.53 FEET; THENCE S52°10'59"E, 52.85 FEET TO THE POINT OF CURVATURE OF A 24.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 37.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°51'28"; THENCE N37°57'33"E, 270.86 FEET; THENCE N37°57'33"E, 169.84 FEET TO THE POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 57.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°59'32" TO THE POINT OF CURVATURE OF A 100.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 111.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°46'01"; THENCE N35°44'00"E, 30.85 FEET; THENCE S52°28'38"E, 55.03 FEET TO THE POINT OF BEGINNING.

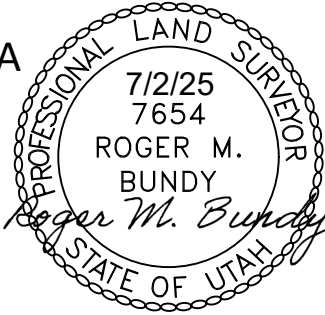
SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, AND EASEMENTS HEREAFTER KNOWN AS:

BUENA VISTA COMMERCIAL PLAZA

7/2/25

DATE:



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS:

BUENA VISTA COMMERCIAL PLAZA

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES 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. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BUENA VISTA DATED_____, 2025 AND RECORDED CONCURRENTLY WITH THIS PLAT AS ENTRY NO._____. IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF PROTECTIVE COVENANTS, CONDITION, RESTRICTIONS AND EASEMENTS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNER DOES HEREBY WARRANT TO WASHINGTON CITY IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS_____DAY OF,_____,2025.

OWNER:

B AND G WASHINGTON BUSINESS PARK, LLC

BY: BV EXECUTIVE MANAGEMENT, INC., AN IDAHO CORPORATION, THE MANAGER

BY: TAHRI MOLIFUA, EXECUTIVE VICE PRESIDENT

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF _____} S.S.

ON THE_____,DAY OF_____, 2025, PERSONALLY APPEARED BEFORE ME, TAHRI MOLIFUA, WHO BEING DULY SWORN SAYS THAT HE IS EXECUTIVE VICE PRESIDENT OF BV EXECUTIVE MANAGEMENT, INC., WHICH CORPORATION IS THE MANAGER OF B AND G WASHINGTON BUSINESS PARK, LLC AND THE MANAGER WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY NAME TO THE THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION AS THE MANAGER EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY NAME FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTARY COMMISSIONED IN STATE OF _____
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

FINAL PLAT
BUENA VISTA COMMERCIAL PLAZA

A COMMERCIAL SUBDIVISION LOCATED IN THE
NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

PUBLIC WORKS APPROVAL

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF_____, A.D. 2025

WASHINGTON CITY PUBLIC WORKS

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF_____,A.D. 2025.

WASHINGTON CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE _____ DAY OF_____, A.D. 2025.

WASHINGTON CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY
WASHINGTON CITY, UTAH

I, THE MAYOR OF WASHINGTON CITY, HEREBY VERIFY THAT THE WASHINGTON CITY COMMUNITY DEVELOPMENT DIRECTOR HAS REVIEWED AND APPROVED SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO ON THIS _____ DAY OF _____, 2025.

ATTEST: CITY RECORDER
WASHINGTON CITY

MAYOR
WASHINGTON CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 2025 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

555 S. BLUFF STREET
SUITE 200
ST. GEORGE, UT 84770
(435) 986-7888



R&B SURVEYING, INC.

862 N. CAMINO PICO • WASHINGTON, UT 84780
PH: (435) 632-3540 • EMAIL: rbsurveying@winets.com

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	80.44'	55.00'	83°47'38"
C2	120.94'	105.00'	65°59'32"
C3	50.08'	45.00'	63°46'01"
C4	111.29'	100.00'	63°46'01"
C5	57.59'	50.00'	65°59'32"
C6	37.64'	24.00'	89°51'28"
C7	37.76'	24.00'	90°08'32"
C8	41.37'	175.00'	13°32'35"
C9	22.67'	15.50'	83°47'37"
C10	308.25'	880.00'	20°04'11"
C11	13.52'	105.63'	7°19'57"
C12	54.37'	230.00'	13°32'35"

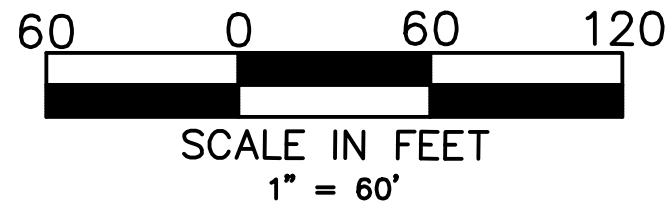
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	77.54'	N44°42'15"W
L2	374.25'	S37°57'33"W
L3	408.11'	S37°57'33"W
L4	29.13'	S35°44'00"W
L5	55.03'	S52°28'38"E
L6	30.85'	N35°44'00"E
L7	270.86'	N37°57'33"E
L8	52.85'	S52°10'59"E
L9	3.56'	S38°00'57"W
L10	12.00'	S51°59'03"E
L11	5.76'	N38°00'57"E
L12	44.04'	N52°10'59"W
L13	191.99'	N37°57'33"E
L14	124.65'	N51°30'08"E
L15	49.98'	S44°42'15"E
L16	10.33'	S45°29'36"W
L17	14.37'	S44°42'15"E
L18	10.33'	N45°17'45"E
L19	3.98'	S37°40'54"E
L20	67.66'	N40°31'31"E
L21	0.54'	N32°43'51"W
L22	54.87'	N62°51'05"E
L23	50.25'	N44°07'16"E
L24	45.61'	N84°10'34"E
L25	28.61'	N39°48'36"E
L26	28.41'	N38°18'59"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	44.07'	N7°18'54"W
L28	43.82'	N40°42'03"E
L29	29.67'	N38°49'40"E
L30	124.65'	N51°30'08"E
L42	13.91'	S51°30'08"W
L43	61.67'	N37°57'33"E
L44	169.84'	N37°57'33"E
L45	11.69'	N7°18'54"W
L46	12.53'	S38°18'59"W
L47	8.91'	S7°18'54"E
L48	55.68'	N40°31'31"E

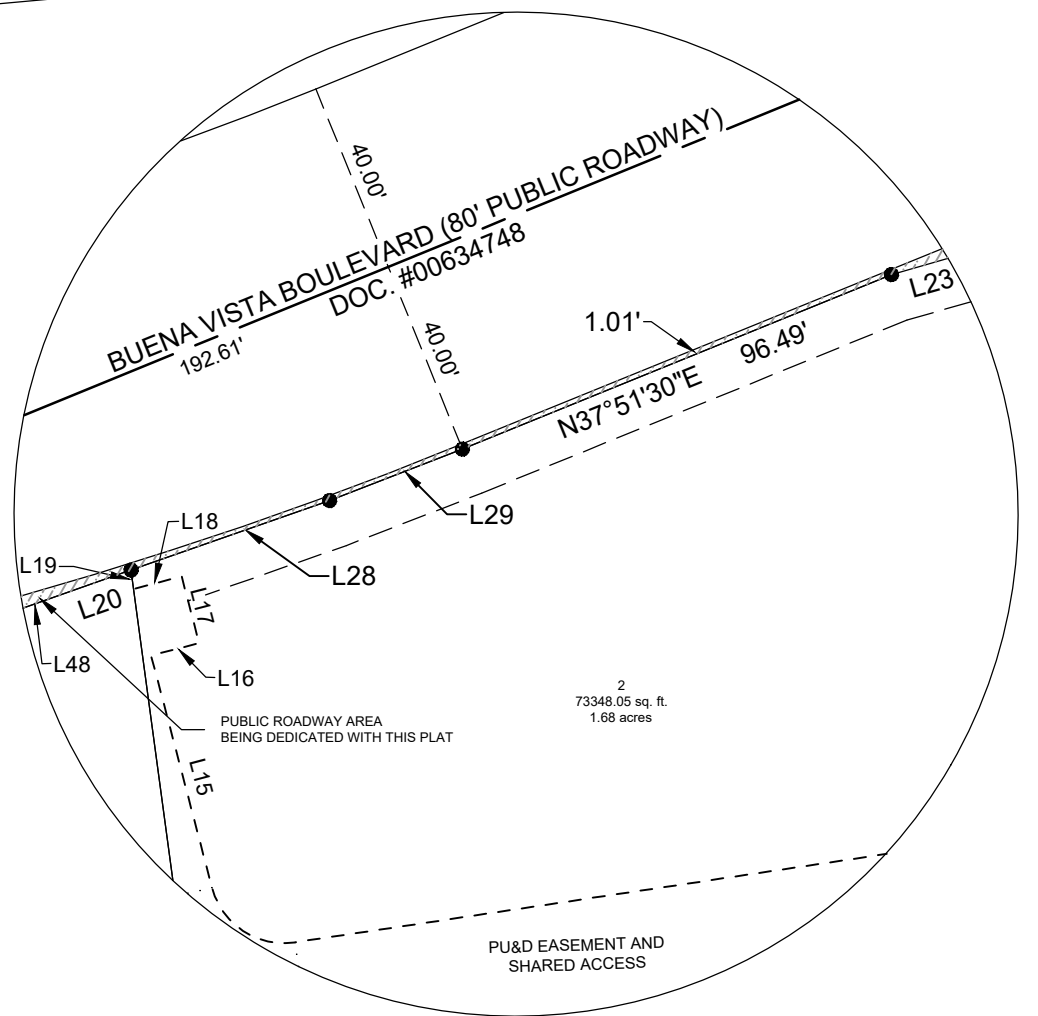
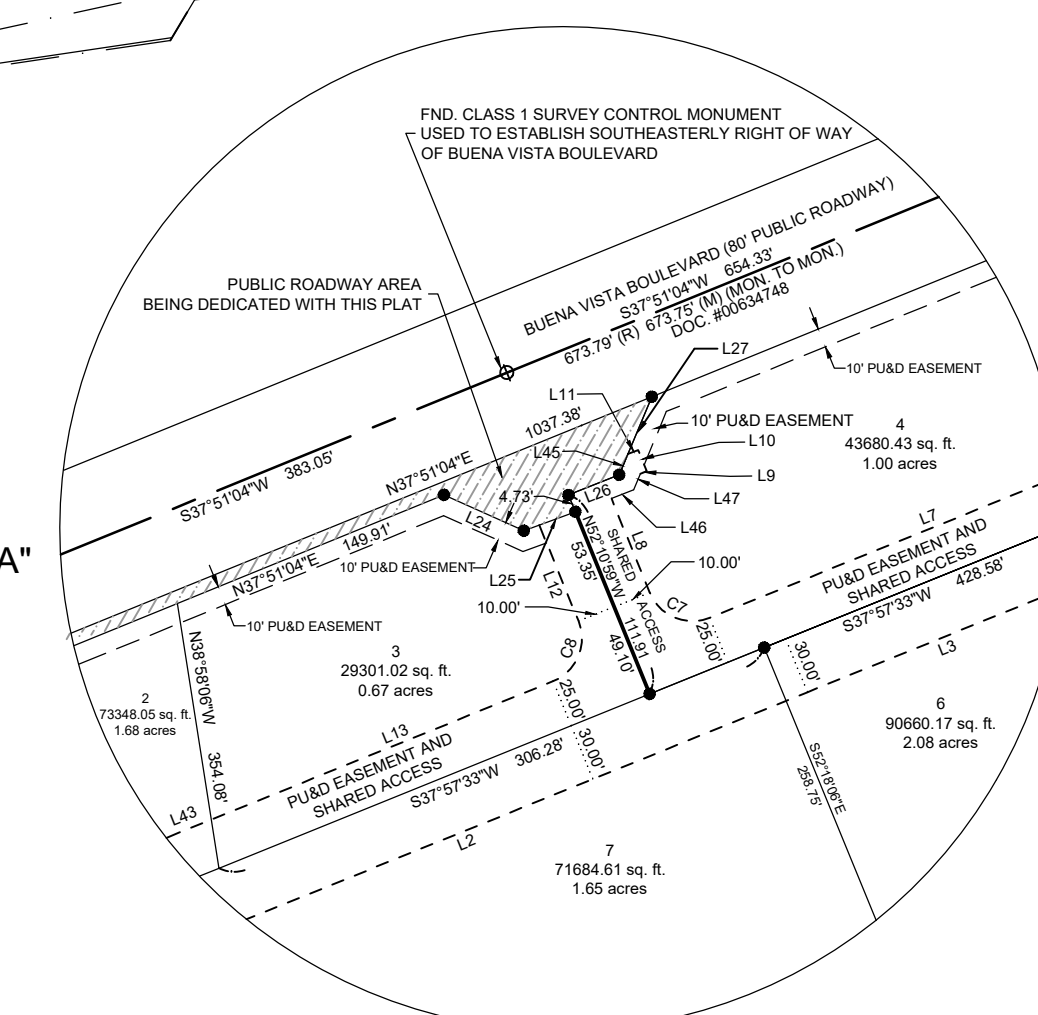
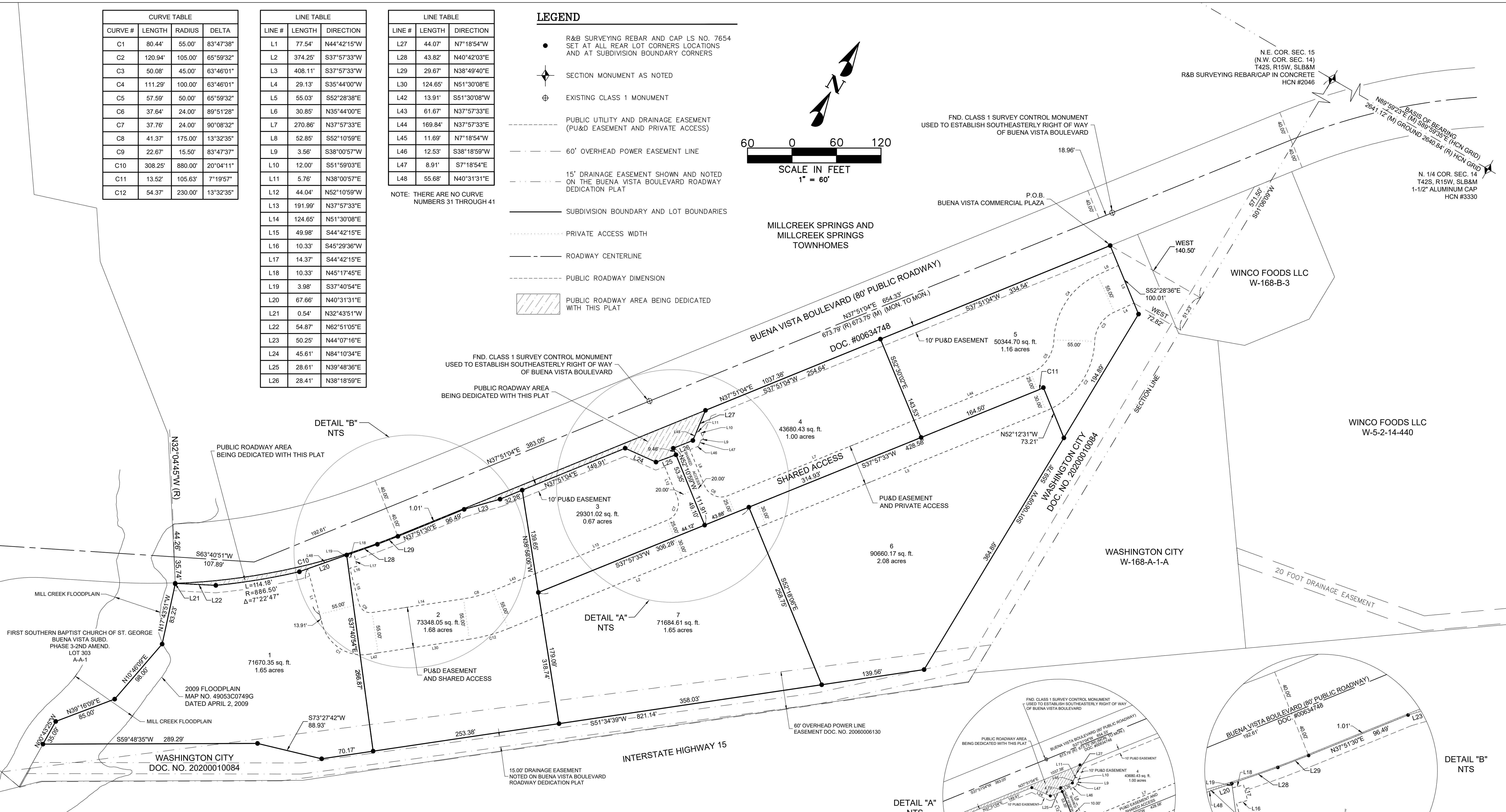
NOTE: THERE ARE NO CURVE NUMBERS 31 THROUGH 41

LEGEND

- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
- SECTION MONUMENT AS NOTED
- EXISTING CLASS 1 MONUMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&D EASEMENT AND PRIVATE ACCESS)
- 60' OVERHEAD POWER EASEMENT LINE
- 15' DRAINAGE EASEMENT SHOWN AND NOTED ON THE BUENA VISTA BOULEVARD ROADWAY DEDICATION PLAT
- SUBDIVISION BOUNDARY AND LOT BOUNDARIES
- PRIVATE ACCESS WIDTH
- ROADWAY CENTERLINE
- PUBLIC ROADWAY DIMENSION
- PUBLIC ROADWAY AREA BEING DEDICATED WITH THIS PLAT



MILLCREEK SPRINGS AND MILLCREEK SPRINGS TOWNHOMES



FINAL PLAT
BUENA VISTA COMMERCIAL PLAZA

A COMMERCIAL SUBDIVISION LOCATED IN THE
NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

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PH: (435) 632-3540

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	July 16th, 2025
ACTION REQUESTED:	Preliminary Plat approval for the Standing Rock West Ph 3-5 at Long Valley Subdivision, located at approximately Long Valley Road and Desert Varnish Drive
APPLICANT:	DR Horton
OWNER:	DR Horton
ENGINEER:	American Land Consulting
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Standing Rock West Phases 3-5 at Long Valley subdivision, located at approximately Long Valley Road and Desert Varnish Drive. This particular subdivision is proposing 181 single family lots on an area covering 69.19 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 Phases 3-5 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 an/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

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

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

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

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

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

NARRATIVE

To: Washington City
From: American Consulting & Engineering
Date: June 13, 2025
Re: Standing Rock West Phases 3-5 at Long Valley
(Areas 10.1, 10.2, and 11.1)



Standing Rock West is a proposed development consisting of 181 single family residential lots consistent with other single-family developments in the Long Valley area.

Thank you,

American Consulting & Engineering



**PROJECT FLOW CARD: PP-25-0013 - Preliminary Plat - Standing Rock West Ph 3-5
Riggs Loop Drive - Long Valley**

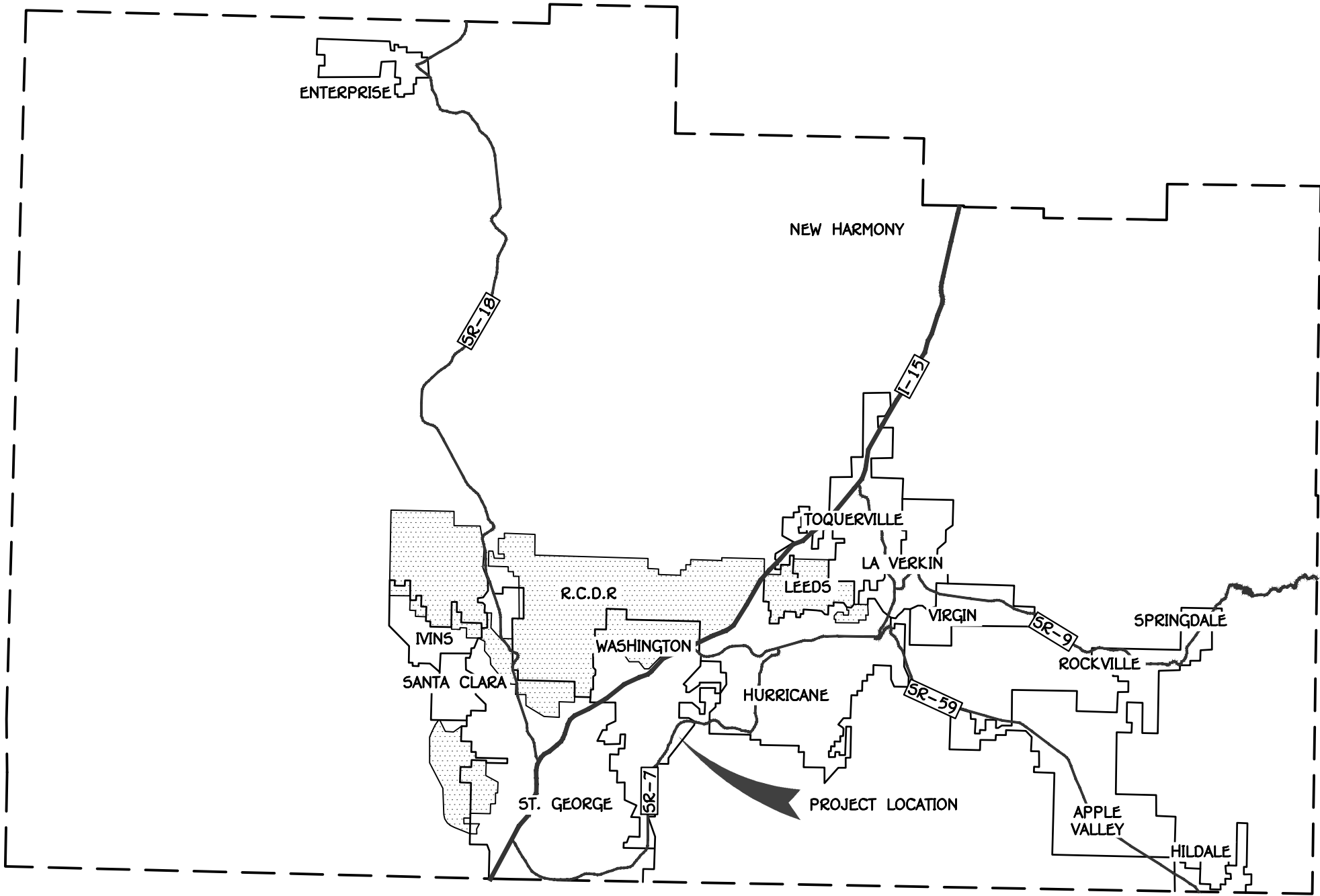
Planning	Reviewed. OK to move forward	
Public Works	Reviewed - Basic PW/utility layout is acceptable for Preliminary Plat request. Modifications will be required during construction plan submission.	
Engineer	Reviewed and no concerns	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Dixie Power	Reviewed, no concerns	
Economic Dev	Reviewed, no concerns	

STANDING ROCK WEST (10.1, 10.2 & 11.1)

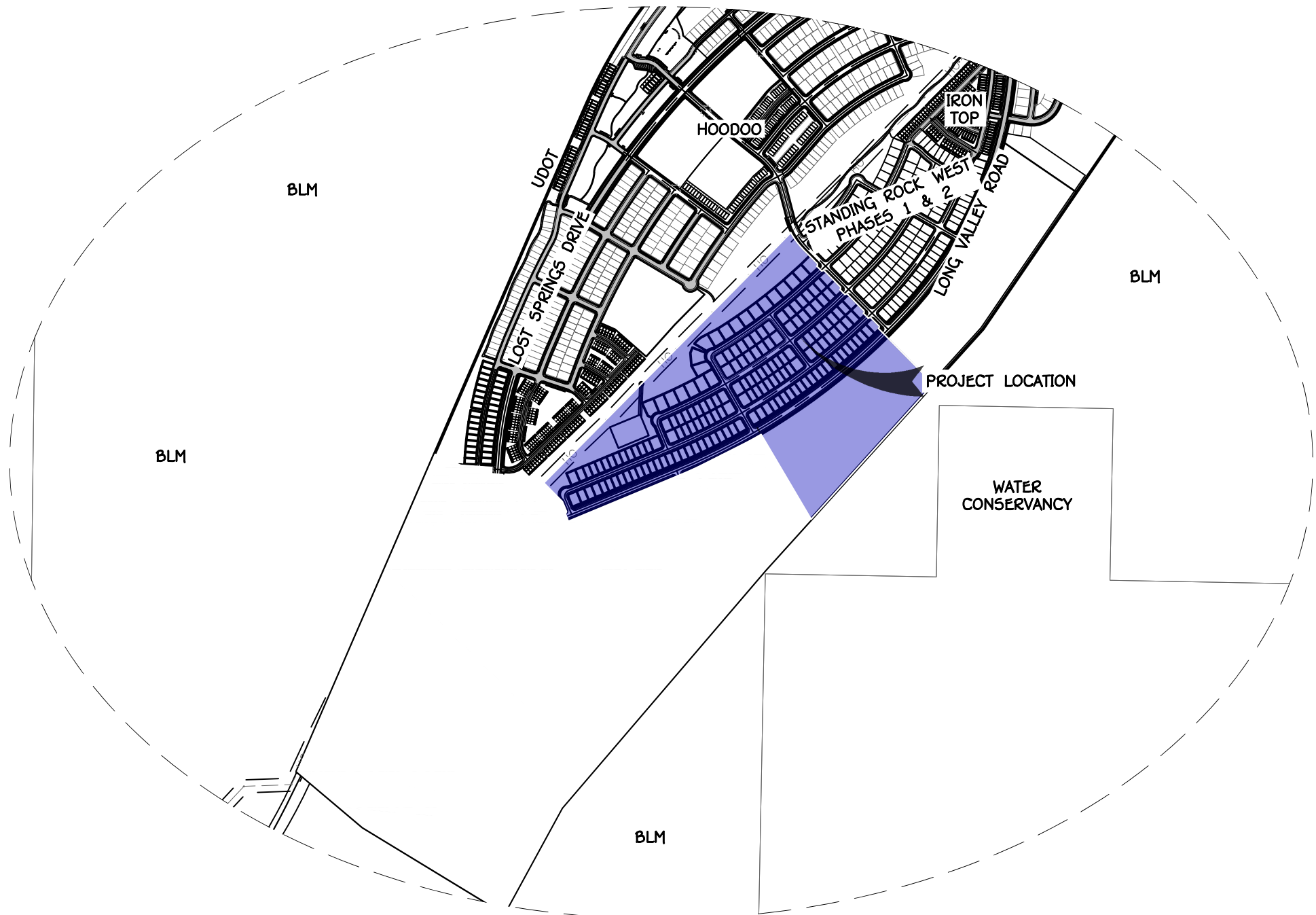
WASHINGTON CITY, UTAH

PRELIMINARY PLAT PHASES 3-5

JULY 2025



WASHINGTON COUNTY
N.T.S.



VICINITY MAP
SECTION 29 TOWNSHIP 42 S, RANGE 14 W,
SLB&M
0 1000' 2000'
SCALE: 1" = 1000'

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 00°50'56" WEST 105.33 FEET ALONG THE SECTION LINE, FROM THE WEST QUARTER CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 44°37'22" EAST 160.17 FEET; THENCE NORTH 44°37'27" EAST 63.17 FEET; THENCE SOUTHEASTERLY ALONG A 532.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 63°59'04" EAST) THROUGH A CENTRAL ANGLE OF 10°41'07", A DISTANCE OF 173.66 FEET; THENCE SOUTH 44°42'03" EAST 153.70 FEET; THENCE SOUTHERLY ALONG A 16.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 45°17'57" WEST) THROUGH A CENTRAL ANGLE OF 92°07'13", A DISTANCE OF 25.72 FEET; THENCE SOUTH 45°55'56" EAST 55.09 FEET; THENCE EASTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 42°34'51" EAST) THROUGH A CENTRAL ANGLE OF 07°52'47", A DISTANCE OF 24.54 FEET; THENCE SOUTH 44°42'03" EAST 165.07 FEET; THENCE SOUTHERLY ALONG A 16.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 45°17'57" WEST) THROUGH A CENTRAL ANGLE OF 90°10'49", A DISTANCE OF 25.22 FEET; THENCE SOUTH 44°52'54" EAST 55.00 FEET; THENCE EASTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 44°23'35" EAST) THROUGH A CENTRAL ANGLE OF 09°41'32", A DISTANCE OF 25.05 FEET; THENCE SOUTH 44°42'03" EAST 180.30 FEET; THENCE SOUTHWESTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°00'01" WEST) THROUGH A CENTRAL ANGLE OF 44°37'13", A DISTANCE OF 12.46 FEET; THENCE SOUTH 45°23'30" EAST 55.03 FEET; THENCE EASTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 43°30'40" EAST) THROUGH A CENTRAL ANGLE OF 42°14'41", A DISTANCE OF 11.00 FEET; THENCE SOUTH 44°42'03" EAST 100.56 FEET; THENCE SOUTHWESTERLY ALONG A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°00'01" WEST) THROUGH A CENTRAL ANGLE OF 43°39'42", A DISTANCE OF 12.19 FEET; THENCE SOUTH 44°20'19" EAST 580.60 FEET; THENCE SOUTH 42°07'06" WEST 1.256.56 FEET; THENCE NORTH 47°52'54" WEST 614.24 FEET; THENCE NORTH 20°50'14" WEST 116.09 FEET; THENCE NORTH 31°45'04" WEST 10.00 FEET; THENCE SOUTHWESTERLY ALONG A 5,040.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 30°01'30" WEST) THROUGH A CENTRAL ANGLE OF 07°07'29", A DISTANCE OF 626.72 FEET; THENCE SOUTH 67°23'26" WEST 75.00 FEET; THENCE SOUTH 67°20'19" WEST 034.99 FEET; THENCE SOUTH 67°20'19" WEST 90.65 FEET; THENCE NORTH 22°31'41" WEST 245.00 FEET; THENCE NORTH 45°21'26" WEST 95.42 FEET; THENCE NORTH 44°30'30" EAST 707.80 FEET; THENCE NORTH 44°35'40" EAST 359.12 FEET; THENCE NORTH 44°36'10" EAST 199.70 FEET; THENCE NORTH 44°41'46" EAST 671.34 FEET; THENCE NORTH 44°36'09" EAST 320.70 FEET; THENCE NORTH 44°37'22" EAST 127.53 FEET; THENCE NORTH 44°37'22" EAST 100.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,013,173 SQUARE FEET OR 69.17 ACRES.

PRELIMINARY PLAT SITE DATA

STANDING ROCK WEST 10.1, 10.2 & 11.1
CURRENT ZONING: P.U.D
PROJECT AREA 69.17 ACRES
SINGLE FAMILY LOTS 101 LOTS
DENSITY 2.62 D.U./ACRE

PROPERTY OWNER

D.R. HORTON
12351 SOUTH GATEWAY PARK PLACE SUITE, D100
DRAPER, UT 04020
CONTACT: DON BEAN
PHONE: (305) 226-0059
EMAIL: dgbean@drhorton.com

GEOTECH ENGINEER

APPLIED GEOTECHNICAL (AGEC)
1420 S. 270 E.
ST. GEORGE, UT 04790
CONTACT: WAYNE ROGERS
PHONE: (435) 673-6050
EMAIL: rogers@agcinc.com

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W., SUITE #504
ST. GEORGE, UT 04770
CONTACT: AUSTIN CHAPPELL
PHONE: (435) 200-3330
EMAIL: austin@alcsq.com

APPLICANT-AGENT

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W., SUITE #504
ST. GEORGE, UT 04770
PRIMARY CONTACT: ADAM ALLEN
PHONE: (435) 200-3330
EMAIL: adam@alcsq.com



DATE: 07/02/2025
JOB #: 23-501-7
DRAWN BY: SKA
CHECKED BY: ARC

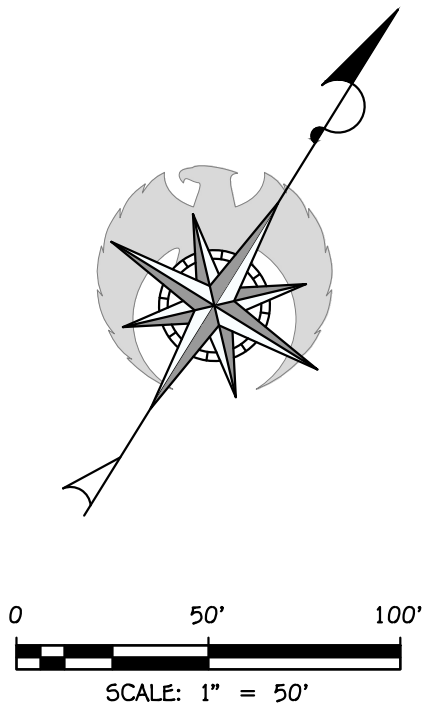
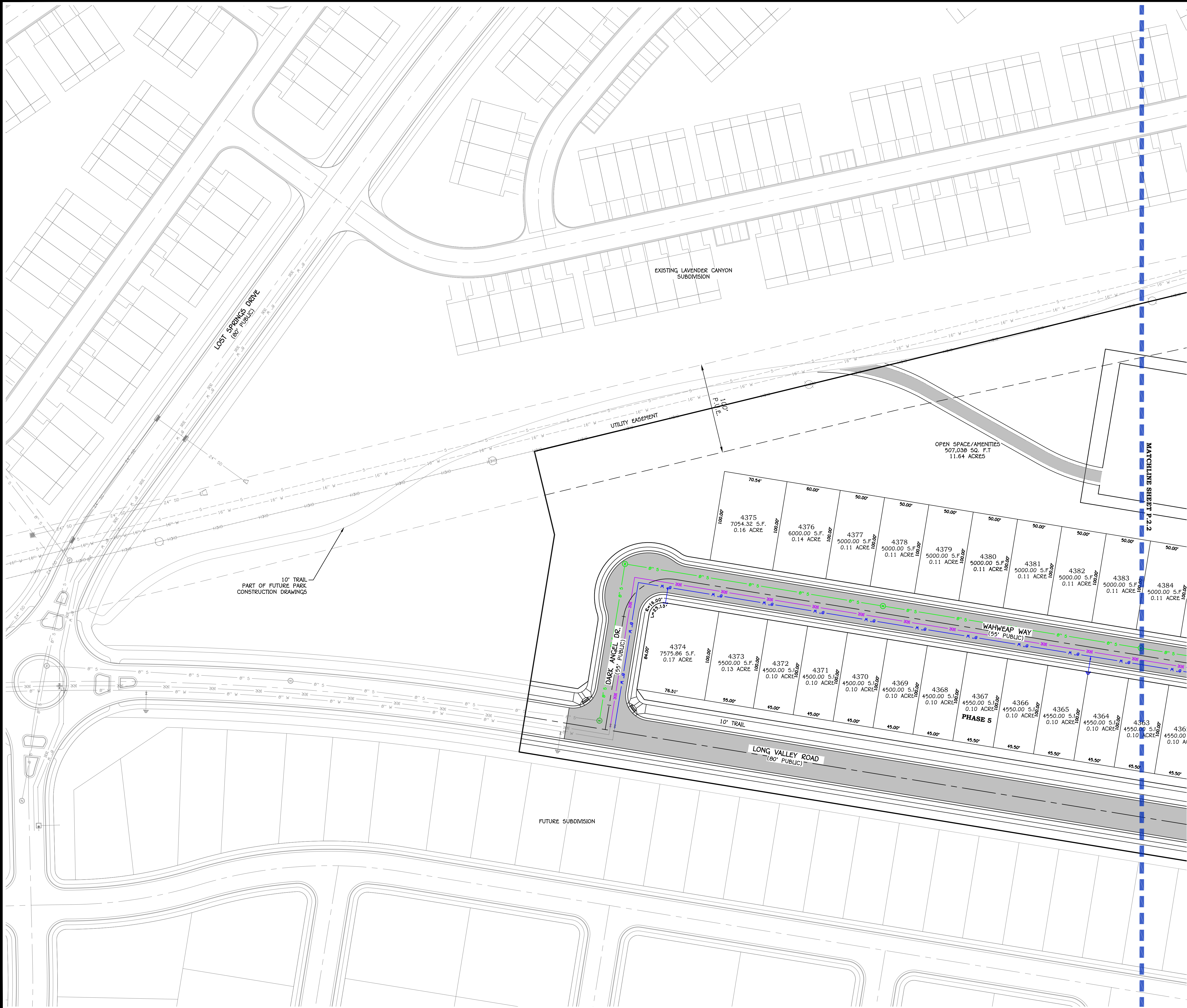
STANDING ROCK WEST 10.1, 10.2 & 11.1
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH
COVER SHEET
PRELIMINARY PLAT PHASES 3-5

P.1.1

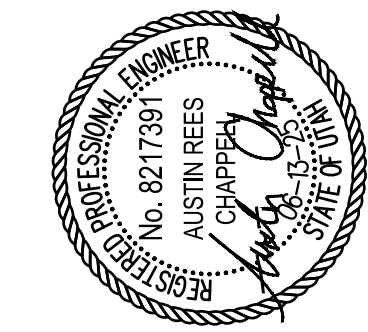
SHEET: 1 of 10





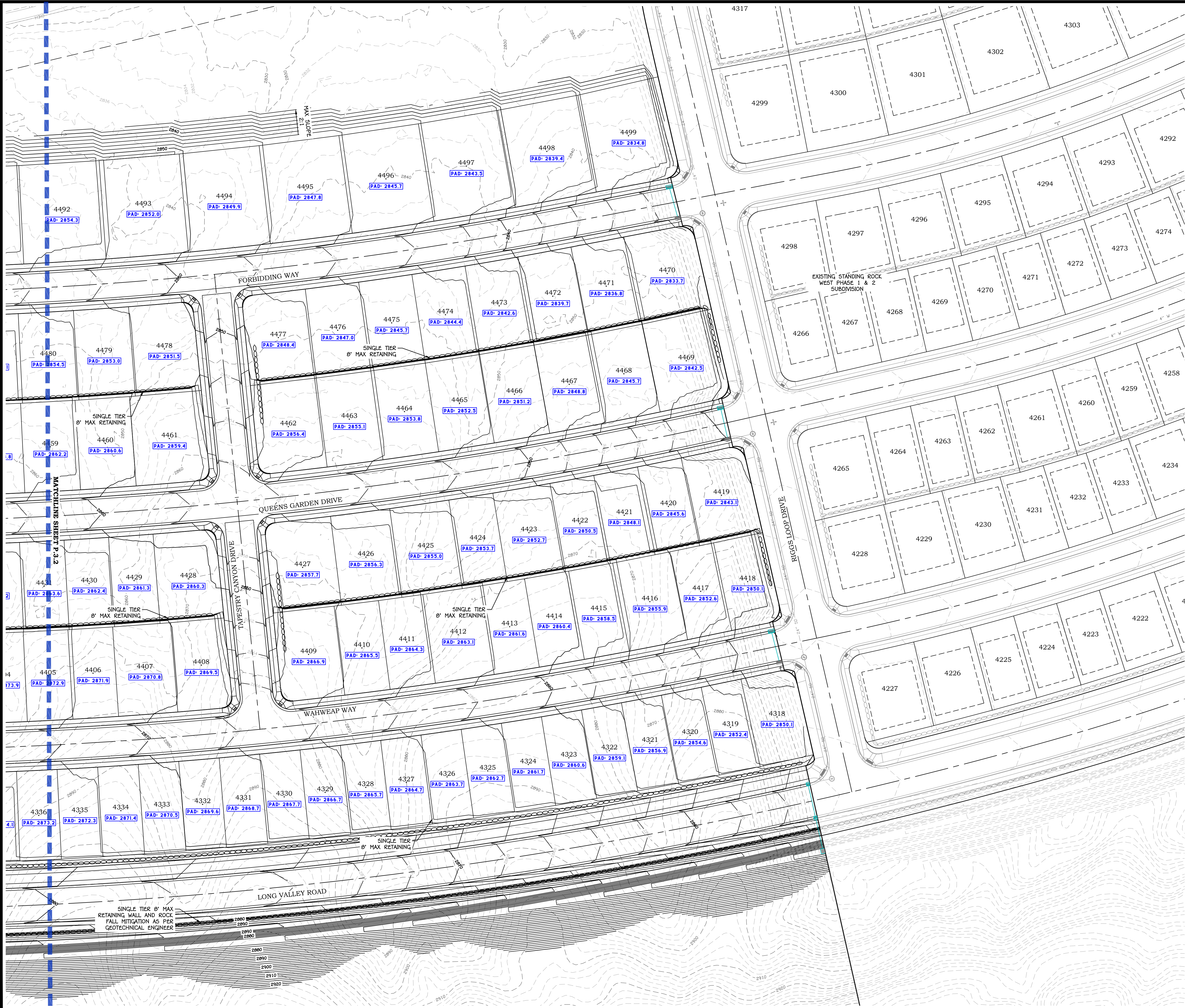


- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PHASE LINE
 - SHEET MATCH LINE
 - PROPOSED WATER MAIN (SIZE PER PLAN)
 - EXISTING WATER MAIN (SIZE PER PLAN)
 - FIRE HYDRANT AND VALVE 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



DATE: 07/02/2025
JOB #: 23-501-7
DRAWN BY: SKA
CHECKED BY: ARC

STANDING ROCK WEST 10.1, 10.2 & 11.1
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH
SITE & UTILITIES PLAN III
PRELIMINARY PLAT PHASES 3-5



- LEGEND:
- 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

NOTES:

STORM WATER WILL BE CAPTURED BY ON-SITE CATCH BASIN INLETS AND AREA DRAINS, THEN CONVEYED BY THE UNDERGROUND AND/OR OVERLAND DRAINAGE SYSTEM UNTIL IT CAN BE DISCHARGED INTO THE EXISTING DETENTION STORAGE BASINS NEAR RIGGS LOOP DRIVE.

REV.	DATE	REVISION

REGISTERED PROFESSIONAL ENGINEER
AUSTIN REES
No. 8217391
STATE OF UTAH

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

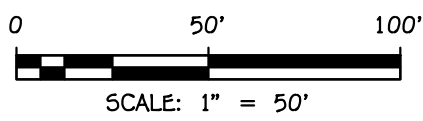
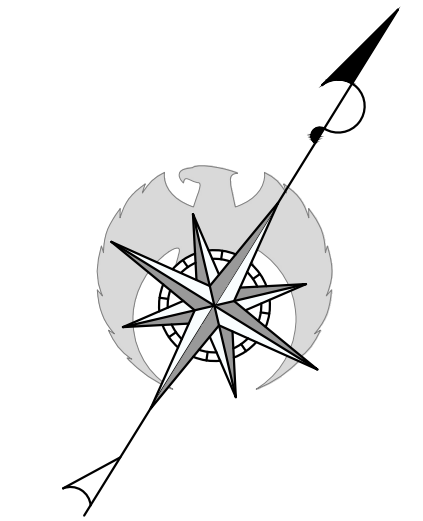
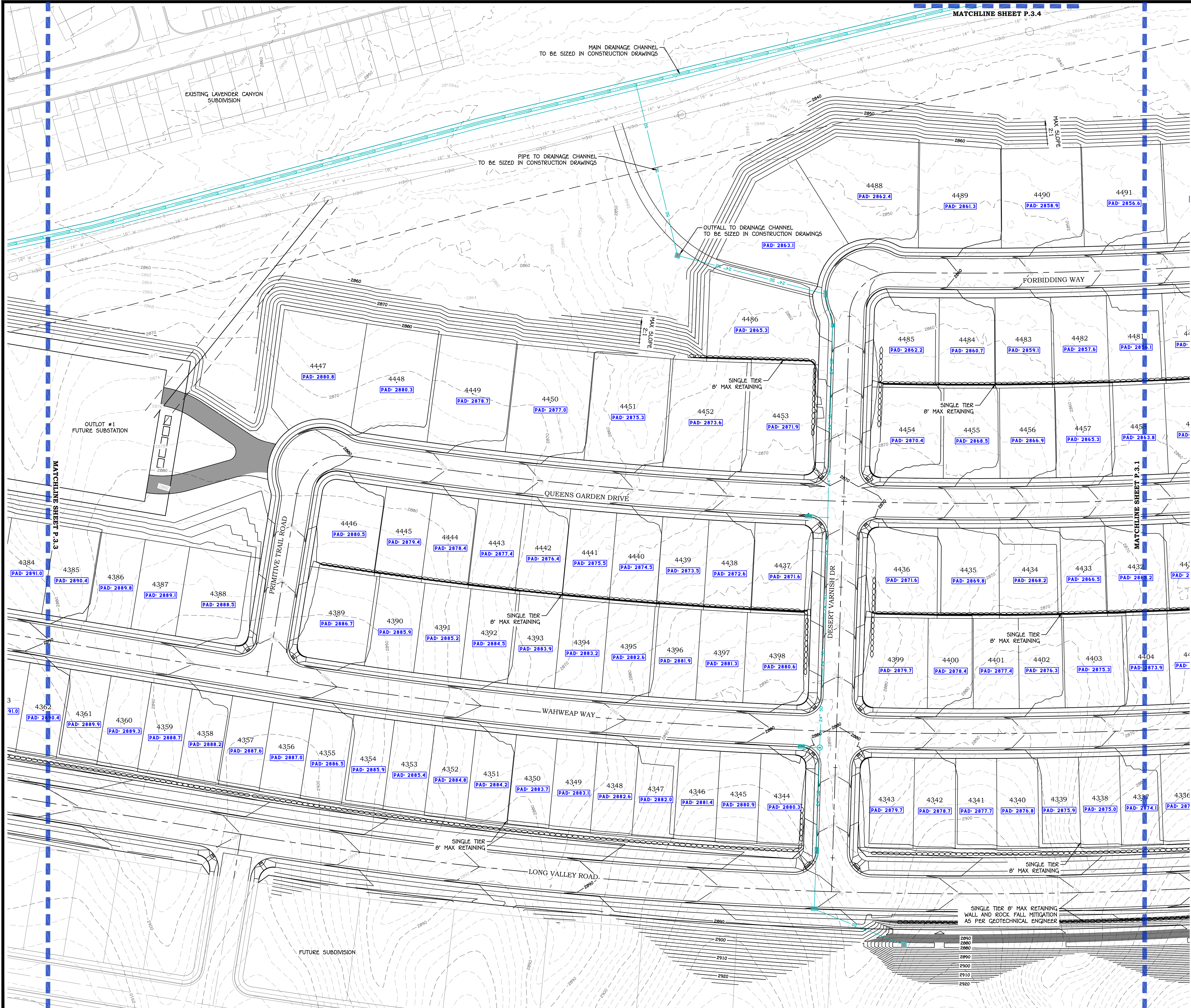
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JOB #	23-501-7
DRAWN BY:	SKA
CHECKED BY:	ARC

STANDING ROCK WEST 10.1, 10.2 & 11.1
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH

GRADING PLAN I
PRELIMINARY PLAT PHASES 3-5

P.3.1

SHEET:	6	of 10
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LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
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REV. DATE: REVISION

REGISTERED PROFESSIONAL ENGINEER
AUSTIN REES
No. 8217391
STATE OF UTAH

AMERICAN
CONSULTING & ENGINEERING

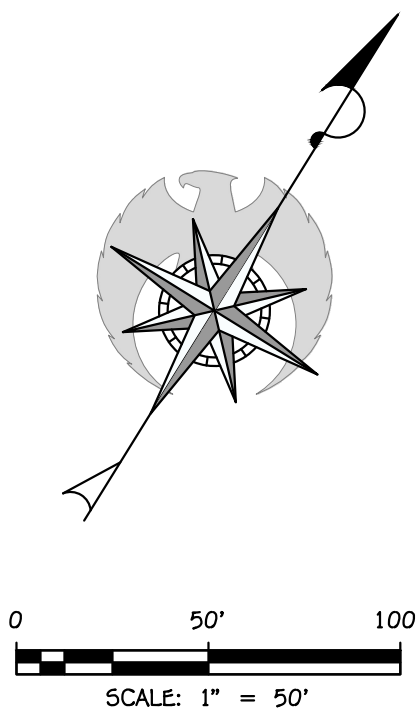
1173 S. 250 W. #504
ST. GEORGE, UT 84770

DATE: 07/02/2025
JOB #: 23-501-7
DRAWN BY: SKA
CHECKED BY: ARC

STANDING ROCK WEST 10.1, 10.2 & 11.1
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH
GRADING PLAN II
PRELIMINARY PLAT PHASES 3-5

P.3.2

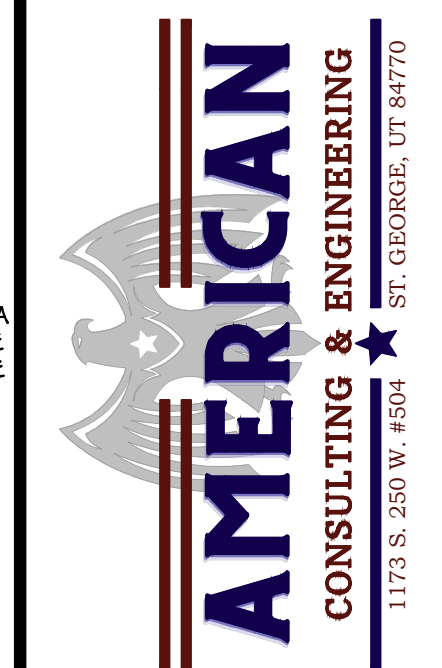
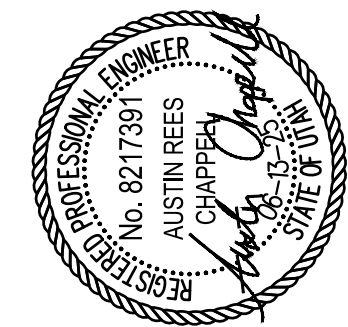
SHEET: 7 of 10



-  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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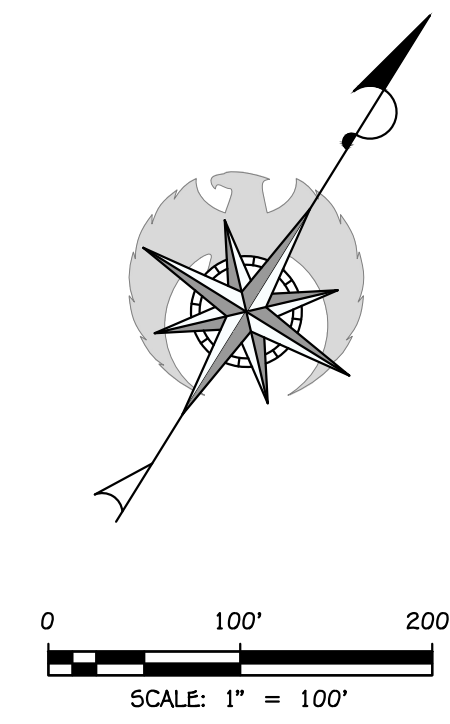
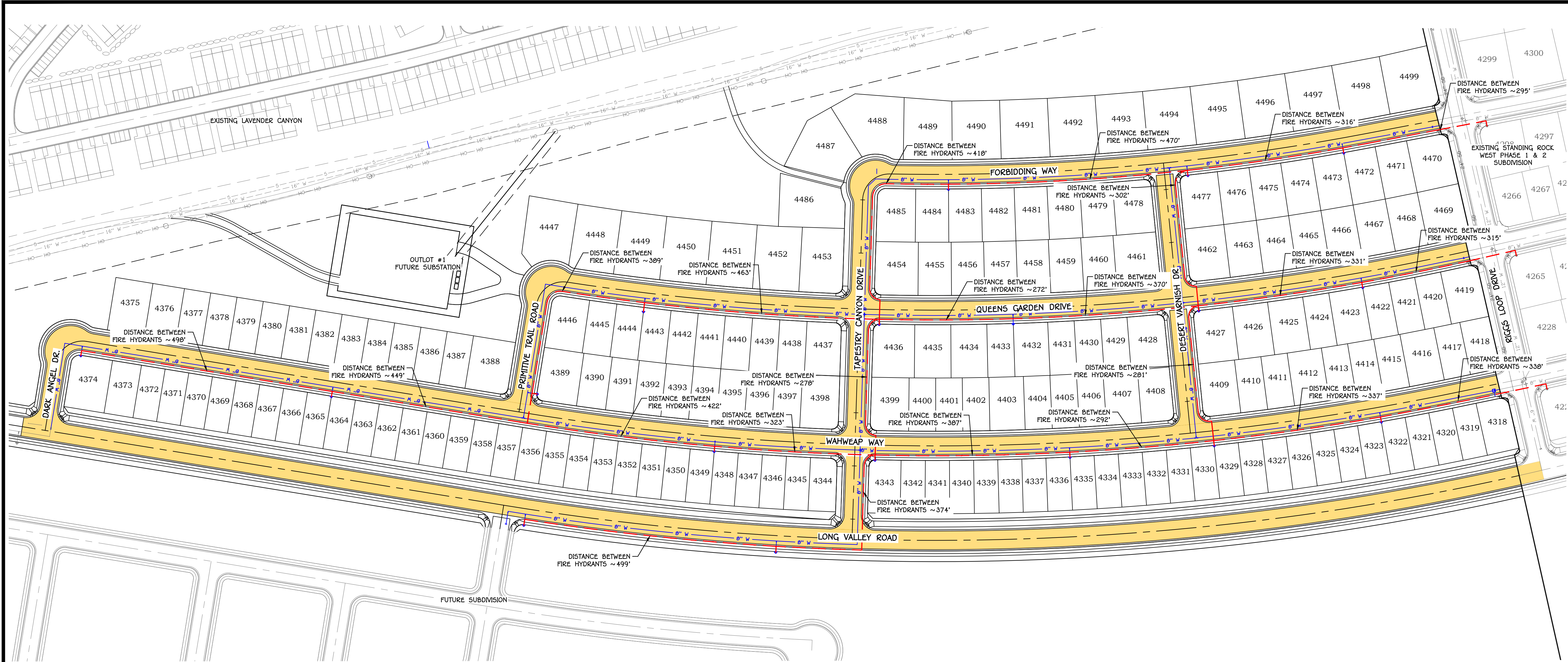
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JOB #	23-501-7
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CHECKED BY:	ARC

STANDING ROCK WEST 10.1, 10.2 & 11.1
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH

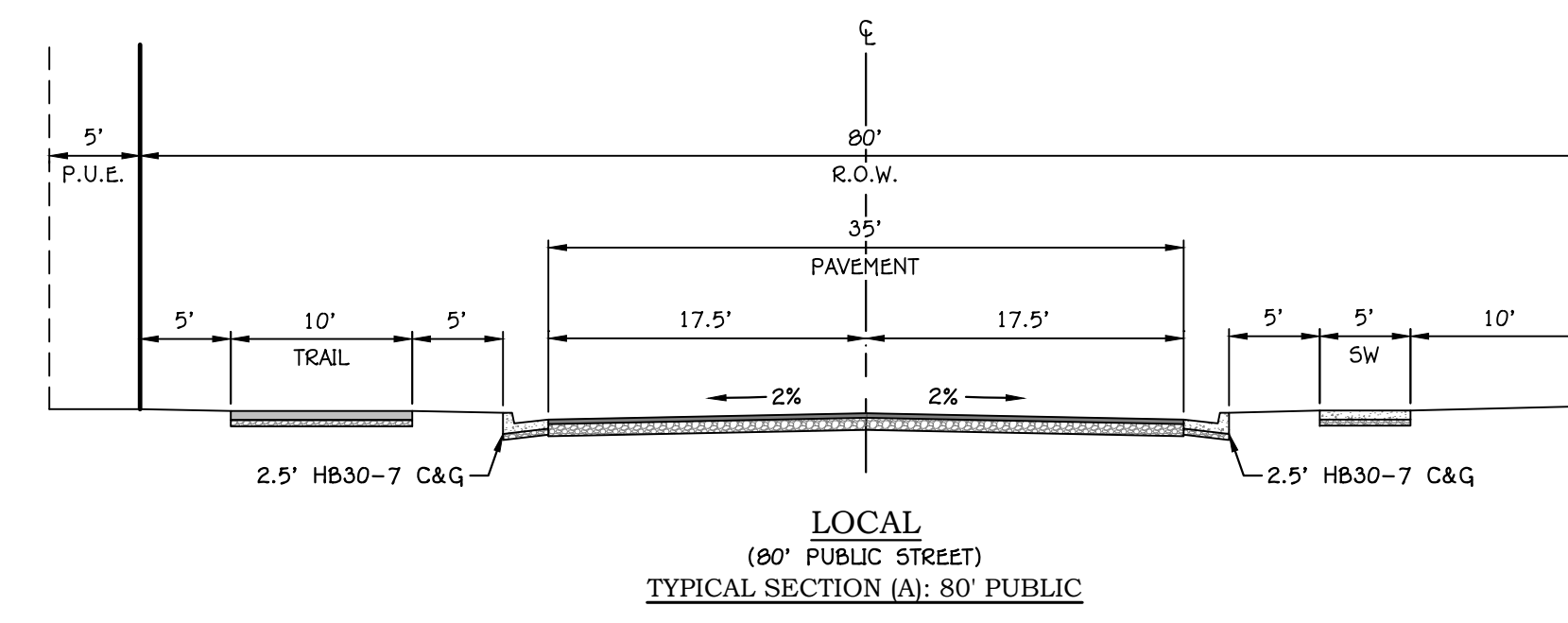
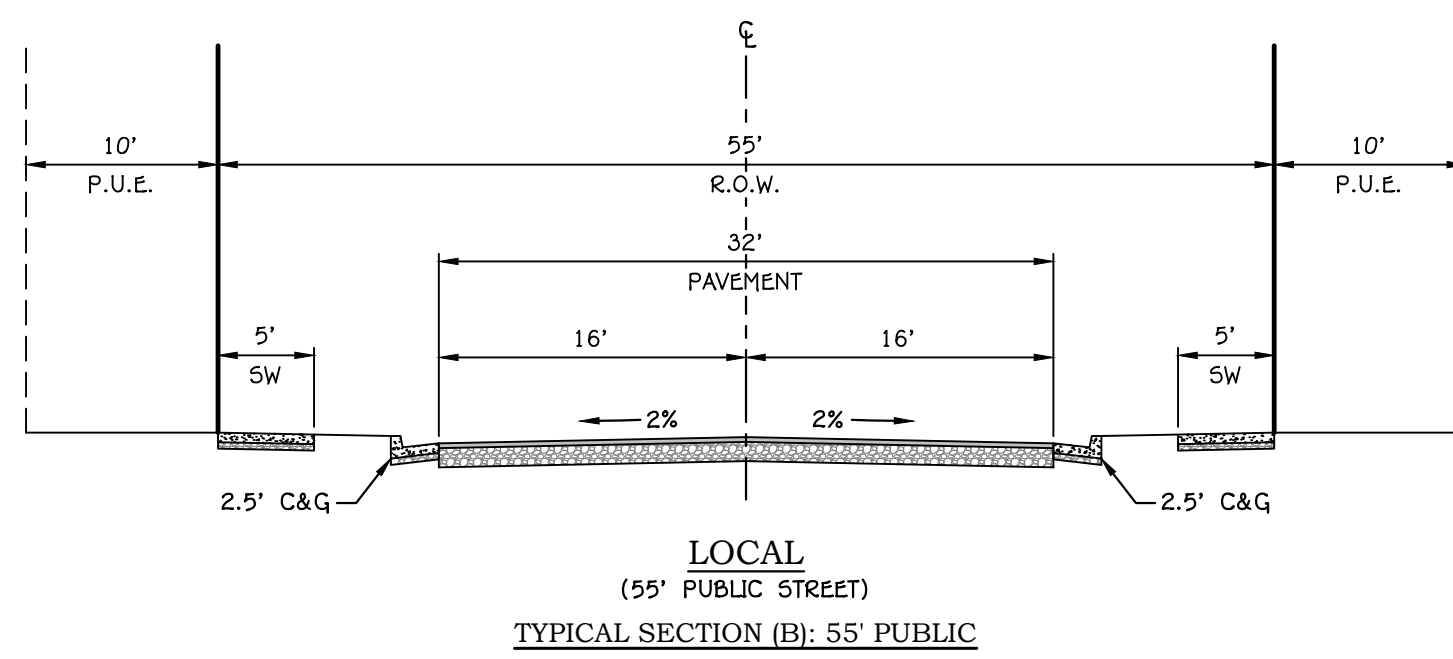
GRADING PLAN III
PRELIMINARY PLAT PHASES 3-5

P.3.3

SHEET:	8	of	10
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- 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



REVISION	
REV.	DATE

DATE:	07/02/2025
JOB #	23-501-7
DRAWN BY:	SKA
CHECKED BY:	ARC

STANDING ROCK WEST 10.1, 10.2 & 11.1
SECTION 29 TOWNSHIP 42 S, RANGE 14 W, SLB&M
WASHINGTON CITY, UTAH

FIRE & LIFE SAFTY PLAN
PRELIMINARY PLAT PHASES 3-5

P.4.1

SHEET:	10	of	10
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WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	July 16th, 2025
ACTION REQUESTED:	Preliminary Plat amendment approval for the Vineyard at Alaia Subdivision, located at approximately Washington Fields Road and Red Slopes Parkway
APPLICANT:	Holmes Homes
OWNER:	SNLI Washington 1031, LLC
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

On November 20th, 2024 the Land Use Authority approved the preliminary plat for Vineyard at Alaia. This was approved with 65 townhomes and 108 single family lots for a total of 173 units. This is a 5.5 d.u./acre ratio.

The amended Preliminary Plat is proposing 200 units on an area covering 31.42 acres. This is a 6.3 density unit per acre ratio. The zoning designation at this location is PCD (MHD) which is allowed up to 16 units per acre. The proposal is well below this allowance. The surrounding zoning is PCD to the north, east, west and C-3 to the south.

The proposal includes 105 Single Family homes and 95 Townhome units. All of the townhomes will provide a minimum of a 2 car garage with all of the driveways being 18 feet wide and 20 feet long. The proposal includes 20 designated visitor parking stalls. Parking is adequate for the proposal. The amenities have been relocated closer to the townhomes which will better serve the townhome residents. These amenities include a pavilion and playground area covering 21,500 sq.ft.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location.

Recommendation

Staff recommends the Land Use Authority approve the Preliminary plat amendment for the Vineyard at Alaia 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 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 applicant and Washington City will need to formalize an agreement for the construction of Washington Fields Road from approximately Warner Valley Road to the southern boundary of the development. This agreement will need to be in place prior to submitting construction drawings.

14. Amenities in each phase shall be complete at 33 percent buildout of the phase that each amenity is located.

Narrative – Amended Preliminary Plat

Vineyard at Alaia received preliminary plat approval on November 20, 2024. The project has now sold to the builder, Holmes Homes, and some adjustments were made to accommodate the home and town home footprints.

The unit count increased from 173 to 200 units and the amenity area has been relocated to the east adjacent to the town home units. The increase in units will help with affordable housing and provide an option for town homes, smaller single family lots (5,000 sf), and a larger single family lots (6,500 sf). The options in product type will provide different price points for the current market demand.

The amenity area located in Phase 1 will provide a pavilion for sitting and gatherings. This area surrounds the storm water basin area and sewer connection. The area designated for amenity use is approximately 6,500 square feet.

The amenity area located in Phase 3 will provide a playground area. This area also includes visitor parking stalls or places for residences to park while at the playground. This area is approximately 15,000 square feet.

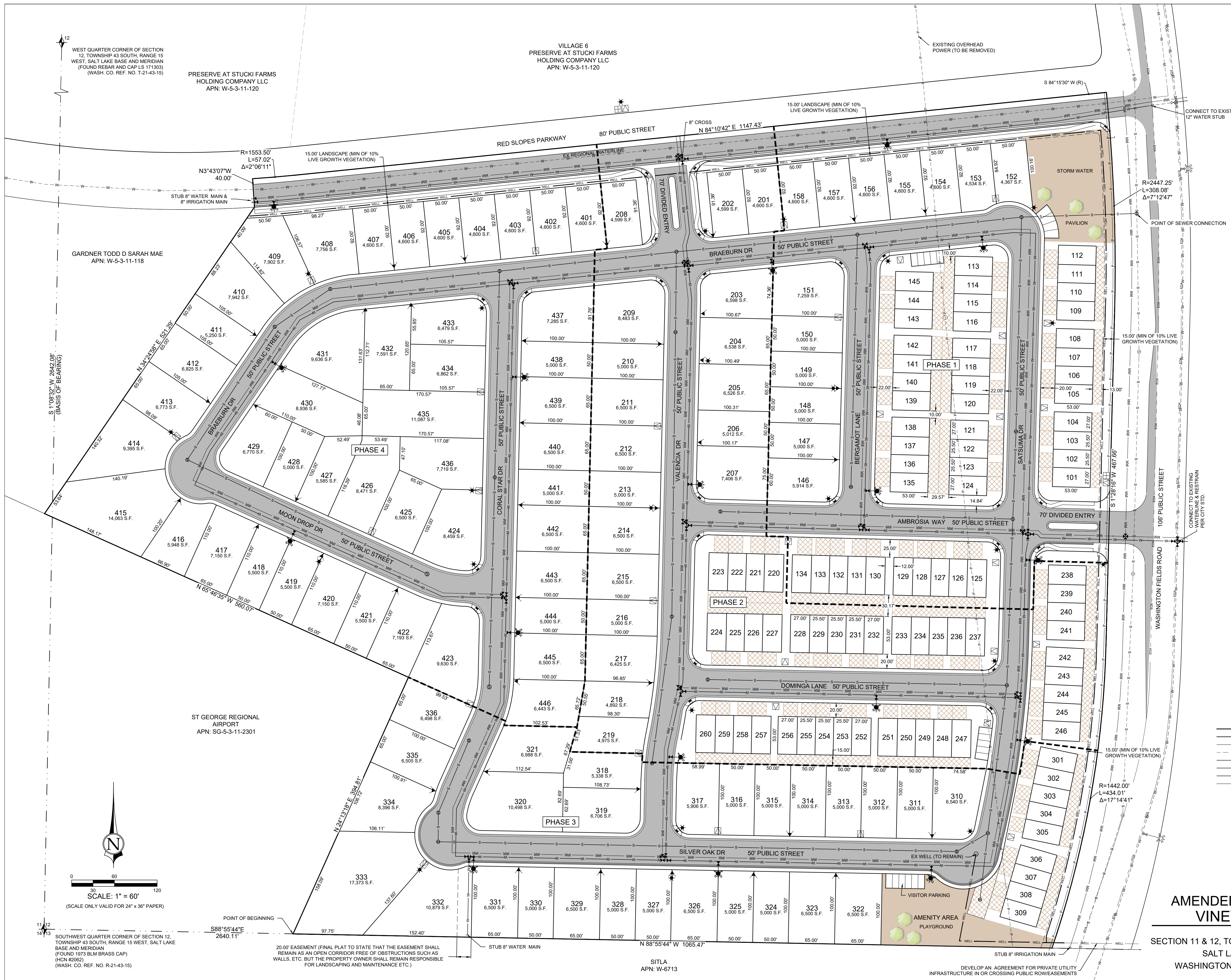
As Vineyard is a part of the master planned Alaia community, the residences will also have access to the master amenities such as the farmhouse, pool, and mini golf.

Parking for the town homes has been provided with both a 2-car garage and 2-car driveway as calculations show on Sheet 1.

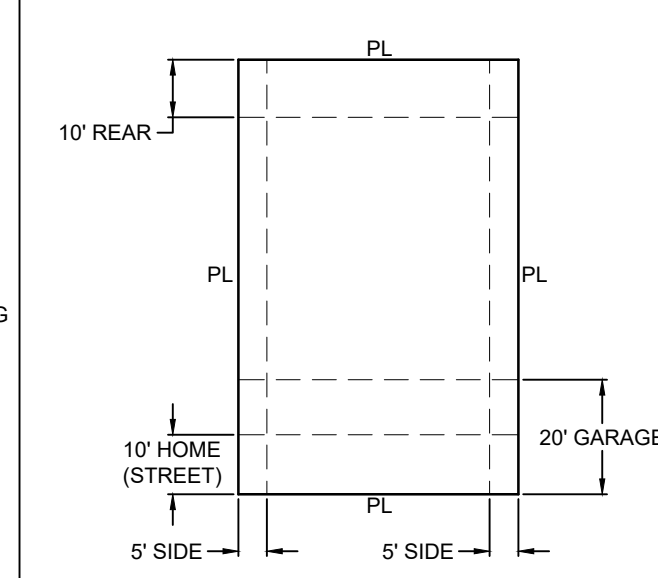


**PROJECT FLOW CARD: PP-25-0014 - Preliminary Plat Amendment - Vineyard at Alaia
Approx Washington Fields Rd SW of Warner Valley Rd**

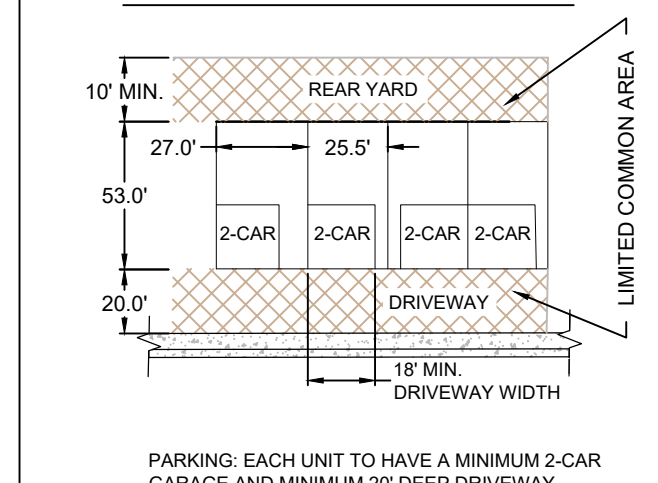
Planning	Reviewed. OK to move forward	
Public Works	Reviewed - Items addressed and acknowledged - Basic utility layout is acceptable for preliminary plat. Modifications may be required during construction plan submission.	
Engineer	Reviewed and no concerns.	
Fire Dept.	Reviewed and no concerns.	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed and no concerns.	
Dixie Power	Reviewed and no concerns.	
Economic Dev	Reviewed, no concerns	



SINGLE FAMILY BUILDING SETBACKS



TYPICAL MULTI-FAMILY UNIT



VILLAGE 14
PRESERVE AT STUCKI FARMS
HOLDING COMPANY LLC
APN: W-5-3-12-319

PROJECT INFO

TOTAL AREA = 31.42 ACRES
TOWN HOME UNIT = 95
SINGLE FAMILY LOT = 105
TOTAL DOORS = 200
OVERALL DENSITY = 6.4 D.U./ACRE
COMMON OPEN SPACE (THIS PLAT) = 1.27 ACRES
(AMENITIES = 0.44 ACRES)
PARKING (TOWNHOMES)
2-CAR DRIVEWAY = 95
(DRIVEWAYS SPACES = 190 TOTAL)
DRIVEWAYS @ 30% = 28.5 STALLS
OFFSITE PARKING = 20 STALLS
TOTAL VISITOR PROVIDED = 48 STALLS
TRANSFERRED DENSITY TOTAL
TRANSFERRED PER AGREEMENT = 2,334
ENTITLED BY APPROVED PRELIMINARY PLAT
WATERS EDGE (VILLAGE 6 & 8) = 178
ZION SHORES (VILLAGE 27) = 65
BREAKWATER (VILLAGE 4) = 22
VINEYARD (VILLAGE 7) = 173
TOTAL ENTITLED = 438
AMENDED VINEYARD = +27 ADDITIONAL
REMAINING = 1,869 DOORS

LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WELL LINE
- PROPOSED IRRIGATION LINE
- PROPOSED WATER VALVE
- PROPOSED IRRIGATION VALVE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- LIMITED COMMON AREA
- COMMON AREA

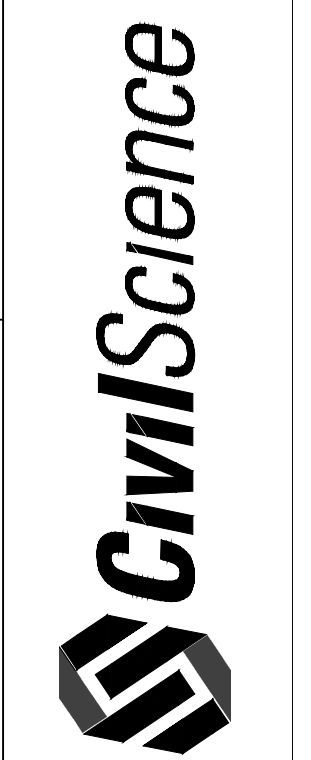
APPLICANT
HOLMES HOMES
DANIEL HERZOG
801-864-9200
DANIEL@HOLMHOMES.COM

AMENDED PRELIMINARY PLAT VINEYARD AT ALALA

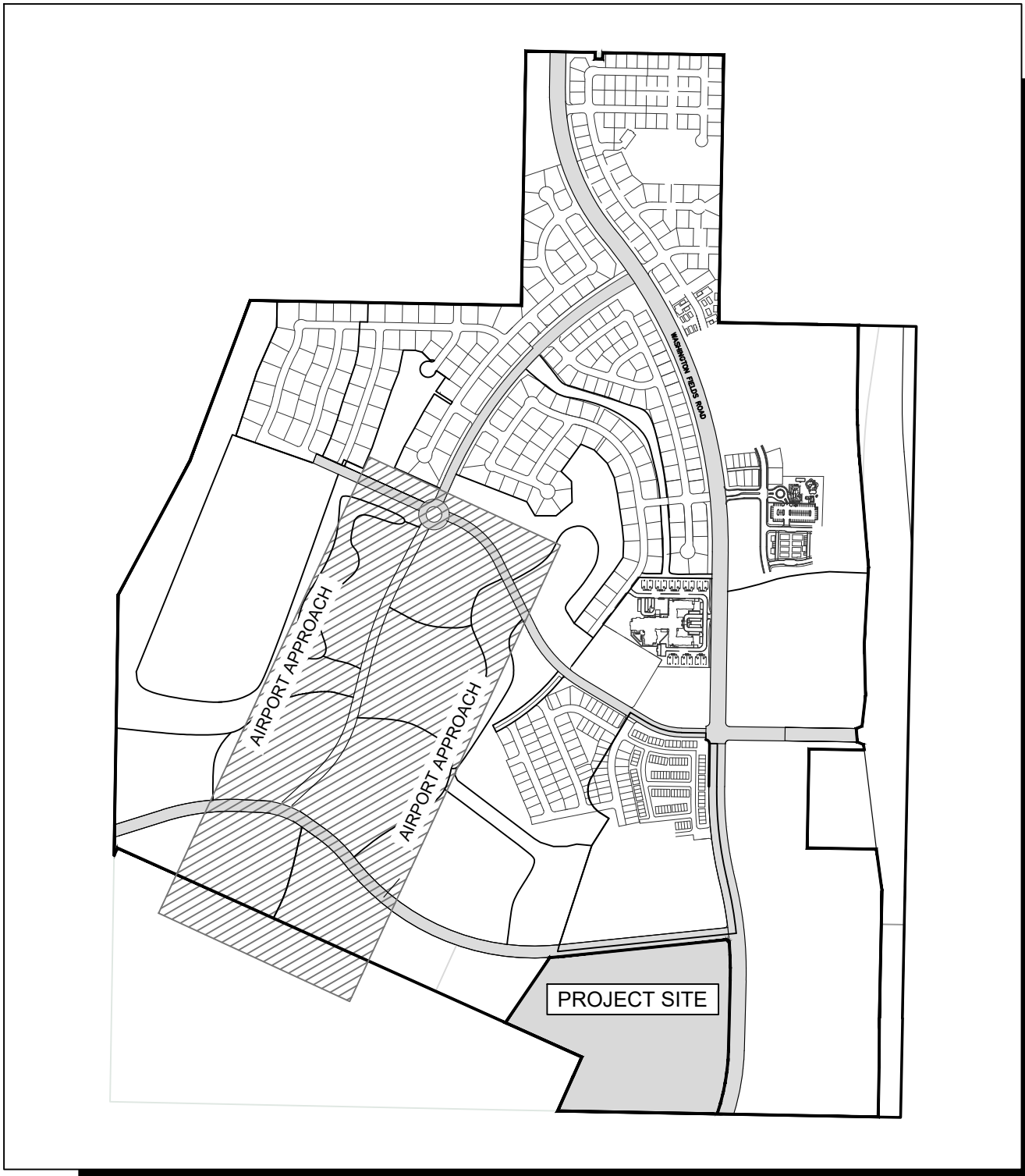
LOCATED IN
SECTION 11 & 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

AMENDED PRELIMINARY PLAT SITE & UTILITY PLAN VINEYARD AT ALALA LOCATED IN WASHINGTON, UTAH

PROJ. #:	25376
DRAWN BY:	ZNI
DATED:	06/30/2025
CHECKED BY:	BLW
SCALE OF SHEET	HOR SCALE: 1" = 60'
SHEET	1
OF	4



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.966.0100



VICINITY MAP
(N.T.S.)

LEGAL DESCRIPTION

VILLAGE 7:

BEGINNING AT A POINT S 88°55'44" E 349.47 FEET ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHWEST CORNER OF SAID SECTION 12, POINT ALSO BEING ON A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20080032278, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) N 24°13'18" E 394.81 FEET, (2) THENCE N 65°48'35" W 580.07 FEET, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210024582, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE N 34°24'58" E 521.29 FEET ALONG THE EAST LINE OF SAID PARCEL, THENCE N 3°43'07" W 40.00 FEET, TO THE POINT OF CURVATURE OF A 1553.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 3°43'07" W, THENCE ALONG THE ARC OF SAID CURVE 57.02 FEET THROUGH A CENTRAL ANGLE OF 2°06'11", THENCE N 84°10'42" E 1147.43 FEET, TO THE POINT OF CURVATURE OF A 2447.25 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 84°15'30" W, POINT ALSO BEING ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF WASHINGTON FIELDS ROAD, DOCUMENT NO. 20230019954, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE ALONG THE EXISTING WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF SAID CURVE 308.08 FEET THROUGH A CENTRAL ANGLE OF 7°12'47", (2) THENCE S 1°28'18" W 467.66 FEET, TO THE POINT OF CURVATURE OF A 1442.00 FOOT RADIUS CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 434.01 FEET THROUGH A CENTRAL ANGLE OF 17°14'41", TO A POINT ON THE SOUTH LINE OF SAID SECTION 12, THENCE N 88°55'44" W 1065.47 FEET ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING.

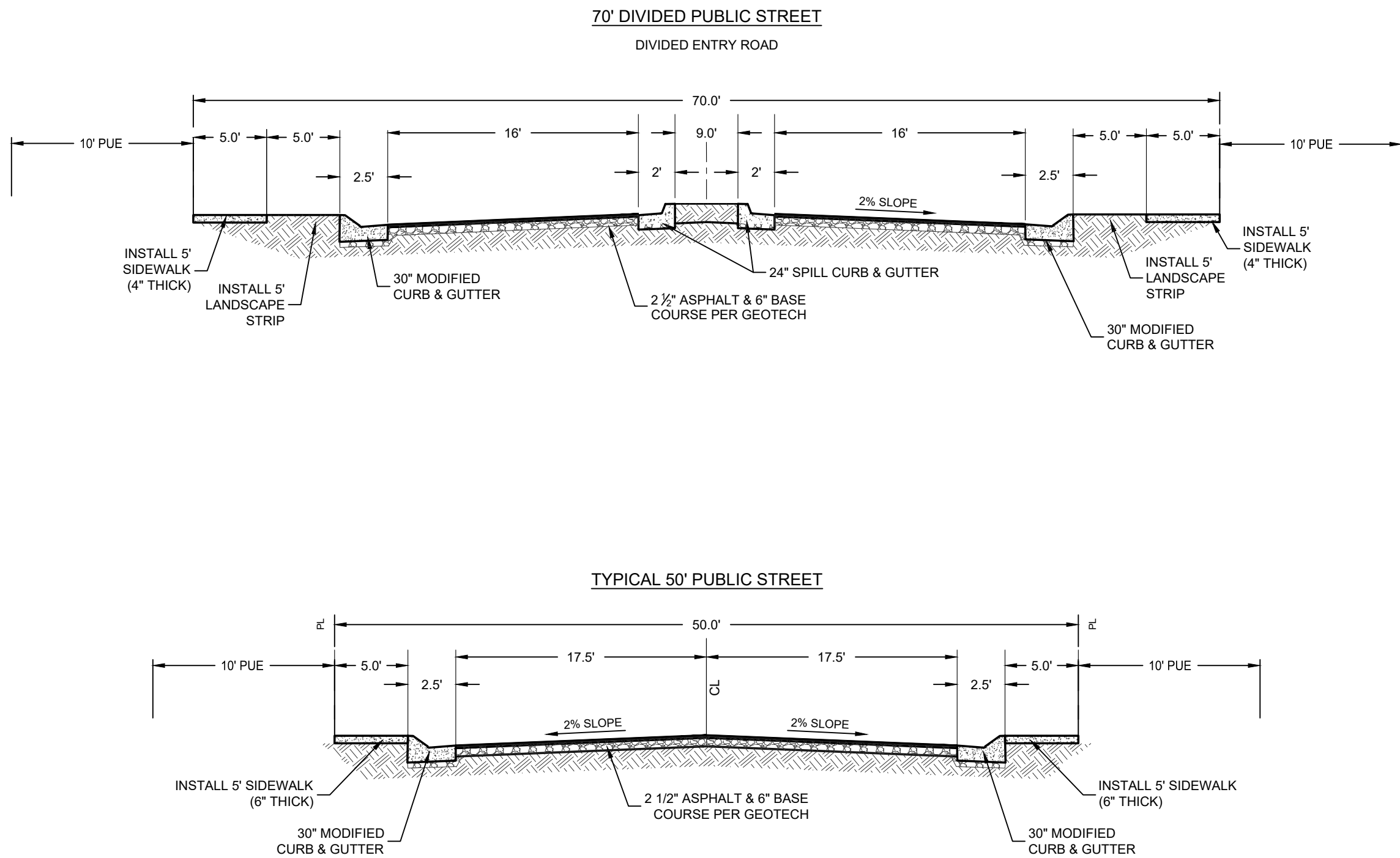
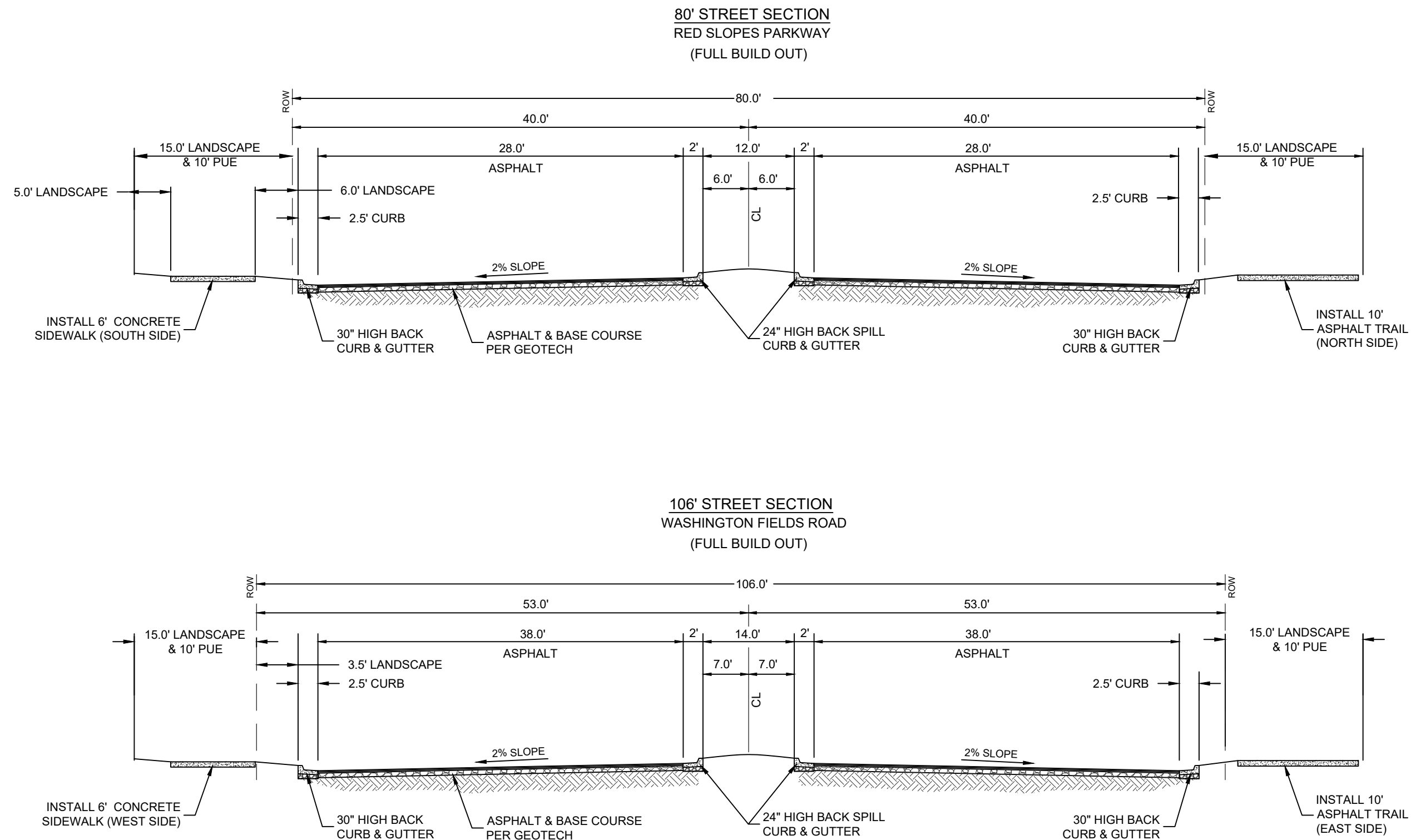
CONTAINS 31.42 ACRES MORE OR LESS

GENERAL NOTES

1. BASIS OF BEARINGS USED IS BETWEEN THE WEST QUARTER (1/4) CORNER AND THE SOUTHWEST QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST OF THE SALT LAKE BASE AND MERIDIAN, WITH A BEARING OF SOUTH 01°08'32" EAST AND A MEASURED DISTANCE OF 2842.08 FEET.
2. A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL STREET PROPERTY LINE FRONTAGES, AND A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY _____ THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF ROADS, FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK ARE COMPILED IN A REPORT DATED _____. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
4. ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT. WASHINGTON CITY RESERVES THE RIGHT TO ASSESS THE PROPERTY OWNERS FOR THE MAINTENANCE OF THE COMMON AREAS.
5. 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.
6. THE LANDSCAPE BUFFER WITHIN WASHINGTON FIELDS ROAD RIGHT-OF-WAY AND ENTRY FEATURES WITHIN ANY PUBLIC STREET SHALL BE MAINTAINED BY PROPERTY OWNER / HOA.
7. WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY WASHINGTON CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

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 OVER FLIGHT, NOISE, AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460, NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIATION EASEMENT AND/OR SIMILAR DOCUMENTS. WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.



CROSS SECTIONS AND GENERAL NOTES
VINEYARD AT ALAIA
LOCATED IN WASHINGTON, UTAH

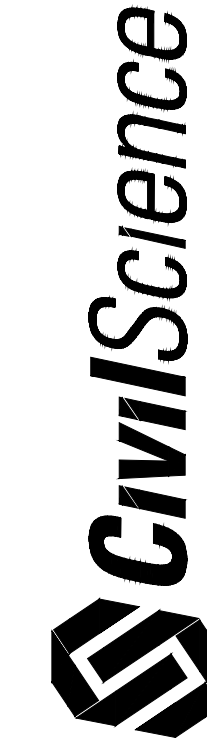
PROJ #: 25379
DRAWN BY: ZNI
DATED: 06/30/2025
CHECKED BY:
SCALE OF SHEET
HOR SCALE: NTS

SHEET
2
OF
4

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







FIRE PROTECTION PLAN
VINEYARD AT ALAIA
LOCATED IN WASHINGTON, UTAH

PROJ. #:	25376
DRAWN BY:	ZNI
DATED:	06/30/2025
CHECKED BY:	BLW
SCALE OF SHEET	HOR SCALE: 1" = 60'
SHEET	4
OF	4

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	July 16th, 2025
ACTION REQUESTED:	Preliminary Plat approval for the Stillwater Subdivision, located at approximately Heritage Fields Drive and Neilson Ranch Road
APPLICANT:	Neilson Scott Russell TR
OWNER:	Neilson Scott Russell TR
ENGINEER:	American Consulting and Engineering
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Stillwater subdivision, located at approximately Heritage Fields Drive and Neilson Ranch Road. This particular subdivision is proposing 87 single family lots ranging from 5,000 - 10,000 sq ft with a few other lots being larger. The total acreage for this site is 35.42 acres with 23.99 acres being PUD-R and 11.43 acres being OS. This is a 2.46 d.u./acre ratio for the entire site and a 3.63 d.u./acre for the 23.99 acres of PUD-R.

The zoning designation at this location is PUD-R. The surrounding zoning is OS to the north, R-1-10 to the east and south and PUD-R to the west. This subdivision will include 47,000 sq. ft of amenity and includes two pickle ball courts, pavilion and trail access to the larger public trail running adjacent to the river. The proposal includes building the trail shown on the exhibit which will be dedicated to and maintained by the city.

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 Land Use Authority approve the Preliminary plat for the Stillwater 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 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 the 23rd unit receives building permit

14. The 25' foot water easement shall be vacated by the city prior to final plat application of affected phases

15. Phase 4 will be required to keep homes out of the flood plane and an erosion hazard study shall be reviewed and approved by public works.

16. The developer shall work closely with Public works and associated utilities to prepare a plan (Pre-plat, Grading permit and CD's) showing improvements to the proposed utilities, storm drains, roadways, and erosion hazard boundary along with the removal and/or relocation of existing utilities.

17. The erosion protection wall shall be completed with phase 3 improvements. No building permit shall be issued in phase-3 until the erosion protection wall is complete.

18. Setbacks for the development are as follows. Lots fronting Neilson Ranch Rd and Heritage Fields Dr shall have 20' foot front yard setbacks. All other setbacks are as follows.

- *Front: 20' feet
- Rear: 10' feet
- Side: 5' feet min. (aggregate of 15' feet on lot)
- Street side: 15' feet
 - * 10' feet building
 - * 20' feet garage



NARRATIVE

RE: Stillwater Preliminary Plat

To whom it may concern:

This will be a project that contains 87 single family lots on 35.42 acres. Traditional lots that range from 5000 SF. and up, with a density of 2.46 Units per acre. Please see the accompanying Project description for more details on this PUD. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Adam Allen", written over a horizontal line.

Adam Allen, Manager
American Consulting and Engineering

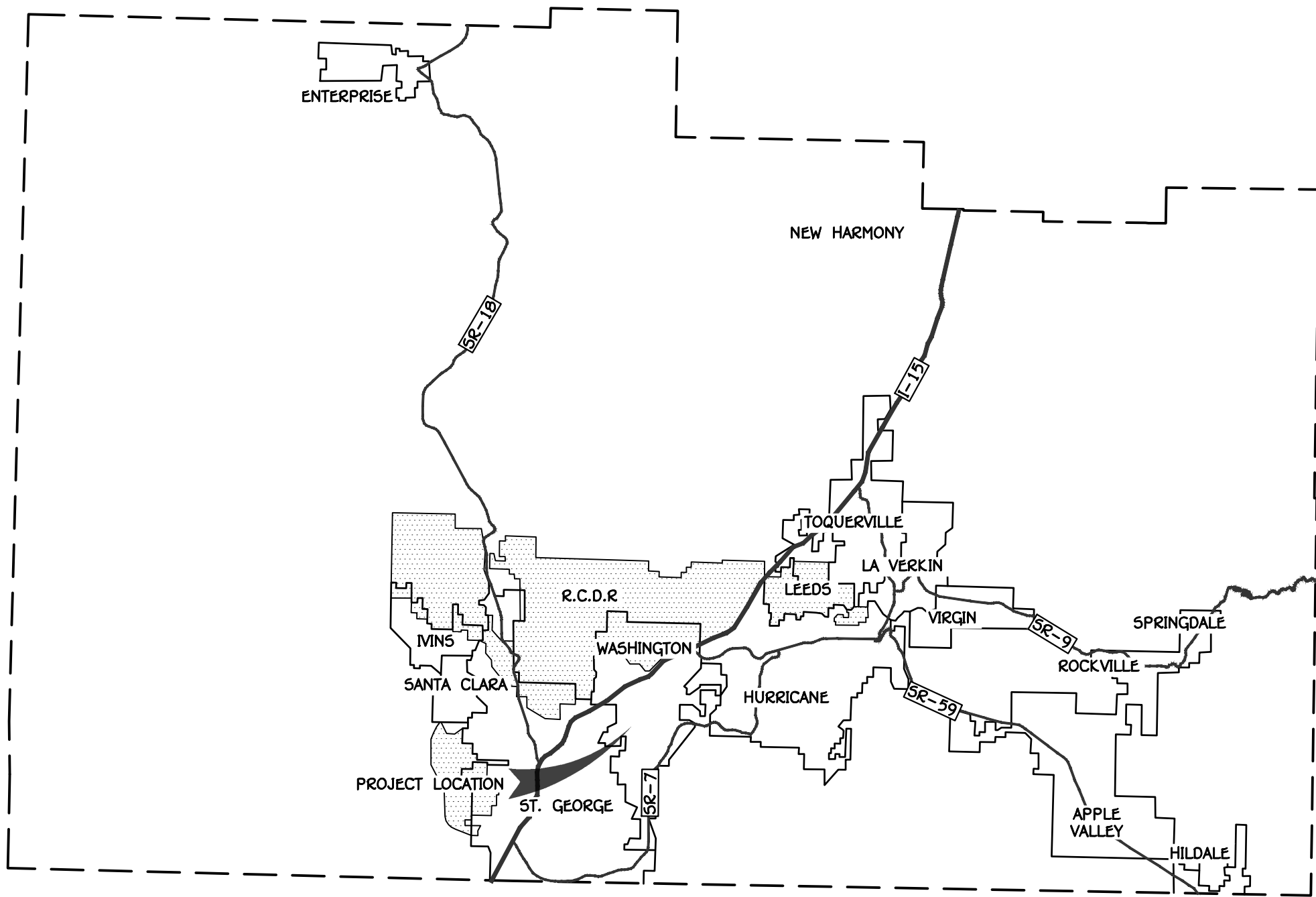


PROJECT FLOW CARD: PP-25-0012 - Preliminary Plat - Stillwater
Approx 172 E Nielson Ranch Rd

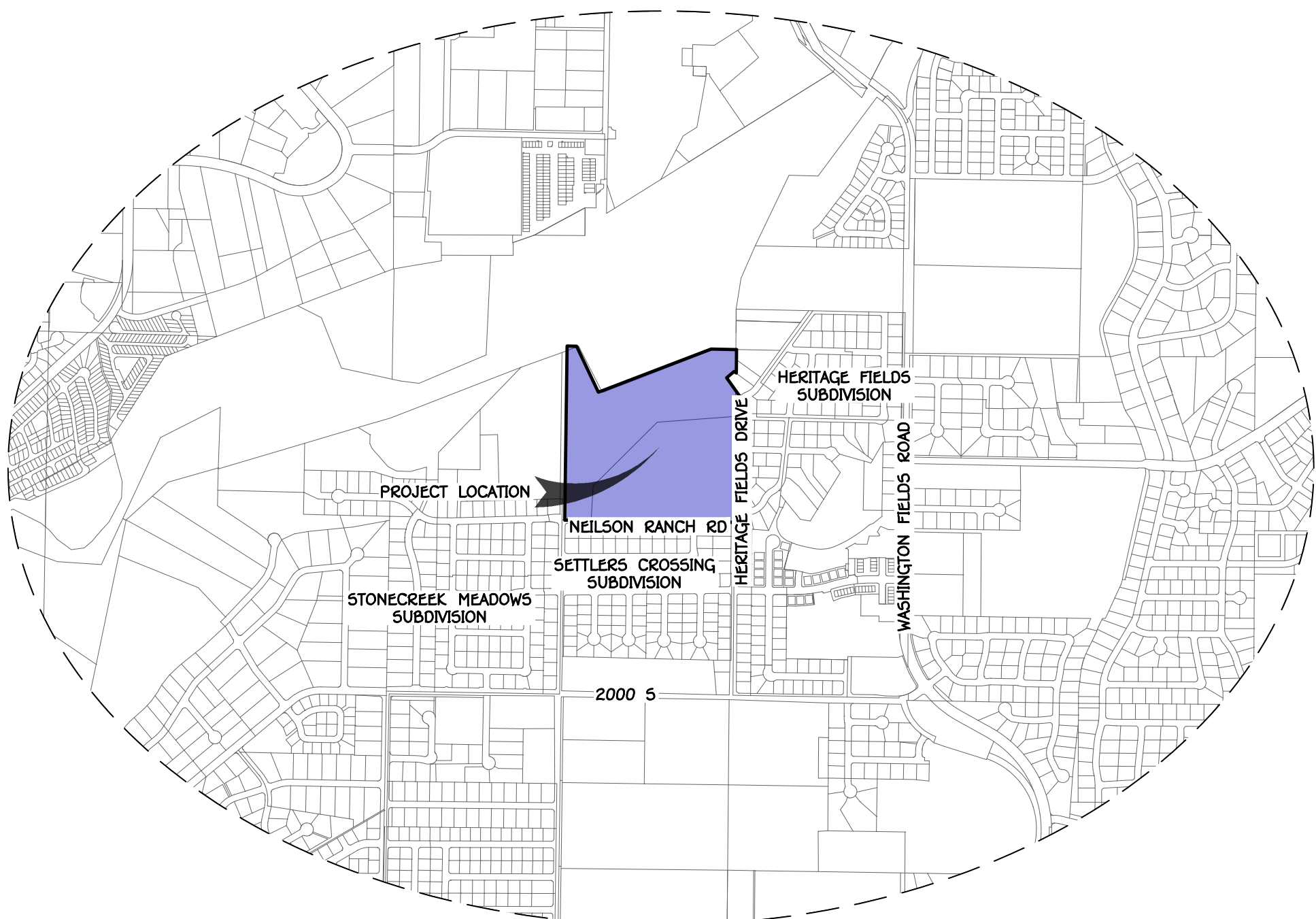
Planning	Reviewed. Ok to move forward	
Public Works	Reviewed - Items addressed. Basic PW/utility layout is acceptable for the Preliminary Plat request. Modifications will be required during construction plan submission.	
Engineer	The engineer will need to work with staff on a floodplain permit and an erosion hazard study for anything done inside the floodplain and the erosion hazard line. Would the owner be willing to provide an easement for the land between the erosion protection and Open Space 3 to the City? In the future if repairs are needed on the riprap or work to be done in the river then City crews would have permission to do so.	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Dixie Power	Reviewed, no concerns	
Economic Dev	Reviewed, no concerns	

STILLWATER
WASHINGTON, UTAH

PRELIMINARY PLAT
JULY 2025



WASHINGTON COUNTY
N.T.S.



VICINITY MAP
SECTION 26 TOWNSHIP 42 S, RANGE 15 W
SLB&M
0 1000' 2000'
SCALE: 1" = 1000'

SHEET INDEX		
#	SHEET	DESCRIPTION
1	P.1.1	COVER SHEET
2	P.1.2	OVERALL SITE PLAN
3	P.2.1	SITE PLAN
4	P.3.1	GRADING PLAN
5	P.4.1	UTILITY PLAN
6	P.5.1	FIRE & LIFE SAFETY PLAN

LEGAL DESCRIPTION	PRELIMINARY PLAT SITE DATA	PROPERTY OWNER	GEOTECH ENGINEER	CIVIL ENGINEER	APPLICANT-AGENT
BEGINNING AT A POINT THAT LIES SOUTH 09°02'31" EAST 1,361.52 FEET ALONG THE CENTER SECTION LINE AND NORTH 1,336.29 FEET, FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 09°16'17" EAST 204.75 FEET; THENCE SOUTH 09°16'17" EAST 1,099.24 FEET; THENCE NORTH 00°30'22" EAST 013.59 FEET; THENCE NORTH 00°30'41" EAST 113.00 FEET; THENCE NORTHEASTERLY ALONG A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 50°29'20" EAST) THROUGH A CENTRAL ANGLE OF 15°23'17", A DISTANCE OF 47.00 FEET; THENCE NORTH 35°17'15" WEST 175.51 FEET; THENCE NORTH 49°47'08" EAST 75.30 FEET; THENCE SOUTH 54°00'00" EAST 20.00 FEET; THENCE NORTH 00°30'22" EAST 179.20 FEET; THENCE NORTH 00°47'40" WEST 195.16 FEET; THENCE SOUTH 69°03'51" WEST 924.00 FEET; THENCE NORTH 25°22'59" WEST 309.40 FEET; THENCE NORTH 00°47'46" WEST 72.51 FEET; THENCE SOUTH 00°46'32" WEST 1,333.07 FEET TO THE POINT OF BEGINNING. CONTAINING 1,543,030 SQUARE FEET OR 35.42 ACRES.	STILLWATER CURRENT ZONING: PUD-R PROJECT AREA 35.42 ACRES (1,543,030 S.F.) 23.15 TOTAL ACRES USED 87 LOTS (2.46 D.U./ACRE) NO. OF LOTS & DENSITY GARAGE PARKING N/A DRIVEWAY PARKING N/A OFF-STREET PARKING N/A TOTAL PARKING N/A	NEILSON SCOTT RUSSELL Jr 4007 S ICHABOD ST SALT LAKE CITY, UT 04117 CONTACT: SCOTT NEILSON & LESLIE NEILSON PHONE: (801) 557-7490 & (415) 407-5675 EMAIL: scottneil65@icould.com & lneilson@rocketmail.com	APPLIED GEOTECHNICAL (AGEC) 1420 S. 270 E. ST. GEORGE, UT 04790 CONTACT: WAYNE ROGERS PHONE: (435) 673-6050 EMAIL: rogers@agecinc.com	AMERICAN CONSULTING & ENGINEERING 1173 S. 250 W., SUITE #504 ST. GEORGE, UT 04770 CONTACT: AUSTIN CHAPPELL PHONE: (435) 200-3330 EMAIL: austin@alcsq.com	THE LOFTS DEVELOPMENT, LLC 929 W. SUNSET BLVD. STE 16 ST. GEORGE, UT 04770 PRIMARY CONTACT: DAVE NASAL PHONE: (435) 705-4474 EMAIL: DAVENASAL@GMAIL.COM

REVISION

DATE:

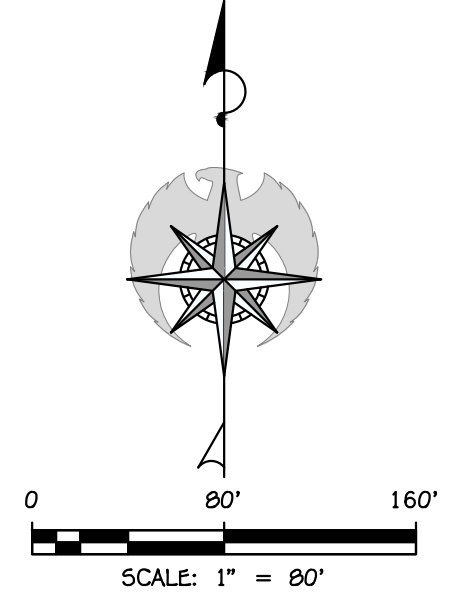
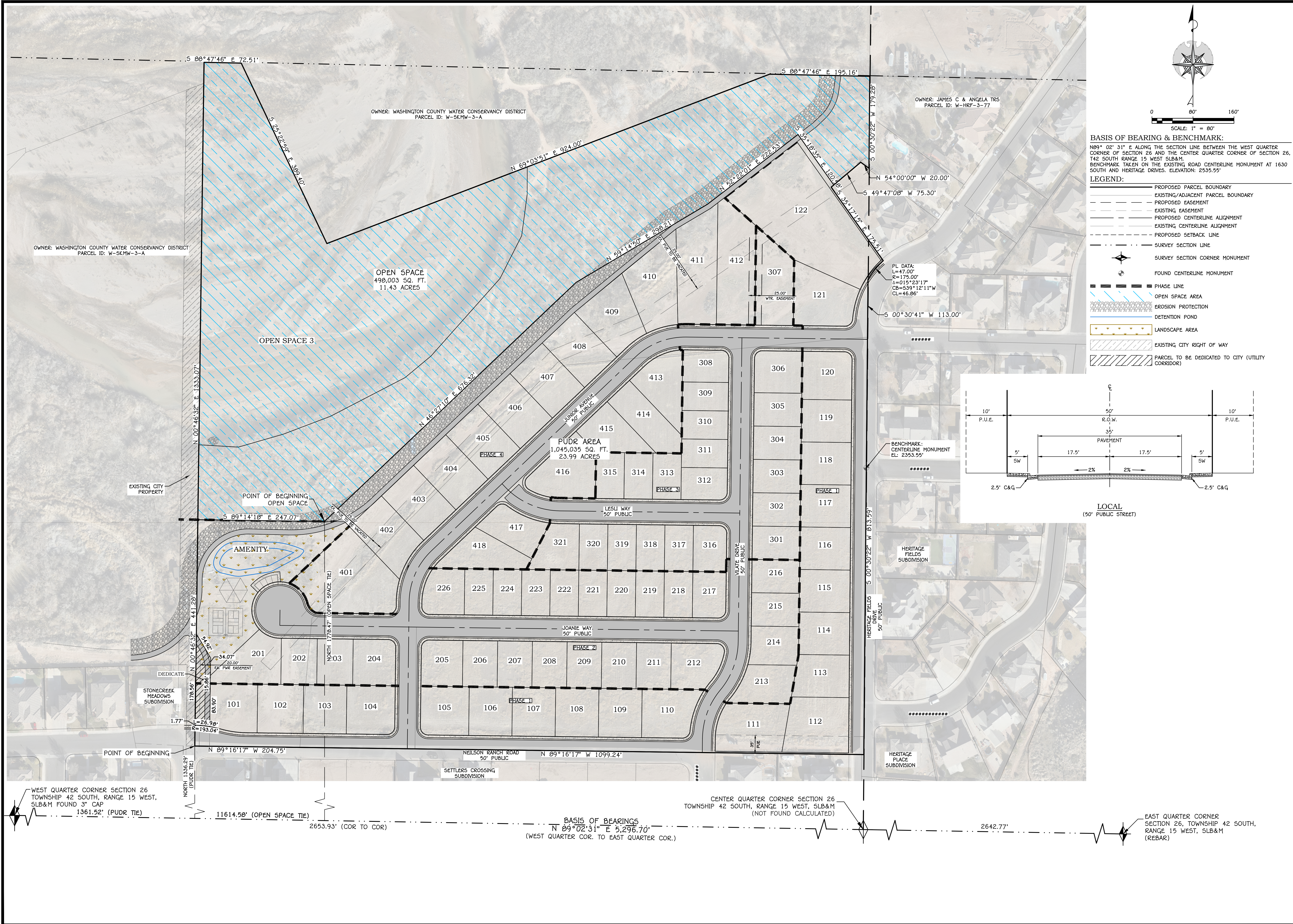
REV.

DATE: 07/09/2025
JOB #: 25-007
DRAWN BY: TC
CHECKED BY: ARC

STILLWATER
SECTION 26 TOWNSHIP 42 S, RANGE 15 W SLB&M
WASHINGTON, UTAH
COVER SHEET
PRELIMINARY PLAT

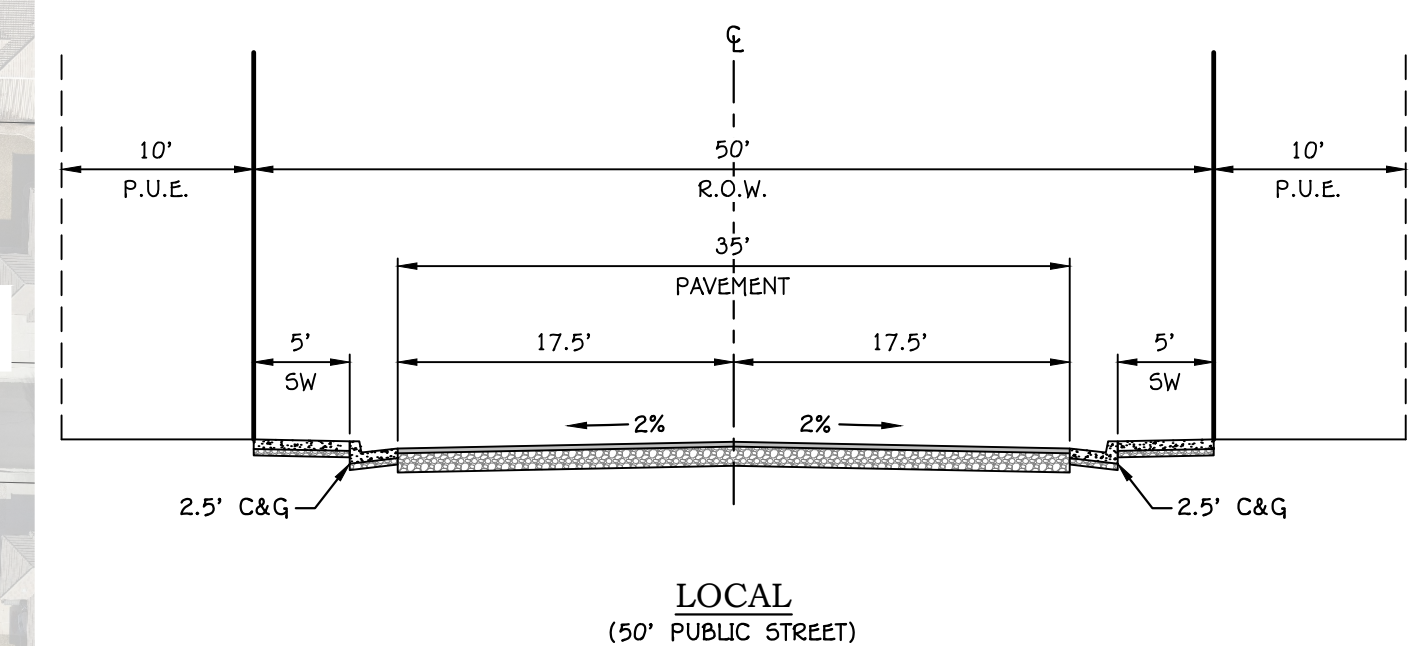
P.1.1

SHEET: 1 of 6



BASIS OF BEARING & BENCHMARK:
N89° 02' 31" E ALONG THE SECTION LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 26 AND THE CENTER QUARTER CORNER OF SECTION 26, T42 SOUTH RANGE 15 WEST SLB&M. BENCHMARK TAKEN ON THE EXISTING ROAD CENTERLINE MONUMENT AT 1630 SOUTH AND HERITAGE DRIVES. ELEVATION: 2535.55'

- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PROPOSED SETBACK LINE
 - SURVEY SECTION LINE
 - SURVEY SECTION CORNER MONUMENT
 - FOUND CENTERLINE MONUMENT
 - PHASE LINE
 - OPEN SPACE AREA
 - EROSION PROTECTION
 - DETENTION POND
 - LANDSCAPE AREA
 - EXISTING CITY RIGHT OF WAY
 - PARCEL TO BE DEDICATED TO CITY (UTILITY CORRIDOR)



REVISION	
DATE:	
REV:	

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

DATE:	07/09/2025
JOB #	25-007
DRAWN BY:	TC
CHECKED BY:	ARC

STILLWATER

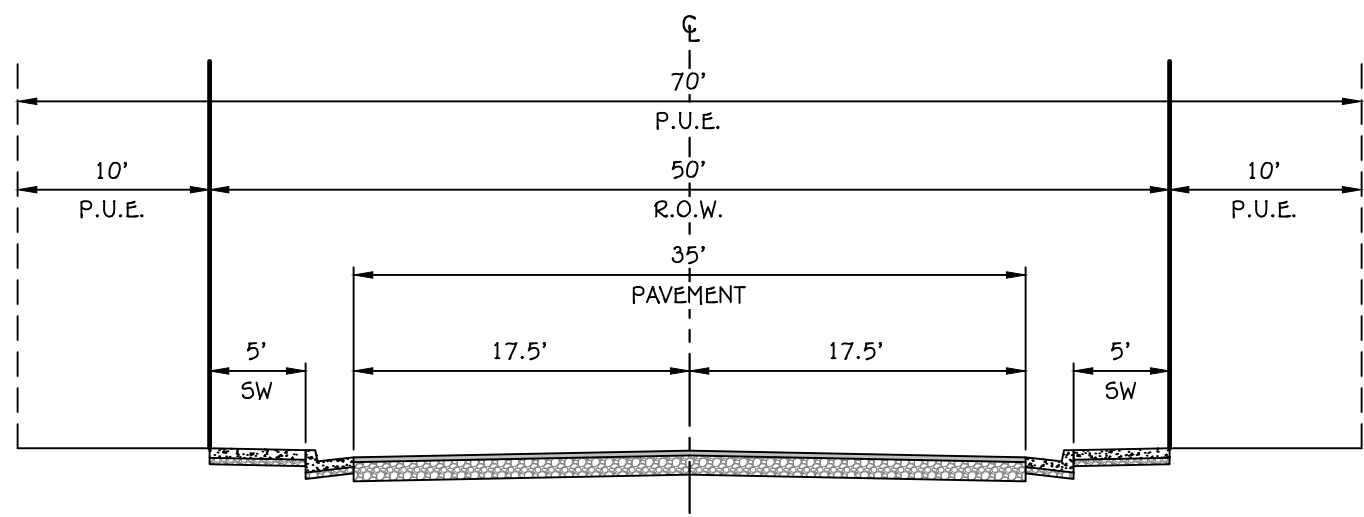
SECTION 26 TOWNSHIP 42 S, RANGE 15 W SLB&M
WASHINGTON, UTAH

OVERALL SITE PLAN

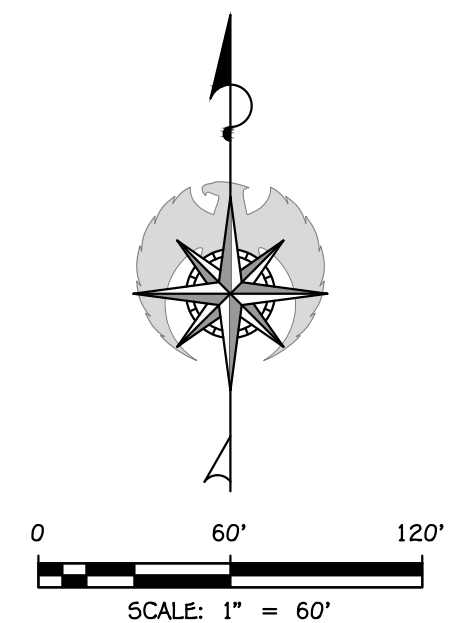
PRELIMINARY PLAT

P.1.2

SHEET: 2 of 6



TYPICAL SECTION: 50' LOCAL
(50' PUBLIC)



SITE AREA INFORMATION		
DESCRIPTION	ACRE	PERCENT
OPEN SPACE (COMMON AREA)	6.75	19.06
OPEN SPACE (TO BE DEDICATED)	5.88	16.60
OPEN SPACE (AMENITY)*	1.08	3.05
SINGLE FAMILY LOTS (87 LOTS, 2.5 DU/AC)	16.71	47.18
STREET R.O.W.	5.00	14.12
TOTAL	35.42	100.00

*AMENITY SPACE REQUIREMENTS: 200 S.F. PER LOT (0.40 ACRES)

LEGEND:		DETAIL
	PROPOSED PARCEL BOUNDARY	
	EXISTING/ADJACENT PARCEL BOUNDARY	
	PROPOSED EASEMENT	
	EXISTING EASEMENT	
	PROPOSED CENTERLINE ALIGNMENT	
	EXISTING CENTERLINE ALIGNMENT	
	PHASE LINE	
	ASPHALT PAVEMENT SURFACE	
	CONCRETE SURFACE	
	LANDSCAPE AREA	
	EXISTING LANDSCAPE AREA	
	EROSION HAZARD	
	FLOOD HAZARD	
	OPEN SPACE	
	NO LIVING STRUCTURES	
	EROSION PROTECTION	

LOT SETBACKS	
*FRONT	20'
*REAR	10'
*SIDE	5' MIN. (15' AGGREGATE)
*STREET SIDE	15'

- * FRONT SETBACK MUST BE 10' TO BLDG AND 20' TO GARAGE
- * SIDE SETBACKS MAY BE A MINIMUM OF 5' BUT THE AGGREGATE SETBACK FOR SIDES 1 AND 2 MUST EQUAL 15' OR MORE

TYPICAL LOT SETBACKS

THE STREET SIDE SETBACK OF 15'-0" WILL ONLY ALLOW A 5'-0" AREA BETWEEN THE STRUCTURE AND THE PUE. ANY RETAINING OR PRIVACY WALLS WOULD BE REQUIRED TO BE PLACED AT THAT 5'-0" DIMENSION FROM THE STRUCTURE. NO RETAINING OR PRIVACY WALLS SHALL BE LOCATED WITHIN THE PUE.

REV. DATE: REVISION

DATE: 07/09/2025

JOB #: 25-007

DRAWN BY: TC

CHECKED BY: ARC

SECTION 26 TOWNSHIP 42 S, RANGE 15 W SLB&M

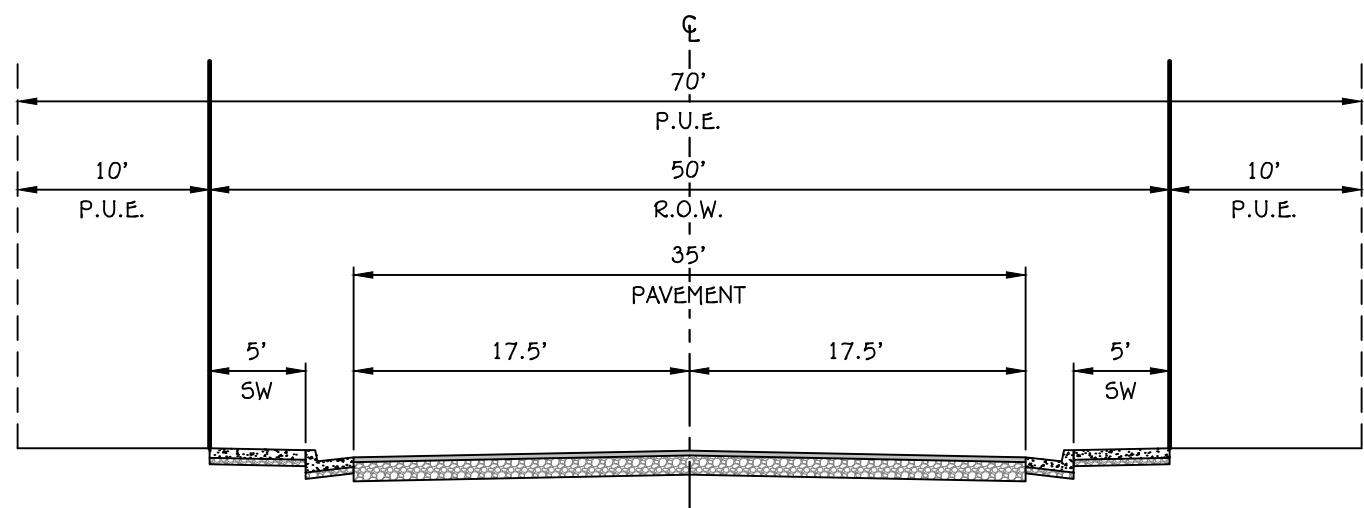
WASHINGTON, UTAH

SITE PLAN

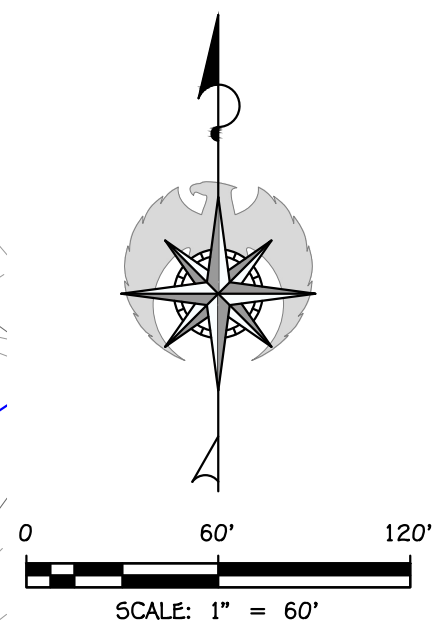
PRELIMINARY PLAT

P.2.1

SHEET: 3 of 6



TYPICAL SECTION: 50' ROW
(50' PUBLIC)



GRADING PLAN NOTES:

1. THE CONTRACTOR SHALL PROVIDE APPROPRIATE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE APPROPRIATE MUD AND DIET CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
2. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS ALONG WITH APPENDIX J STANDARDS OF THE INTERNATIONAL BUILDING CODE 2018 EDITION OR NEWER AS ADOPTED BY THE STATE OF UTAH AND CITY.
3. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM THAT WORK HAS BEEN PERFORMED IN CONFORMANCE WITH GEOTECHNICAL RECOMMENDATIONS.
5. RETAINING WALLS GREATER THAN 3' IN HEIGHT REQUIRE A PERMIT FROM THE CITY BUILDING DEPARTMENT. ALL ROCK RETAINING WALLS MUST BE CERTIFIED AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE CITY'S FINAL ACCEPTANCE.
6. IT IS THE PROPERTY OWNER'S RESPONSIBILITY (DEVELOPER, HOMEOWNER, HOA, ETC.) TO COMPLETE AND MAINTAIN THE FINAL GRADING ON THEIR PROPERTY IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN ALONG WITH ALL RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER. THE PROPERTY OWNER IS RESPONSIBLE IN PERPETUITY, FOR INSPECTING AND MAINTAINING PROPER DRAINAGE FOR THEIR PROPERTY.
7. ALL STORM DRAIN PIPE LENGTHS ARE GIVEN FROM AND TO THE CENTER OF EACH STRUCTURE. CONTRACTOR SHALL VERIFY THE ACTUAL LENGTHS REQUIRED PRIOR TO ORDERING PIPE MATERIALS.
8. ALL RETAINING WALLS REQUIRE BUILDING PERMITS.

NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

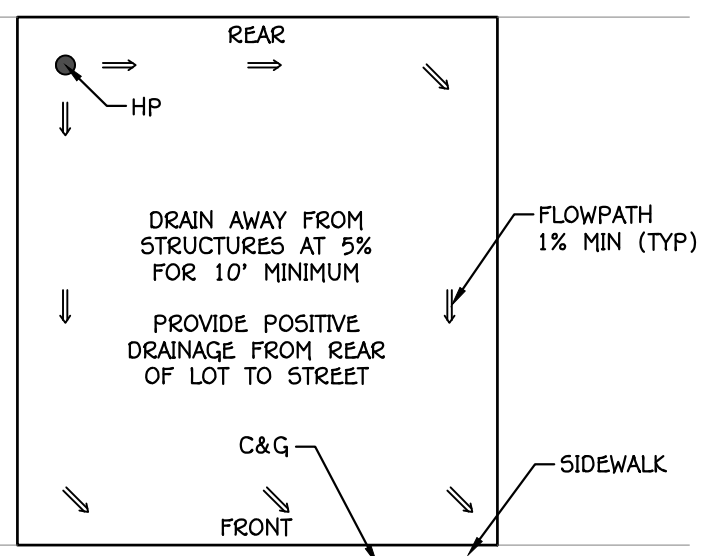
EARTHWORK QUANTITIES:

EARTHWORK QUANTITIES PROVIDED BELOW ARE APPROXIMATED BASED ON COMPARISON OF EXISTING GROUND AND FINISH GROUND SURFACE DATA USING A (SHRINK/SWELL) FACTOR OF 1.00. QUANTITIES SHOWN DO NOT ACCOUNT FOR ADDITIONAL CUT/FILL GENERATED BY BACKCUT VOLUMES FROM PAVEMENT SECTIONS, SIDEWALKS, FOOTINGS/FOUNDATIONS, CURBS AND GUTTER, ETC. CONTRACTOR RESPONSIBLE TO INDEPENDENTLY VERIFY ALL EARTHWORK QUANTITIES REQUIRED TO COMPLETE CONSTRUCTION.

9,115 CU. YDS. CUT
37,582 CU. YDS. FILL
28,467 CU. YDS. (NET FILL)

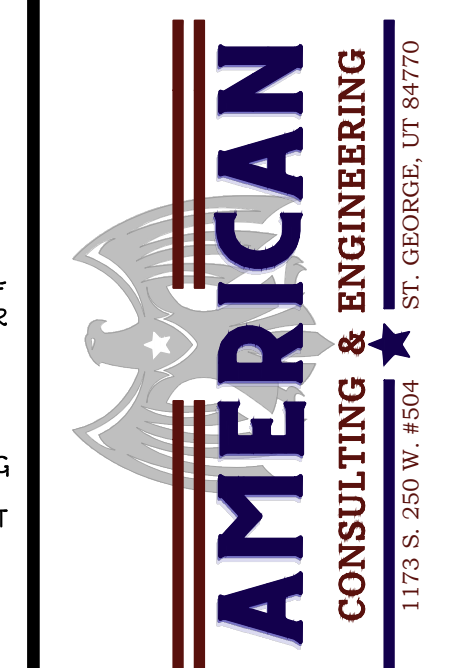
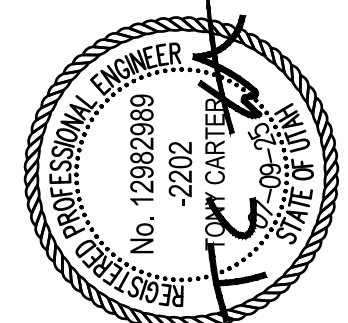
LEGEND:

- | | | |
|-----|--|--------|
| --- | PROPOSED PARCEL BOUNDARY | DETAIL |
| --- | EXISTING/ADJACENT PARCEL BOUNDARY | |
| --- | PROPOSED CENTERLINE ALIGNMENT | |
| --- | EXISTING CENTERLINE ALIGNMENT | |
| --- | PHASE 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 | 205A |
| --- | CURB INLET DOUBLE CATCH BASIN | 205B |
| --- | STANDARD STORM DRAIN MANHOLE | 220 |
| --- | FLARED END SECTION | |
| --- | GRATE INLET AREA DRAIN BOX | |
| --- | PROPOSED DRAINAGE SWALE/DITCH (SEE SECTIONS) | |
| --- | EXISTING DRAINAGE SWALE/DITCH | |
| --- | EROSION PROTECTION | |



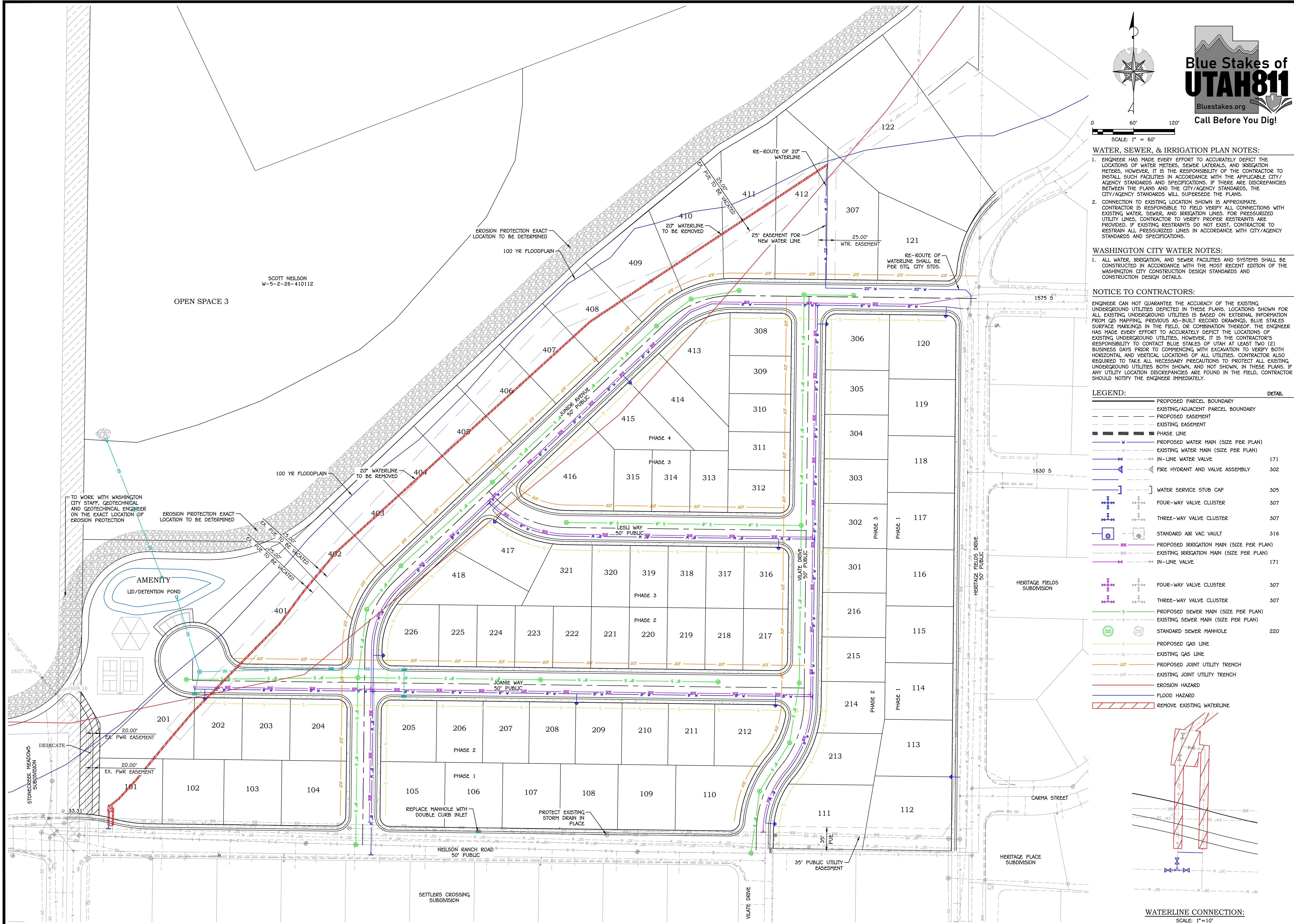
TYPICAL LOT DRAINAGE
SCALE: NTS

REV.	DATE	REVISION



DATE: 07/09/2025
JOB #: 25-007
DRAWN BY: TC
CHECKED BY: ARC

STILLWATER
SECTION 26 TOWNSHIP 42 S, RANGE 15 W SLB&M
WASHINGTON, UTAH
GRADING PLAN
PRELIMINARY PLAT

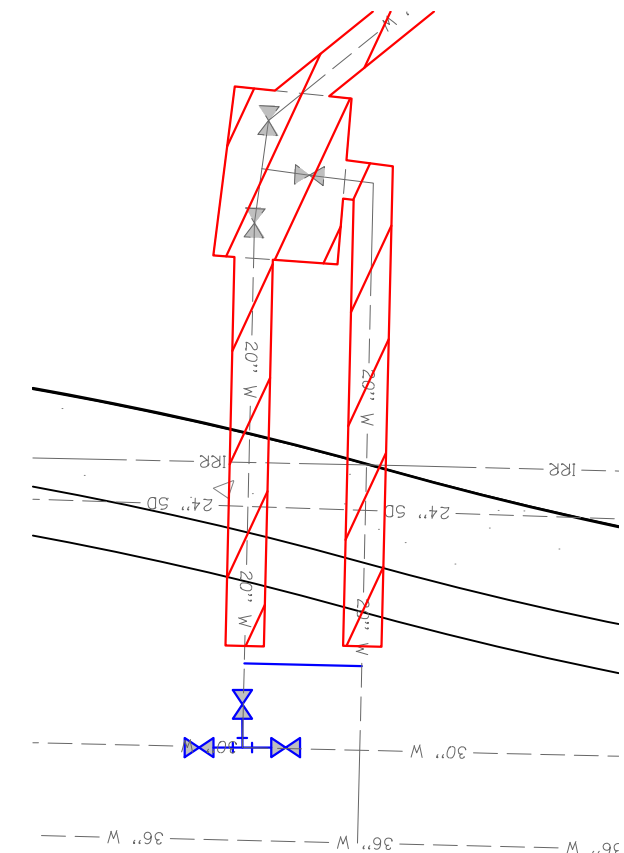


- WATER, SEWER, & IRRIGATION PLAN NOTES:**
- ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF WATER METERS, SEWER LATERALS, AND IRRIGATION METERS, HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SUCH FACILITIES IN ACCORDANCE WITH THE APPLICABLE CITY/AGENCY STANDARDS AND SPECIFICATIONS. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND THE CITY/AGENCY STANDARDS, THE CITY/AGENCY STANDARDS WILL SUPERSEDE THE PLANS.
 - CONNECTION TO EXISTING LOCATION SHOWN IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL CONNECTIONS WITH EXISTING WATER, SEWER, AND IRRIGATION LINES. FOR PRESSURIZED UTILITY LINES, CONTRACTOR TO VERIFY PROPER RESTRAINTS ARE PROVIDED. IF EXISTING RESTRAINTS DO NOT EXIST, CONTRACTOR TO RESTRAIN ALL PRESSURIZED LINES IN ACCORDANCE WITH CITY/AGENCY STANDARDS AND SPECIFICATIONS.
- WASHINGTON CITY WATER NOTES:**
- ALL WATER, IRRIGATION, AND SEWER FACILITIES AND SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE WASHINGTON CITY CONSTRUCTION DESIGN STANDARDS AND CONSTRUCTION DESIGN DETAILS.

NOTICE TO CONTRACTORS:

ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORD DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

LEGEND:		DETAIL
	PROPOSED PARCEL BOUNDARY	
	EXISTING/ADJACENT PARCEL BOUNDARY	
	PROPOSED EASEMENT	
	EXISTING EASEMENT	
	PHASE LINE	
	PROPOSED WATER MAIN (SIZE PER PLAN)	
	EXISTING WATER MAIN (SIZE PER PLAN)	
	IN-LINE WATER VALVE	171
	FIRE HYDRANT AND VALVE ASSEMBLY	302
	WATER SERVICE STUB CAP	305
	FOUR-WAY VALVE CLUSTER	307
	THREE-WAY VALVE CLUSTER	307
	STANDARD AIR VAC VAULT	316
	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)	
	EXISTING IRRIGATION MAIN (SIZE PER PLAN)	
	IN-LINE VALVE	171
	FOUR-WAY VALVE CLUSTER	307
	THREE-WAY VALVE CLUSTER	307
	PROPOSED SEWER MAIN (SIZE PER PLAN)	
	EXISTING SEWER MAIN (SIZE PER PLAN)	
	STANDARD SEWER MANHOLE	220
	PROPOSED GAS LINE	
	EXISTING GAS LINE	
	PROPOSED JOINT UTILITY TRENCH	
	EXISTING JOINT UTILITY TRENCH	
	EROSION HAZARD	
	FLOOD HAZARD	
	REMOVE EXISTING WATERLINE	



WATERLINE CONNECTION:
SCALE: 1"=10'

DATE: 07/09/2025
JOB #: 25-007
DRAWN BY: TC
CHECKED BY: ARC

STILLWATER
SECTION 26 TOWNSHIP 42 S, RANGE 15 W SLB&M
WASHINGTON, UTAH
UTILITY PLAN
PRELIMINARY PLAT

P.4.1

SHEET: 5 of 6

