



Washington City Land Use Authority
Regular Meeting Agenda
August 6, 2025

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, August 6, 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 July 16, 2025.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. MINOR SUBDIVISION

- a. Consideration to approve a Final Plat for Pink Sands Minor Subdivision located at approximately Red Sands Drive and White Sands Drive.
Applicant: Civil Science.

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 an Amended Final Plat for Primavera Commercial Minor located at 70 North Green Spring Drive.
Applicant: Romik Patel.

6. ADJOURNMENT

POSTED this 31st 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:	August 6th, 2025
ACTION REQUESTED:	Final Plat approval for the Pink Sands Minor subdivision, located at approximately Red Sands Drive and White Sands Drive
APPLICANT:	Civil Science
OWNER:	Rex Donn
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval for the Pink Sands Minor subdivision located at approximately Red Sands Drive and White Sands Drive. The applicant is asking to split the current .46 acres into two parcels for single family development. The current zoning at this location is R-1-8. The surrounding zoning is R-1-8 to the north, east, south and 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 Pink Sands Minor 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.

The purpose of this final plat application is to divide the existing parcel into two separate lots.



**PROJECT FLOW CARD: FP-25-0020 - Minor Subdivision - Pink Sands Minor
Red Sands Dr & White Sands Dr**

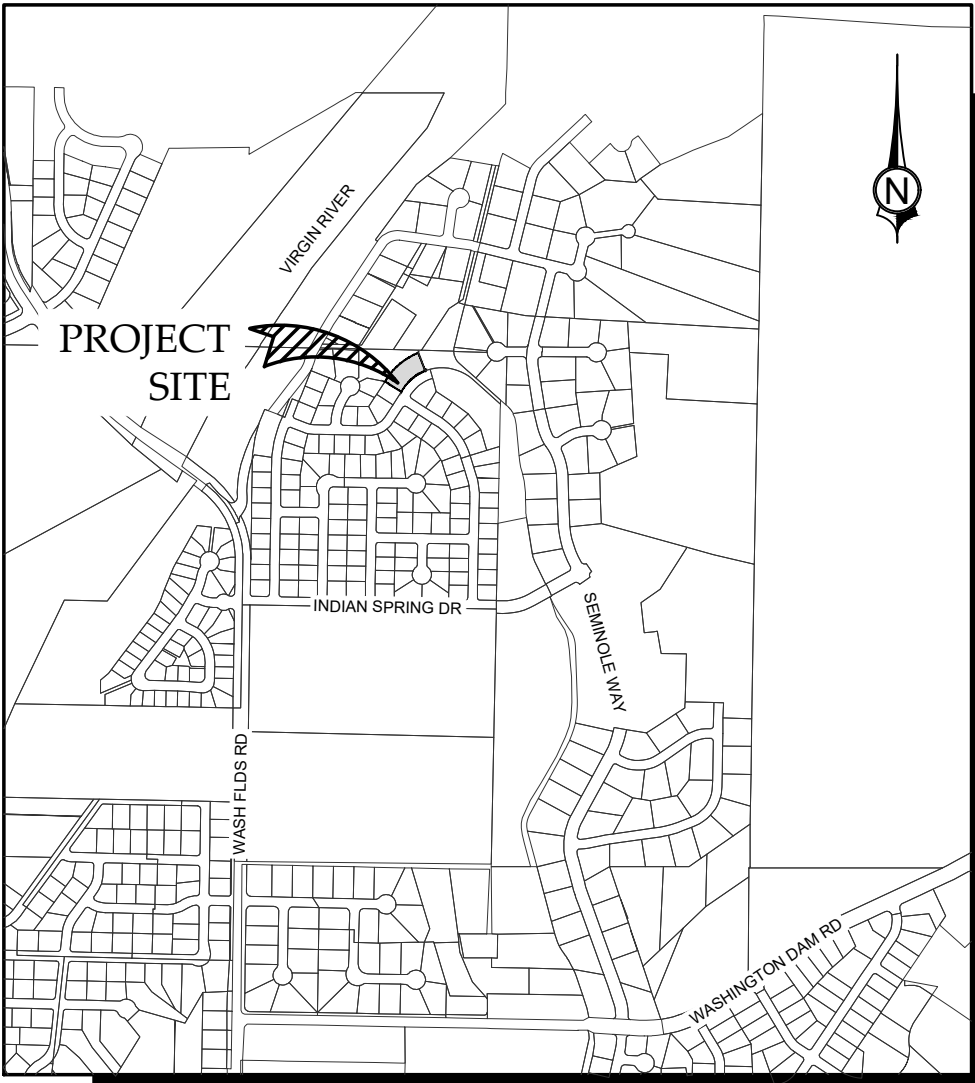
Planning	Reviewed. No concerns	
Public Works	Reviewed - Items addressed	
Engineer	Reviewed. No concerns	
Fire Dept.	Reviewed. No concerns	
Parks/Trails	Reviewed. No concerns	
Building Dept	Reviewed no concern DE	
Dixie Power	Reviewed. No concerns	

PINK SANDS MINOR

LOCATED IN
SE 1/4 OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

Line Table		
Line Number	Length	Direction
L1	19.52'	N32° 53' 42.90"E

Curve Table					
Curve Number	Length	Radius	Delta	Chord Direction	Chord Length
C1	83.42'	240.00'	19°54'50"	S 58°52'18" W	83.00'
C2	67.10'	240.00'	16°01'10"	S 40°54'18" W	66.88'
C3	95.06'	340.00'	16°01'10"	S 40°54'18" W	94.75'
C4	118.17'	340.00'	19°54'50"	S 58°52'18" W	117.58'
C5	27.26'	240.00'	6°30'24"	S 72°04'55" W	27.24'
C6	159.26'	215.00'	42°26'25"	S 54°06'56" W	155.64'



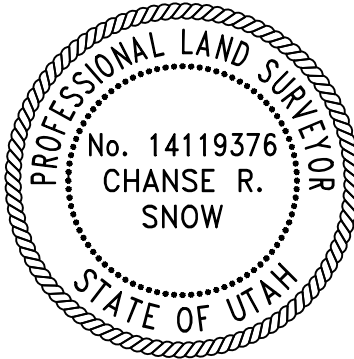
VICINITY MAP
1" = 100'

SURVEYOR'S CERTIFICATE

I, CHANSE SNOW, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

PINK SANDS MINOR

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



DATE

CHANSE R. SNOW, PLS

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 18 OF INDIAN SPRINGS PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AT A POINT WHICH IS BEING S 1°07'20" W 209.04 FEET ALONG THE EAST LINE OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND S 90°00'00" W 517.88 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 23, AND RUNNING THENCE N 57°06'17" W 100.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 18, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210044927, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) N 32°53'43" E 19.52 FEET, TO THE POINT OF CURVATURE OF A 340.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 213.23 FEET THROUGH A CENTRAL ANGLE OF 35°56'00", TO A POINT ON THE WESTERLY LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20240027690, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 21°10'17" E 100.00 FEET ALONG SAID LINE, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RED SAND DRIVE, POINT ALSO BEING THE POINT ON A 240.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 21°10'17" E, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF SAID CURVE 150.52 FEET THROUGH A CENTRAL ANGLE OF 35°56'00", (2) THENCE S 32°53'43" W 19.52 FEET, TO THE POINT OF BEGINNING.

CONTAINS 20.139 SQ FT OR 0.46 ACRE MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

PINK SANDS MINOR

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____, AS SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

REX DONN

(AN INDIVIDUAL)

REX DONN

INDIVIDUAL ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, REX DONN, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNERS' DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

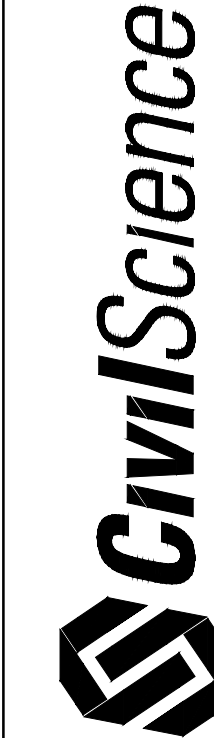
NOTARY PUBLIC _____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

GENERAL NOTES

- A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED APRIL 7, 2025. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- 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.
- 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.
- ALL COMMON AREA SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- 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".
- 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.
- LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.
- EXTERIOR BOUNDARIES AGREE WITH EXISTING OR PROPOSED DIVISION LINES AS DEPICTED ON FILED OR APPROVED RECORD OF SURVEY MAP(S). ROS INDEX NO. FILED AT THE COUNTY: RS006909-16

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____.	CITY ENGINEER'S APPROVAL THE 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. 20____.	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH I, THE MAYOR OF WASHINGTON CITY, HEREBY VERIFY THAT WASHINGTON CITY COMMUNITY DEVELOPMENT DIRECTOR HAS REVIEWED AND APPROVED SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO ON THIS ____ DAY OF _____, A.D. 20____.	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	RECORDED No.
PUBLIC WORKS, WASHINGTON CITY	CITY ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	ATTEST: CITY RECORDER, WASHINGTON CITY	MAYOR, WASHINGTON CITY	WASHINGTON COUNTY RECORDER

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



PINK SANDS MINOR
LOCATED IN
SE 1/4 OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

PROJ. #: FF22066.01
DRAWN BY: JRM
DATE: 03/07/2025
CHECKED BY: CRS
SCALE OF SHEET
HOR SCALE: 1" = 20'

SHEET
1
OF
1

JEFFREY J & HEIDI MONSON
W-IOE-2-35-A

INDIAN OAKS
ESTATES 2

JEFFREY J & HEIDI MONSON
W-IOE-2-35-B

DOUGLAS RAY &
MARGARET I
W-226-

MICHAEL J LEIKAM
PARCEL NO.
W-226-E-1-A-2
DOCUMENT NO.
20210044927

BUILDABLE SPACE
5,917 SQ. FT.
TOP PAD: 2661.50
LOWER PAD: 2651.50

BUILDABLE SPACE
5,880 SQ. FT.
TOP PAD: 2658.50
LOWER PAD: 2648.50

WASHINGTON CITY PARCEL NO.
W-226-J
DOCUMENT NO. 20240027690

2
10,079 S.F.
0.23 ACRES

1
10,061 S.F.
0.23 ACRES

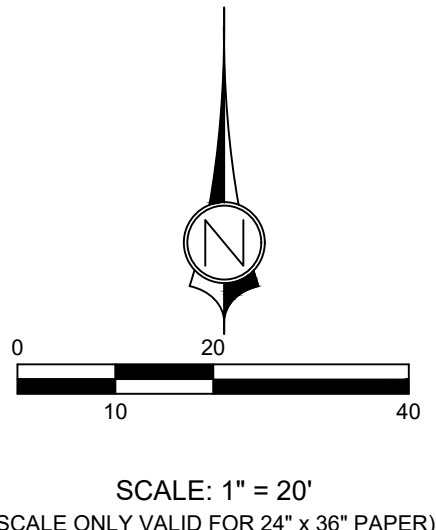
Water service for Lot 2 shall be installed
on the opposite property line in
accordance with Washington City
Construction Standards Section 3.6.8 (D)

INDIAN SPRINGS PHASE 1
SUBDIVISION

MONUMENT
NOT FOUND

WHITE SANDS DRIVE
(80' PUBLIC STREET)

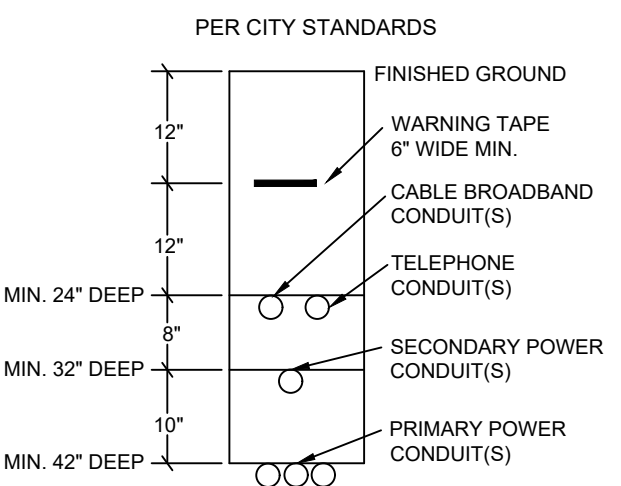
RED SANDS DRIVE
(50' PUBLIC STREET)



PRETREATMENT NOTES

- A "FOOD SERVICE ESTABLISHMENT" IS DEFINED AS ANY BUILDING, VEHICLE, PLACE, OR STRUCTURE, OR ANY ROOM OR DIVISION IN A BUILDING, VEHICLE, PLACE, OR STRUCTURE, WHERE: (A) FOOD IS PREPARED, SERVED, OR SOLD FOR IMMEDIATE CONSUMPTION ON OR IN THE VICINITY OF THE PREMISES; (B) CALLED FOR OR TAKEN OUT BY CUSTOMERS; OR (C) PREPARED PRIOR TO BEING DELIVERED TO ANOTHER LOCATION FOR CONSUMPTION (ORD. 8-4-14.2)
- ALL NEWLY CONSTRUCTED COMMERCIAL STRUCTURES, STRIP MALLS, MULTI-TENANT PLANNED OCCUPIED BUILDINGS, OR PLANNED UNOCCUPIED BUILDINGS, SHALL INSTALL INDEPENDENT WASTEWATER DISCHARGE LINES STUBBED OUT WITHIN EACH DESIGNATED FUTURE FOOD ESTABLISHMENT UNIT. IF A NEW SOURCE COMMERCIAL STRUCTURE, STRIP MALL, OR MULTI-TENANT BUILDING HAS PLANNED OCCUPANCY BY ONE OR MORE BUSINESSES THAT DO NOT GENERATE FOG, AND THEREFORE DO NOT NEED A GREASE INTERCEPTOR, AND THE OWNER OF THE STRUCTURE DOES NOT FACILITATE THE INSTALLATION OF INDEPENDENT WASTEWATER DISCHARGE LINES AND INSTALL A COMMON INTERCEPTOR, THEN NO FUTURE FOOD ESTABLISHMENT SHALL BE PERMITTED. UNLESS THE FACILITIES ARE RETROFITTED FOR INDEPENDENT LINES (ORD. 8-4-14.3)
- ALL PLANS PROPOSING TO INSTALL AN INTERCEPTOR MUST INCLUDE THE CITY OF ST. GEORGE STANDARD DETAIL. (ORD. 8-4-14.3)
- THE DISCHARGE OF WASTEWATER WITH TEMPERATURES IN EXCESS OF ONE HUNDRED FORTY DEGREES FAHRENHEIT (140°F) TO ANY FOGS CONTROL DEVICE, INCLUDING INTERCEPTORS AND TRAPS, IS PROHIBITED. (ORD. 8-4-14.4)
- INSTALLATION AND USE OF FOOD GRINDERS IN NEW AND/OR REMODELED FSE'S ARE NOT RECOMMENDED. (ORD. 8-4-14.4)
- ALL DRAINS NEAR CHEMICAL STORAGE SHALL BE PLUGGED AND/OR CHEMICALS SHALL HAVE SECONDARY CONTAINMENT TO PREVENT DISCHARGE INTO THE SANITARY SEWER. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF CHEMICALS. (ORD. 8-4-14.5)
- ALL KITCHEN FIXTURES (INCLUDING MOP SINKS AND ICE MACHINES) MUST DISCHARGE TO THE GREASE WASTE LINE THAT FLOWS INTO THE GREASE INTERCEPTOR. PRIOR TO OCCUPANCY AND/OR THE ISSUANCE OF THE BUSINESS LICENSE AND FOLLOWING THE INTERCEPTOR LEAK TEST APPROVAL, ALL KITCHEN FIXTURES MUST PASS A DYE TEST PERFORMED BY THE PRETREATMENT DEPARTMENT. REQUEST A DYE TEST FROM THE PRETREATMENT DEPARTMENT BY VISITING PRETREATMENT.SGCITY.ORG WHEN ALL KITCHEN FIXTURES ARE INSTALLED, PLUMBED TO THE GREASE INTERCEPTOR, AND HAVE RUNNING WATER TO THEM. ANY QUESTIONS CAN BE DIRECTED TO (435) 627-4266
- NO USER SHALL INTRODUCE OR CAUSE TO BE INTRODUCED INTO THE POTW ANY POLLUTANT OR WASTEWATER AS OUTLINED IN ORD. 8-4-2.1 (PROHIBITED DISCHARGE STANDARDS).

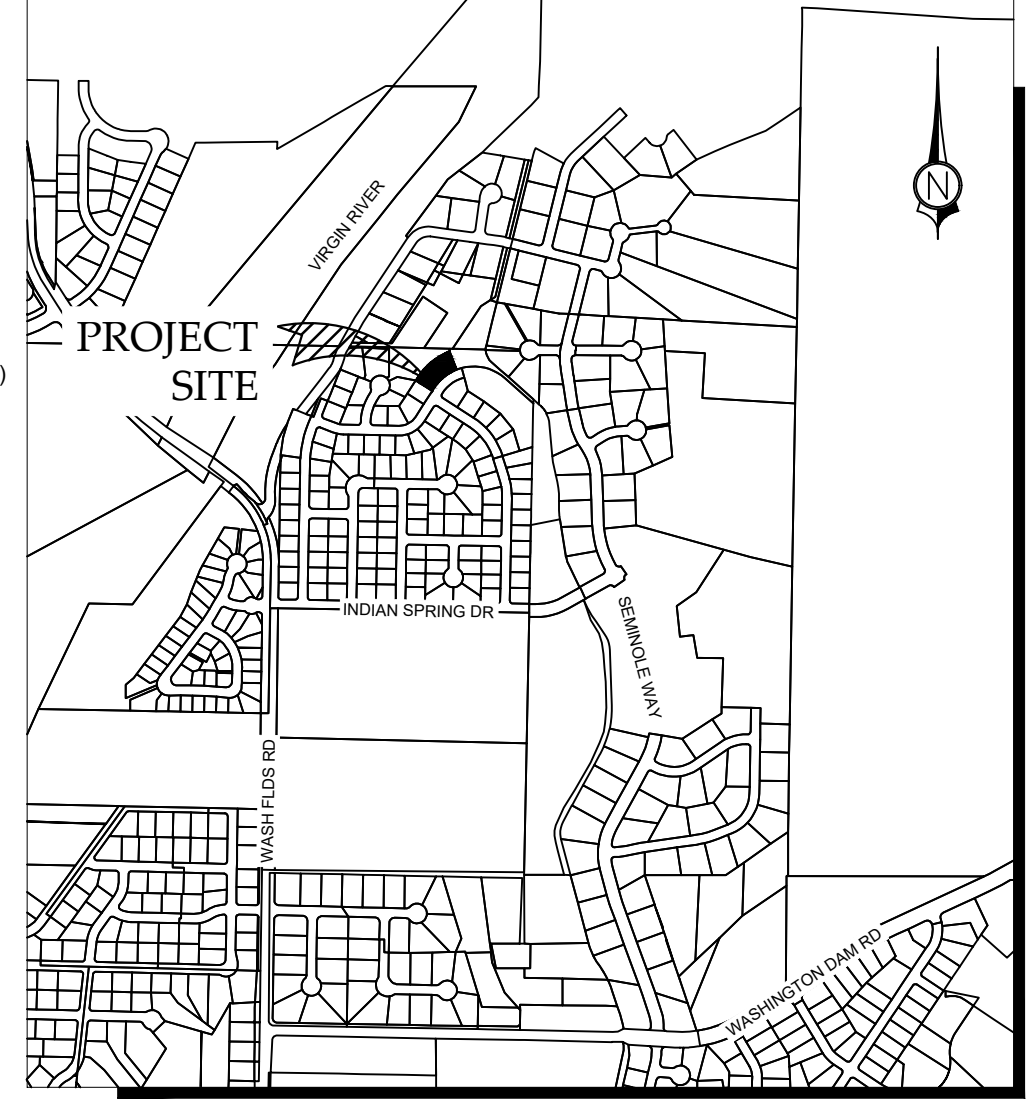
JOINT UTILITY TRENCH DETAIL



RELEASED FOR CONSTRUCTION
DATE: June 19, 2025
BY: [Signature]

LEGEND

- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- WATER LATERAL & METER WITH BOX
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
8"Ø UNLESS SIZE NOTED OTHERWISE
- SEWER MANHOLE (SIZE AS NOTED ON PLAN)
- 6" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- ELECTRICAL SWITCH
- ELECTRICAL 4 WAY VAULT
- ELECTRICAL TRANSFORMER
- POWER SERVICE
- STREET LIGHT
(TO BE INSTALLED BY DIXIE POWER)
- EXISTING STREET LIGHT
- EXISTING POWER POLE
- PRIMARY POWER LINE
- SECONDARY POWER LINE
- EXISTING POWER LINE
- PROPERTY LINE
- PROPOSED LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER



VICINITY MAP
1" = 1000'

SEWER NOTES

- ANY SEWERS NOT IN PUBLIC STREETS SHALL SHOW RECORDED EASEMENTS.

WATER NOTES

- ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE WASHINGTON CITY WATER DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE "WASHINGTON CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND "THE INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY WASHINGTON CITY.
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
- THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
- ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH WASHINGTON CITY.
- 12 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
- THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
- ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
- CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
- ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY WASHINGTON CITY WATER SERVICES ENGINEER.
- WATER METER LOCATIONS TO BE STAKED.

IRRIGATION NOTES

- ALL IRRIGATION PIPE SHALL INSTALLED AND AIR TESTED IN THE SAME MANNER AS THE CULINARY WATER SYSTEM PER THE "WASHINGTON CITY CONSTRUCTION DESIGN STANDARDS".
- 12 GAUGE WIRE SHALL BE TAPED TO ALL IRRIGATION MAINS FOR LOCATING PURPOSES AND THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX.
- 1" METER SETTERS MUST BE INSTALLED ON EACH LOT AND MUST BE INSTALLED WITHIN A METER BOX CLEARLY MARKED "IRRIGATION".
- IRRIGATION BOXES AND LIDS SHALL BE PURPLE IF PLASTIC. LIDS SHALL BE OF A DIFFERENT SIZE AND NOT INTERCHANGEABLE WITH THE CULINARY LIDS.
- ALL IRRIGATION PIPING INCLUDING SERVICE LATERALS MUST BE PURPLE IN COLOR AND CLEARLY MARKED "IRRIGATION".
- ALL PIPING TO BE INSTALLED MUST HAVE A TEN FOOT MINIMUM SEPARATION FROM CULINARY WATER.
- ALL MAIN LINE VALVE BOXES MUST BE TRIANGULAR IN SHAPE.
- THE REQUIREMENTS OF SECTION 3 & 4 WASHINGTON CITY CONSTRUCTION DESIGN STANDARDS MUST BE USED FOR INSTALLING ALL IRRIGATION MATERIAL.

INFOWEST, CATV/FIBER OPTIC NOTES

- DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT. ANY MODIFICATION REQUIRED TO FEED THE PROJECT WILL BE BILLED TO THE DEVELOPER.
- GO FIBER WILL PROVIDE ALL CONDUITS, CALL 435-272-3559 OR EMAIL [JUC@INFOWEST.COM](mailto:juc@infowest.com) FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
- FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, THE DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
- ANY QUESTIONS REGARDING THE SERVICE SHOULD BE DIRECTED TO GAB TREMBLAY AT 435-272-3559 OR [JUC@INFOWEST.COM](mailto:juc@infowest.com)
- RELOCATION OF NEW EXISTING GO FIBER FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF THE COSTS FOR THE WORK DONE.

CENTURY LINK NOTES

- DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE
- INSIDE TERMINATION: DEVELOPER TO PROVIDE 4'X8' PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. A PERMANENT, GROUNDED 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. "WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R, "LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT. OUTSIDE TERMINATION: DEVELOPER TO PROVIDE 30" X 30"X10" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET LOCATED IN THE LEFT OR RIGHT HAND LOWER CORNER. A PERMANENT, GROUNDED 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. "WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R, "LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.
- CONTACT CENTURYLINK ENGINEER AT 385-244-7763 OR DARRIN.ALLEN@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
- ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS BROADBAND NOTES:

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PLACE CONDUITS IN AN OPEN/JOINT TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE WORK.
- CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

DIXIE POWER JUC NOTES

- THE POWER DESIGN ON THIS UTILITY PLAN IS CONSIDERED BY DIXIE POWER TO BE PRELIMINARY UNTIL ACCOMPANIED BY A JUC APPROVAL STAMP. UPON RECEIPT OF THE JUC APPROVED DRAWING, DIXIE POWER'S ENGINEERING DEPARTMENT SHALL COMMENCE WITH THE FINAL CONSTRUCTION ESTIMATE. CONSTRUCTION ON THIS PROJECT WILL NOT COMMENCE UNTIL ALL CONSTRUCTION PAYMENTS HAVE BEEN MADE IN FULL.
- ALL PRIMARY AND SECONDARY POWER INSTALLATION SHALL BE PERFORMED BY DIXIE POWER AND ITS APPROVED CONSTRUCTION CREWS. IF BACKFILL AND COMPACTION IS TO BE PROVIDED BY OWNER, ALL CONDUITS SHALL BE SAND BEDDED BEFORE NATIVE BACKFILL CAN BE UTILIZED.
- IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE LOCATIONS AND ELEVATIONS FOR EACH OF THE FACILITIES THAT ARE TO BE INSTALLED WITH THIS PROJECT. IF OVERHEAD POWER LINES ARE BEING CONSTRUCTED, THE FINAL GRADE OF THE EASEMENT SHALL BE ESTABLISHED BEFORE CONSTRUCTION CAN BEGIN. IF THE GRADE CHANGES AFTER THE CONSTRUCTION HAS BEEN COMPLETED, THE COSTS TO CHANGE THE ELEVATION SHALL BE BILLABLE TO THE OWNER.
- ALL JUC TRENCHES SHALL BE BACKFILLED AND COMPACTED IN 6 TO 8" LIFTS TO A COMPACTION OF 98% IN ROWWAYS/SIDEWALKS AND 90% BEHIND SIDEWALKS AND AT ALL PREPARED TRANSFORMER PAD AND HEAVY HARDWARE LOCATIONS. TESTING IS TO BE DONE AT MIDDLE AND TOP OF TRENCH.
- FIELD DENSITY REPORTS FROM AN ACCREDITED GEOTECHNICAL ENGINEERING COMPANY SHALL BE SUBMITTED TO DIXIE POWER'S ENGINEERING DEPARTMENT UPON COMPLETION OF THE PROJECT.
- ALL CHANGES TO EXISTING GRADES NEAR EXISTING POWER UTILITIES MUST BE APPROVED BY DIXIE POWER'S ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION. BLUE STAKES PROTOCOL SHALL BE FOLLOWED AT ALL TIMES.
- ANY IN FIELD CHANGES TO THE JUC APPROVED POWER DESIGN WILL BE AT THE OWNER'S EXPENSE AND MUST BE PRE-APPROVED AND DOCUMENTED BY DIXIE POWER PRIOR TO INSTALLATION.
- OVERHEAD POWER LINE EASEMENTS SHALL NOT BE LANDSCAPED WITH TREES THAT GROW MORE THAN 15 FT AT MAXIMUM MATURITY. ALL UNDERGROUND FACILITIES SHALL BE LEFT OPEN FROM LANDSCAPING (15FT IN FRONT AND 5FT ON SIDES AND BACK FOR TRANSFORMERS AND SWITCHES AND 15 FT IN FRONT AND BACK FOR PMH HARDWARE) FOR EASE OF ACCESS.
- PLEASE REFERENCE WWW.DIXIEPOWER.COM FOR INFORMATION ON INSTALLATION GUIDELINES AND METERING STANDARDS.

ENBRIDGE GAS NOTES

- DEVELOPER NEEDS TO CONTACT ENBRIDGE GAS PRECONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. DJ CAMPBELL 435-674-6154 FOR WASHINGTON CITY AREA.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT ENBRIDGE GAS FOR CASING LOCATIONS (1155 E 350 N - ST GEORGE).
- ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. "NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON THE PUE. DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION."
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOTS AND GRASSY AREAS SHALL BE GRADED BY GAS RUNNING LINE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS AND OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF THE GAS INSTALLATION TO THIS PROJECT.
- CONTACT JC HALL (435-210-0729) AT LEAST TWO (2) WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- "IMPORTANT NOTE: GAS SHALL BE PUT ON A SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURRED. STREETS ARE WITHIN 6" OF SUB-GRADE AND THE 10' PUE UTILITY EASEMENT IS GRADED TO 6" OF TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE:
IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, "CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801)324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE AN ENBRIDGE GAS HIGH PRESSURE INSPECTOR TO THE PROJECT SITE"

REUSE OF DRAWINGS											
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC.											

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	August 6th, 2025
ACTION REQUESTED:	Amended Final Plat approval for the Primavera Commercial Partial Amendment A subdivision, located at 70 North Green Springs Drive
APPLICANT:	R&R Development & Investment, Inc.
OWNER:	R&R Development & Investment, Inc.
ENGINEER:	Michael Robinson, Rosenberg Associates
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval for the Primavera Commercial Partial Amendment A subdivision, located at 70 North Green Springs Drive. The reason for this amendment is to adjust the south property line adjacent to Maverik and subdivide lot 3 into a total of 5 lots. As shown on the plat, a public utility, access and drainage easement is being recorded with this plat. No other changes are being made at this time.

Staff has reviewed the proposed amended final plat and finds it conforms to the C-2 zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends the Land Use Authority approve the Primavera Commercial Partial Amendment A subdivision, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and

Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.

GREEN SPRINGS COMMERCIAL – PROJECT NARRATIVE

Primavera Commercial Subdivision, Washington, Utah

1.0 INTRODUCTION

R&R Development and Investment, Inc. is proposing to develop the Primavera Commercial Subdivision – Lot 3, Parcel W-PRIM-3-A, consisting of approximately 5.58 acres, into a Homewood Suites by Hilton commercial hotel and multiple commercial retail stores and restaurant pads. The property is fronting Green Springs Drive just north of Buena Vista Boulevard.

2.0 AMENDED FINAL PLAT – LOT SUBDIVISION

We are seeking approval to sub divide Lot 3 into a total of 4 lots, which will range from 0.50 acres to 2.64 acres. Utility and access easements will be recorded on the Amended Final Plat. A cross access and shared parking agreement will also be recorded for the newly created lots.

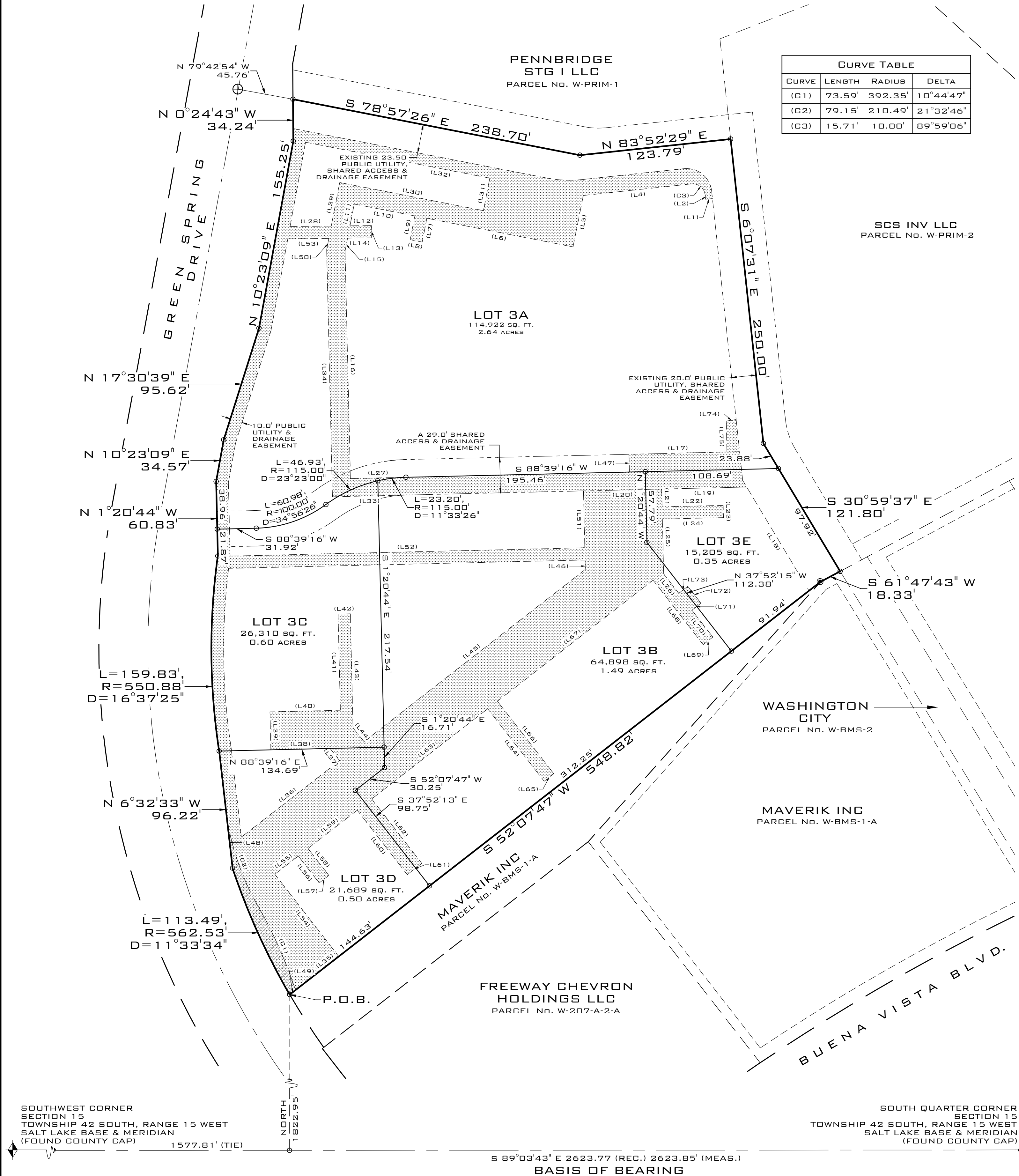
3.0 PROPERTY USE

The proposed project will consist of a 4-story Homewood Suites Hotel and multiple restaurant and commercial buildings.



**PROJECT FLOW CARD: FP-25-0030 - Amended Final Plat - Primavera Commercial
70 N Green Spring Dr**

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - Items regarding utility easements has been addressed	
Engineer	Reviewed.	
Parks/Trails	Reviewed, No Concerns	
Building Dept	Reviewed No Concerns	
Washington Power	Easement areas look good now. Ok to proceed.	



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
(C1)	73.59'	392.35'	10°44'47"
(C2)	79.15'	210.49'	21°32'46"
(C3)	15.71'	10.00'	89°59'06"

LINE TABLE		
LINE	LENGTH	DIRECTION
(L1)	5.60'	S 83°51'35" W
(L2)	3.76'	N 6°08'25" W
(L4)	88.92'	S 83°52'29" W
(L5)	42.80'	S 11°22'44" W
(L6)	121.58'	N 78°55'32" W
(L7)	19.77'	S 11°04'28" W
(L8)	10.00'	N 78°55'32" W
(L9)	19.77'	N 11°04'28" E
(L10)	50.40'	N 78°55'32" W
(L11)	18.14'	S 11°02'34" W
(L12)	17.57'	N 89°18'21" E
(L13)	10.00'	S 0°41'39" E
(L14)	19.65'	S 89°18'21" W
(L15)	10.84'	S 11°02'34" W
(L16)	185.74'	S 1°20'44" E
(L21)	14.50'	S 1°20'44" E
(L22)	49.88'	N 88°39'16" E
(L23)	10.00'	S 1°20'44" E
(L24)	49.88'	S 88°39'16" W
(L25)	44.74'	S 1°20'44" E
(L26)	20.13'	S 37°52'14" E
(L27)	45.40'	N 88°39'16" E
(L28)	33.62'	N 89°18'21" E

LINE TABLE		
LINE	LENGTH	DIRECTION
(L29)	36.26'	N 11°02'34" E
(L30)	119.55'	S 78°55'32" E
(L31)	27.00'	N 11°02'27" E
(L32)	153.27'	N 78°57'26" W
(L33)	60.40'	S 88°39'16" W
(L34)	201.87'	N 1°20'44" W
(L36)	101.62'	N 52°06'01" E
(L37)	12.64'	N 37°52'13" W
(L38)	48.36'	S 88°39'16" W
(L39)	31.00'	N 1°20'44" W
(L40)	57.47'	N 88°39'16" E
(L41)	78.55'	N 1°20'44" W
(L42)	10.00'	N 88°39'16" E
(L43)	93.29'	S 1°20'44" E
(L44)	14.32'	S 39°05'21" E
(L45)	228.89'	N 52°06'01" E
(L46)	7.65'	N 1°20'44" W
(L47)	14.50'	N 1°20'44" W
(L48)	42.01'	S 6°32'33" E
(L49)	6.00'	N 52°07'47" E
(L50)	9.35'	N 11°02'34" E
(L51)	46.46'	S 1°20'44" E
(L52)	289.65'	S 88°39'16" W

LINE TABLE		
LINE	LENGTH	DIRECTION
(L53)	33.50'	S 89°18'21" W
(L54)	85.00'	N 37°52'13" W
(L55)	24.25'	N 52°07'47" E
(L56)	27.77'	S 37°52'13" E
(L57)	10.00'	N 52°07'47" E
(L58)	27.77'	N 37°52'13" W
(L59)	50.93'	N 52°07'47" E
(L60)	66.63'	S 37°52'14" E
(L61)	15.00'	N 52°07'46" E
(L62)	66.63'	N 37°52'14" W
(L63)	120.00'	N 52°07'47" E
(L64)	75.00'	S 37°52'08" E
(L65)	10.00'	N 52°06'26" E
(L66)	75.00'	N 37°52'15" W
(L67)	161.00'	N 52°07'47" E
(L68)	66.63'	S 37°52'14" E
(L69)	10.00'	N 52°07'46" E
(L70)	27.79'	N 37°52'14" W
(L71)	9.31'	N 52°07'45" E
(L72)	17.50'	N 37°52'15" W
(L73)	9.31'	S 52°07'45" W
(L74)	8.20'	S 81°28'21" W
(L75)	25.28'	S 1°20'44" E

GENERAL NOTES:

- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY YP TO AND INCLUDING THE METERS ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- 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 WATER OR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
- FOR THIS PLAT A CROSS ACCESS AND SHARED PARKING AGREEMENT EXIST AND IS RECORDED AS ENTRY NO. 20250023582, WITH THE WASHINGTON COUNTY RECORDER'S OFFICE.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREINAFTER KNOWN AS:

PRIMAVERA COMMERCIAL - MINOR SUBDIVISION
PARTIAL AMENDMENT "A"

DO HEREBY DEDICATE AND CONVEY TO THE WASHINGTON CITY FOR THE PERPETUAL USE OF THE PUBLIC, THE PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON.

THE UNDERSIGNED DOES HEREBY EXECUTE THE SAME TO SUBDIVIDE THE CURRENT PROPERTY.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, 20__.

R&R DEVELOPMENT AND INVESTMENT, INC
A UTAH CORPORATION

PRESIDENT (PRINT NAME): _____

A&S MANAGEMENT AND INVESTMENT, INC
A UTAH CORPORATION

PRESIDENT (PRINT NAME): _____

ACKNOWLEDGMENT:

STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)
ON THIS ____ DAY OF ____ IN THE YEAR ____, BEFORE ME ____, A
NOTARY PUBLIC, PERSONALLY APPEARED ____ PROVED ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT,
AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH
CODE 46-1-16 (7) IF ABOVE
INFORMATION IS FILLED IN)

ACKNOWLEDGMENT:

STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)
ON THIS ____ DAY OF ____ IN THE YEAR ____, BEFORE ME ____, A
NOTARY PUBLIC, PERSONALLY APPEARED ____ PROVED ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT,
AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH
CODE 46-1-16 (7) IF ABOVE
INFORMATION IS FILLED IN)

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND PUBLIC EASEMENTS TO BE HEREINAFTER KNOWN AS:

PRIMAVERA COMMERCIAL - MINOR SUBDIVISION
PARTIAL AMENDMENT "A"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

7-09-25

DATE:

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

A PORTION OF LOT 3, PRIMAVERA COMMERCIAL MINOR SUBDIVISION, AS FOUND ON RECORD AS ENTRY NO. 20170022729 WITH THE WASHINGTON COUNTY RECORDER'S DRIFICE.

BEGINNING AT A POINT ON THE EASTERLY LINE OF GREEN SPRINGS DRIVE, SAID POINT BEING SOUTH 89°03'43" EAST 1,577.81 FEET ALONG THE SECTION LINE AND NORTH 1,822.95 FEET FROM THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING:

THENCE NORTHERLY THE FOLLOWING (8) COURSES ALONG SAID EASTERLY LINE OF GREEN SPRINGS DRIVE THENCE NORTHWEST 113.49 FEET ALONG AN ARC OF A 562.53 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 59°54'29" EAST, LONG CHORD BEARS NORTH 24°18'44" WEST 113.30 FEET WITH A CENTRAL ANGLE OF 11°33'34");
THENCE NORTH 06°32'33" WEST 96.22 FEET;
THENCE NORTHERLY 159.83 FEET ALONG AN ARC OF A 550.88 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 81°18'12" EAST, LONG CHORD BEARS NORTH 00°23'06" WEST 159.27 FEET WITH A CENTRAL ANGLE OF 16°37'25");
THENCE NORTH 01°20'44" WEST 60.83 FEET;
THENCE NORTH 10°23'09" EAST 34.57 FEET;
THENCE NORTH 17°30'39" EAST 95.62 FEET;
THENCE NORTH 10°23'09" EAST 155.25 FEET;
THENCE NORTH 00°24'43" WEST 34.24 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, SAID PRIMAVERA COMMERCIAL MINOR SUBDIVISION;
THENCE EASTERLY THE FOLLOWING (2) COURSES ALONG SAID LOT 1;
THENCE SOUTH 78°57'26" EAST 238.70 FEET;
THENCE NORTH 83°52'29" EAST 123.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE WESTERLY LINE OF LOT 2, SAID PRIMAVERA COMMERCIAL MINOR SUBDIVISION;
THENCE SOUTHERLY THE FOLLOWING (2) COURSES ALONG SAID WESTERLY LINE OF LOT 2;
THENCE SOUTH 06°07'31" EAST 250.00 FEET;
THENCE SOUTH 30°59'37" EAST 121.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 61°47'43" WEST 18.33 FEET ALONG THE SOUTHERLY LINE OF SAID PRIMAVERA COMMERCIAL MINOR SUBDIVISION;
THENCE SOUTH 52°07'47" WEST 548.82 FEET TO THE POINT OF BEGINNING.

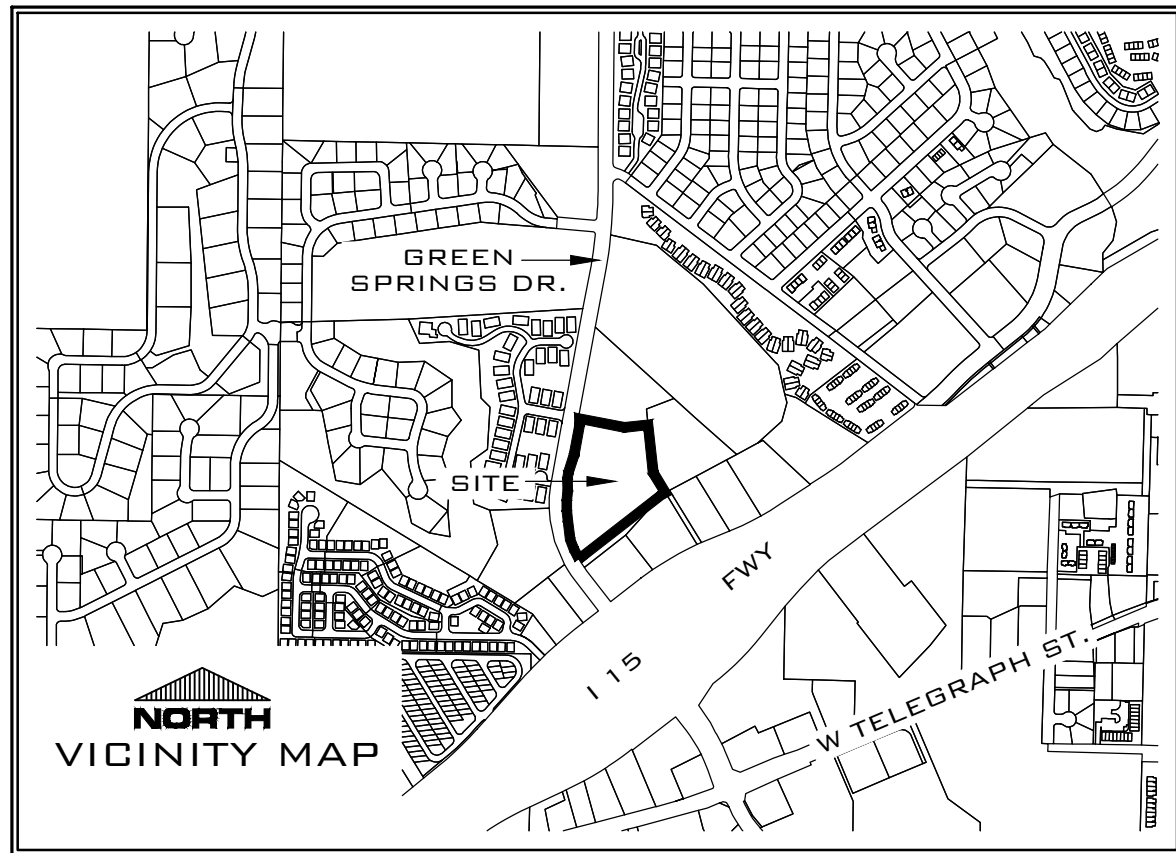
CONTAINING 243,023 SQUARE FEET OR 5.58 ACRES.

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO REDEFINE LOT 3 DO TO THE PREVIOUS TRANSFER OF LAND ON THE SOUTH AND SUBDIVIDE THE REMAINDER INTO (4) LOTS.

LEGEND:

- NOTHING SET OR FOUND
- FOUND R&B REBAR & CAP
- ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
- ▨ PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
- ▨ PUBLIC TRAIL EASEMENT



PRIMAVERA
COMMERCIAL
MINOR SUBDIVISION
PARTIAL AMENDMENT "A"

LOCATED IN THE S.W. 1/4 OF SECTION 15
T.42S., R.15W., S.L.B.&M.
WASHINGTON CITY, WASHINGTON COUNTY, UTAH.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 • WWW.RACIVIL.COM

SURVEY/FPLAT-AMD
FILE NUMBER: 12989-21
JOB NUMBER:
7/09/2025
DATE:
1" = 50'
SCALE:
B.E.A.
DRAWN:
B.E.A.
CHECKED:

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS ____ DAY OF ____, 20__.

ENGINEER
WASHINGTON CITY, UTAH

PUBLIC WORKS APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, 20__.

CITY PUBLIC WORKS DIRECTOR
WASHINGTON CITY, UTAH

APPROVAL & 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 HERETO ON THIS ____ DAY OF ____, A.D. 2025.

ASSIST. CITY RECORDER
WASHINGTON CITY

MAYOR
WASHINGTON CITY

APPROVAL
AS TO FORM:

APPROVED AS TO FORM, THIS ____ DAY OF ____, A.D. 20__.

CITY ATTORNEY
WASHINGTON CITY, UTAH

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____, A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED No.

FEE: _____
COUNTY RECORDER
WASHINGTON COUNTY, UTAH