



Washington City Land Use Authority
Regular Meeting Agenda
November 5, 2025

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, November 5, 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 October 15, 2025.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. 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 Heartwood Farm located at approximately 1410 South Heritage Fields Drive. Applicant: Susan Debenham and Bush & Gudgell.

5. ADJOURNMENT

POSTED this 31st Day of October, 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:	November 5th, 2025
ACTION REQUESTED:	Preliminary Plat approval for the Heartwood Farm Subdivision, located at approximately 1410 South Heritage Fields Drive.
APPLICANT:	Susan Debenham
OWNER:	White Hills LC (Susan Debenham)
ENGINEER:	Rick Meyer, Bush and Gudgell
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Heartwood Farm Subdivision, located at approximately 1410 South Heritage Fields Drive. This particular subdivision is proposing 2 lots on an area covering 13.69 acres. Lot 1 is 5.44 acres, lot 2 is 1.19 acres and the area left for future development is 7.06 acres in size. The zoning designation at this location is OS, RA-1 and A-5. The surrounding zoning is PUD/R to the north, A-20 to the east, R-1-10 to the south and A-20 to the west. The proposed subdivision conforms to the approved zoning.

There is a master planned trail running adjacent to the river and is shown next to the rip rap armor berm that will be constructed with this development and is providing trail easements as shown on the plan. The request meets the subdivision requirements and other city ordinances as it relates to this location.

Recommendation

Staff has reviewed the request and recommends the Land Use Authority approve the Preliminary plat for the Heartwood Farm subdivision, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:

A. A title report

B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

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

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

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

10. Any proposed blasting for the development of the subdivision requires the submittal of a

blasting plan with the construction drawings and issuance of a blasting permit.

11. A Post Construction Maintenance Agreement shall 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. Master Planned trail easements shall be shown on final plat

14. The developer shall work closely with public works and staff through the construction drawing process with public works approving the erosion protection wall design and associated civil improvements.



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

September 4, 2025

Washington City Planning and Zoning
Washington City, UT

RE: Heartland Farms Preliminary Plat - Parcel W-5-2-23-2302

Dear Mr. Gibb,

We are submitting this Preliminary Plat application for Heartland Farms. This will be a two-lot subdivision with a remainder parcel on parcel W-5-2-23-2302 in Washington City. The parcel is 13.69 acres in total. Please see the map exhibit accompanying this application for further details.

Your consideration of this request is greatly appreciated.

Sincerely,

Rick Meyer
Project Engineer
Bush & Gudgell, Inc.



**PROJECT FLOW CARD: PP-25-0018 - Preliminary Plat - Heartwood Farm
Approx 1410 S Heritage Fields Dr**

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - OK to move forward for preliminary plat. Corrections made to basic utility layout, notes added about future improvements of 1410 South and future storm drain project. Basic layout for preliminary plat is acceptable, modifications may be required with grading/construction plans.	
Engineer	Staff will work with the developer for work done in the floodplain on this project. The City will be upsizing the storm drain that runs along the south side of this property.	
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.	

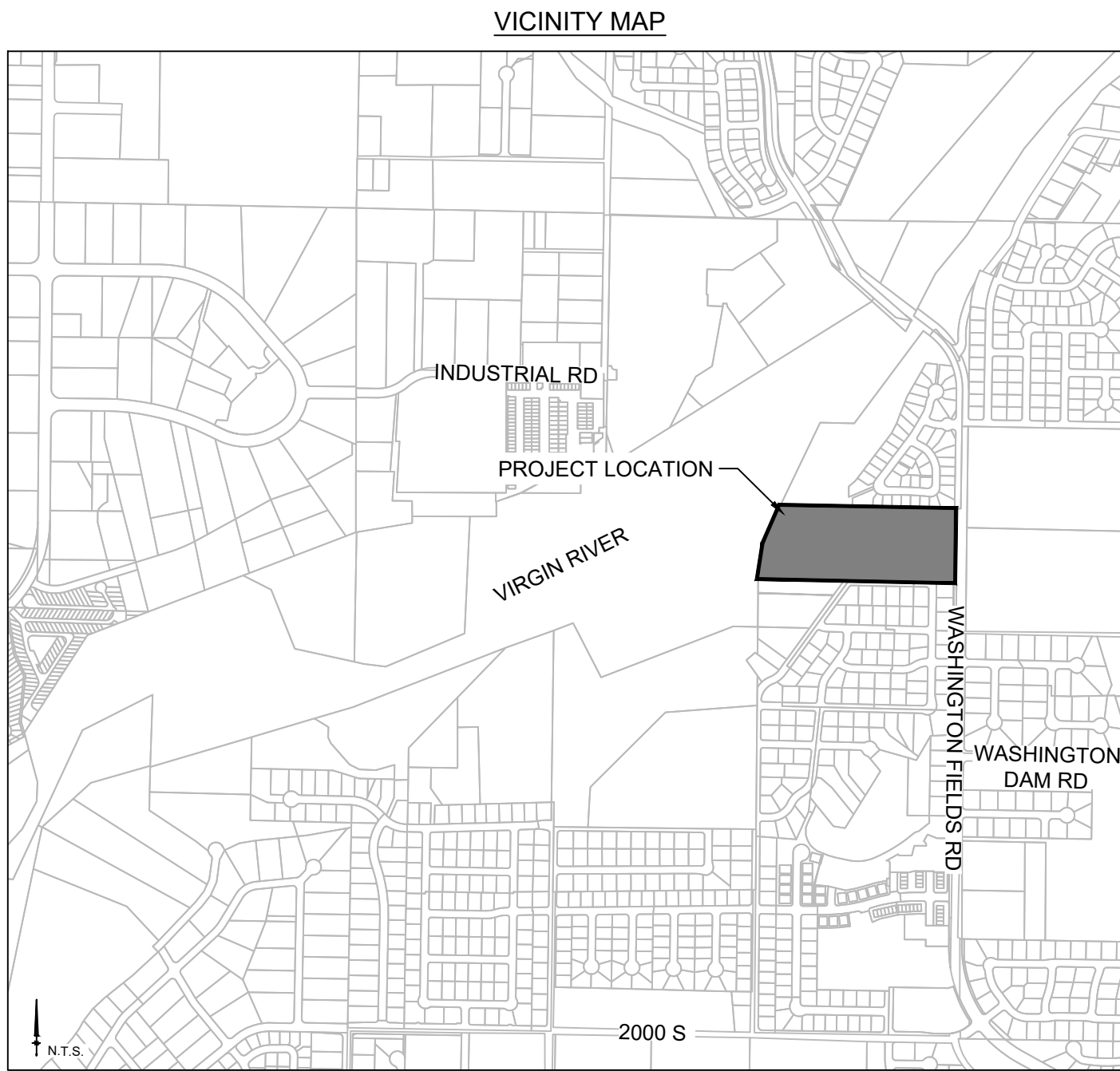
B&G PROJECT NUMBER 241165

HEARTWOOD FARM

PRELIMINARY PLAT

LOCATED IN WASHINGTON, UTAH

SOUTHEAST CORNER OF SECTION 23, T42 R15 W, SLB&M
PARCEL # W-5-2-23-2302



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	GRADING AND DRAINAGE
4	UTILITY PLAN

PROJECT INFORMATION	
ZONING	OPEN SPACE, RA-1, A-5
GENERAL PLAN	LD
TOTAL AREA	12.96 ACRES
DEVELOPED AREA	6.63 ACRES
TOTAL LOTS	2
DENSITY	0.31 DU/ACRE



GENERAL NOTES

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
- 3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- 4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- 6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

- 1) APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
- 2) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
- 3) APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
- 4) OPERATE HAIL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

- 1) WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
- 2) INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

OCTOBER 2025

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



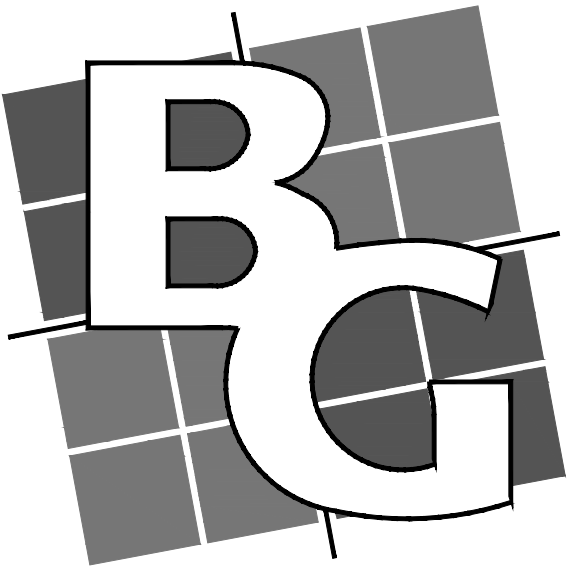
OWNER / DEVELOPER

WHITE HILLS LC
SUSAN DEBENHAM
P.O. BOX 580
WASHINGTON, UTAH 84780
(435) 673 - 3096

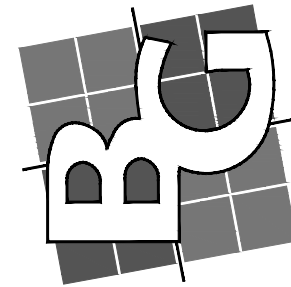
ENGINEERING CONTACT

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RICK MEYER - PROJECT MANAGER
(435)-673-2337



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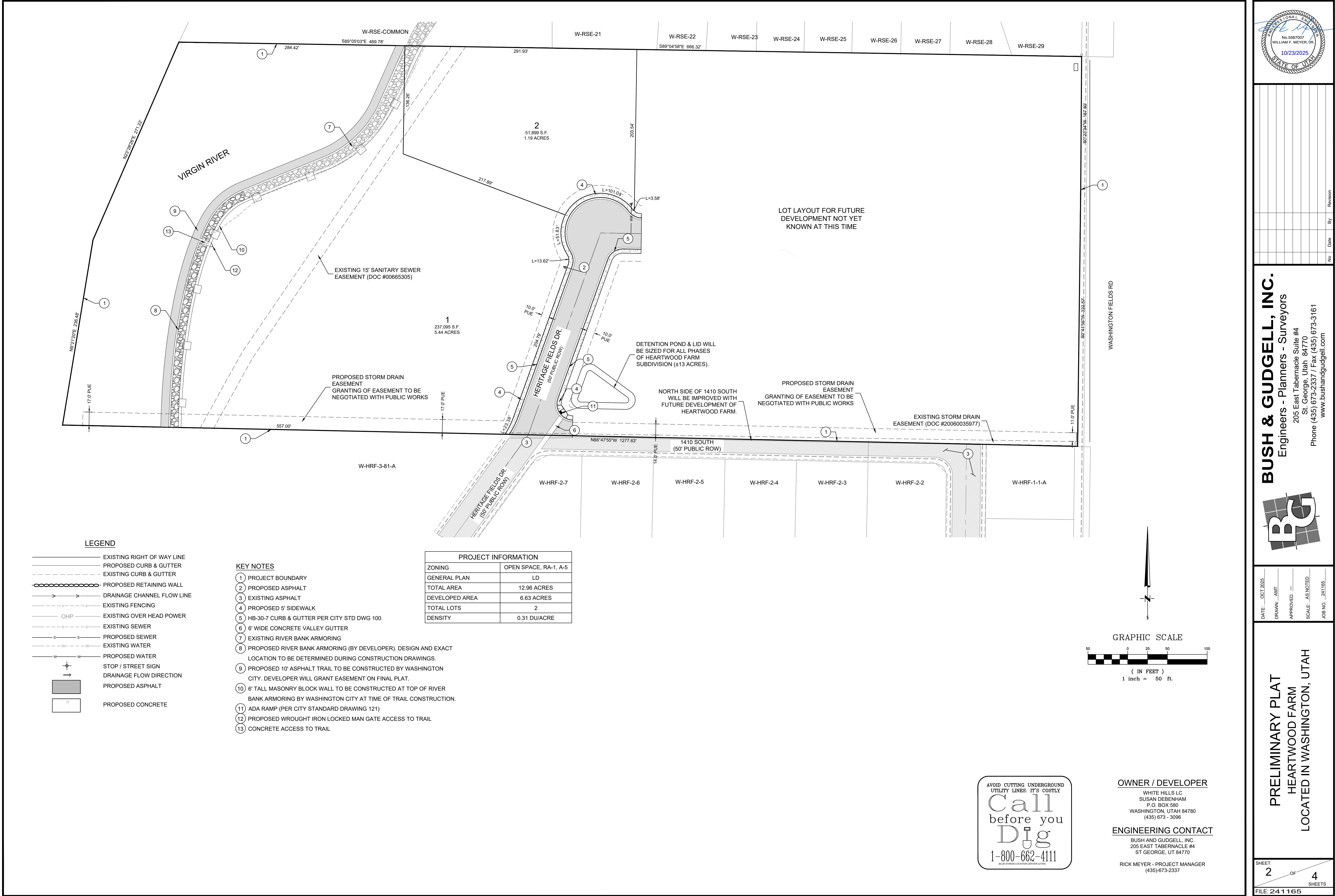


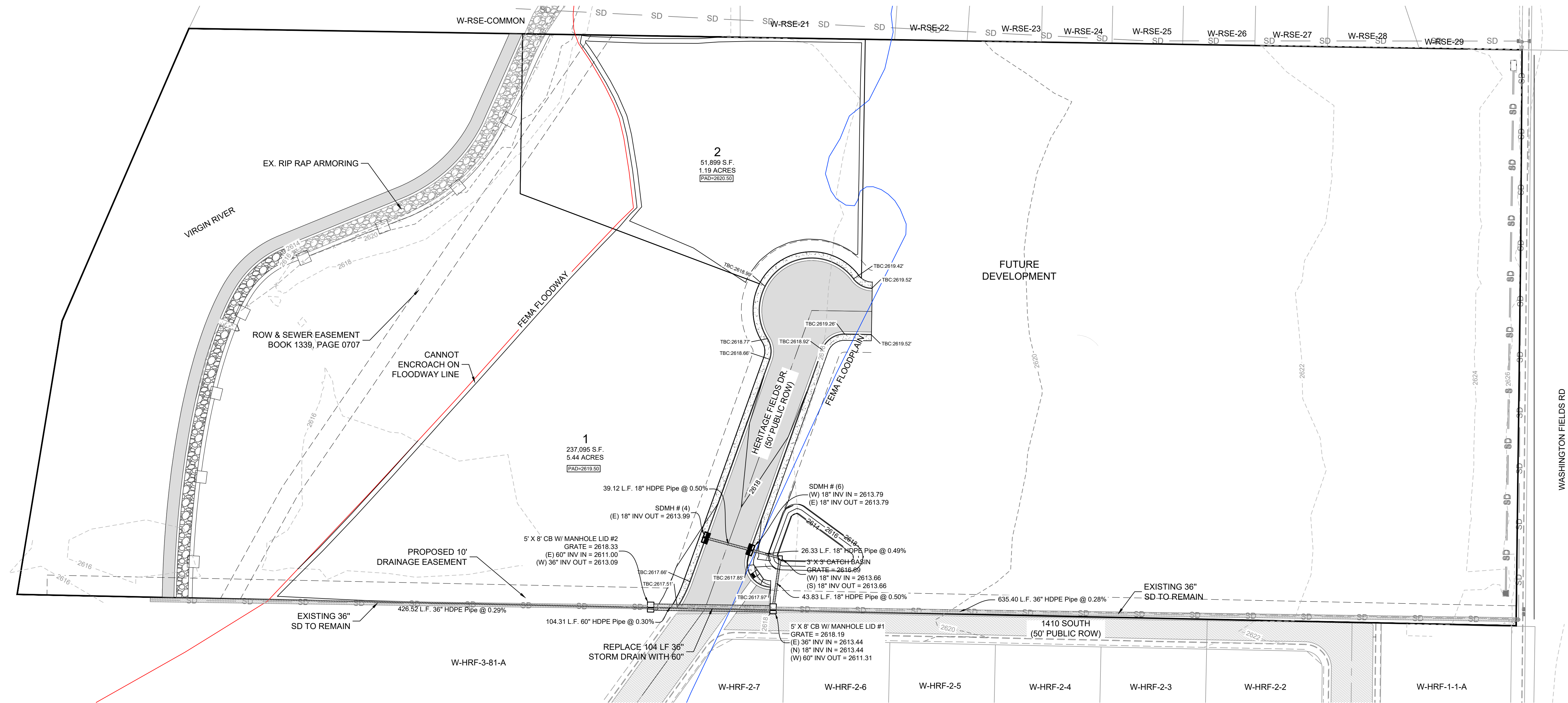
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www.bushandgudgell.com

DATE: OCT 2025
DRAWN: AMT
APPROVED: ---
SCALE: AS NOTED
JOB NO. 241165

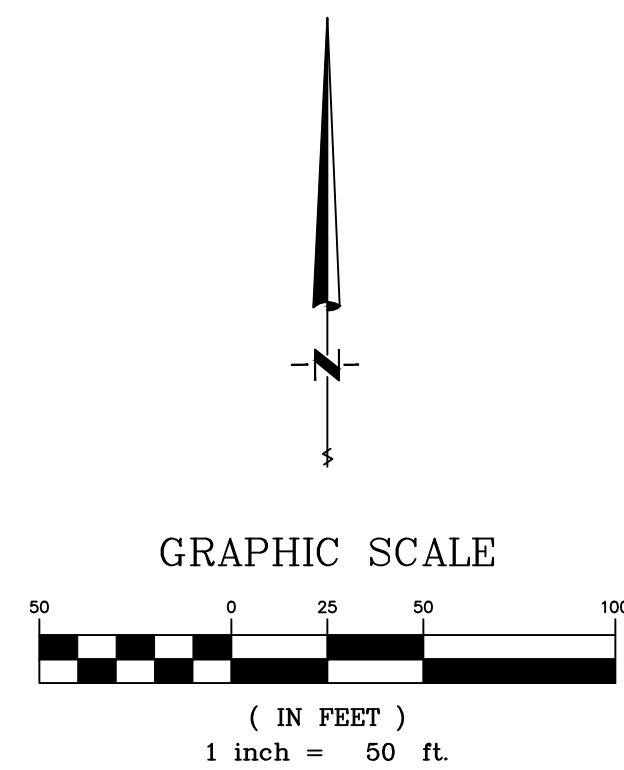
COVER SHEET
HEARTWOOD FARM
LOCATED IN WASHINGTON, UTAH

SHEET
1 OF 4
SHEETS
FILE: 241165





- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GROUND CONTOUR
 - RETAINING WALL (8' MAX HEIGHT)
 - FFE: 00.00 FFE = FINISHED FLOOR ELEVATION
 - PAD: 00.00 PAD = PAD ELEVATION
 - 2.5% SLOPE
 - 2650 CONTOUR ELEVATION IN FEET
 - EXISTING STORM DRAIN PIPE
 - PROPOSED STORM DRAIN PIPE
 - SINGLE CURB INLET
 - DOUBLE CURB INLET



AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

Call
before you
Dig

1-800-662-4111

BLUE STAKES LOCATION CENTER (UTAH)

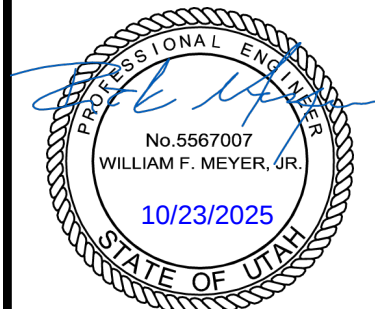
OWNER / DEVELOPER

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SUSAN DEBENHAM
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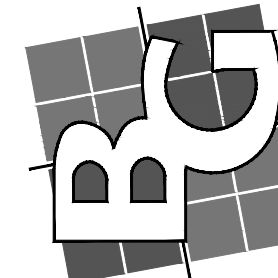
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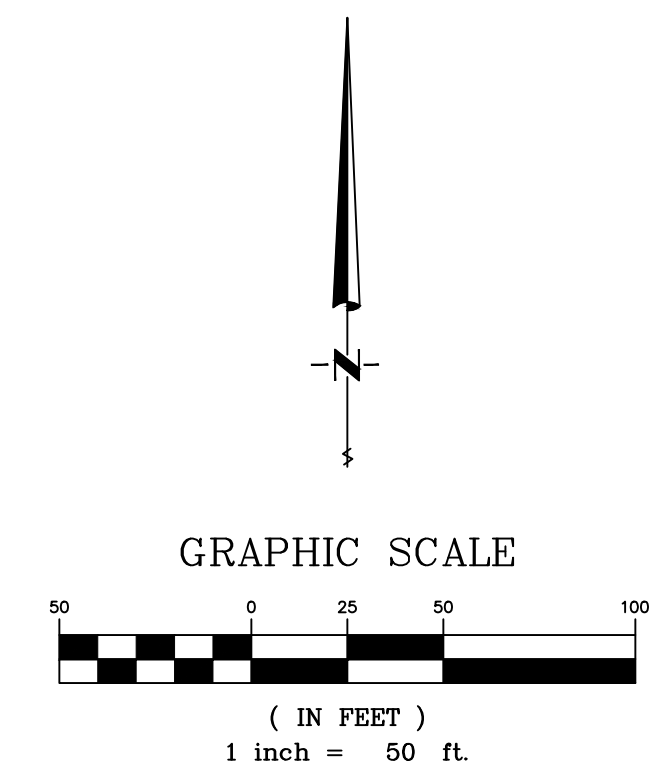
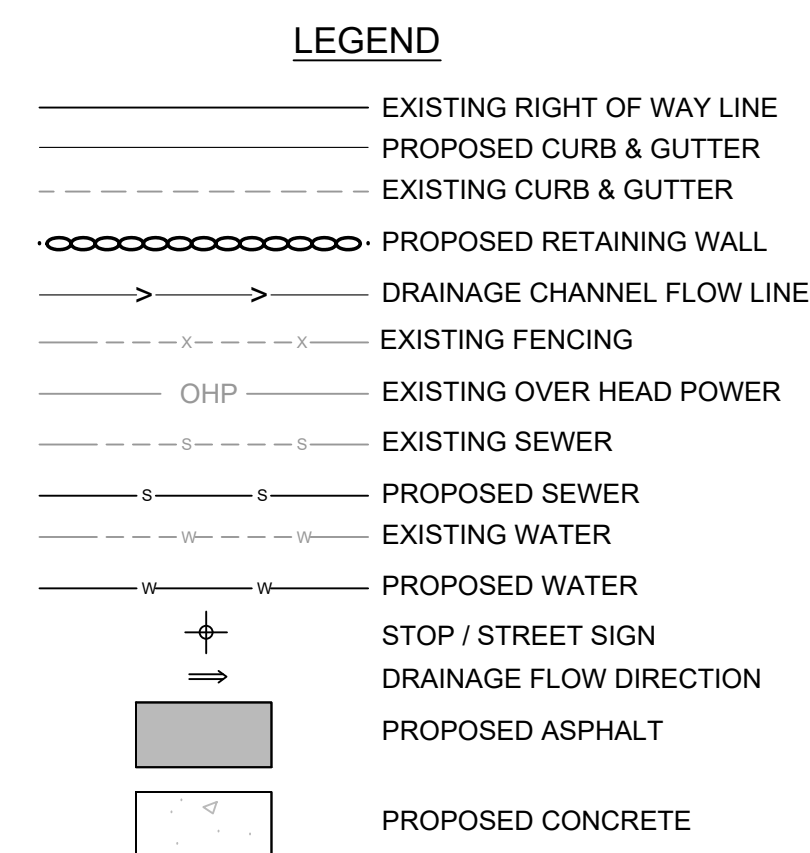
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GRADING & DRAINAGE PLAN
HEARTWOOD FARM
LOCATED IN WASHINGTON, UTAH

SHEET
3 OF 4
SHEETS
FILE: 241165



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UTILITY LINES. IT'S COSTLY

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ALICE STRANER LOCATION CENTER (LUTCN)

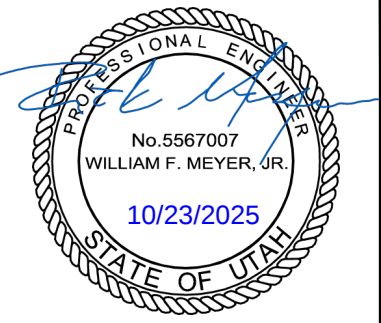
OWNER / DEVELOPER

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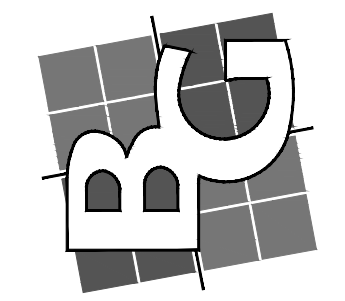
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UTILITY PLAN HEARTWOOD FARM LOCATED IN WASHINGTON, UTAH

SHEET
4 OF 4
SHEETS
FILE: 241165