



Washington City Land Use Authority
Regular Meeting Agenda
December 17, 2025

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, December 17, 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 December 3, 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 partial Plat Amendment A for The Estates at Burke Springs Phase 3 located at 2005 N Creekside Ct. Applicant: Mike Stewart and Civil Science.
- b. Public Hearing and consideration to approve a Preliminary Plat for The Preserve at Alaia Phases 5 and 6 located at approximately Washington Fields Road and Capistrano Avenue. Applicant: Alaia Development Corporation.

5. ADJOURNMENT

POSTED this 11th Day of December 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:	December 17, 2025
ACTION REQUESTED:	Final Plat Partial Amendment for the Estates at Burke Spring Subdivision Phase 3 Lot 308, located at 2005 North Creek Side Court
APPLICANT:	Capital Consulting & Investment
OWNER:	Capital Consulting & Investment
ENGINEER:	Civil Science
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Partial Amendment to the Final plat of the Estates at Burke Springs Phase 3, lot 308, located at 2005 North Creek Side Court. The purpose for this amendment is to vacate a portion of the existing 20.00-foot drainage easement located on lot 308. No other changes are being proposed.

Staff has reviewed the proposed final plat partial amendment and finds it conforms to the R-1-8 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 Estate at Burke Springs, Phase 3, 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. Where applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners”, shall be changed to read as “Property Owners and/or Home Owners Association”.
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Partial Final Plat Amendment

The Estates at Burke Springs Phase 3 – Lot 308

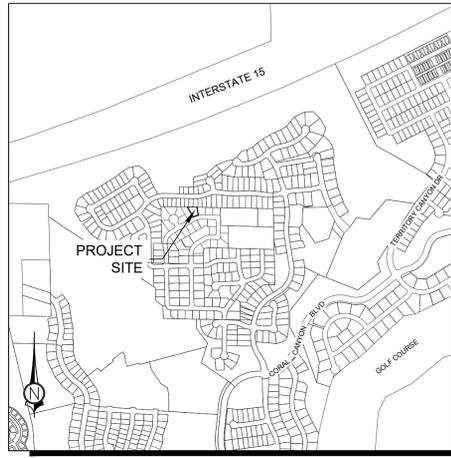
The purpose of this partial plat amendment is to vacate a portion of the existing 20.00-foot drainage easement located in Lot 308 of The Estates at Burke Springs Subdivision Phase 3, according to the official plat thereof, recorded and on file in the Office of the Recorder, Washington County, State of Utah, as entry no. 20250029384. No other changes were made or intended.



**PROJECT FLOW CARD: FP-25-0044 - Burke Springs Ph 3 Partial Plat Amendment A
2005 N Creekside Ct**

Planning	Reviewed. OK to move forward.	
Public Works	Reviewed - No concern with narrower easement based on depth of storm drain.	
Engineer	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Washington Power	Power is not affected by the proposed easement modification. No concerns.	

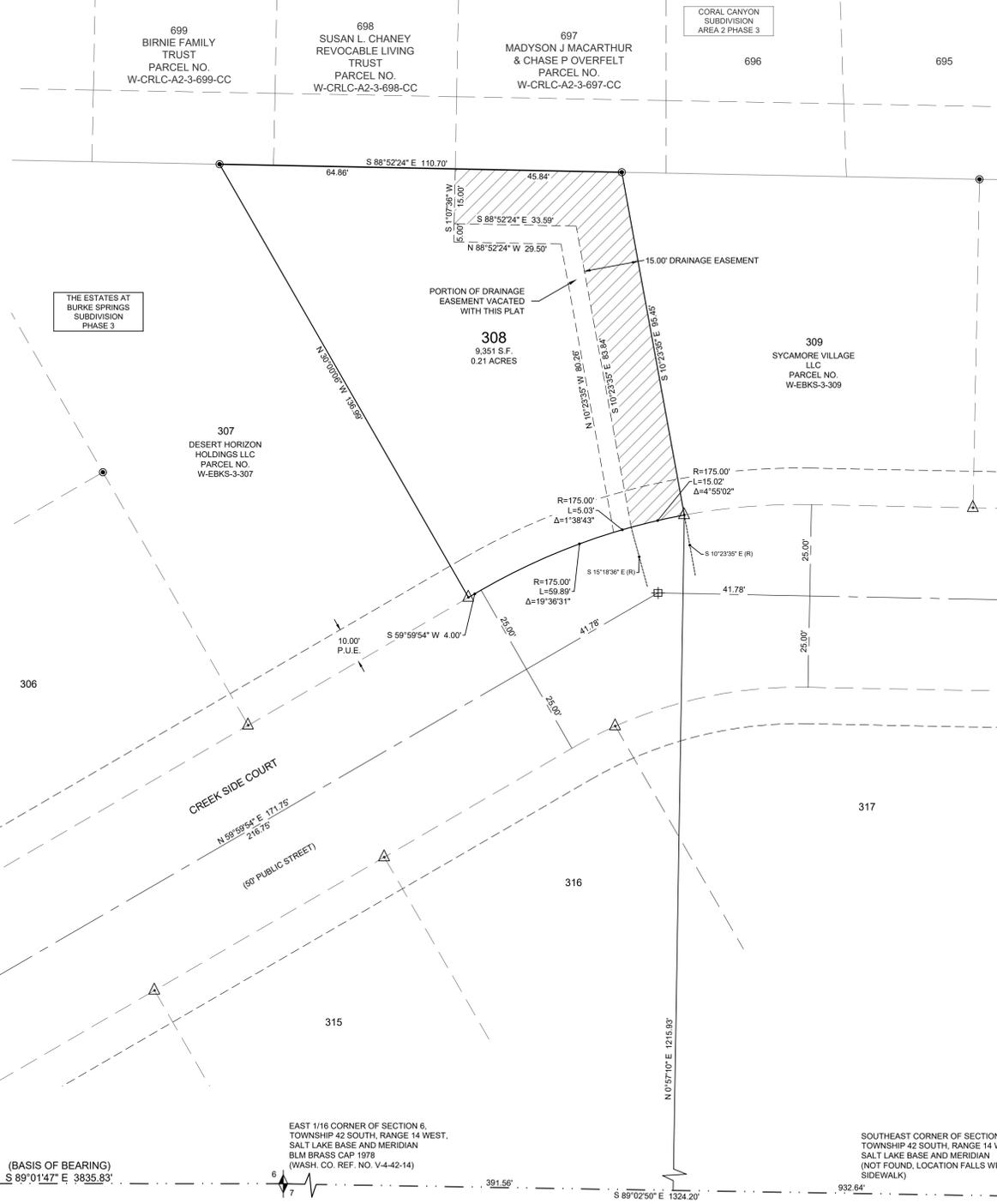




VICINITY MAP
(1" = 1000')

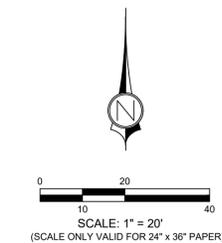
THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A

LOCATED IN
SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH



GENERAL NOTES

- 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 JULY 26, 2022. 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.



SOUTHWEST CORNER OF SECTION 6,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
BLM BRASS CAP 1978
(WASH. CO. REF. NO. V-1-42-14)

(BASIS OF BEARING)
S 89°01'47" E 3835.83'

EAST 1/16 CORNER OF SECTION 6,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
BLM BRASS CAP 1978
(WASH. CO. REF. NO. V-4-42-14)

SOUTHEAST CORNER OF SECTION 6,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
(NOT FOUND, LOCATION FALLS WITHIN
SIDEWALK)

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__

PUBLIC WORKS, WASHINGTON CITY

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__

CITY ENGINEER, WASHINGTON CITY

APPROVAL AS TO FORM

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

CITY ATTORNEY, WASHINGTON CITY

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 ___ 20__

ATTEST: CITY RECORDER, WASHINGTON CITY

MAYOR, WASHINGTON CITY

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, 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:

THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3
PARTIAL AMENDMENT A

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

DATE

TRAVIS W. SANDERS, PLS



LEGAL DESCRIPTION

PARCEL NO. W-EBKS-3-308:

LOT 308, THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

PORTION OF DRAINAGE EASEMENT VACATED WITH THIS PLAT:

BEGINNING AT A POINT WHICH IS N 88°52'24" W 45.84 FEET ALONG THE NORTH LINE OF LOT 308 OF THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3, RECORDED AND FILED IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND S 1°07'36" W 15.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 308, AND RUNNING THENCE S 88°52'24" E 33.99 FEET; THENCE S 10°23'35" E 83.84 FEET, TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 15°18'36" E; THENCE ALONG THE ARC OF SAID CURVE 5.03 FEET THROUGH A CENTRAL ANGLE OF 1°38'43"; THENCE N 10°23'35" W 80.26 FEET; THENCE N 88°52'24" W 29.50 FEET; THENCE N 1°07'36" E 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 568 SQ FT 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:

THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3
PARTIAL AMENDMENT A

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 EASEMENTS, ALL LOTS 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 27TH OF AUGUST, 2025, AS DOCUMENT NO. 20250029385, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

CAPITAL CONSULTING & INVESTMENT LLC
(A NEVADA LIMITED LIABILITY COMPANY)

NAME:

OWNERS ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS ___ DAY OF _____ IN THE YEAR 20___ 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.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

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

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

AMENDMENT NOTE

THE PURPOSE OF THIS PARTIAL AMENDMENT IS TO VACATE A PORTION OF THE EXISTING 20.00 FOOT DRAINAGE EASEMENT LOCATED IN LOT 308 OF THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AS ENTRY NO. 20250029384. NO OTHER CHANGES WERE MADE OR INTENDED.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTIONAL MONUMENTATION (NOT FOUND)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED, (CLASS II, REBAR & ALUM. CAP).
- EASEMENT LINE (SEE NOTES)
- EXISTING LOT LINES
- DRAINAGE EASEMENT AREA

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



THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3
PARTIAL AMENDMENT A

LOCATED IN
SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

PROJ. #: FF22184	CHECKED BY: BLW
DRAWN BY: JRM	SCALE OF SHEET
DATE: 10/10/2025	HOR SCALE: 1" = 20'
SHEET	1
	OF
	1

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	December 17 th , 2025
ACTION REQUESTED:	Preliminary Plat approval for The Preserve at Alaia Phases 5 & 6 Subdivision, located at approximately Washington Fields Road & Capistrano Avenue
APPLICANT:	Alaia Development Corporation
OWNER:	Preserve at Stucki Farms Holding Company LLC
ENGINEER:	Civil Science
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Preserve at Alaia Phases 5 & 6 Subdivision, located at approximately Washington Field Rd and Capistrano Ave. This particular subdivision is proposing 61 lots covering an area of 8.26 acres of land. The parcel is zoned PCD, with PCD surrounding the site.

The project proposes a mixed residential development consisting of 31 townhomes and 30 single family lots totalling 61 units. The development would be located at villages 6 and 8 on the Alaia PCD map. Phases 5 and 6 will have a total combined density of 7.38 D.U./Acre. Each townhome unit will provide a 2-car garage and a full 20 foot long driveway allowing 4 cars to park at each unit.

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 has reviewed the request and recommends the Land Use Authority approve the Preliminary plat for the Preserve at Alaia Phases 5 & 6 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. 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. The landscaping strip adjacent to Washington Fields Road shall be complete with/or before the issuance of the first building permit.

The Preserve at Alaia Phases 5 & 6

Preliminary Plat Narrative

The project area for The Preserve at Alaia Phases 5 & 6 comprises 8.26 acres and proposes a total of 61 units. There is a mix of residential product types with 31 townhomes and 30 single family lots. These phases are located on both Village 6 and 8 of the Alaia PCD. See below table for density breakdowns as provided on the preliminary plat:

PROJECT INFO

TOTAL AREA = 8.26 ACRES
TOWN HOME UNITS = 31
SINGLE FAMILY LOTS = 30
TOTAL DOORS = 61
OVERALL DENSITY = 7.38 D.U./ACRE
• VILLAGE 6 = 8.9 D.U./ACRE
• VILLAGE 8 = 5.6 D.U./ACRE
COMMON SPACE (THIS PLAT) = 0.75 ACRES

All townhome units provide a 2-car garage with visitor parking being accounted for in the driveways at 30%. Phase 3 provides off-street parking for townhome Units 501-511. Future phases adjacent to Units 512-531 will provide amenities and additional off-street parking. See parking table below:

PARKING (TOWNHOMES)

2-CAR DRIVEWAY = 34
(DRIVEWAY SPACES = 68 TOTAL)

REQUIRED 34/4 = 8.5 STALLS
PROVIDED: DRIVEWAYS @ 30% = 10.2 STALLS

The PCD transferred density calculations are provided on the preliminary plat as per the table below:

TRANSFERRED DENSITY TOTAL

TRANSFERRED PER AGREEMENT = 2,334
ENTITLED BY APPROVED PRELIMINARY PLAT = 465
THE PRESERVE PHASE 1-4 = -2
THE PRESERVE PHASE 5 & 6 = 61
REMAINING = 1,810 DOORS



**PROJECT FLOW CARD: PP-25-0020 - Preliminary Plat - Preserve at Alaia Ph 5&6
Washington Fields Rd & Capistrano Ave**

Planning	Review. OK to continue.	
Public Works	Reviewed - Corrections made. Basic public works utility/civil layout is acceptable for preliminary plat. Modifications will be required during civil construction drawing 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. RH	



SOUTHERN PARKWAY (HIGHWAY 7)



RESIDENTIAL Du/Ac* Area*

Category	Du/Ac*	Area*
Single and Multi-Family		
Very Low Density	1-2.9 Du/Ac	41.2 Acres
VILLAGE 9	27.0 Ac	
VILLAGE 10 (HOMESTEAD HEIGHTS)	14.2 Ac	
Low Density	3-4.9 Du/Ac	42.9 Acres
VILLAGE 5 (HOMESTEADS)	32.8 Ac	
VILLAGE 17	10.1 Ac	
Medium Density	5-6.9 Du/Ac	124.6 Acres
VILLAGE 1 (THE MEADOWS)	27.1 Ac	
VILLAGE 2 (THE CROSSROADS)	18.4 Ac	
VILLAGE 3 (LAKESIDE)	20.5 Ac	
VILLAGE 8	44.5 Ac	
VILLAGE 27	14.1 Ac	
Medium High Density	7-16 Du/Ac	87.2 Acres
VILLAGE 4	5.3 Ac	
VILLAGE 6	29.9 Ac	
VILLAGE 7	30.4 Ac	
VILLAGE 12 (THE COTTAGES)	5.0 Ac	
VILLAGE 12A	16.6 Ac	

MIXED USE	40 max Du/Ac	82.9 Acres
VILLAGE 12B	6.7 Ac	
VILLAGE 13	25.2 Ac	
VILLAGE 14	47.1 Ac	
VILLAGE 26	3.9 Ac	
COMMERCIAL	23.4 Acres	
VILLAGE 18	5.0 Ac	
VILLAGE 19	10.9 Ac	
PRIMROSE RETIREMENT	7.5 Ac	
HOSPITALITY	46.1 Acres	
VILLAGE 28	46.1 Ac	
OPEN SPACE		
PARKS	21.5 Ac	
REGIONAL BALL FIELDS	10.0 Ac	
COMMUNITY PARK	11.5 Ac	
SEMI-PUBLIC USE	11.5 Ac	
FIRE STATION	2.0 Ac	
FARMHOUSE	5.3 Ac	
CHURCH	4.2 Ac	
OPEN SPACE COMMON	84.6 Ac	
LAKES	18.7 Ac	
STORM WATER POND	6.7 Ac	
RECREATIONAL LAGOON	12.0 Ac	

ALL COMMON OPEN SPACE 136.3 Acres**
 **NOTE: Insignificant internal open space areas within Villages are not accounted for in Common Open Space.

*NOTE: All areas are approximate and include internal roads and open spaces within Villages. Major backbone roads: Washington Fields Road, Groves Parkway, Stucki Farms Parkway, and Red Slopes Parkway are excluded from the Village areas.

SHORT TERM RENTAL OVERLAY

TOTAL PROJECT AREA: 567.60 Acres





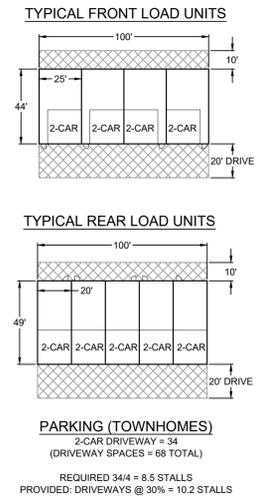
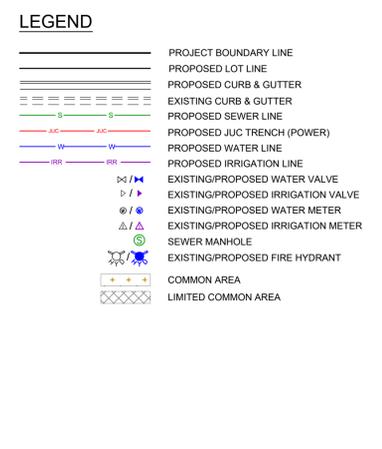
GENERAL NOTES

- 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 PLAN. 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 MAY 8, 2024. 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.
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- LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS N 1°08'32" E 1992.15 FEET ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND S 88°51'28" E 113.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE S 22°58'19" E 50.21 FEET, TO A POINT ON A 375.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 17°29'47" E, THENCE ALONG THE ARC OF SAID CURVE 76.10 FEET THROUGH A CENTRAL ANGLE OF 11°37'36", THENCE N 84°10'42" E 459.17 FEET, TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 12.16 FEET THROUGH A CENTRAL ANGLE OF 2°32'00", TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 30.21 FEET THROUGH A CENTRAL ANGLE OF 86°32'53", THENCE S 11°48'25" E 100.43 FEET, THENCE N 78°11'35" E 142.01 FEET, THENCE S 6°03'42" E 7.77 FEET, THENCE N 83°56'18" E 229.70 FEET, THENCE S 6°10'55" E 114.09 FEET, THENCE N 83°56'18" E 116.81 FEET, THENCE S 6°03'42" E 35.00 FEET, THENCE N 83°56'18" E 99.64 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 30.97 FEET THROUGH A CENTRAL ANGLE OF 88°43'14", TO THE POINT OF CURVATURE OF A 2553.25 FOOT RADIUS REVERSE CURVE TO THE LEFT, POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON FIELDS ROAD, DOCUMENT NO. 20230019954, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, THENCE ALONG CURVE AND RIGHT-OF-WAY LINE 108.94 FEET THROUGH A CENTRAL ANGLE OF 2°29'41", THENCE S 79°02'29" W 119.55 FEET, THENCE N 10°58'31" W 20.55 FEET, TO THE POINT OF CURVATURE OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 15.67 FEET THROUGH A CENTRAL ANGLE OF 89°45'35", THENCE S 84°10'42" W 30.00 FEET, THENCE N 5°49'18" W 9.79 FEET, TO THE POINT OF CURVATURE OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 15.75 FEET THROUGH A CENTRAL ANGLE OF 90°14'25", THENCE S 83°56'18" W 153.96 FEET, THENCE N 5°49'18" W 19.54 FEET, THENCE S 84°10'42" W 510.00 FEET, THENCE N 5°49'18" W 21.36 FEET, THENCE S 84°10'42" W 90.00 FEET, THENCE S 5°49'18" E 54.62 FEET, THENCE S 84°10'42" W 139.98 FEET, TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS 84°57'31", THENCE ALONG THE ARC OF SAID CURVE 45.70 FEET THROUGH A CENTRAL ANGLE OF 14°57'41", THENCE N 73°01'08" W 61.04 FEET, THENCE S 5°49'18" E 54.02 FEET, THENCE S 84°10'42" W 139.98 FEET, TO A POINT ON A 425.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 28°27'18" E, THENCE ALONG THE ARC OF SAID CURVE 61.99 FEET THROUGH A CENTRAL ANGLE OF 8°21'25", TO THE POINT OF BEGINNING.

CONTAINS 8.26 ACRES MORE OR LESS



PROJECT INFO

TOTAL AREA = 8.26 ACRES
TOWN HOME UNITS = 31
SINGLE FAMILY LOTS = 30
TOTAL DOORS = 61
OVERALL DENSITY = 7.38 D.U./ACRE
• VILLAGE 6 = 8.9 D.U./ACRE
• VILLAGE 8 = 5.6 D.U./ACRE
COMMON SPACE (THIS PLAT) = 0.75 ACRES

TRANSFERRED DENSITY TOTAL

TRANSFERRED PER AGREEMENT = 2.334
ENTITLED BY APPROVED PRELIMINARY PLAT # 465
THE PRESERVE PHASE 1-4 = 2
THE PRESERVE PHASE 5 & 6 = 61
REMAINING = 1,810 DOORS

APPLICANT

ALAIIA DEVELOPMENT CORPORATION
5015 S CATTAIL WY
WASHINGTON, UT 84770
SHONTCOLARUSSO@GMAIL.COM

PRELIMINARY PLAT
THE PRESERVE AT ALAIIA PHASES 5 & 6
SITE & UTILITY PLAN

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

PRESERVE AT STUCKI FARMS HOLDING COMPANY LLC
APN: W-5-3-11-120

PHASE 4

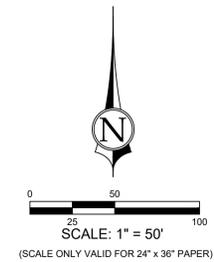
PHASE 2

PHASE 3

PHASE 6

PHASE 5

PRESERVE AT STUCKI FARMS HOLDING COMPANY LLC
APN: W-5-3-11-120



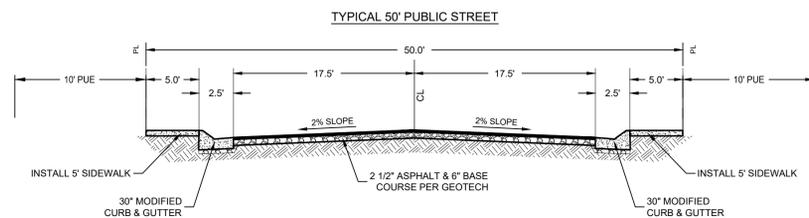
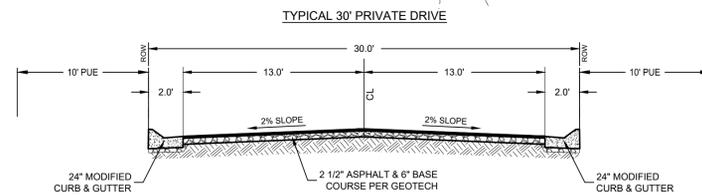
- LEGEND**
- PROJECT BOUNDARY LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - EXISTING GROUND CONTOUR
 - FINISH GRADE CONTOUR
 - STORM DRAIN
 - PROPOSED RETAINING WALL
 - DRAINAGE FLOW DIRECTION

LID REQUIREMENTS

L.I.D. REQUIRED: 5,029 FT³
ALL LID REQUIREMENTS TO BE PROVIDED BY STUCKI FARMS LAKE

STORM WATER DETENTION REQUIREMENTS

ALL ON-SITE AND OFF-SITE STORM WATER FLOWS WILL BE DETAINED IN THE ADJACENT LAKES DETENTION/RETENTION BASINS WHICH HAVE BEEN DESIGNED TO HOLD A TOTAL STORAGE VOLUME OF APPROXIMATELY 25 ACRE-FEET. THE STUCKI FARMS LAKE PROJECT IS ENGINEERED TO PROVIDE DETENTION CAPACITY FOR THIS AREA OF ENTITLEMENT PLUS ADDITIONAL SURROUNDING DEVELOPMENTS. NO ON-SITE DETENTION IS BEING PROPOSED AS THIS IS A DIRECT DISCHARGE TO THE LAKE.



PRELIMINARY PLAT
THE PRESERVE AT ALAIA PHASES 5 & 6
GRADING & DRAINAGE PLAN

PRELIMINARY PLAT
THE PRESERVE AT ALAIA PHASES 5 & 6
LOCATED IN WASHINGTON, UTAH

PROJ. #: 25530
DRAWN BY: ZNI
DATED: 11/25/2025
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET
2
OF
3



1453 S. DYKE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435-966-0100

PRESERVE AT STUCKI FARMS HOLDING COMPANY LLC
APN: W-5-3-11-120

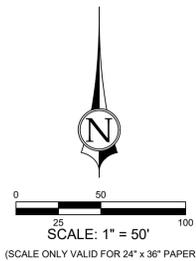
PRESERVE AT STUCKI FARMS HOLDING COMPANY LLC
APN: W-5-3-11-120

FIRE DEPARTMENT NOTES:

- HYDRANTS MUST BE INSPECTED, TESTED AND APPROVED PRIOR TO COMMENCING COMBUSTIBLE CONSTRUCTION. TESTING IS TO BE COMPLETED BY THE INSTALLING CONTRACTOR AND VERIFIED BY THE FIRE MARSHAL. TEST DATA SHALL INCLUDE A STATIC PRESSURE VALUE, A RESIDUAL PRESSURE VALUE AND A FLOW (PI/TOT) PRESSURE.
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLIES FOR FIRE PROTECTION IS/ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.

LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- - - EXISTING CURB & GUTTER
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- ⊙ "FIRE LANE NO PARKING" SIGN (SIGN PER IFC, APPENDIX D, SECTION D103.6)



PRELIMINARY PLAT
THE PRESERVE AT ALAIA PHASES 5 & 6
FIRE PROTECTION PLAN

PRELIMINARY PLAT
THE PRESERVE AT ALAIA PHASES 5 & 6
LOCATED IN WASHINGTON, UTAH

PROJ #: 25530
DRAWN BY: ZNI
DATED: 11/25/2025
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET
3
OF
3



1453 S. DYKE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435-966-0100