

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	March 18, 2026
ACTION REQUESTED:	Final Plat approval for the Sam's Club Minor Subdivision located at approximately 1720 East Grapevine Crossing
APPLICANT:	Belliston Construction Inc
OWNER:	SITLA/Belliston Construction Inc
ENGINEER:	American Consulting and Engineering
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of the final plat for the Sam's Club Minor subdivision located at approximately 1720 East Grapevine Crossing. The applicant is simply asking to separate a single commercial lot which is 21.66 acres in size out from state lands with a single private access road. The zoning is currently PCD with the PCD zone surrounding the site.

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 Sam's Club 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.



NARRATIVE

The purpose of this plat is to separate a single commercial lot out from state lands with a private access road.



SAMS CLUB MINOR SUBDIVISION AT SIENNA HILLS

SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5633341, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A SINGLE LOT, PRIVATE STREET, AND PUBLIC UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS:

SAMS CLUB MINOR SUBDIVISION AT SIENNA HILLS

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



01/26/2026

ADAM ALLEN, PLS #5633341

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 01°01'43" WEST ALONG THE SECTION LINE 1,441.16 FEET, AND WEST 1,110.80 FEET, FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 52°09'03" EAST 764.82 FEET; THENCE SOUTH 29°38'54" WEST 7.03 FEET; THENCE WESTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 60°21'08" WEST) THROUGH A CENTRAL ANGLE OF 34°58'44", A DISTANCE OF 24.87 FEET; THENCE SOUTH 34°24'00" WEST 61.00 FEET; THENCE SOUTHERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 34°37'37" WEST) THROUGH A CENTRAL ANGLE OF 93°37'04", A DISTANCE OF 24.51 FEET; THENCE SOUTHWESTERLY ALONG A 747.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 51°45'19" WEST) THROUGH A CENTRAL ANGLE OF 09°08'00", A DISTANCE OF 119.16 FEET; THENCE SOUTH 47°22'41" WEST 475.44 FEET; THENCE SOUTHWESTERLY ALONG A 652.50 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 42°37'19" EAST) THROUGH A CENTRAL ANGLE OF 35°38'38", A DISTANCE OF 405.54 FEET; THENCE SOUTH 11°46'04" WEST 17.62 FEET TO A POINT ON THE EAST LINE OF GRAPEVINE CROSSING AT SIENNA HILLS SUBDIVISION DOCUMENT NO. 20220048083 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 78°13'41" WEST 3.97 FEET, 2) SOUTH 11°46'19" WEST 14.99 FEET, 3) SOUTHWESTERLY ALONG A 5.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 78°13'34" WEST) THROUGH A CENTRAL ANGLE OF 89°59'53", A DISTANCE OF 7.89 FEET, 4) NORTH 78°13'41" WEST 312.50 FEET AND 5) SOUTH 11°46'19" WEST 60.00 FEET; THENCE NORTHWESTERLY ALONG A 255.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 11°32'48" EAST) THROUGH A CENTRAL ANGLE OF 26°17'51", A DISTANCE OF 117.27 FEET; THENCE NORTH 52°09'21" WEST 112.46 FEET; THENCE WESTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 37°50'39" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 52°09'21" WEST 30.00 FEET; THENCE NORTHERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 52°09'21" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE NORTH 52°09'21" WEST 129.84 FEET; THENCE WESTERLY ALONG A 26.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 11°39'20" WEST) THROUGH A CENTRAL ANGLE OF 63°47'17", A DISTANCE OF 29.50 FEET; THENCE NORTH 52°09'21" WEST 34.01 FEET; THENCE NORTH 37°50'39" EAST 28.05 FEET; THENCE NORTH 52°09'21" WEST 3.64 FEET; THENCE NORTH 37°40'12" EAST 67.98 FEET; THENCE NORTH 52°09'03" WEST 103.63 FEET; THENCE NORTH 51°52'38" EAST 362.48 FEET; THENCE NORTH 37°50'57" EAST 913.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 943,352 SQUARE FEET OR 21.66 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A SINGLE LOT, PRIVATE STREET, AND PUBLIC UTILITY EASEMENTS, TO BE HEREAFTER KNOWN AS:

SAMS CLUB MINOR SUBDIVISION AT SIENNA HILLS

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY EASEMENTS IN PRIVATE STREETS OVER, ON, THE STATE OF UTAH, EXCEPTS AND RESERVES ITS ENTIRE INTEREST IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, GAS, AND OTHER MINERALS IN THE DEDICATED AND CONVEYED PARCELS OF LAND, RECORDED UNDER NUMBER XXXXXXXX ON XXXXXXXX XX, XXXX, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT,

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

BELLISTON CONSTRUCTION LLC

(A UTAH LIMITED LIABILITY COMPANY)

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

STATE OF UTAH

APPROVED AS TO FORM: _____

BY: _____

SPECIAL ASSISTANT ATTORNEY GENERAL

FINAL PLAT OF:

SAMS CLUB MINOR SUBDIVISION AT SIENNA HILLS

SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST SLB&M
WASHINGTON CITY, WASHINGTON COUNTY UTAH

SHEET 1 OF 2

GENERAL NOTES

- 1) INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR ALL ON-SITE DETENTION
- 2) OCCUPANCY RESTRICTION - SECTION 10-3-4-B.1.M WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.
- 3) A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY PROFESSIONAL SERVICE INDUSTRIES, INC THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A ARE IN A REPORT DATED AUGUST 21, 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.
- 4) ALL POWER, 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. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- 5) THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- 6) IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- 7) DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- 8) ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- 9) ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
- 10) 1720 EAST PRIVATE STREET CONTAINS A PUBLIC DRAINAGE AND UTILITY EASEMENT.

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SS.)

ON THE _____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, _____ WHO BEING BY ME DULY SWORN DID STATE THAT SHE IS THE DIRECTOR OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND SHE DID DULY ACKNOWLEDGE THAT SHE EXECUTED THE ABOVE INSTRUMENT IN BEHALF OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC: _____ EXPIRATION DATE: _____
FULL NAME PRINT: _____ A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
COMMISSION NO.: _____ STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6)

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ A UTAH LIMITED LIABILITY COMPANY, THAT THE WITHIN AND FORGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY WITH PROPER AUTHORITY, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

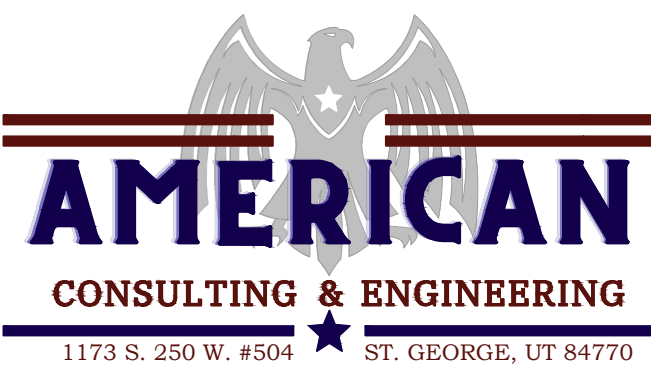
FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)



JOB # 25-057 DATE: 01/20/2026
FILE: SAMS CLUB FP SCALE: N/A

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____.

CITY ENGINEER
WASHINGTON CITY, UTAH

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 _____, 20____.

PUBLIC WORKS
WASHINGTON CITY, UTAH

BY THE CITY OF WASHINGTON, 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____.

CITY RECORDER
WASHINGTON CITY, UTAH

MAYOR
WASHINGTON CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____, 20____.

CITY ATTORNEY
WASHINGTON CITY, UTAH

TREASURER APPROVAL:

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

TREASURER
WASHINGTON COUNTY, UTAH

RECORDED NO.

FEE: _____ COUNTY RECORDER
WASHINGTON COUNTY, UTAH

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE: March 18, 2026

ACTION REQUESTED: Final Plat Partial Amendment A for the Chaparral Heights Subdivision, located at 1141 E Lost Ridge Drive

APPLICANT: Kent Rasmussen

OWNER: Clyde and Patricia Carpenter/ Yankee Heights, LLC

ENGINEER: Bush & Gudgell, Inc. (Rick Meyer)

REVIEWED BY: Sebastian Ferguson, City Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Partial Final Plat Amendment to the Final plat of the Chaparral Heights subdivision, located at approximately 1141 E Lost Ridge Drive. The reason for this amendment is to simply remove the common/detention area from the southwest portion of lot 1 and relocate the public utility and drainage easements along the streetside of lot 1. No other changes are being made at this time.

Staff has reviewed the proposed final plat partial amendment and finds it conforms to the R-1-15 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 Chaparral Heights Partial Plat Amendment A, based on the following original findings and subject to the following original conditions:

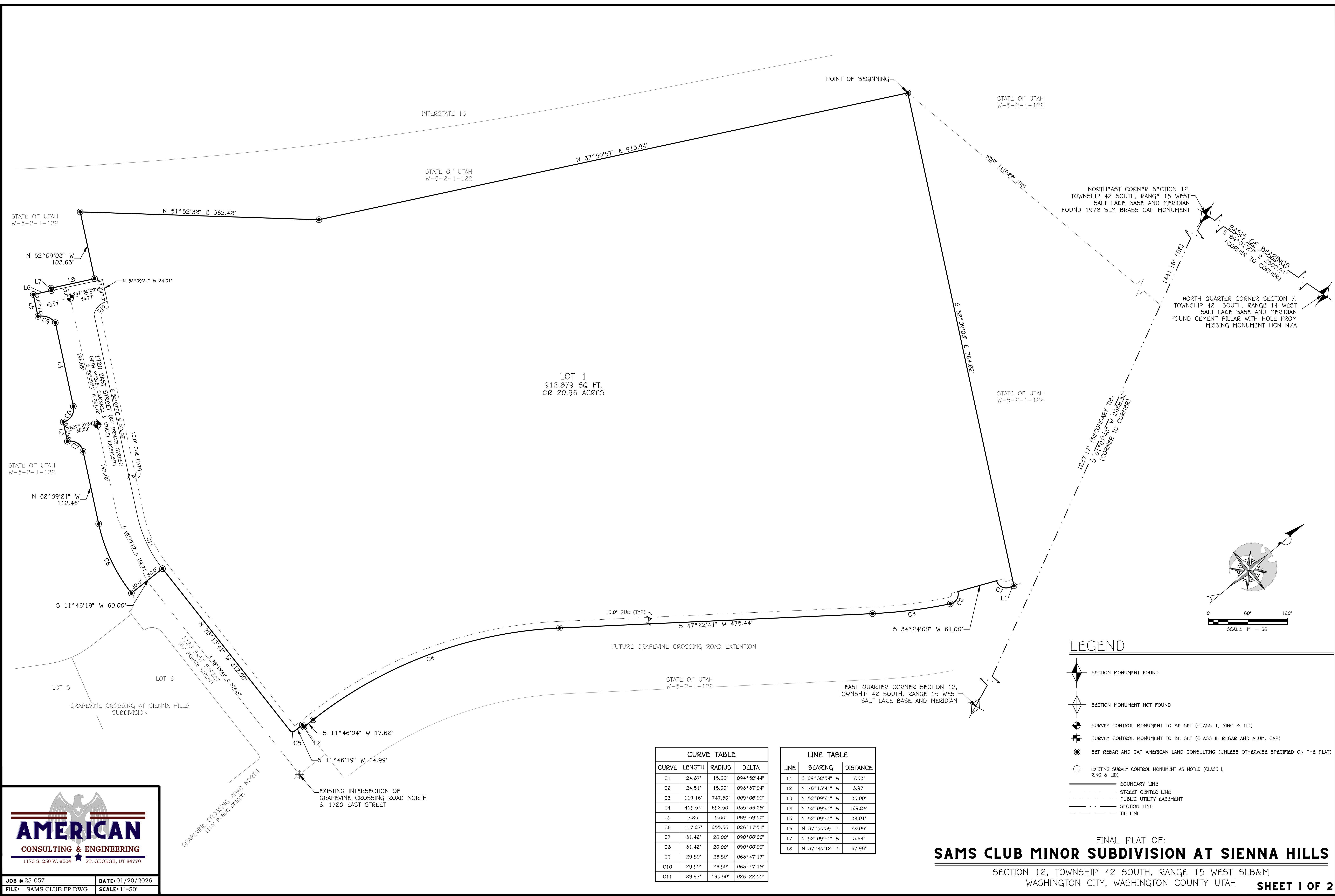
Findings

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.





Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

Salt Lake City - St. George

www.bushandgudgell.com

January 15, 2026

Washington City
111 North 100 East
Washington City, UT 84780

Re: Easement Abandonment and Final Plat Amendment Applications – Parcels W-CPHT-1 and W-CPHT-COMMON

Dear Commissioners:

The owner of parcels W-CPHT-1 and W-CPHT-COMMON desires to remove the common/detention area from the southwest portion of Lot 1 and relocate the public utility and drainage easements along the west side of street side lot lines of Lot 1 of the Chaparral Heights subdivision.

We respectfully request approval to do so.

Please find the attached application and maps for your review.

Thank you for considering this request.

Sincerely,



Ryan Lay
Project Manager
Bush and Gudgell, Inc

RAL RIDGE PHASE 4
NO. 20190051625

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RIDIAN,
LID,

AL RIDGE PHASE 5
O. 20210020028

LOT 36

OST RIDGE DRIVE
' PUBLIC STREET)

131.45'

166.02'

333.60'

N0°40'25"E 1118.08'

25.21'

25.30'

25.30'

25.30'

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1118.08'

N0°40'25"E

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25.30'

25.30'

25.30'

25.30'

L11

L10

L9

L8

L7

175.65'

1
77,677 S.F.
1.78 ACRES

2
97,263 S.F.
2.23 ACRES

385.10'

S2°42'28"W

369.51'

1093.37'

COMMON
AREA/
DETENTION
2,568 S.F.

SEE DRAINAGE
EASEMENT DETAIL

10.00'

2.93'

60.17'

61.02'

61.02'

61.02'

61.02'

61.02'

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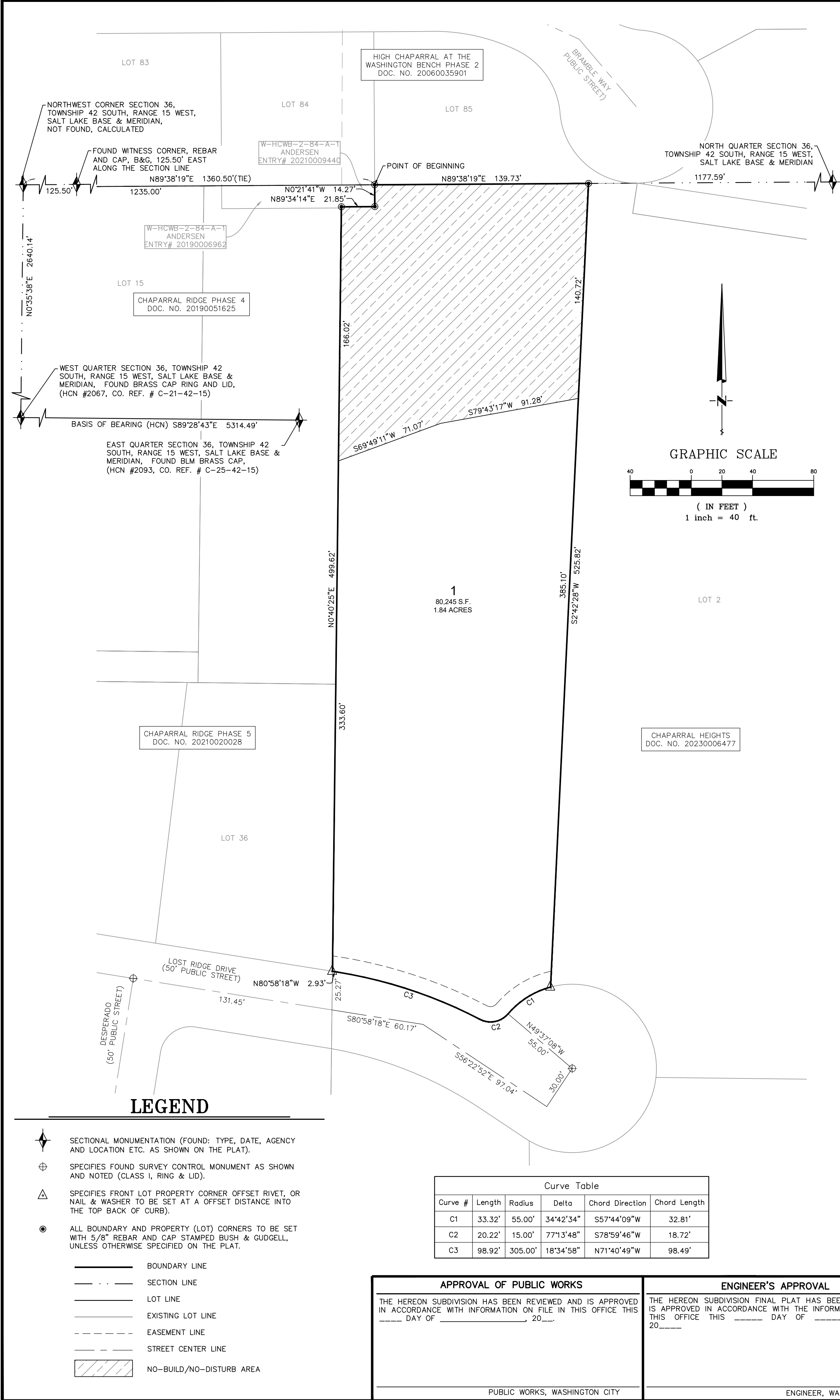
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AMENDMENT NOTE

THE PURPOSE OF THIS SUBDIVISION PARTIAL AMENDMENT OF CHAPARRAL HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20230006477, IS TO REMOVE THE COMMON/DETENTION AREA FROM THE SOUTHWEST PORTION OF LOT 1, AND TO RELOCATE THE PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG THE WEST SIDE AND STREET SIDE LOT LINES TO CONFORM WITH NOTE 1 OF THE HEREON GENERAL NOTES. NO OTHER CHANGES ARE MADE OR INTENDED.

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.
- 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 01-24-2022. 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.
- ALL WALLS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.
- 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.

AIRPORT NOTE

ALL OR PART 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 DOCUMENT(S). 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 THIS 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.

CONSENT TO RECORD

CHAPARRAL RIDGE OWNERS ASSOCIATION, DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF CHAPARRAL RIDGE OWNERS ASSOCIATION, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CHAPARRAL RIDGE OWNERS ASSOCIATION AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

DO NOT STAMP

OFFICIAL SEAL IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

STATE OF _____

COUNTY OF _____

APPROVAL OF PUBLIC WORKS

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

PUBLIC WORKS, WASHINGTON CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ 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____.

MAYOR, WASHINGTON CITY

RECORDED NO.

WASHINGTON COUNTY RECORDER

APPROVAL AND ACCEPTANCE BY WASHINGTON COUNTY, UTAH

I, THE MAYOR OF WASHINGTON COUNTY, HEREBY VERIFY THAT THE WASHINGTON COUNTY COMMUNITY DEVELOPMENT DIRECTOR HAS REVIEWED AND APPROVED SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO ON THIS ____ DAY OF _____, 20____.

MAYOR, WASHINGTON COUNTY

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.

WASHINGTON COUNTY TREASURER

APPROVAL BY ENGINEER

I, THE ENGINEER, HEREBY CERTIFY THAT THE WASHINGTON COUNTY COMMUNITY DEVELOPMENT DIRECTOR HAS REVIEWED AND APPROVED SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO ON THIS ____ DAY OF _____, 20____.

ENGINEER, WASHINGTON CITY

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 6362432, 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 SECTIONS 17-73-504 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 A LOT AND PUBLIC UTILITY EASEMENTS, TO BE HEREINAFTER KNOWN AS:

CHAPARRAL HEIGHTS PARTIAL AMENDMENT A

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

01/12/2026

DATE: _____

BUSH AND GUDGELL INC.

ROBERT R. HERMANDSON
PROFESSIONAL LAND SURVEYOR UTAH
LICENSE NUMBER 6362432

BOUNDARY DESCRIPTION

BEGINNING AT SOUTHEAST CORNER OF LOT 84, HIGH CHAPARRAL AT THE WASHINGTON BENCH PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20060035901, SAID POINT LIES NORTH 89°38'19" EAST ALONG THE SECTION LINE 1360.50 FEET FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°38'19" EAST ALONG SAID LINE 139.73 FEET TO A POINT ON THE WEST BOUNDARY LINE OF LOT 2, CHAPARRAL HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 2023006477; THENCE SOUTH 02°42'28" WEST ALONG SAID LINE 525.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOST RIDGE DRIVE, A PUBLIC STREET AS SHOWN ON SAID CHAPARRAL HEIGHTS; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES: 1) SOUTHWESTERLY ALONG A 55.00 FOOT RADIUS NORTH-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 57°44'09" WEST A DISTANCE OF 32.81 FEET), CENTER POINT LIES SOUTH 14°54'34" EAST THROUGH A CENTRAL ANGLE OF 34°42'34", A DISTANCE OF 33.32 FEET, 2) WESTERLY ALONG A 15.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 78°59'46" WEST A DISTANCE OF 18.72 FEET), CENTER POINT LIES NORTH 49°37'08" WEST THROUGH A CENTRAL ANGLE OF 77°13'48", A DISTANCE OF 20.22 FEET, 3) WESTERLY ALONG A 305.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 71°40'49" WEST A DISTANCE OF 98.49 FEET), CENTER POINT LIES SOUTH 27°36'40" WEST THROUGH A CENTRAL ANGLE OF 18°34'58", A DISTANCE OF 98.92 FEET, AND 4) NORTH 80°58'18" WEST 2.93 FEET TO A POINT ON THE EAST BOUNDARY LINE OF CHAPARRAL RIDGE PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20210020028; THENCE NORTH 00°40'25" EAST 499.62 FEET ALONG SAID LINE AND THE EAST BOUNDARY LINE OF CHAPARRAL RIDGE PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20190051625, TO THE SOUTH BOUNDARY LINE OF THAT CERTAIN PROPERTY CONVEYED BY DOCUMENT NO. 20210009440 SAID OFFICIAL RECORDS, THENCE ALONG THE SOUTH AND EAST LINES OF SAID PROPERTY NORTH 89°34'14" EAST 21.85 FEET AND NORTH 00°21'41" WEST 14.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 80,245 SQUARE FEET OR 1.84 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS TO BE HEREBY KNOWN AS:

CHAPARRAL HEIGHTS PARTIAL AMENDMENT A

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE LOT AND EASEMENTS ARE AS NOTED OR SHOWN, THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO THE PUBLIC USE, HEREIN AGAINST THE CLAIMS OF ALL PERSONS; THE LOT SHOWN ON THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF THE CHAPARRAL HEIGHTS ANNEXATION, RECORDED THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20230006478, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____.

CLYDE T. CARPENTER AND PATRICIA L. CARPENTER

(INDIVIDUALS)

(SIGNATURE)

(SIGNATURE)

BY: CLYDE T. CARPENTER

DATE: _____

BY: PATRICIA L. CARPENTER

DATE: _____

OWNERS ACKNOWLEDGEMENT

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

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED CLYDE T. CARPENTER, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED HE EXECUTED THE SAME.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

OWNERS ACKNOWLEDGEMENT

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

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED PATRICIA L. CARPENTER, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED SHE EXECUTED THE SAME.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

CHAPARRAL HEIGHTS PARTIAL AMENDMENT A

(LOT 1)

LOCATED IN _____

THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

Drawn : BRS

Date : 01/12/2026

Email : bshelton@bushandgudgell.com

Checked : BRS

Approved : BRS

Scale : 1"=40'

Job No. : 261012

CHAPARRAL HEIGHTS PARTIAL AMENDMENT A

LOCATED IN _____

THE NORTHWEST QUARTER OF SECTION 36

TOWNSHIP 42 SOUTH, RANGE 15 WEST,

SALT LAKE BASE & MERIDIAN

SHEET

1

SHEETS

1

FILE: 261012

X:\261000-261999\261012 - Chaparral Heights Partial Amendment\Drawings\Final Plat\261012 - Chaparral Heights Partial Amendment.dwg

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	March 18, 2026
ACTION REQUESTED:	Preliminary Plat approval for the High Desert Omegas Subdivision, located at approximately 3450 South 240 West
APPLICANT:	High Desert Omegas LLC, Bryce Jones
OWNER:	High Desert Omegas 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 High Desert Omegas Subdivision, located at approximately 3450 South 240 West. This particular subdivision is proposing 3 large estate residential lots on a total of 5.01 acres. Lot 1 is 1.66 acres, lot 2 is 1.34 acres, and lot 3 is 1.40 acres. The lot is zoned RA-1, with the RA-1 zone to the East, the R-1-15 zone to the north and the R-1-12 zone directly to the south.

The development would be accessed by a private driveway with a gated entrance. A common area and landscaping are both provided along 240 West.

Recommendation

Staff has reviewed the request and recommends the Land Use Authority approve the Preliminary plat for the High Desert Omegas 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.

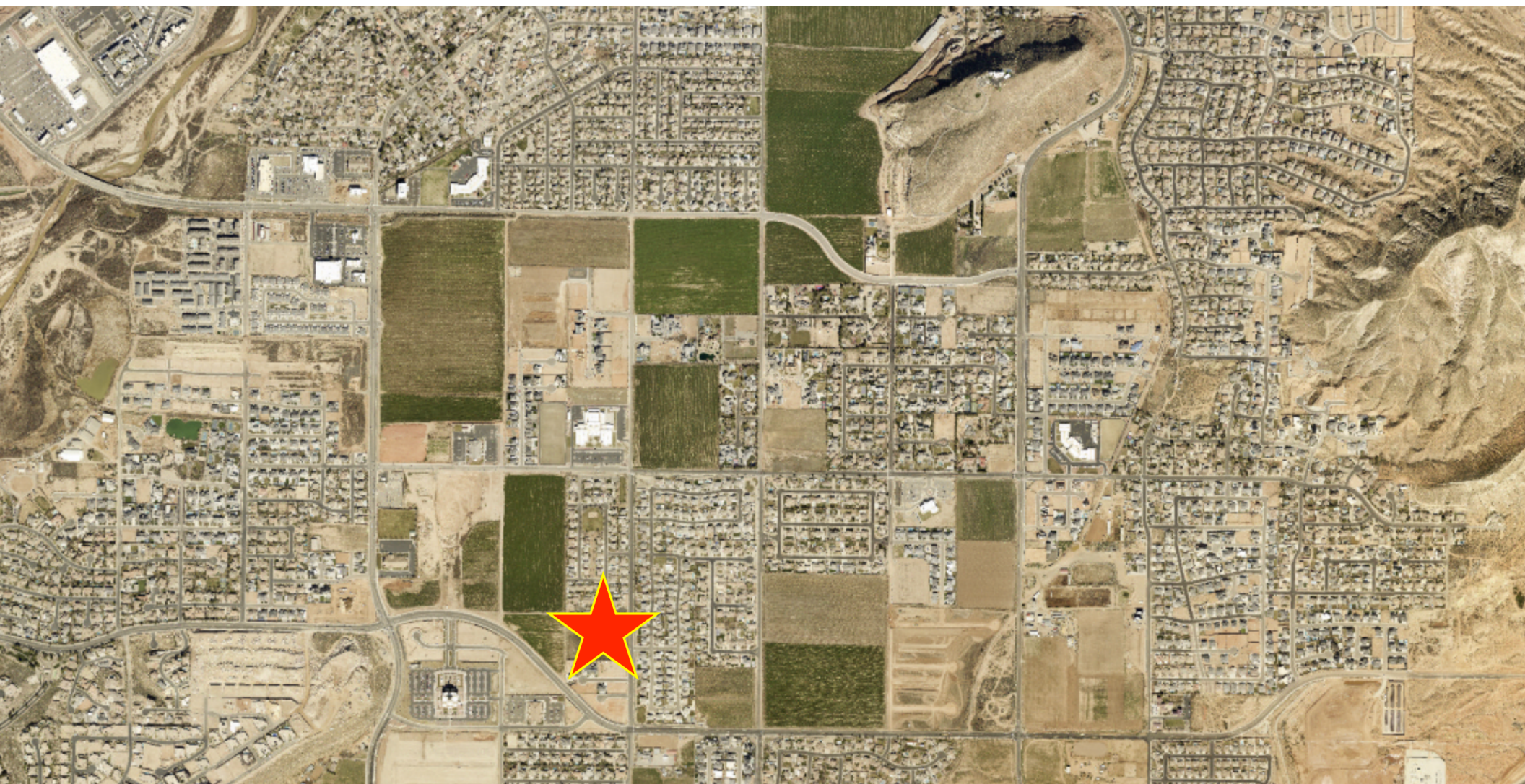
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

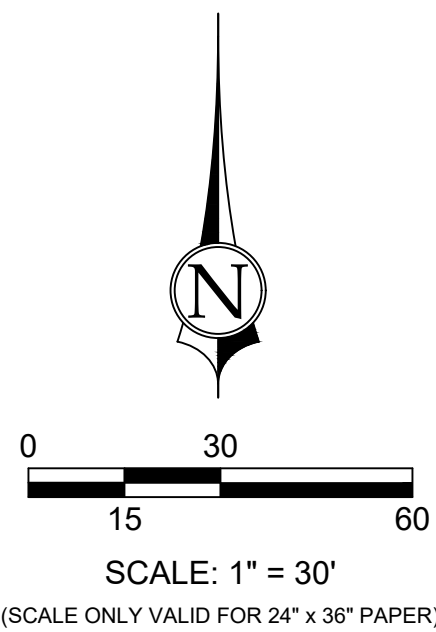
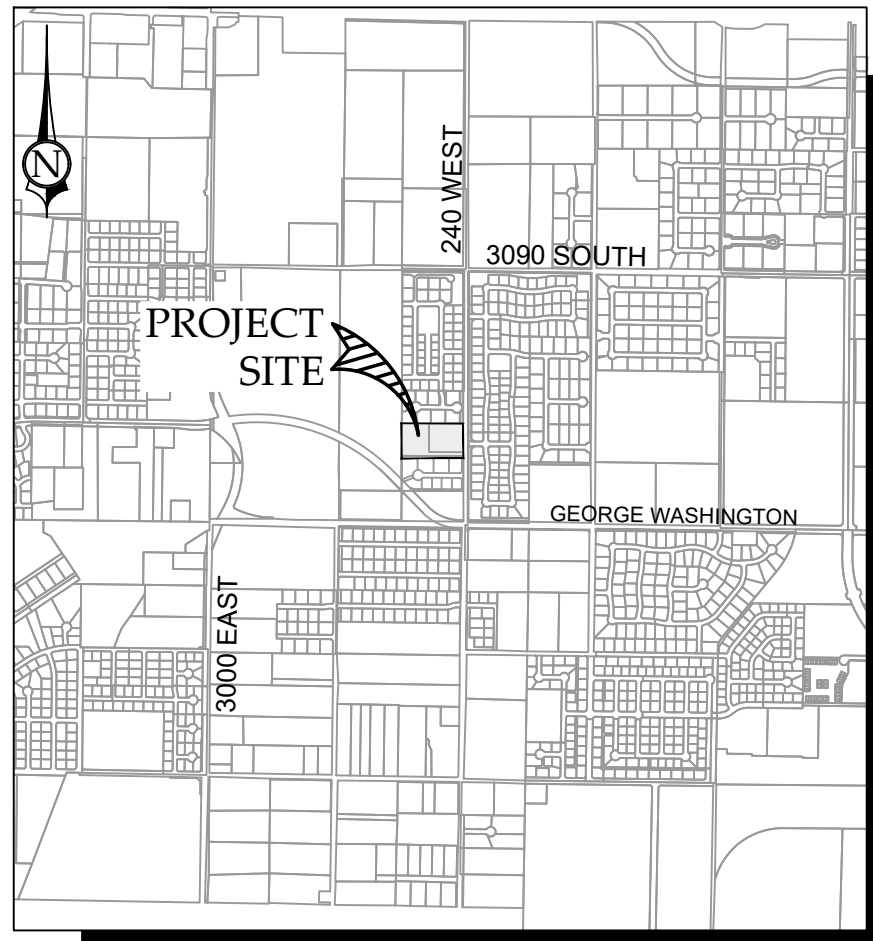
13. The landscaping strip adjacent to 240 West shall be completed prior to the issuance of the first building permit.

High Desert Omegas

Preliminary Plat Narrative

The purpose of this preliminary plat is to develop 3 large estate residential lots. The project area is 5.01 acres being parcels W-5-2-34-2211, W-5-2-34-2222, W-5-2-34-2225 located at approximately 3450 South 240 West. The project is zoned RA-1 with each lot exceeding the 1-acre minimum. The development is to be accessed by a private driveway with a gated entrance. The subdivision provides common area both along 240 West landscaping and the private lane and pond area.





GENERAL NOTES

1. 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 AND PRIVATE STREETS.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED [REDACTED]. 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.
3. 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.
4. 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.
5. ALL COMMON AREA AND PRIVATE STREETS 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.
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. 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.
8. LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.

LEGEND

	PROJECT BOUNDARY LINE
	PROPOSED LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SEWER LINE
	PROPOSED JUC TRENCH (POWER)
	PROPOSED WATER LINE
	PROPOSED IRRIGATION LINE
	EXISTING/PROPOSED WATER VALVE
	EXISTING/PROPOSED IRRIGATION VALVE
	EXISTING/PROPOSED WATER METER
	EXISTING/PROPOSED IRRIGATION METER
	SEWER MANHOLE
	EXISTING/PROPOSED FIRE HYDRANT
	COMMON AREA

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS N 0°08'57" E 715.15 FEET ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 89°51'03" W 24.75 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34, POINT ALSO BEING ON THE NORTH BOUNDARY OF LIBERTY LANE SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 89°52'43" W 640.10 FEET ALONG SAID BOUNDARY; THENCE N 0°14'41" E 341.88 FEET, TO A POINT ON THE EXTENSION OF THE SOUTH BOUNDARY OF SYCAMORE ESTATES SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 89°42'36" E 639.54 FEET ALONG SAID BOUNDARY AND EXTENSION THEREOF; THENCE S 0°08'57" W 339.99 FEET, TO THE POINT OF BEGINNING.

CONTAINS 218,137 SQ FT OR 5.01 ACRES MORE OR LESS

PROJECT INFO

PARCELS: W-5-2-34-2211, W-5-2-34-2222, W-5-2-34-2225
TOTAL AREA: 5.01 ACRES
ZONING: RA-1
LOTS: 3
PRIVATE STREET & COMMON AREA

APPLICANT CONTACT

HIGH DESERT OMEGAS LLC
306 W RIVER WILLOW LN
WASHINGTON, UT 84780-2521
BULLETBKBEVRYCE@GMAIL.COM

HIGH DESERT OMEGAS PRELIMINARY PLAT

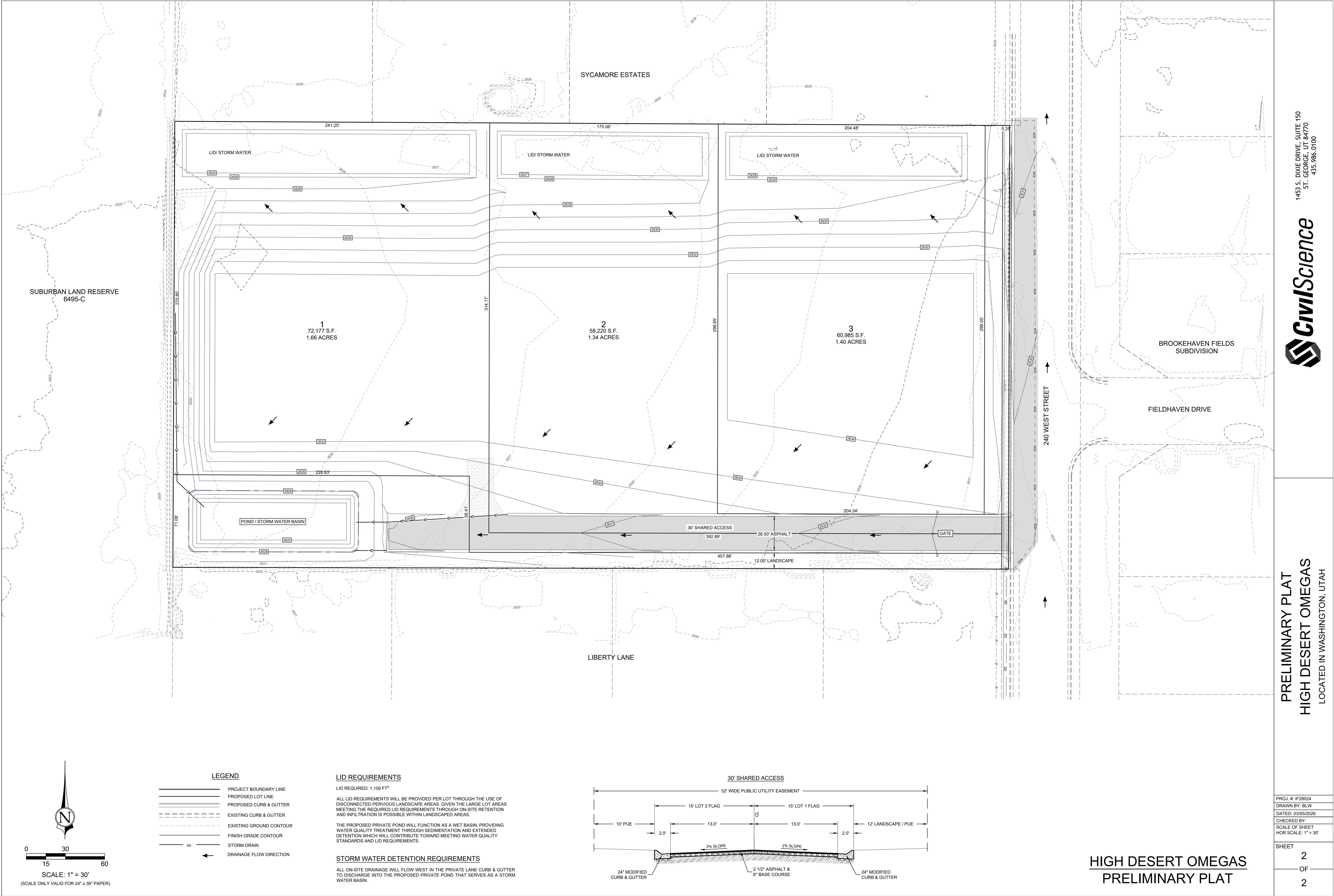
LOCATED IN
SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

PRELIMINARY PLAT HIGH DESERT OMEGAS LOCATED IN WASHINGTON, UTAH

PROJ. #:	IF26024
DRAWN BY:	BLW
DATED:	03/05/2026
CHECKED BY:	
SCALE OF SHEET	HOR SCALE: 1" = 30'
SHEET	
1	OF
2	



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



WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	March 18, 2026
ACTION REQUESTED:	Preliminary Plat approval for the Tobler Fields Subdivision, located at approximately 100 South 200 West
APPLICANT:	DLN Builders
OWNER:	Carla and Leo Tobler
ENGINEER:	Brandee Walker/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 Tobler Fields Subdivision, located at approximately 100 South 200 West. This simple subdivision is proposing 3 lots on an area covering 0.55 acres. Lot 1 would be about .21 acres and lots 2 and 3 would both be about .17 acres in size. The zoning designation at this location is Residential-1-6 (R-1-6), with the R-1-6 zone surrounding the development.

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 Tobler Fields 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. If a portion of 200 West right of way is to be vacated for this development, the entire east side of the block should be vacated as part of the development to keep the right of way uniform through the block.

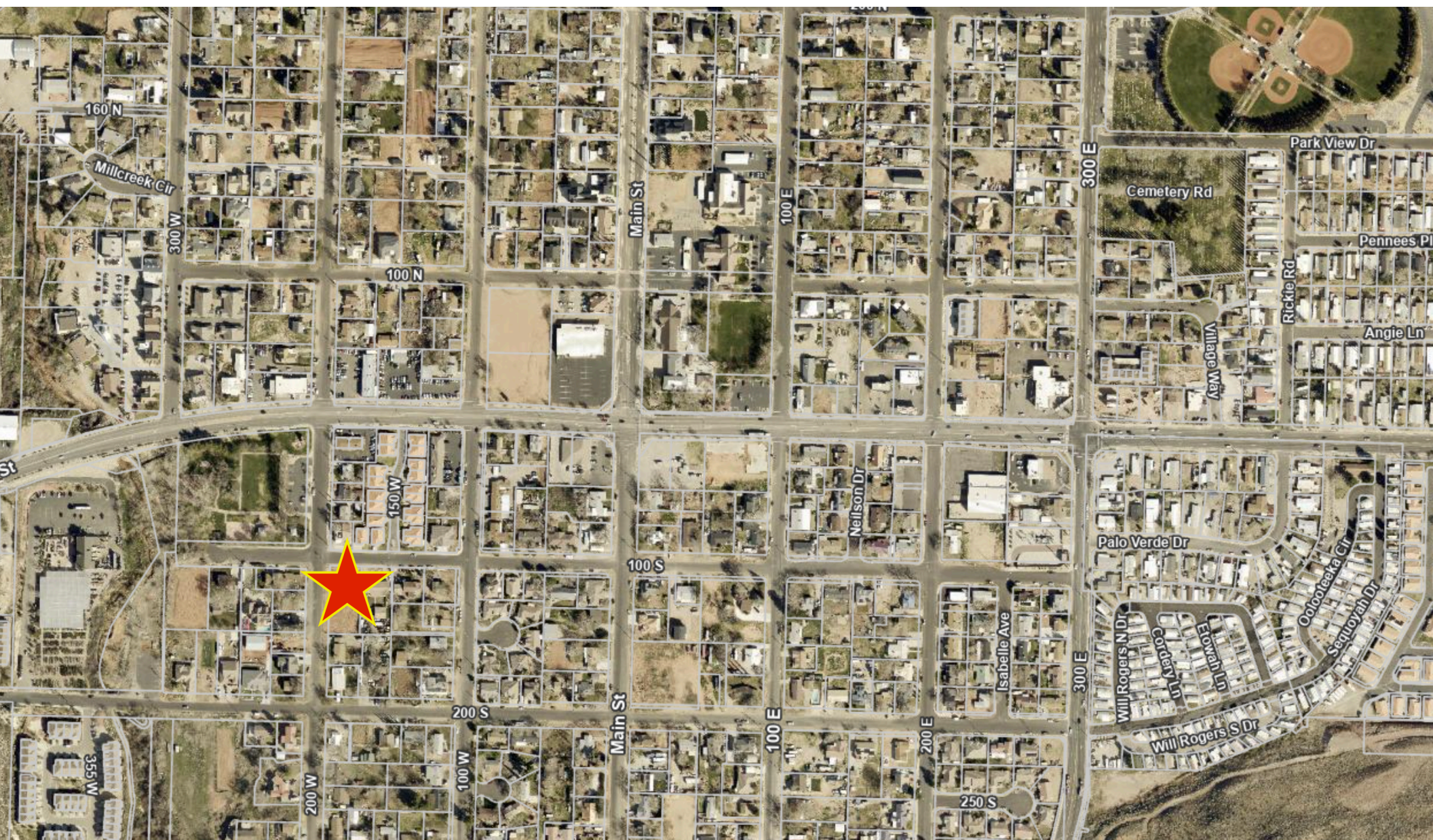
14). If the design of the power pole on the corner of 200 W 100 S does not meet the criteria of the Public Works department, the power pole will need to be moved at the owner's expense.

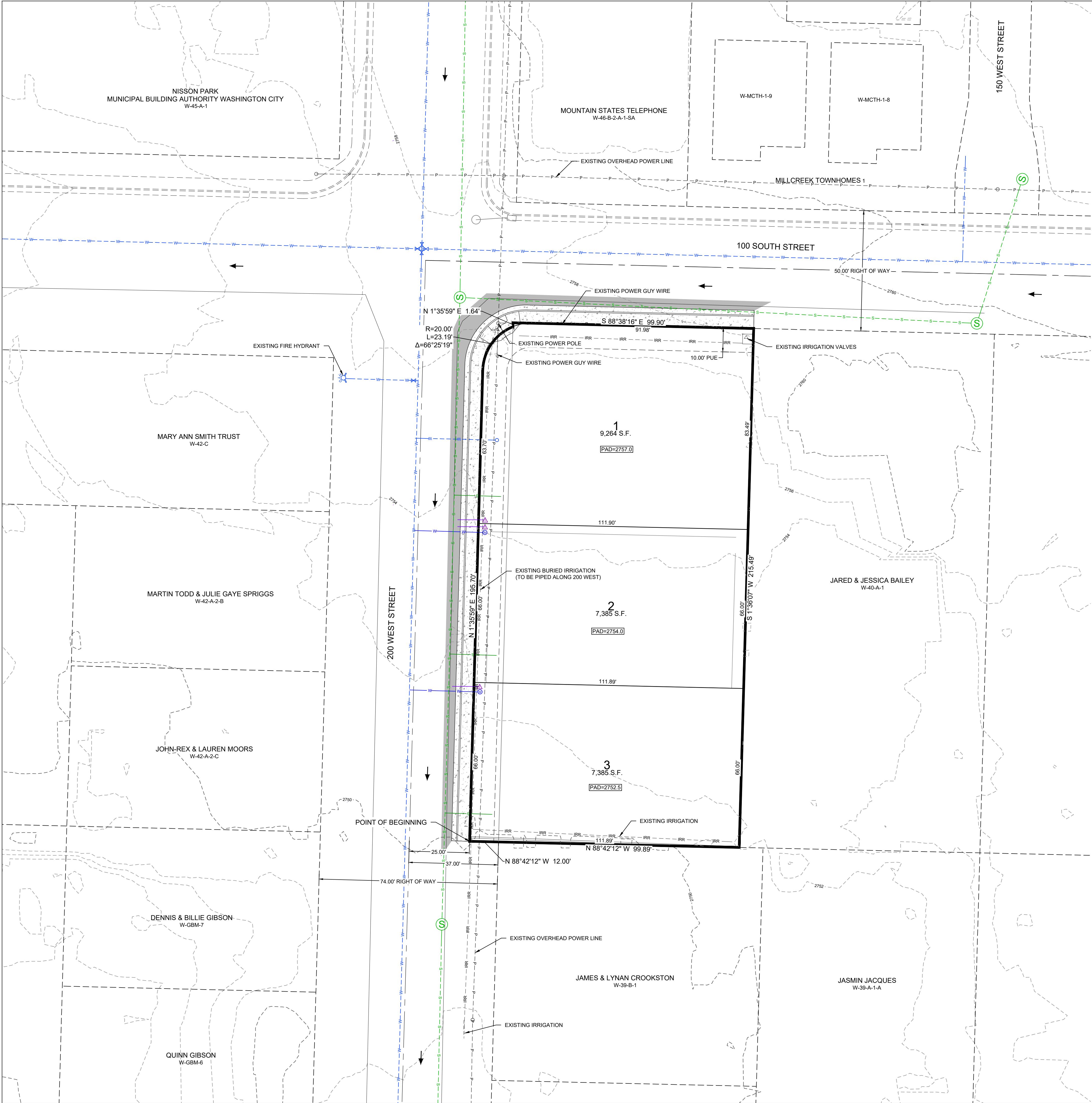
Tobler Fields

Preliminary Plat Narrative

The purpose of this preliminary plat is to develop 3 residential lots. The project area is 0.55 acres being parcel number W-40-B-1 located at approximately 3100 South 200 West. The project is zoned R-1-6.

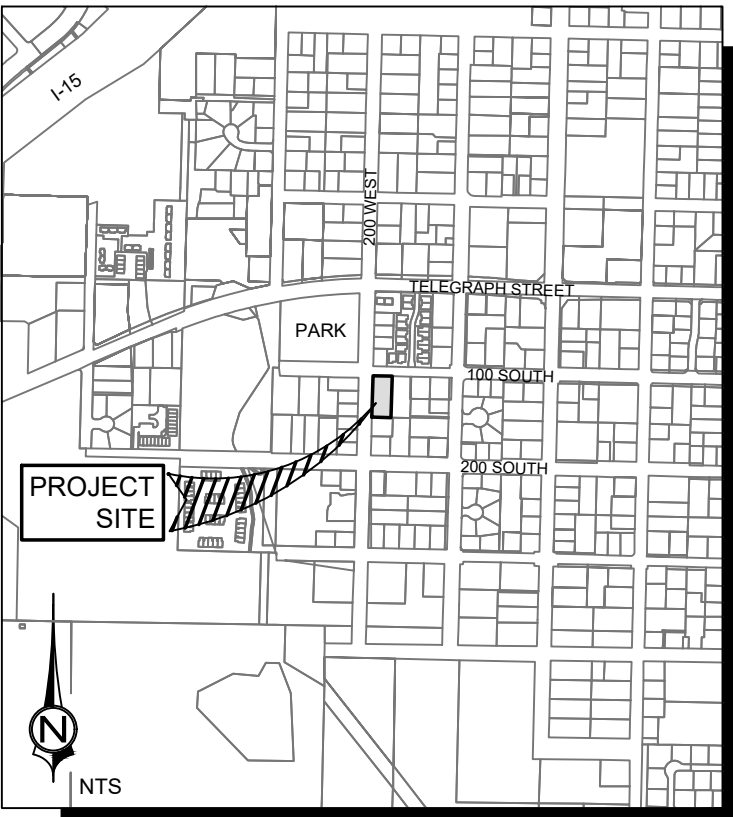
The development fronts 200 West which is currently a 74-foot right of way at this location. The subdivision proposes 12 feet be vacated back to the applicant to establish a standard 50-foot right of way. 100 South has previously vacated the surplus right of way.





LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SEWER LINE
- PROPOSED JUC TRENCH (POWER)
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- EXISTING/PROPOSED WATER VALVE
- EXISTING/PROPOSED IRRIGATION VALVE
- EXISTING/PROPOSED WATER METER
- EXISTING/PROPOSED IRRIGATION METER
- SEWER MANHOLE
- EXISTING/PROPOSED FIRE HYDRANT
- DRAINAGE FLOW DIRECTION



LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 17 OF THE WASHINGTON TOWN RESURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 88°42'12" W 12.00 FEET; THENCE N 1°35'59" E 195.70 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 23.19 FEET THROUGH A CENTRAL ANGLE OF 66°25'19"; THENCE N 1°35'59" E 1.64 FEET; THENCE S 88°38'16" E 99.90 FEET; THENCE S 1°36'07" W 215.49 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE N 88°42'12" W 99.89 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 24,038 SQ FT OR 0.55 ACRES MORE OR LESS

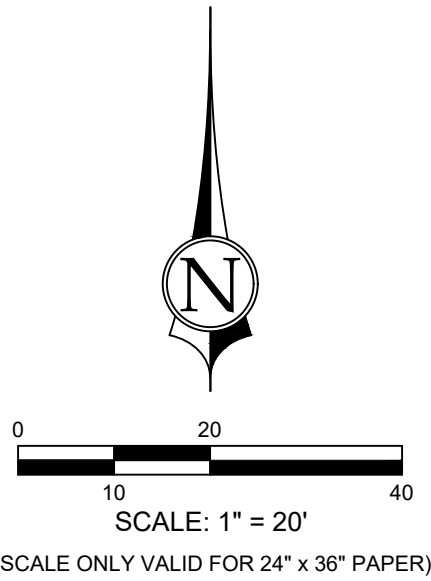
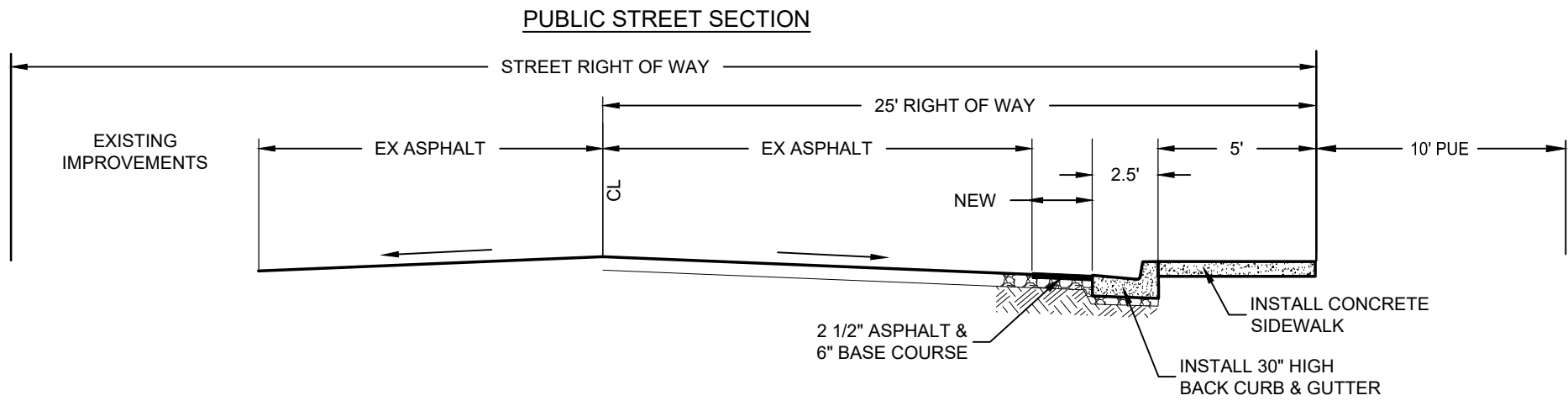
GENERAL NOTES

- 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.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED 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.
- 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.

STORM WATER DETENTION REQUIREMENTS

ALL ON-SITE STORM WATER DETENTION WILL BE PROVIDED FOR WITHIN EACH LOT LANDSCAPING. CURB AND GUTTER WILL BE INSTALLED WHICH WILL DIRECT HISTORICAL FLOWS.

NO LID REQUIRED AS PROJECT IS UNDER 1-ACRE



PROJECT INFO

PARCEL: W-40-B-1
TOTAL PROJECT AREA: 0.55 ACRES
ZONING: R-1-6
UNIT COUNT: 3 LOTS

APPLICANT

DLN BUILDERS
KELLY KINGHORN
KELLYKINGHORN@GMAIL.COM

TOBLER FIELDS
PRELIMINAY PLAT

LOCATED IN
SECTION 14 TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

PRELIMINARY PLAT
TOBLER FIELDS
LOCATED IN WASHINGTON, UTAH

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



PROJ. #: 26025
DRAWN BY: BLW
DATED: 02/27/2026
SCALE OF SHEET
HOR SCALE: 1" = 20'

SHEET
1
OF
1