



Washington City Land Use Authority
Regular Meeting Agenda
June 17, 2026

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, June 17, 2026** at 6:00 P.M or immediately following the Planning Commission Meeting. The Land Use Authority meeting will be held in the Council Chambers of Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- a. Approval of the Land Use Authority Minutes from June 3, 2026.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. MINOR SUBDIVISION

- a. Public Hearing and consideration to approve a Minor Subdivision for Crimson Sky Estates located at approximately 20 East and 3090 South. Applicant: Kent Stanger.

5. PUBLIC HEARINGS

*****Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public Hearing and consideration to approve a Preliminary Plat for Carmel at Alaia located at approximately Waters Edge Way and Red Slopes Parkway. Applicant: Alaia Development Corporation.
- b. Public Hearing and consideration to approve a Preliminary Plat for Solente Village 1 LaParea Villa Lots located approximately North of Colima Road and East of Altozano Road. Applicant: Alliance Consulting.
- c. Public Hearing and consideration to approve a Final Plat Amendment for Bridger Lane Subdivision Partial Amendment "A" located at 191 West Bridger Lane. Applicant: Rosenberg Associates.

- d. Public Hearing and consideration to approve a Final Plat Amendment for Farmland Estates Partial Amendment “A” located at 2114 South Log Lane. Applicant: Rosenberg Associates.

6. ADJOURNMENT

POSTED this 11th Day of June, 2026
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:	June 17, 2026
ACTION REQUESTED:	Final Plat approval for the Crimson Sky Estates Minor subdivision, located at approximately 20 East & 3090 South
APPLICANT:	Eric Mcfadden
OWNER:	Kent Stanger
ENGINEER:	Marc Fonger, Premier Design and Engineering
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval for the Crimson Sky Estates Minor subdivision located at approximately 20 East & 3090 South. This minor subdivision would create eight single-family residential lots from an existing 9.27 acre parcel. The lots would range in size from .98 acres to 1.06 acres. Additionally, landscaping is proposed along both 20 East and 3090 South and will be maintained by the homeowners or homeowner's association.

The current zoning at this location is RA-½, with the RA-½ zone to the North, East, South, and the RA-1 zone directly to the West.

Staff has reviewed the proposal and finds 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 Crimson Sky Estates Minor subdivision, based on the following findings and subject to the following conditions:

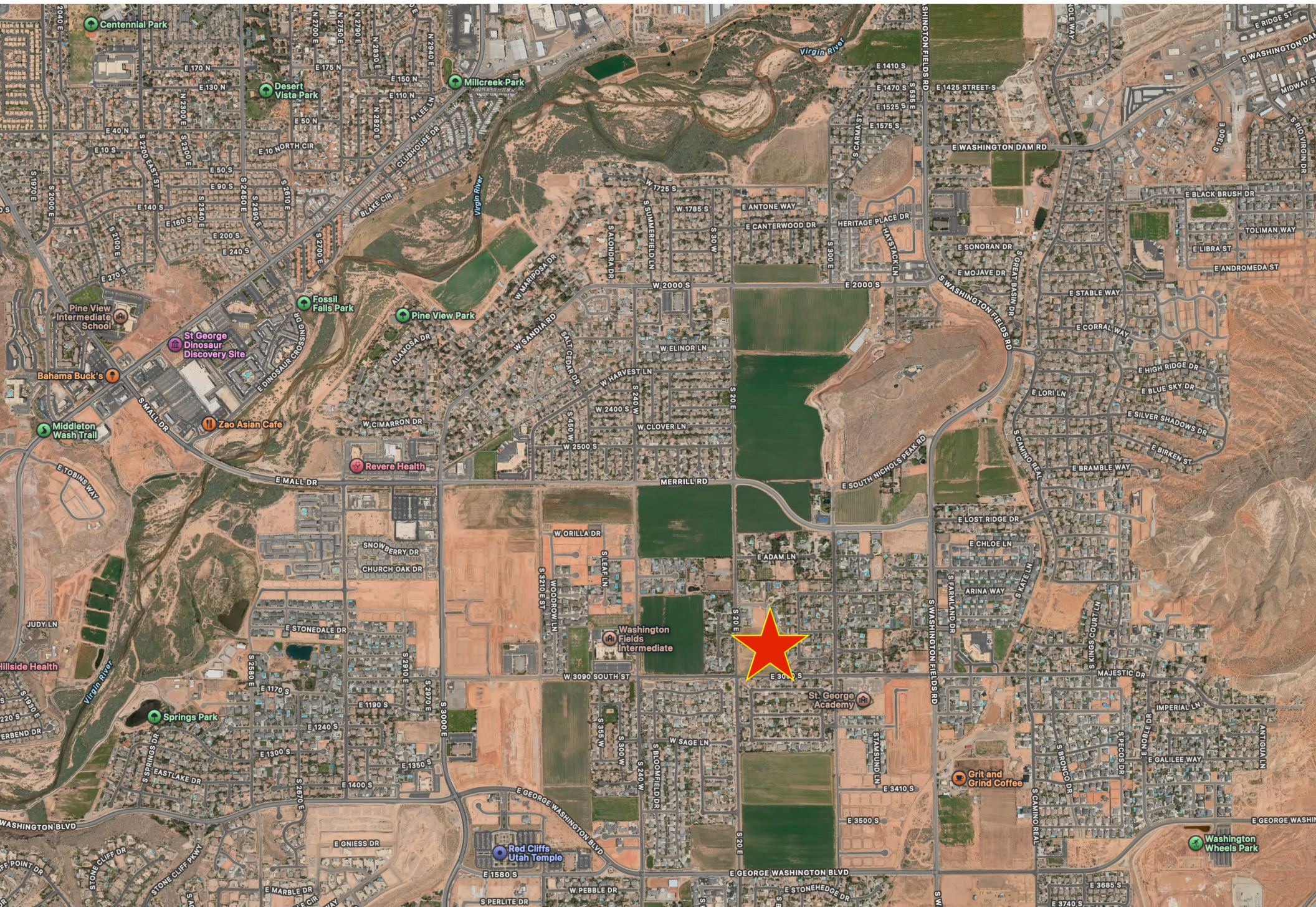
Findings

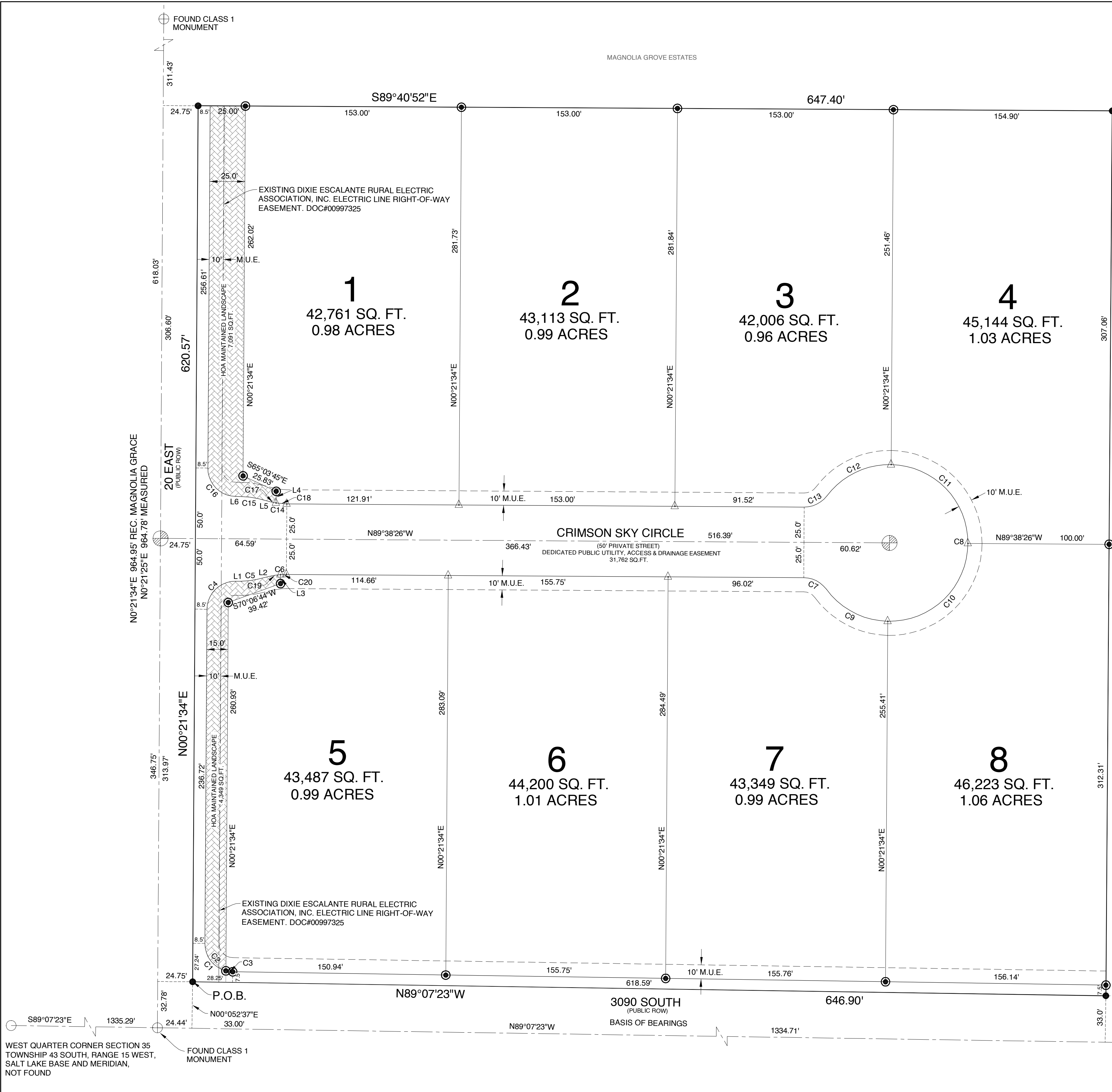
1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Zoning and the Subdivision Ordinances as

outlined.

Conditions

1. All subdivision improvements shall be completed or bonded for prior to recording the final plat including any/all required landscaping for double fronting lots around the subdivision boundary.
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.





OWNER'S DEDICATION:

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

CRIMSON SKY ESTATES

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO(ES) 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 STREETS AND MUNICIPAL UTILITY EASEMENTS, ALL LOTS, PUBLIC STREETS AND MUNICIPAL UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER(S) DO(ES) HEREBY WARRANT TO THE CITY OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

SIGNED THIS _____ DAY OF _____, 20__

CRIMSON RANCH ESTATES, LLC
KENT STANGER, MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT:

STATE OF UTAH }
COUNTY OF WASHINGTON } SS.

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, KENT STANGER WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF CRIMSON RANCH ESTATES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CRIMSON RANCH ESTATES, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

FULL NAME SIGNATURE COMMISSION NO. DATE

FULL NAME PRINT EXPIRATION DATE

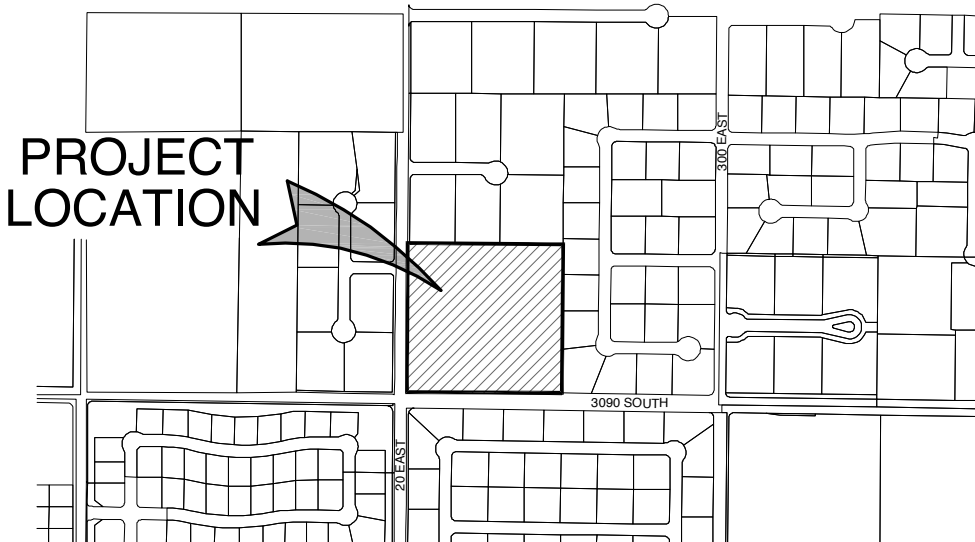
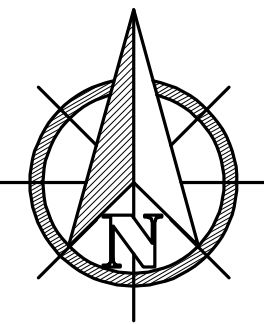
OFFICIAL SEAL NOT REQUIRED
PER UTAH CODE 46-1-16(7)

NOTICE OF CONDITIONS AND RESTRICTIONS:

- THERE EXISTS MUNICIPAL UTILITY EASEMENTS ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE NOTED: 10.00 FOOT ALONG ALL STREET SIDE LOT LINES AND 7.50 FOOT ALONG ALL SIDE AND REAR LOT LINES. NO BUILDINGS OR STRUCTURES, E.G., POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
- 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.
- LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.
- "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"
- 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.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE LANDSCAPING ALONG THE NORTH SIDE OF 3090 SOUTH FROM THE BACK OF CURB TO THE PRE-CAST WALL BEGINNING AT THE EAST END OF THE SUBDIVISION HEADING WEST TO THE CORNER OF 20 EAST. APPROXIMATELY 6,216 SQ. FT.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	31.24'	89°28'57"
C2	20.00'	26.36'	75°31'21"
C3	20.00'	4.87'	13°57'36"
C4	20.00'	31.42'	90°00'00"
C5	50.00'	12.24'	14°01'15"
C6	50.00'	12.24'	14°01'15"
C7	20.00'	18.65'	53°24'51"
C8	55.50'	277.84'	286°49'42"
C9	55.50'	50.85'	52°29'32"
C10	55.50'	88.07'	90°55'19"
C11	55.50'	86.32'	89°06'55"
C12	55.50'	52.60'	54°17'56"
C13	20.00'	18.65'	53°24'51"
C14	50.00'	12.24'	14°01'15"
C15	50.00'	12.24'	14°01'15"
C16	20.00'	31.42'	90°00'00"
C17	50.00'	4.61'	5°16'47"
C18	50.00'	7.63'	8°44'28"
C19	50.00'	8.12'	9°18'15"
C20	50.00'	4.12'	4°42'59"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	3.77'	S89°38'26"E
L2	8.34'	N76°20'19"E
L3	6.35'	N00°21'34"E
L4	8.28'	N00°21'34"E
L5	8.34'	S75°37'11"E
L6	3.77'	S89°38'26"E



VICINITY MAP:

SURVEYOR'S CERTIFICATE:

I, MICHAEL W. PURDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER 334571 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED THE MONUMENTS AS REPRESENTED ON THE PLAT TO BE HEREAFTER KNOWN AS:

CRIMSON SKY ESTATES



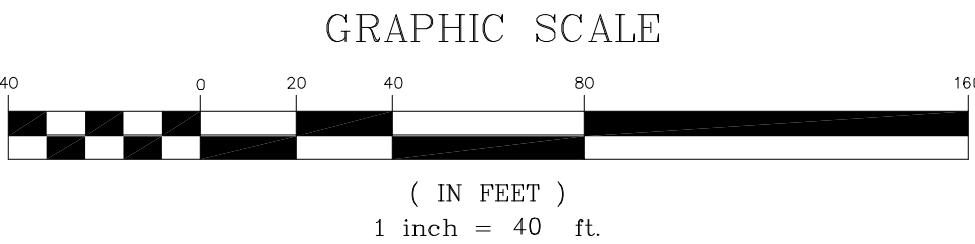
LEGAL DESCRIPTION:

ALL OF LOTS 2 AND 3, AND PART OF LOT 4, OF BLOCK 1, JOHN MCFARLAND'S SURVEY WITHIN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°07'23" EAST ALONG THE CENTER SECTION LINE OF SAID SECTION 35, 1359.73 FEET AND NORTH 00°52'37" EAST 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 3090 SOUTH STREET FROM THE WEST QUARTER CORNER OF SAID SECTION 35 AND RUNNING THENCE NORTH 00°21'34" EAST ALONG THE EAST RIGHT OF WAY OF 20 EAST STREET 620.57 FEET; THENCE SOUTH 89°40'52" EAST 647.40 FEET TO A POINT ON THE WEST BOUNDARY OF SKYLINE MEADOWS SUBDIVISION AS FILED IN WASHINGTON COUNTY RECORDERS OFFICE DOC# 00956355; THENCE SOUTH 00°24'28" WEST ALONG SAID WEST BOUNDARY LINE 626.87 FEET TO SAID NORTH RIGHT OF WAY OF 3090 SOUTH STREET; THENCE NORTH 89°07'23" WEST ALONG SAID NORTH RIGHT OF WAY 646.90 FEET TO THE POINT OF BEGINNING. 9.27 ACRES

LEGEND:

- FOUND MONUMENT (TYPE NOTED)
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- SET CLASS 1 MONUMENT
- FOUND CLASS 1 MONUMENT
- SET NAIL & WASHER PLS MARKED 334571 ON EXTENSION OF PROPERTY LINE
- SET REBAR AND CAP MARKED PLS 334571
- SECTION CONTROL LINE
- TIE LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE (AS NOTED)
- ROAD CENTERLINE
- ADJACENT LOTLINES (NOT A PART)



CRIMSON SKY ESTATES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

CRIMSON SKY ESTATES



FINAL PLAT	DATE: 5/11/2026	E.A.M.
FILE NUMBER:	DRAWN:	
CRIMSON SKY	1" = 40'	M.P.
JOB TITLE:	SCALE:	CHECKED:

PUBLIC WORKS APPROVAL

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

PUBLIC WORKS, WASHINGTON CITY

ENGINEER'S APPROVAL

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

WASHINGTON CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 20__

WASHINGTON CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY

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

MAYOR, WASHINGTON CITY

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 FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

DEPUTY COUNTY RECORDER

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	June 17, 2026
ACTION REQUESTED:	Preliminary Plat approval for the Carmel at Alaia Subdivision, located at approximately Waters Edge & Red Slopes Pkwy.
APPLICANT:	Brandee Walker
OWNER:	Alaia Development Corporation
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 Carmel at Alaia Subdivision within the Alaia PCD, located at approximately Waters Edge and Red Slopes Parkway. This subdivision is proposing 51 single-family lots on an area covering 10.41 acres. This specific subdivision is located within Village 8 of the Alaia master-planned PCD. As such, the proposed lots would fall under the medium density category with a density of 4.9 dwelling units/acre. Lastly, the zoning of the project is PCD, with the PCD zone surrounding the site.

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 Carmel at Alaia subdivision, based on the following findings and subject to the following conditions:

Findings

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

Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners 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.

Preliminary Plat Narrative

Carmel at Alaia

Carmel at Alaia is a residential development comprising 51 single-family lots on approximately 10.41 acres. The project is located within Village 8 of the Alaia master-planned PCD and has a density of 4.9 dwelling units per acre. While there is no formal open space requirement, the development includes 1.36 acres of proposed common area.

The project features a combination of private and public streets. Select homes will be rear-loaded via private drive access, with primary frontage along Waters Edge Way and adjacent common areas.

PROJECT INFO

TOTAL AREA = 10.41 ACRES

SINGLE FAMILY LOT = 51

OVERALL DENSITY = 4.9 D.U./ACRE

COMMON OPEN SPACE = 1.36 ACRES

PARKING

TOTAL VISITOR STALLS PROVIDED = 10 STALLS
REQUIRED = 0

TRANSFERRED DENSITY TOTAL

TRANSFERRED PER AGREEMENT = 2,334
ENTITLED BY APPROVED PRELIMINARY PLAT = 524
THIS PROJECT = 51
REMAINING = 1,759 DOORS





SOUTHERN PARKWAY (HIGHWAY 7)

EXHIBIT
01/28/2025
AMENDMENT

MODIFIED PRELIMINARY SITE PLAN
ALAIA



STATE OF UTAH

ST. GEORGE REGIONAL AIRPORT

RESIDENTIAL 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 93.4 Acres

Village 5 (HOMESTEADS) 32.8 Ac

Village 17 9.6 Ac

Medium Density 5-6.9 Du/Ac 124.1 Acres

Village 1 (THE MEADOWS) 27.1 Ac

Village 2 (THE CROSSROADS) 18.4 Ac

Village 3 (LAKESIDE) 20.5 Ac

Village 8 44.0 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 24.4 Acres

Village 18 5.0 Ac

Village 19 10.9 Ac

PRIMROSE RETIREMENT 7.5 Ac

EVAPORATION POND 1.0 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**

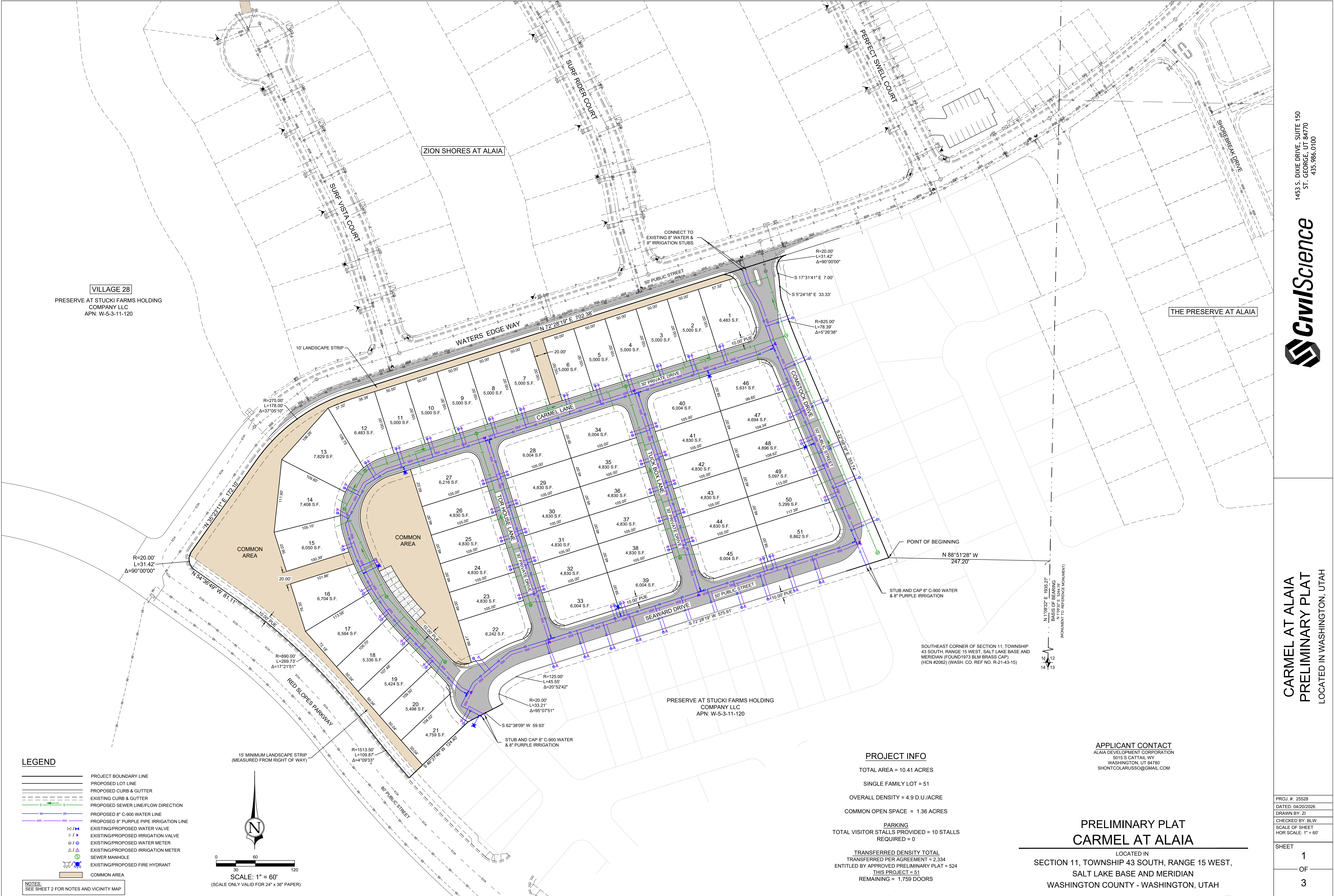
**NOTE: Insignificant internal open space areas within Villages are not accounted for in Common Open Space.

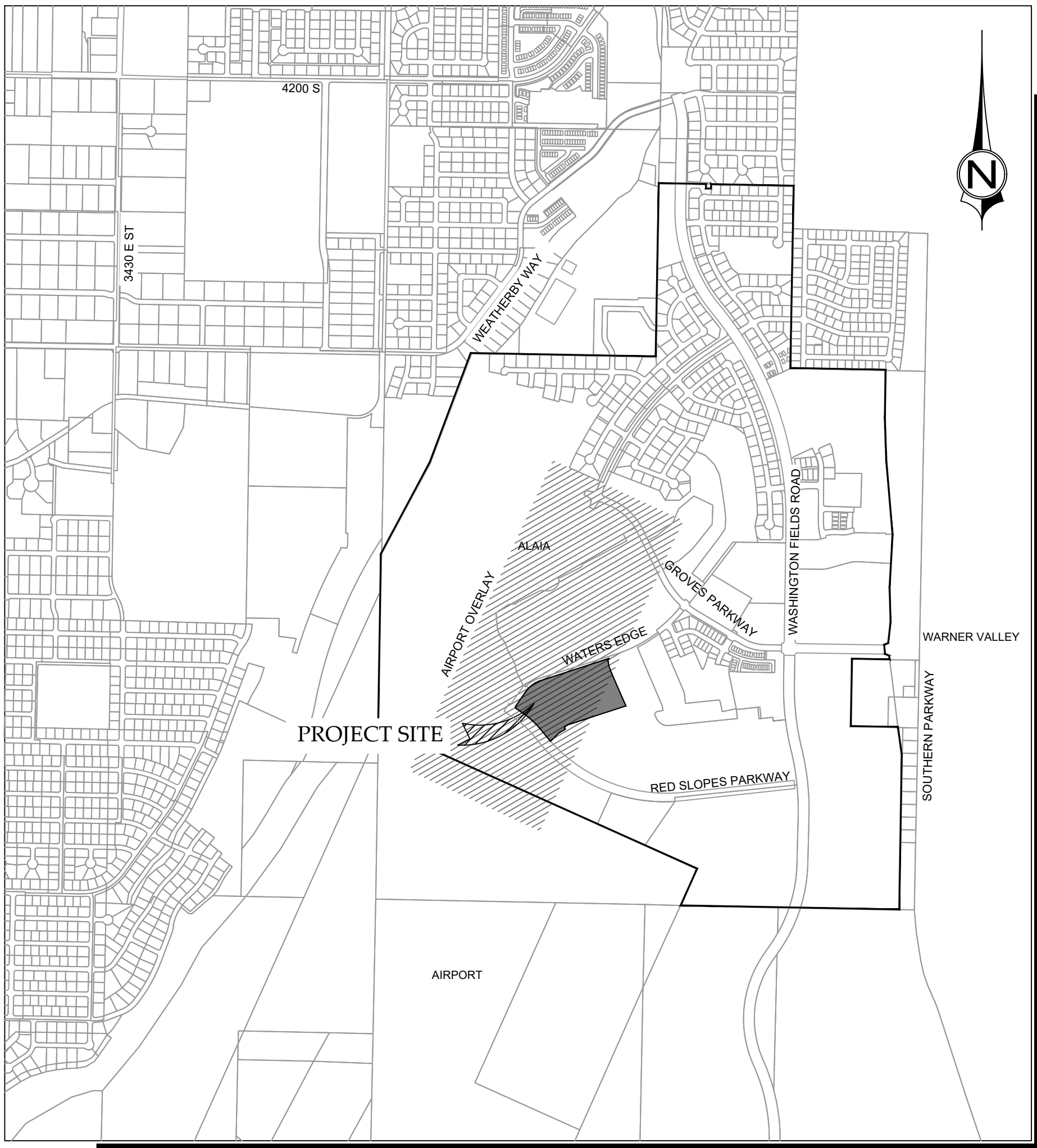
*NOTE: All areas are approximate and include internal roads and open spaces within Villages. Major backbone roads: Washington Fields Road, Groves Parkway, Stucki Farms Parkway, and Red Slopes Parkway are excluded from the Village areas.

SHORT TERM RENTAL OVERLAY

TOTAL PROJECT AREA: 567.60 Acres

PRESERVE AT STUCKI FARMS HOLDING COMPANY LLC
5015 SOUTH CATTAIL WAY
WASHINGTON, UT 84780





VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL STREET PROPERTY LINE FRONTAGES, AND A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEI. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF ROADS, FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK ARE COMPILED IN A REPORT DATED JANUARY 13, 2026. THIS REPORT IS AVAILABLE FROM THE DEVELOPER, AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
3. ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT. WASHINGTON CITY RESERVES THE RIGHT TO ASSESS THE PROPERTY OWNERS FOR THE MAINTENANCE OF THE COMMON AREAS.
4. 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.
5. WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY WASHINGTON CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

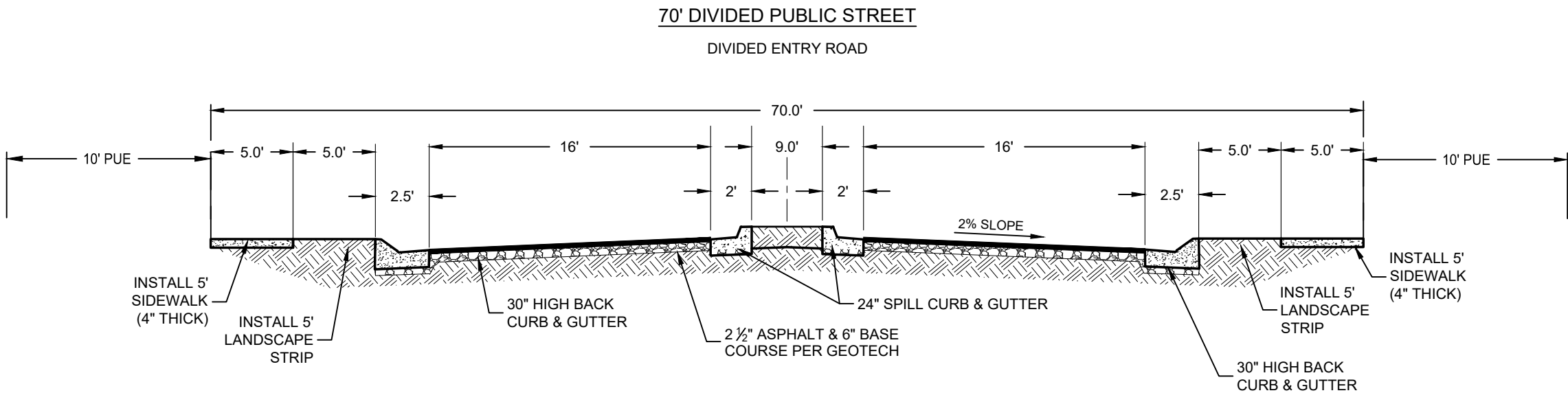
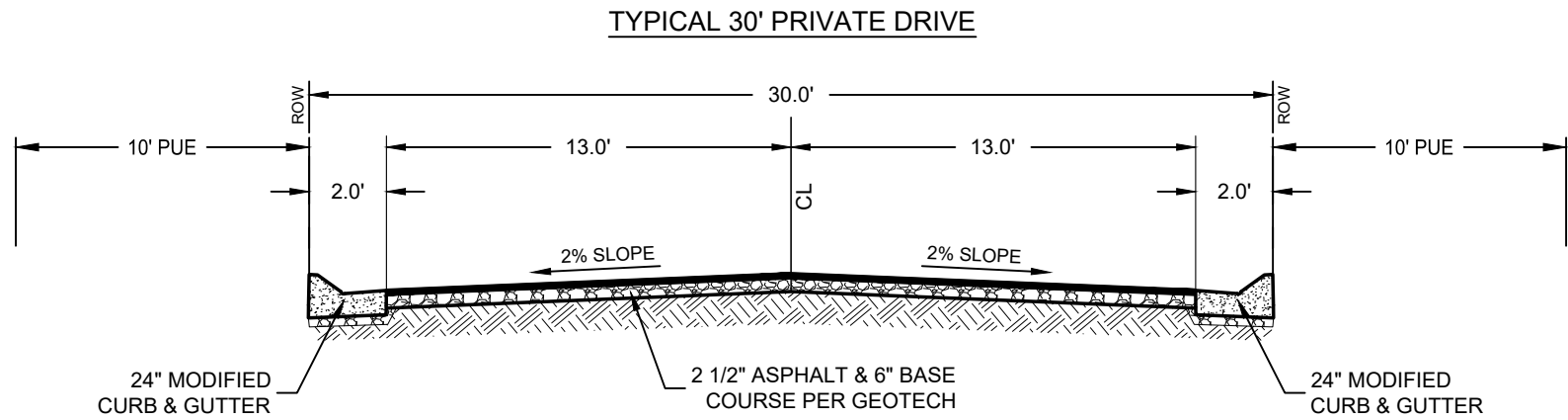
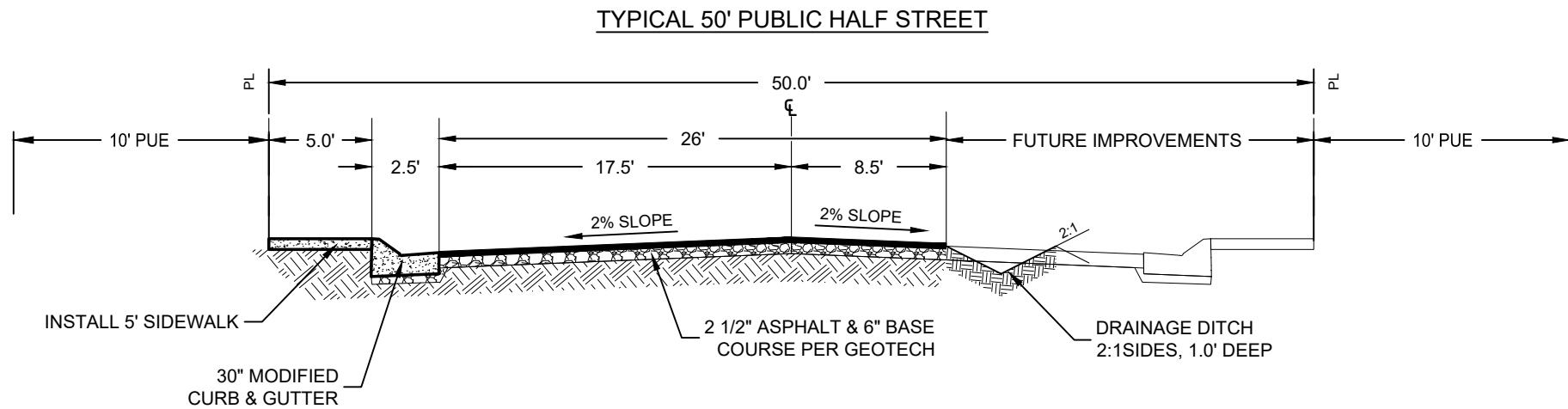
AIRPORT NOTE:

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT, 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 THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.

LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS N 1°08'32" E 1935.27 FEET ALONG THE EAST LINE OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°51'28" W 247.20 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11, AND RUNNING THENCE S 72°28'19" W 575.91 FEET, TO THE POINT OF CURVATURE OF A 125.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 45.55 FEET THROUGH A CENTRAL ANGLE OF 20°52'42"; TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 33.21 FEET THROUGH A CENTRAL ANGLE OF 90°07'51"; THENCE S 62°38'09" W 59.93 FEET; THENCE S 46°27'46" W 124.40 FEET, TO A POINT ON A 1513.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 48°38'30" E; THENCE ALONG THE ARC OF SAID CURVE 109.87 FEET THROUGH A CENTRAL ANGLE OF 4°09'33"; TO THE POINT OF CURVATURE OF A 890.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 289.73 FEET THROUGH A CENTRAL ANGLE OF 17°21'51"; THENCE N 54°38'49" W 81.11 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 35°23'11" E 172.10 FEET, TO THE POINT OF CURVATURE OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 178.00 FEET THROUGH A CENTRAL ANGLE OF 37°05'01"; THENCE N 72°28'19" E 702.38 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 17°31'41" E; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S 17°31'41" E 7.00 FEET; THENCE S 5°24'18" E 33.33 FEET, TO A ON A 825.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 72°28'19" E; THENCE ALONG THE ARC OF SAID CURVE 78.39 FEET THROUGH A CENTRAL ANGLE OF 5°26'38"; THENCE S 22°58'19" E 353.74 FEET, TO THE POINT OF BEGINNING.

CONTAINS 10.41 ACRES MORE OR LESS



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



CARMEL AT ALAIA
PRELIMINARY PLAT
LOCATED IN WASHINGTON, UTAH

PROJ. #: 26528
DATED: 04/20/2026
DRAWN BY: ZJ
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: NA

SHEET

2

OF

3

PRELIMINARY PLAT
CARMEL AT ALAIA

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	June 17, 2026
ACTION REQUESTED:	Preliminary Plat approval for the Solente Village 1 LaParea Villa Subdivision, located approximately North of Colima Road/East of Altozano Road
APPLICANT:	Craig Coats
OWNER:	Green Springs Washington LLC (Ryan Coates)
ENGINEER:	Deloss Hammon, Alliance Consulting
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Solente Village 1 LaParea Villa Subdivision, located approximately North of Colima Road/East of Altozano Road within the Green Springs PCD. The parcel is zoned PCD, with the PCD zone surrounding the site. Furthermore, this particular subdivision is proposing 35 villa lots (typical pad lots) and two standard lots for a total of 37 lots on an area covering 10.69 acres. The construction of the LaParea lots will occur in four phases, with the initial development occurring towards the West near Altozano Road and ending towards the East.

Each unit will consist of a two car garage, which would provide adequate parking for the development. Additional guest parking stalls would also be provided.

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 LaParea Villa Lots 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.



ALLIANCE CONSULTING

A Planning and Engineering Firm

April 29, 2026

Washington City
111 North 100 East
Washington, UT 84780

RE: Green Springs PCD Village 1 LaParea Villa Lots Preliminary Plat

Washington City Planning Department

Green Springs Washington LLC is requesting that Washington City consider an application for the Solente Village 1, La Parea Villa Lots within the Green Springs PCD. This phase is located directly north of the existing Village 1 Phase 1 subdivision. The proposal includes a total of 37 residential units, consisting of 35 villa lots and 2 standard lots.

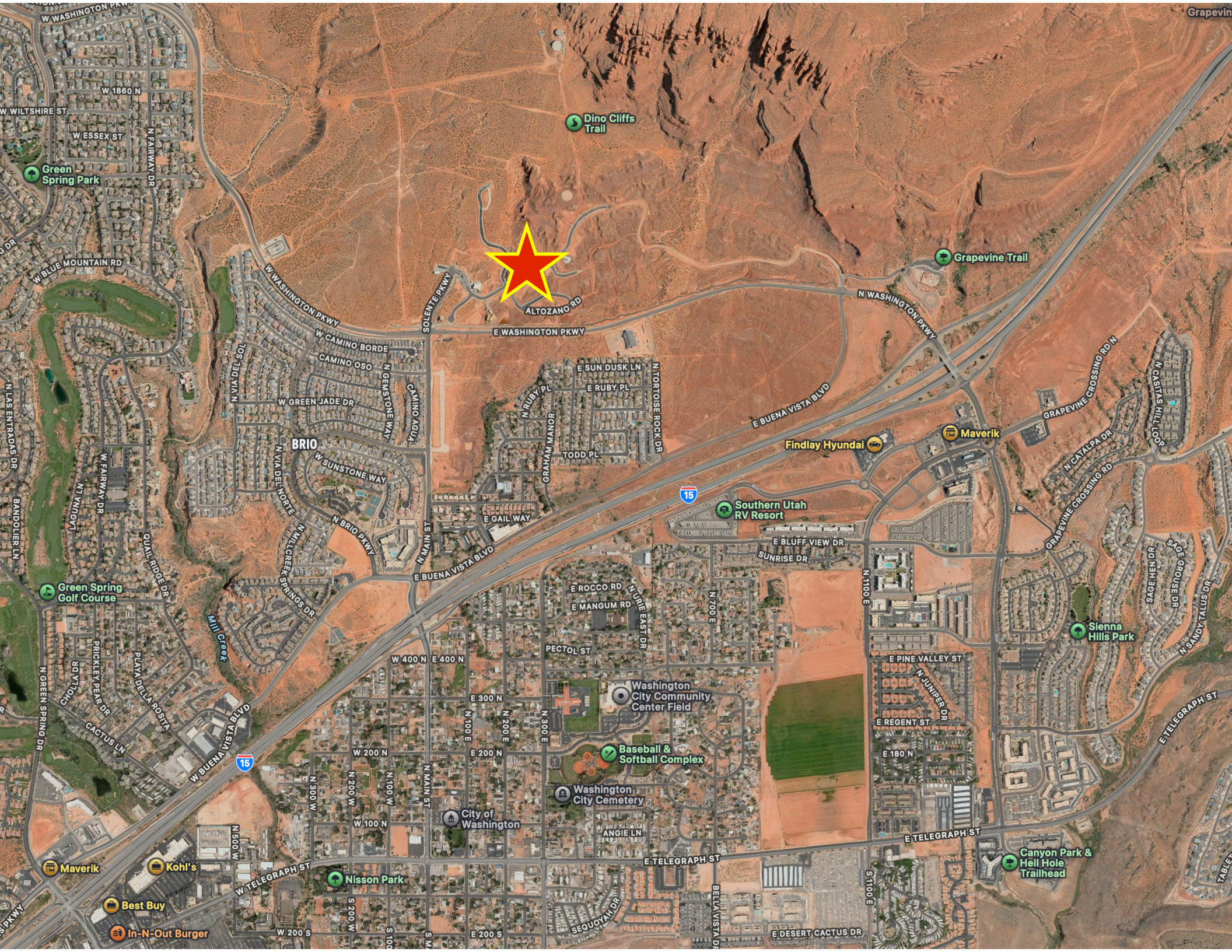
This area was previously included in a preliminary plat as three larger parcels, with the intent to return through the preliminary plat process once a specific product type was determined. The Solente Development currently has 178 units approved under prior preliminary plats. With the addition of the proposed 37 units, the total number of preliminary plat units increases to 215 units, out of the 2,200 units approved for the overall PCD development.

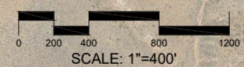
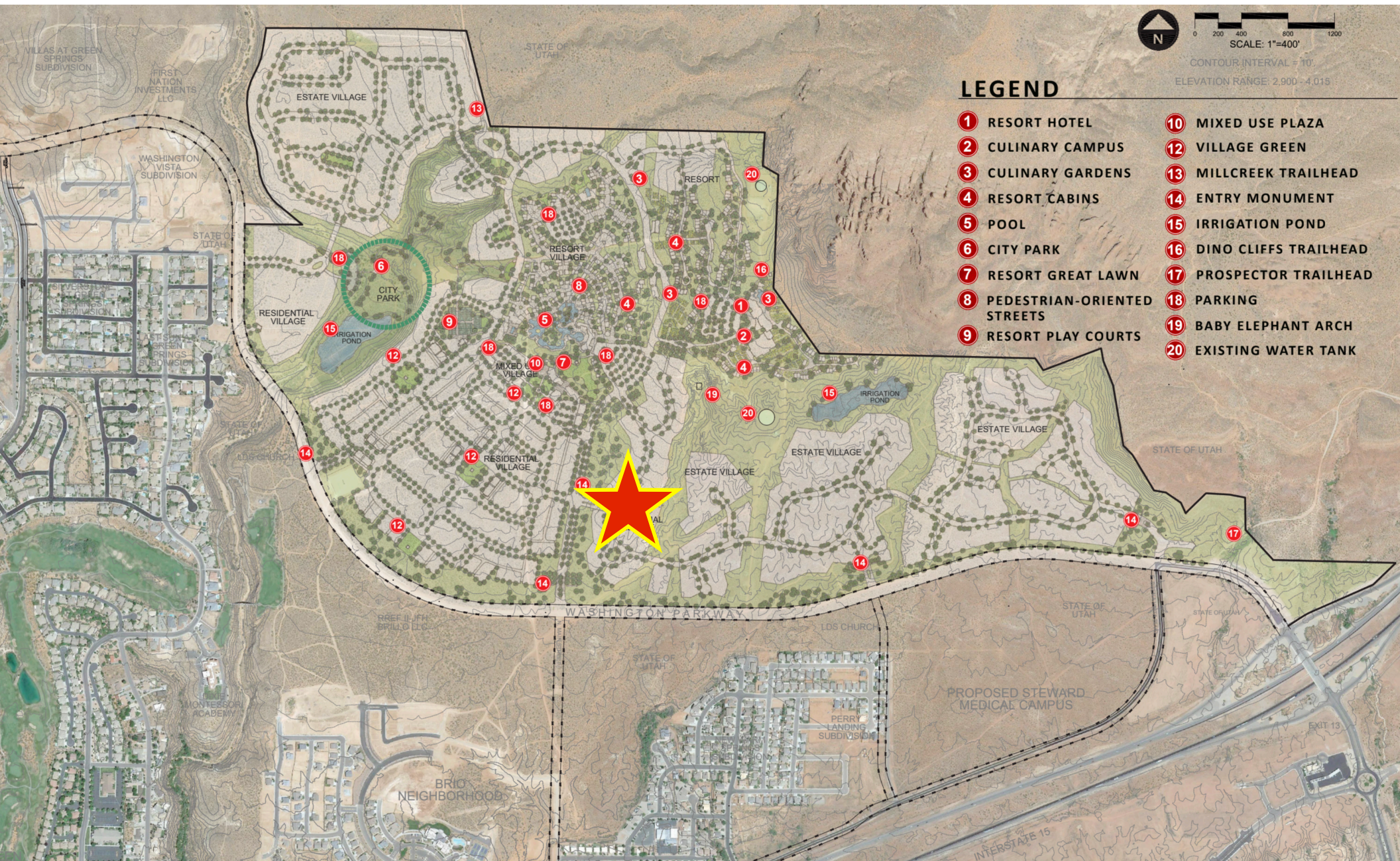
Best regards,

Craig Coats

Digitally signed by
Craig Coats
Date: 2026.04.29
14:59:55-06'00'

Craig Coats
Alliance Consulting, LLC





CONTOUR INTERVAL = 10'
ELEVATION RANGE: 2,900 - 4,015

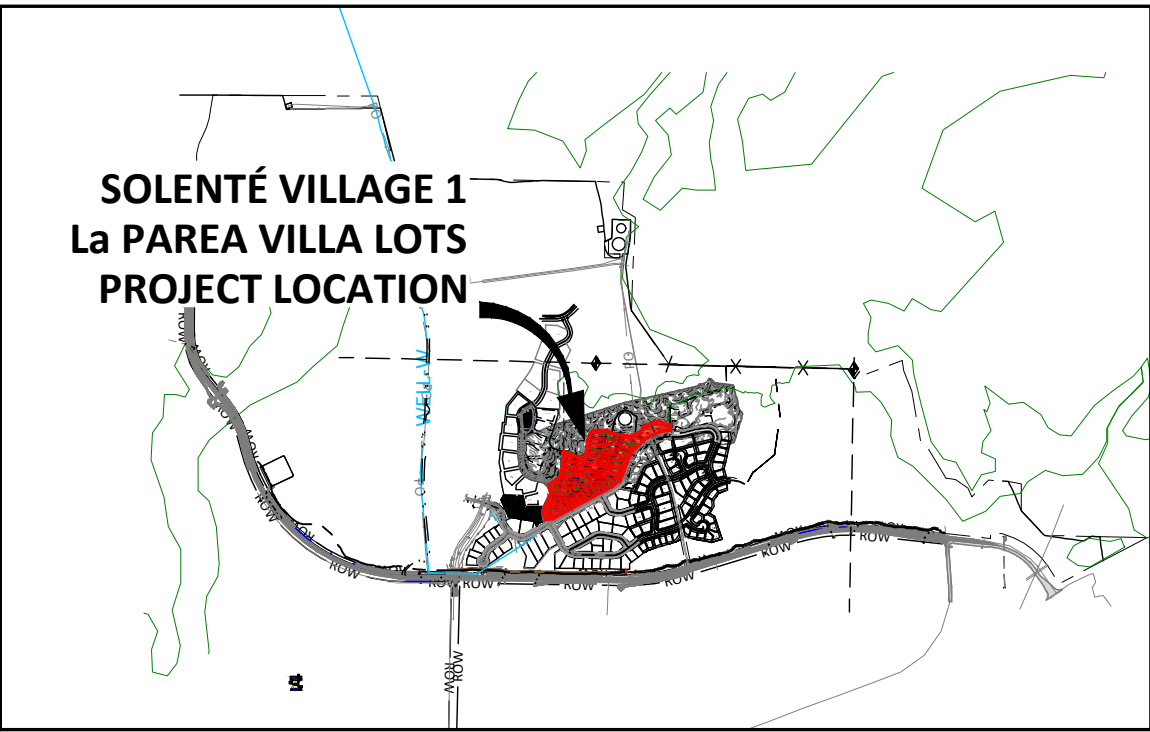
LEGEND

- | | |
|-------------------------------|--------------------------|
| 1 RESORT HOTEL | 10 MIXED USE PLAZA |
| 2 CULINARY CAMPUS | 12 VILLAGE GREEN |
| 3 CULINARY GARDENS | 13 MILLCREEK TRAILHEAD |
| 4 RESORT CABINS | 14 ENTRY MONUMENT |
| 5 POOL | 15 IRRIGATION POND |
| 6 CITY PARK | 16 DINO CLIFFS TRAILHEAD |
| 7 RESORT GREAT LAWN | 17 PROSPECTOR TRAILHEAD |
| 8 PEDESTRIAN-ORIENTED STREETS | 18 PARKING |
| 9 RESORT PLAY COURTS | 19 BABY ELEPHANT ARCH |
| | 20 EXISTING WATER TANK |

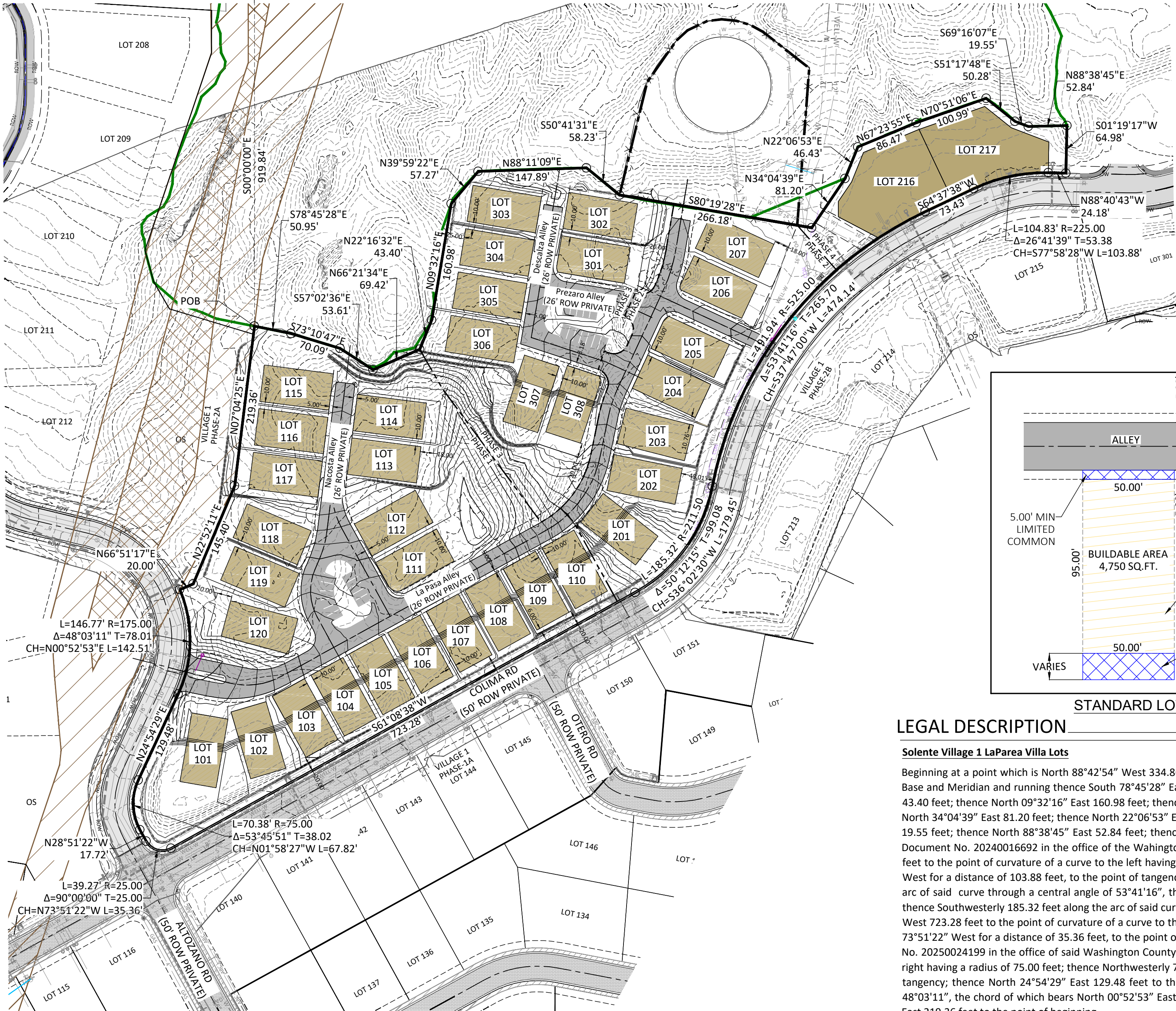
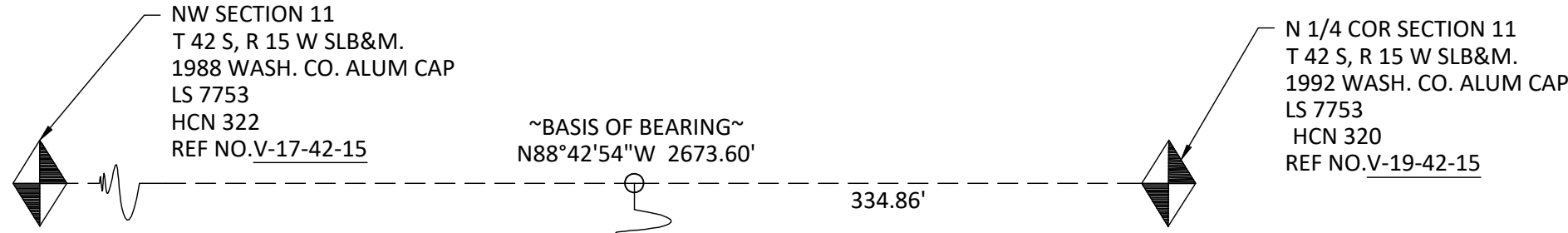
PRELIMINARY PLAT
FOR
SOLENTÉ VILLAGE 1
LaPAREA VILLA LOTS

WASHINGTON CITY
WASHINGTON COUNTY, UTAH
SECTION 11

TOWNSHIP 42 SOUTH , RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

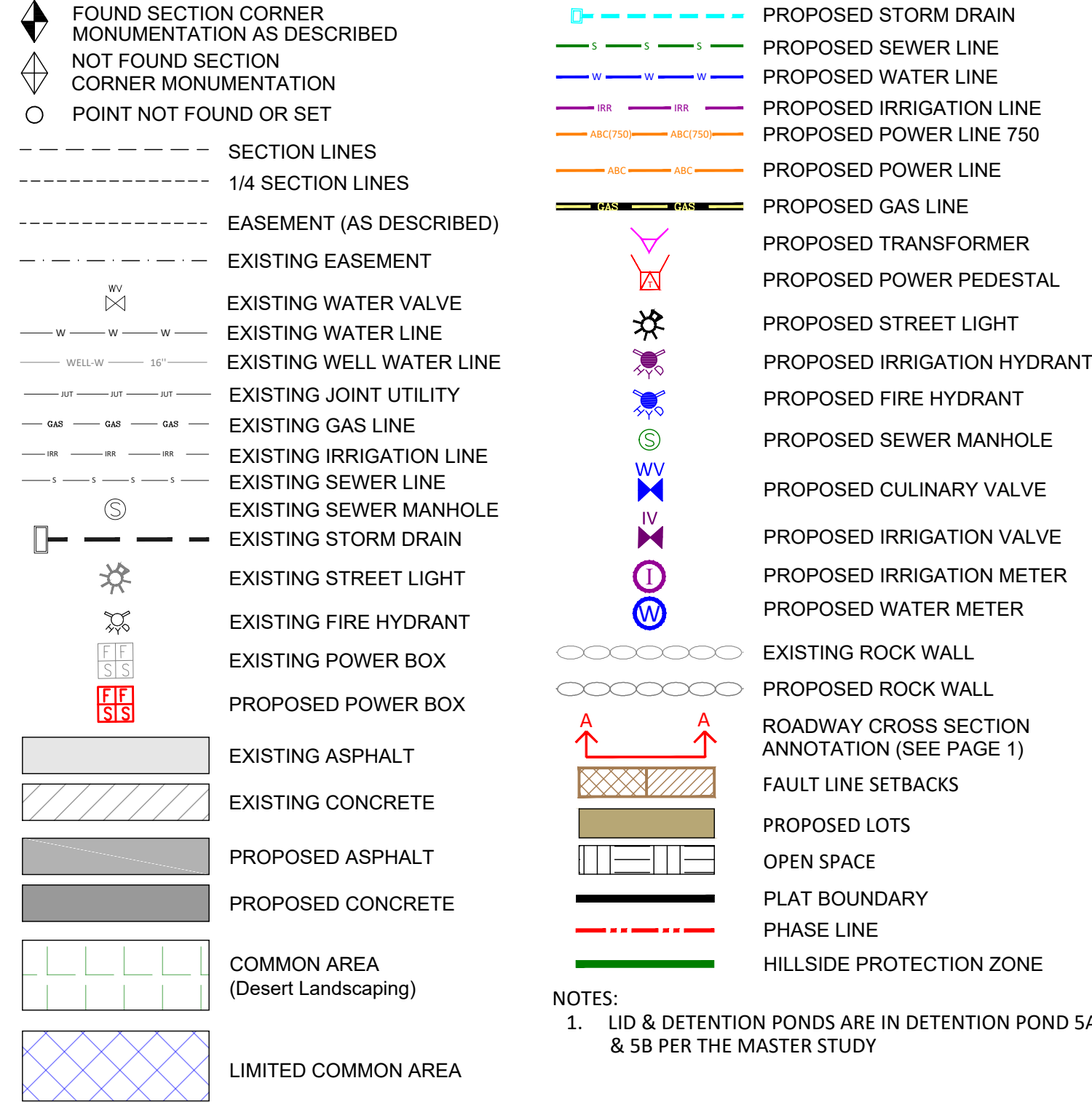


SCALE: 1"= 2000'



SCALE: 1"= 100'

LEGEND

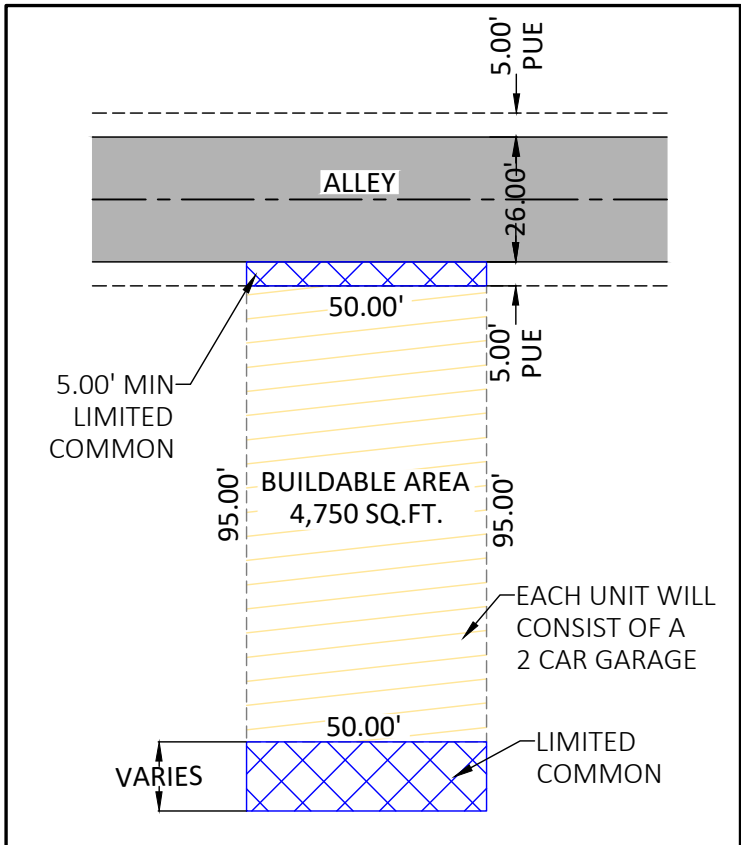


ENGINEER

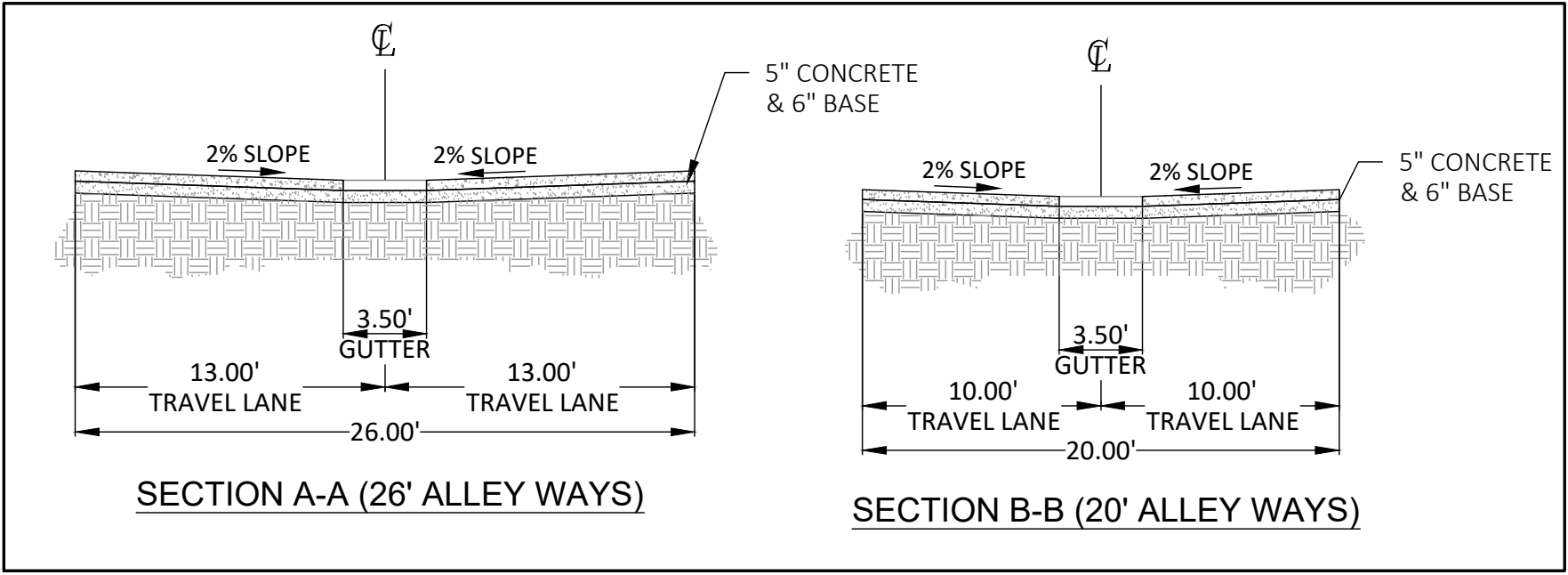
ALLIANCE CONSULTING
2303 N. CORAL CANYON BLVD. SUITE 201
WASHINGTON, UT 84780-0577
PHONE: (435) 673-8060
FAX: (435) 673-8065
ENGINEER: MR. DELOSS HAMMON PE
CONTACT: MR. CRAIG COATS
EMAIL: ccoats@allianceconsulting.us

DEVELOPER

Green Springs Washington LLC.
Mr. Ryan Coates
General Manager Solente
95 S Mall Drive, Suite202
St. George, UT 84790
PHONE: (480) 695-4502
EMAIL: rcoates@clydecapitalgroup.com



STANDARD LOT



LEGAL DESCRIPTION

Solente Village 1 LaParea Villa Lots

Beginning at a point which is North 88°42'54" West 334.86 feet along the North section line and South 00°00'00" East 919.84 feet from the North 1/4 corner of Section 11 Township 42 South Range 15 West of the Salt Lake Base and Meridian and running thence South 78°45'28" East 50.95 feet; thence South 73°10'47" East 70.09 feet; thence South 57°02'36" East 53.61 feet; thence North 66°21'34" East 69.42 feet; thence North 22°16'32" East 43.40 feet; thence North 09°32'16" East 160.98 feet; thence North 39°59'22" East 57.27 feet; thence North 88°11'09" East 147.89 feet; thence South 50°41'31" East 58.23 feet; thence South 80°19'28" East 266.18 feet; thence North 34°04'39" East 81.20 feet; thence North 22°06'53" East 46.43 feet; thence North 67°23'55" East 86.47 feet; thence North 70°51'06" East 100.99 feet; thence South 51°17'48" East 50.28 feet; thence South 69°16'07" East 19.55 feet; thence North 88°38'45" East 52.84 feet; thence South 01°19'17" West 64.98 feet to a point on the Northerly boundary of Solente Village 1 Phase 1A subdivision as shown on the official plat thereof recorded as Document No. 20240016692 in the office of the Washington County Recorder in said County in the State of Utah; thence along said Northerly boundary through the following seven (7) courses: North 88°40'43" West 24.18 feet to the point of curvature of a curve to the left having a radius of 225.00 feet; thence Southwesterly 104.83 feet along the arc of said curve through a central angle of 26°41'39", the chord of which bears South 77°58'28" West for a distance of 103.88 feet, to the point of tangency; thence South 64°37'38" West 73.43 feet to the point of curvature of a curve to the left having a radius of 525.00 feet; thence Southwesterly 491.94 feet along the arc of said curve through a central angle of 53°41'16", the chord of which bears South 37°47'00" West for a distance of 474.14 feet, to the point of reverse curvature of a curve to the right having a radius of 211.50 feet; thence Southwesterly 185.32 feet along the arc of said curve through a central angle of 50°12'15", the chord of which bears South 36°02'30" West for a distance of 179.45 feet, to the point of tangency; thence South 61°08'38" West 723.28 feet to the point of curvature of a curve to the right having a radius of 25.00 feet; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00", the chord of which bears North 73°51'22" West for a distance of 35.36 feet, to the point of tangency said point being a point on the Easterly boundary of the Solente Village 1 Phase 2A subdivision as shown on the official plat thereof recorded as Document No. 20250024199 in the office of said Washington County Recorder; thence along said Easterly boundary through the following seven (7) courses: North 28°51'22" West 17.72 feet to the point of curvature of a curve to the right having a radius of 75.00 feet; thence Northwesterly 70.38 feet along the arc of said curve through a central angle of 53°45'51", the chord of which bears North 01°58'27" West for a distance of 67.82 feet, to the point of tangency; thence North 24°54'29" East 129.48 feet to the point of curvature of a curve to the left having a radius of 175.00 feet; thence Northeastly 146.77 feet along the arc of said curve through a central angle of 48°03'11", the chord of which bears North 00°52'53" East for a distance of 142.51 feet, to a point of non-tangency; thence North 66°51'17" East 20.00 feet; thence North 22°52'11" East 145.40 feet; thence North 07°04'25" East 219.36 feet to the point of beginning.

Contains 476,732 square feet = 10.94 acres.
Section 11 Township 42 South Range 15 West SLB&M.

Date:5-22-2026

REVISIONS			
No.	Date	by	Description

File NameSolente LaParea Villa Lots Preliminary Plat.dwg





ALLIANCE CONSULTING

A PLANNING AND ENGINEERING FIRM

UTAH

2303 N CORAL CANYON BLVD

SUITE 201,

WASHINGTON, UT 84780

435-673-8060

NORTH DAKOTA

621 26TH STREET W.

WILLISTON, ND 58801

701-572-8100

SOLENTÉ VILLAGE 1

LaPAREA VILLA LOTS

PRELIMINARY PLAT

FOR

CLYDE CAPITAL GROUP

LOCATED IN SEC 11

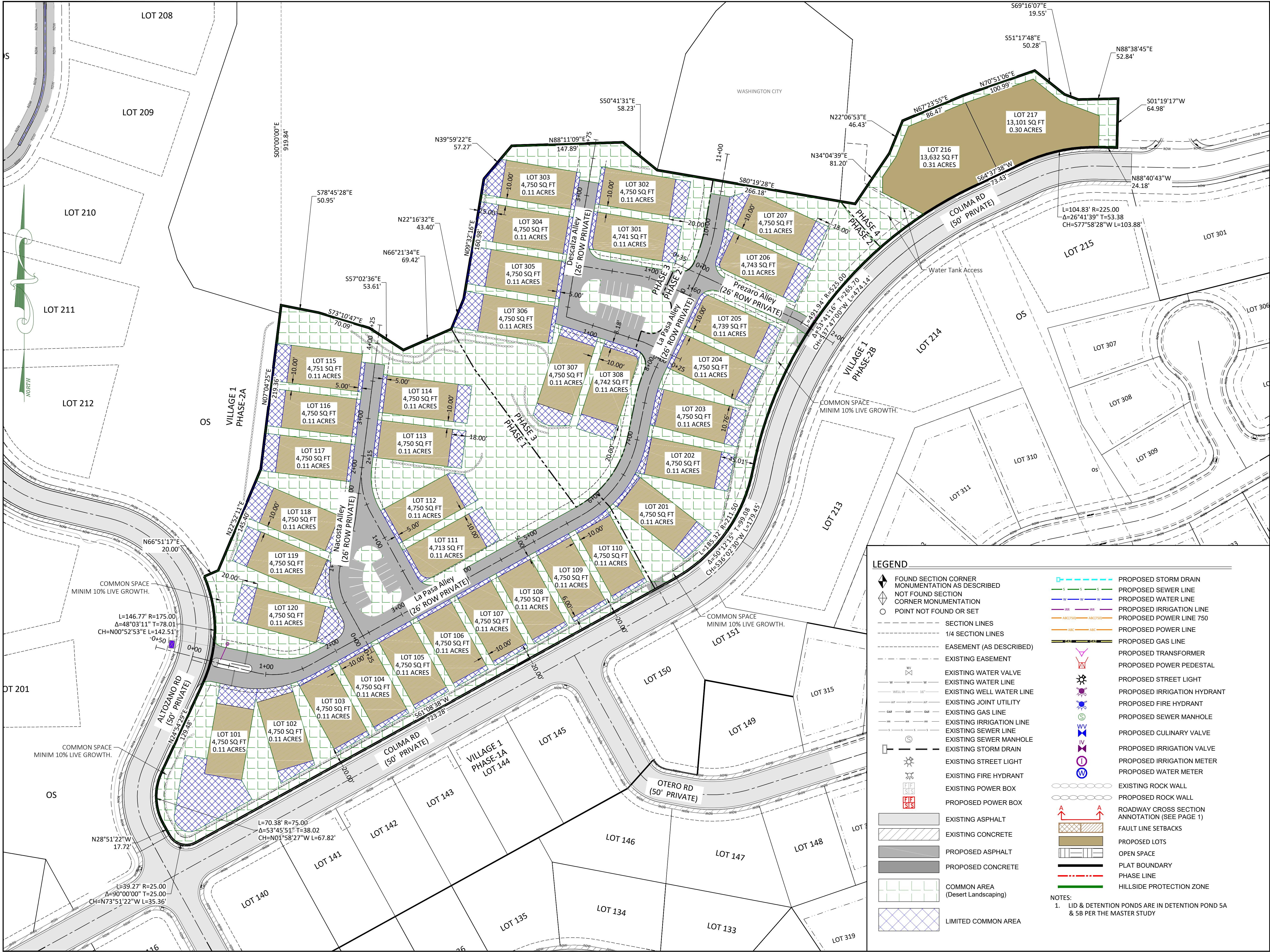
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Drawn By:	Scale:
cc	1"=60'
Client No.	Project No.
4558-23	4558-23

Drawing Sheet1

Sheet1 of 4 Sheets



Date:5-22-2026

REVISIONS			
No.	Date	by	Description

File Name
Solente LaParea Villa Lots Preliminary Plat.dwg

GRAPHIC SCALE

6003060120

(IN FEET)

1 inch = 60 ft.

If Printed 11x17 use Half Scale

ALLIANCE CONSULTING

A PLANNING AND ENGINEERING FIRM

UTAH

2303 N CORAL CANYON BLVD

SUITE 201,

WASHINGTON, UT 84780

435-673-8060

NORTH DAKOTA

621 26th STREET W.

WILLISTON, ND 58801

701-572-8100

SOLENTÉ VILLAGE 1

LaPAREA VILLA LOTS

PRELIMINARY PLAT

FOR

CLYDE CAPITAL GROUP

LOCATED IN SEC 11

TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Drawn By:

cc

Scale:

1"=60'

Client No.

4558-23

Project No.

4558-23

Drawing Sheet

2

Sheet

2

of

4

Sheets

FOUND SECTION CORNER
MONUMENTATION AS DESCRIBED

NOT FOUND SECTION
CORNER MONUMENTATION

POINT NOT FOUND OR SET

SECTION LINES

1/4 SECTION LINES

EASEMENT (AS DESCRIBED)

EXISTING EASEMENT

W

W

W

EXISTING WATER VALVE

W

W

W

EXISTING WELL WATER LINE

UT

UT

UT

EXISTING JOINT UTILITY

GAS

GAS

GAS

EXISTING GAS LINE

EXISTING IRRIGATION LINE

EXISTING SEWER LINE

S

S

S

EXISTING SEWER MANHOLE

EXISTING STORM DRAIN

S

S

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EXISTING STREET LIGHT

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EXISTING FIRE HYDRANT

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S

S

EXISTING POWER BOX

S

S

S

PROPOSED POWER BOX

EXISTING ASPHALT

EXISTING CONCRETE

PROPOSED ASPHALT

PROPOSED CONCRETE

COMMON AREA
(Desert Landscaping)

LIMITED COMMON AREA

PROPOSED STORM DRAIN

PROPOSED SEWER LINE

PROPOSED WATER LINE

PROPOSED IRRIGATION LINE

PROPOSED POWER LINE 750

PROPOSED POWER LINE

PROPOSED GAS LINE

PROPOSED TRANSFORMER

PROPOSED POWER PEDESTAL

PROPOSED STREET LIGHT

PROPOSED IRRIGATION HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED SEWER MANHOLE

PROPOSED CULINARY VALVE

PROPOSED IRRIGATION VALVE

PROPOSED IRRIGATION METER

PROPOSED WATER METER

EXISTING ROCK WALL

PROPOSED ROCK WALL

ROADWAY CROSS SECTION
ANNOTATION (SEE PAGE 1)

FAULT LINE SETBACKS

PROPOSED LOTS

OPEN SPACE

PLAT BOUNDARY

PHASE LINE

HILLSIDE PROTECTION ZONE

NOTES:

1. LID & DETENTION PONDS ARE IN DETENTION POND 5A
& 5B PER THE MASTER STUDY

VILLAGE 1
PHASE-2A

PHASE 3

PHASE 1

VILLAGE 1
PHASE-1A
LOT 144

LOT 145

LOT 146

LOT 149

LOT 150

LOT 151

LOT 142

LOT 143

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FOUND SECTION CORNER
MONUMENTATION AS DESCRIBED

NOT FOUND SECTION
CORNER MONUMENTATION

POINT NOT FOUND OR SET

SECTION LINES

1/4 SECTION LINES

EASEMENT (AS DESCRIBED)

EXISTING EASEMENT

EXISTING WATER VALVE

EXISTING WATER LINE

EXISTING WELL WATER LINE

EXISTING JOINT UTILITY

EXISTING GAS LINE

EXISTING IRRIGATION LINE

EXISTING SEWER LINE

EXISTING SEWER MANHOLE

EXISTING STORM DRAIN

EXISTING STREET LIGHT

EXISTING FIRE HYDRANT

EXISTING POWER BOX

PROPOSED POWER BOX

EXISTING ASPHALT

EXISTING CONCRETE

PROPOSED ASPHALT

PROPOSED CONCRETE

COMMON AREA
(Desert Landscaping)

LIMITED COMMON AREA

PROPOSED STORM DRAIN

PROPOSED SEWER LINE

PROPOSED WATER LINE

PROPOSED IRRIGATION LINE

PROPOSED POWER LINE 750

PROPOSED POWER LINE

PROPOSED GAS LINE

PROPOSED TRANSFORMER

PROPOSED POWER PEDESTAL

PROPOSED STREET LIGHT

PROPOSED IRRIGATION HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED SEWER MANHOLE

PROPOSED CULINARY VALVE

PROPOSED IRRIGATION VALVE

PROPOSED IRRIGATION METER

PROPOSED WATER METER

EXISTING ROCK WALL

PROPOSED ROCK WALL

ROADWAY CROSS SECTION
ANNOTATION (SEE PAGE 1)

FAULT LINE SETBACKS

PROPOSED LOTS

OPEN SPACE

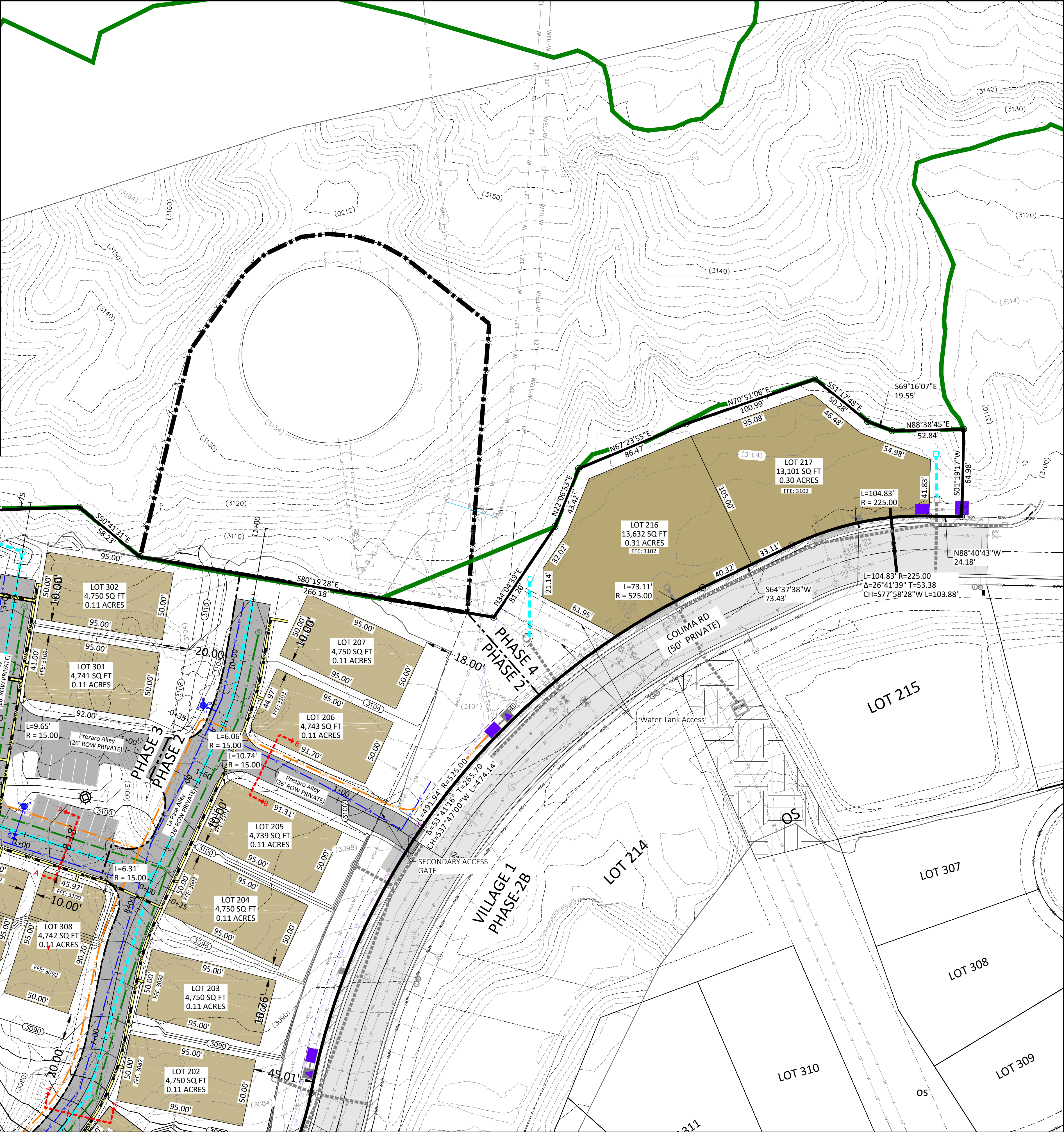
PLAT BOUNDARY

PHASE LINE

HILLSIDE PROTECTION ZONE

NOTES:

1. LID & DETENTION PONDS ARE IN DETENTION POND 5A
& 5B PER THE MASTER STUDY



Date: 5-22-2026

REVISIONS

No.	Date	by	Description

File Name: Solente LaParea Villa Lots Preliminary Plat.dwg

GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

If Printed 11x17 use Half Scale

ALLIANCE CONSULTING

A PLANNING AND ENGINEERING FIRM

UTAH: 2303 N CORAL CANYON BLVD SUITE 201, WASHINGTON, UT 84780 435-673-8060

NORTH DAKOTA: 621 26TH STREET W. WILLISTON, ND 58801 701-572-8100

SOLENTÉ VILLAGE 1

LaPAREA VILLA LOTS

PRELIMINARY PLAT

FOR

CLYDE CAPITAL GROUP

LOCATED IN SEC 11

TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

Drawn By: NW

Scale: 1"=40'

Client No. 4558-23

Project No. 4558-23

Drawing Sheet

4

Sheet 4 of 4 Sheets

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE: June 17, 2026

ACTION REQUESTED: Final Plat Partial Amendment to the Bridger Lane Subdivision,, located at 191 West Bridger Lane

APPLICANT: Cody Arnoldson

OWNER: Brett & Kiana Baron

ENGINEER: Cody Arnoldson, Rosenberg & Associates

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 Bridger Lane Subdivision, located at 191 W. Bridger Lane. The reason for this amendment is to adjust the Easterly lot line of Lot 11 (the lot adjacent to the Farmland Estates Subdivision) as a new public utility & drainage easement will be created along the new lot line. Currently, the piece of land directly to the east of Lot 11 is a separate parcel, and the applicant seeks to combine this parcel into Lot 11. 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 Bridger Lane Subdivision Partial 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.

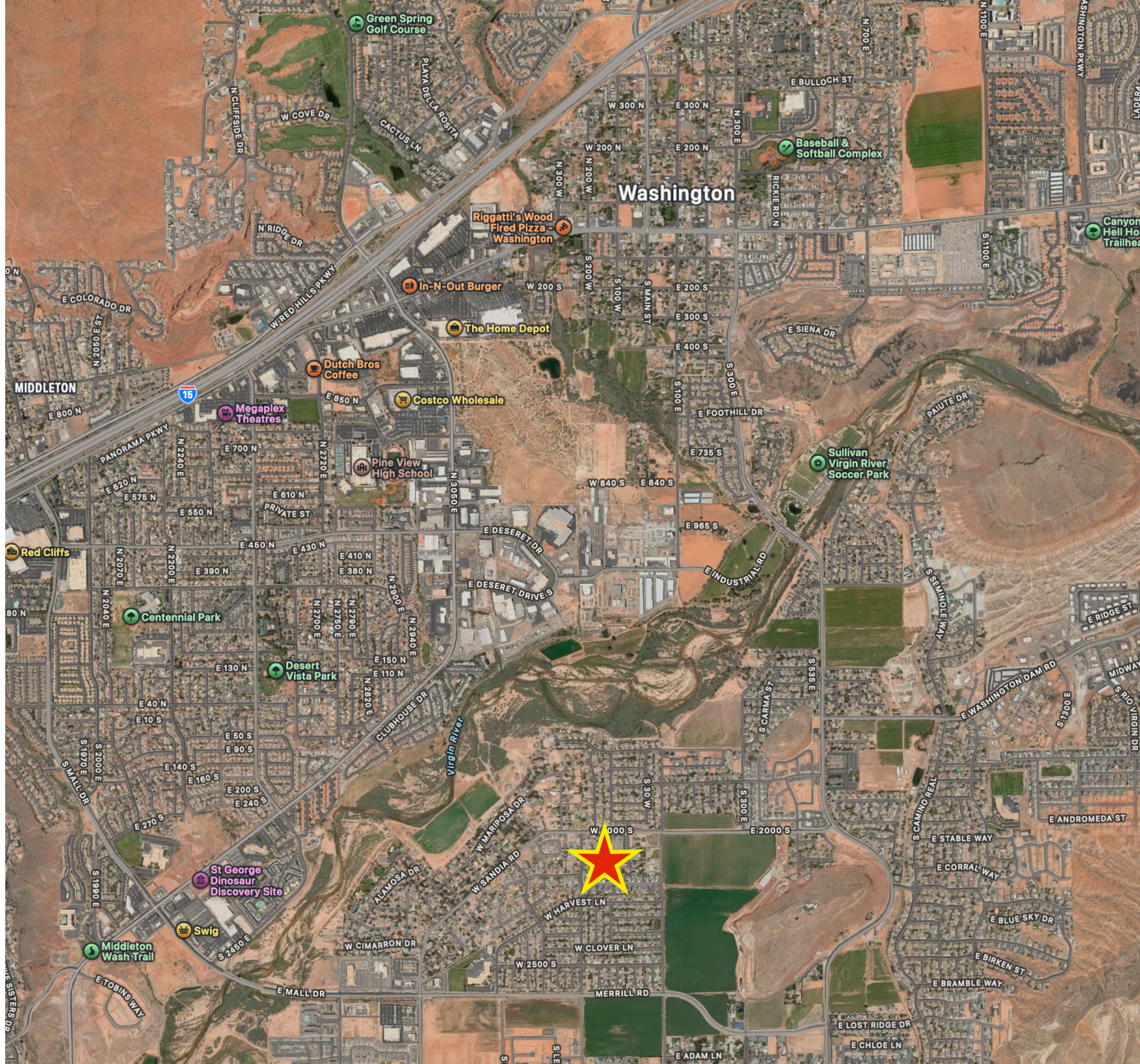
Conditions

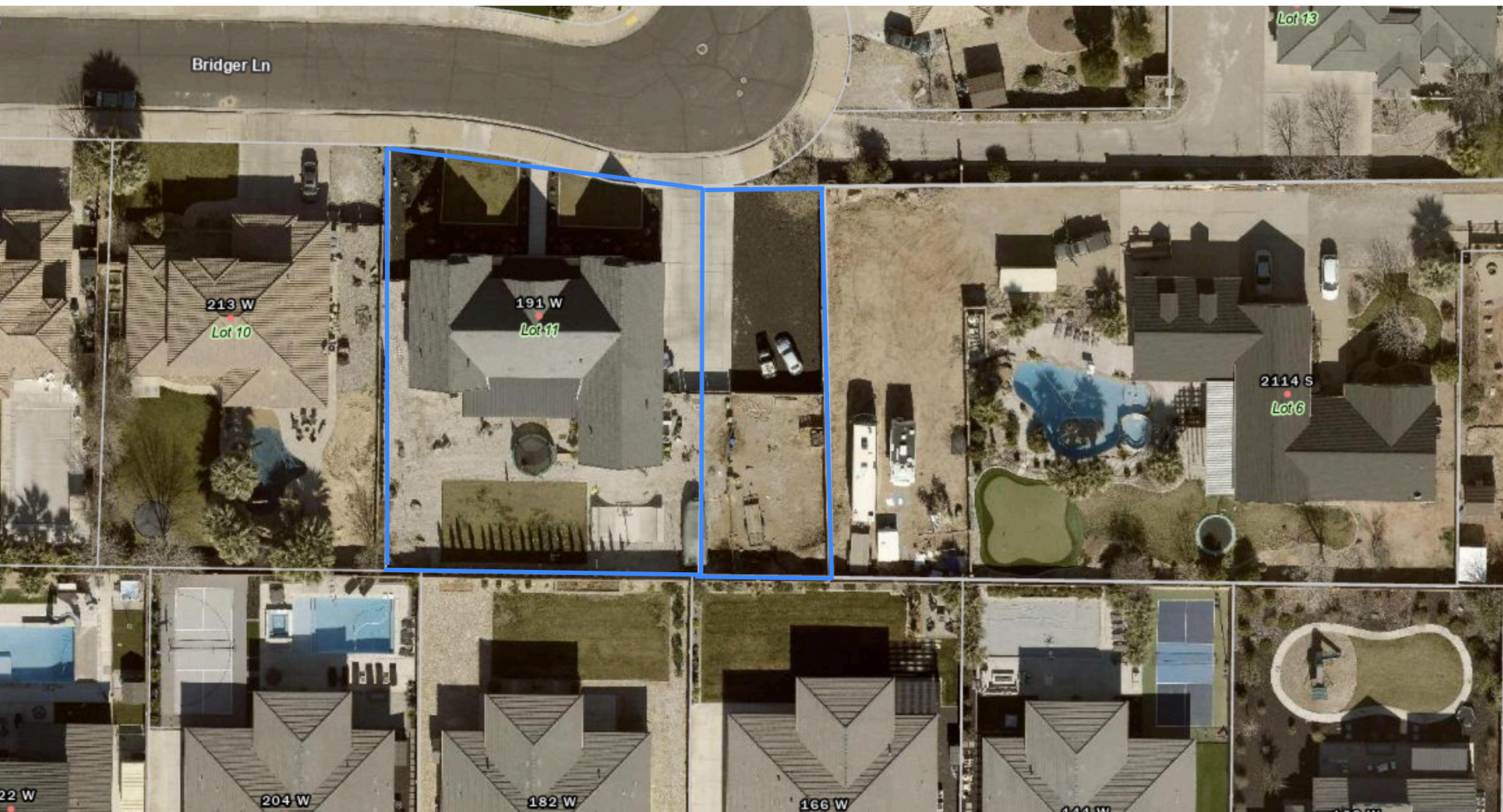
1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped 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.
6. The easement vacation for Lot 6 in the Farmland Estates Subdivision and the amended final plat for Lot 6 in the Farmland Estates Subdivision be approved concurrently.



Narrative

The purpose of this application is to adjust the Easterly line of Lot 11 in the Bridger Lane Subdivision. A new public utility & drainage easement will be created along the new proposed lot line.





OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT & EASEMENTS TO BE HEREAFTER KNOWN AS:

BRIDGER LANE SUBDIVISION PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO(ES) HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS. THE LOT & PUBLIC UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO WASHINGTON CITY, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED PREVIOUSLY FOR THE ENTIRE PROJECT IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, INCORPORATED AND MADE PART OF THIS PLAT.

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

BRETT STUART BARON & KIANA BARON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

OWNER - BRETT STUART BARON

OWNER - KIANA BARON

ACKNOWLEDGMENT:

STATE OF UTAH) S.S.
COUNTY OF WASHINGTON

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

FULL NAME SIGNATURE:

FULL NAME PRINT:

COMMISSION NO.: (OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-10 (7))

EXPIRATION DATE:

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF

ACKNOWLEDGMENT:

STATE OF UTAH) S.S.
COUNTY OF WASHINGTON

ON THIS DAY OF IN THE YEAR , BEFORE ME ,
A NOTARY PUBLIC, PERSONALLY APPEARED PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE:

FULL NAME PRINT:

COMMISSION NO.: (OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-10 (7))

EXPIRATION DATE:

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF

MORTGAGEE CONSENT TO RECORD:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF 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.

MANAGER (PRINT NAME:)

ACKNOWLEDGMENT:

STATE OF UTAH) S.S.
COUNTY OF WASHINGTON

ON THIS DAY OF IN THE YEAR , BEFORE ME ,
A NOTARY PUBLIC, PERSONALLY APPEARED BRETT STUART BARON AND KIANA BARON, AND PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

FULL NAME SIGNATURE:

FULL NAME PRINT:

COMMISSION NO.: (OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-10 (7))

EXPIRATION DATE:

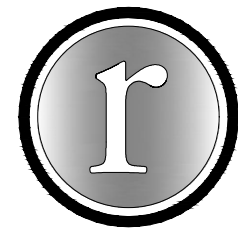
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF

NOTES:

- A 7.5' PUBLIC UTILITY EASEMENT EXISTS ON ALL SIDE AND REAR LOT LINES AND A 10.0' PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT LOT LINES AS SHOWN ON THE FINAL PLAT OF BRIDGER LANE SUBDIVISION, ENTRY NO 20070023325
- 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.
- 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.
- BASEMENTS ARE NOT PERMITTED UNLESS A SITE SPECIFIC GEOTECH REPORT STATES OTHERWISE AND APPROVAL OF WASHINGTON CITY IS OBTAINED.

AMENDMENT NOTE:

THE PURPOSE OF AMENDING BRIDGER LANE SUBDIVISION, ENTRY NO. 20070023325, IS TO MOVE THE EASTERLY LINE OF LOT 11 OF SAID BRIDGER LANE SUBDIVISION, AND TO VACATE THE EXISTING PUBLIC UTILITY EASEMENTS ALONG SAID EASTERLY LINE AND TO CREATE A NEW 10.0' WIDE SEWER EASEMENT IN FAVOR OF LOT 6 OF FARMLAND ESTATES. NO OTHER CHANGES ARE MADE OR INTENDED WITH THIS PLAT.



ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

PPAMEND.DWG FILE NUMBER:	03/12/2026 DATE:	C.S.A. DRAWN:
15273-26 JOB NUMBER:	1" = 20' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

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

ENGINEER
WASHINGTON CITY, UTAH

PUBLIC WORKS APPROVAL:

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

CITY PUBLIC WORKS DIRECTOR
WASHINGTON CITY, UTAH

APPROVAL & ACCEPTANCE BY WASHINGTON CITY, UTAH:

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

ASSIST. CITY RECORDER
WASHINGTON CITY

MAYOR
WASHINGTON CITY

APPROVAL AS TO FOR

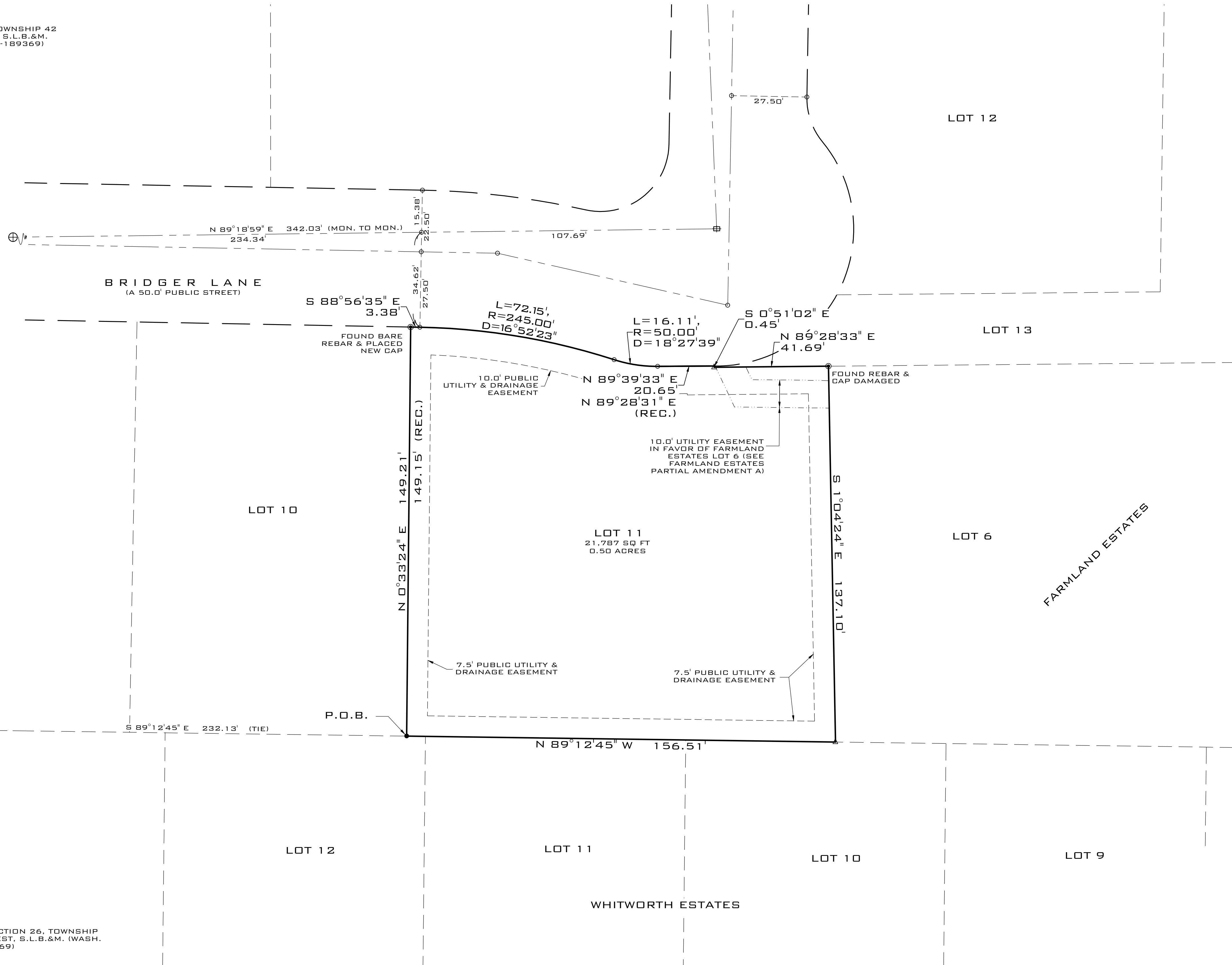
APPROVED AS TO A.D.

CITY ATTORNEY
WASHINGTON CITY

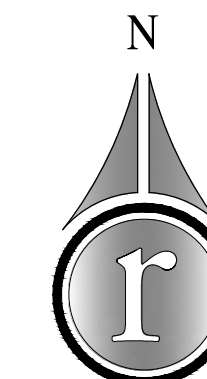
WEST 1/4 SECTION 26, TOWNSHIP 42
SOUTH, RANGE 15 WEST, S.L.B.&M.
(WASH. CO. PINE VIEW LS-159369)
HCN # 327
CNTY REF. #G-17-42-15

BASIS OF BEARINGS
N 01°02'48" E 2676.69' (REC.) 2676.39' (GRID)
685.43' (TIE)

SOUTHWEST CORNER SECTION 26, TOWNSHIP
42 SOUTH, RANGE 15 WEST, S.L.B.&M. (WASH.
CO. BRASS CAP LS-153069)
HCN # 342
CNTY REF. #E-17-42-15



- LEGEND:**
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
 - ▲ SET PK/WASHER
 - FOUND AS NOTED
 - NOTHING SET OR FOUND
 - ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II
 - ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I
 - ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED



0 20 40
SCALE: 1" = 20'



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM

PPAMEND.DWG FILE NUMBER:	03/12/2026 DATE:	C.G.A. DRAWN:
15273-26 JOB NUMBER:	1" = 20' SCALE:	B.E.A. CHECKED:

THE FINAL PLAT OF
BRIDGER LANE SUBDIVISION
PARTIAL AMENDMENT "A"

LOCATED IN SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15
WEST SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH.

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	June 17, 2026
ACTION REQUESTED:	Final Plat Partial Amendment A for the Farmland Estates Subdivision, located at 2114 South Log Lane.
APPLICANT:	Cody Arnoldson
OWNER:	James & Shawnalea Millward
ENGINEER:	Cody Arnoldson, Rosenberg Associates
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 Farmland Estates Subdivision, located at 2114 South Log Lane. The reason for this amendment is to simply adjust the Westerly line of lot 6 for a new public utilities and drainage easement. No other changes are being made at this time.

Staff has reviewed the proposed final plat partial amendment and finds it conforms to the RA-½ 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 Partial Final Plat Amendment A for the Farmland Estates 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.
6. The easement vacation for Lot 6 in Farmland Estates and the amended final plat for Lot 11 in the Bridger Lane Subdivision be approved concurrently.



Narrative

The purpose of this application is to adjust the Westerly line of Lot 6 in the Farmland Estates Subdivision. A new public utility & drainage easement will be created along the new proposed lot line.



SURVEYOR'S CERTIFICATE

I, A. BRENT BURTON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE OF REGISTRATION NO. 160267 AS PRESCRIBED BY THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE PERFORMED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREINAFTER KNOWN AS

FARMLAND ESTATES

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC ROADS, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND, AND THAT IT ACCURATELY DELINEATES THE ACTUAL BOUNDARIES AS SHOWN AND DESCRIBED BELOW.

March 10, 1998 A. Brent Burton

DATE: A. BRENT BURTON
REGISTERED LAND SURVEYOR
UTAH LICENSE NUMBER 160267

SUBDIVISION BOUNDARY DESCRIPTION

PART OF BLOCK 2, "SORRENSEN'S SURVEY" OF THE SW 1/4 OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT WHICH IS S.88°51'29"W. ALONG THE SECTION LINE 1355.885 FEET, AND N.0°38'53"W. ALONG THE EAST LINE OF BLOCK 2 "SORRENSEN'S SURVEY" OF APRIL 1878 A DISTANCE OF 1979.42 FEET, AND S.89°21'37"W. 282.50 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE N.0°38'53"W. 415.33 FEET; THENCE S.89°31'55"W. 259.03 FEET; THENCE N.0°23'00"W. 250.85 FEET TO THE NORTH LINE OF SAID BLOCK 2, "SORRENSEN'S SURVEY"; THENCE S.89°31'55"W. ALONG THE BLOCK LINE 50.00 FEET; THENCE S.0°23'00"E. 521.93 FEET; THENCE S.89°02'53"W. 398.16 FEET; THENCE S.0°23'00"E. 136.07 FEET; THENCE N.89°21'37"E. 708.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 4.632 ACRES, MORE OR LESS.

OWNER'S DEDICATION

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

FARMLAND ESTATES

FOR GOOD AND VALUABLE CONSIDERATION, RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WE HAVE HEREUNTO SET OUR HANDS THIS 17 DAY OF March, 1998.

George R. Staheli KATHALEEN N. STAHeli
GEORGE R. STAHeli KATHALEEN N. STAHeli

George Robert Staheli, Jr. Janet W. Staheli
GEORGE ROBERT STAHeli, JR. JANET W. STAHeli

ACKNOWLEDGMENT

STATE OF Utah }
COUNTY OF Washington } SS.

ON THIS 17 DAY OF March, 1998, BEFORE ME PERSONALLY APPEARED GEORGE R. STAHeli AND KATHALEEN N. STAHeli, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SIGNED ON THE PRECEDING DOCUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

Christina L. Loui
NOTARY PUBLIC
ADDRESS: 111 N. 100E.
MY COMMISSION EXPIRES: 8-26-98

ACKNOWLEDGMENT

STATE OF Utah }
COUNTY OF Washington } SS.

ON THIS 17 DAY OF March, 1998, BEFORE ME PERSONALLY APPEARED GEORGE ROBERT STAHeli, JR. AND JANET W. STAHeli, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SIGNED ON THE PRECEDING DOCUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

Christina L. Loui
NOTARY PUBLIC
ADDRESS: 111 N. 100E.
MY COMMISSION EXPIRES: 8-26-98

FARMLAND ESTATES

A RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

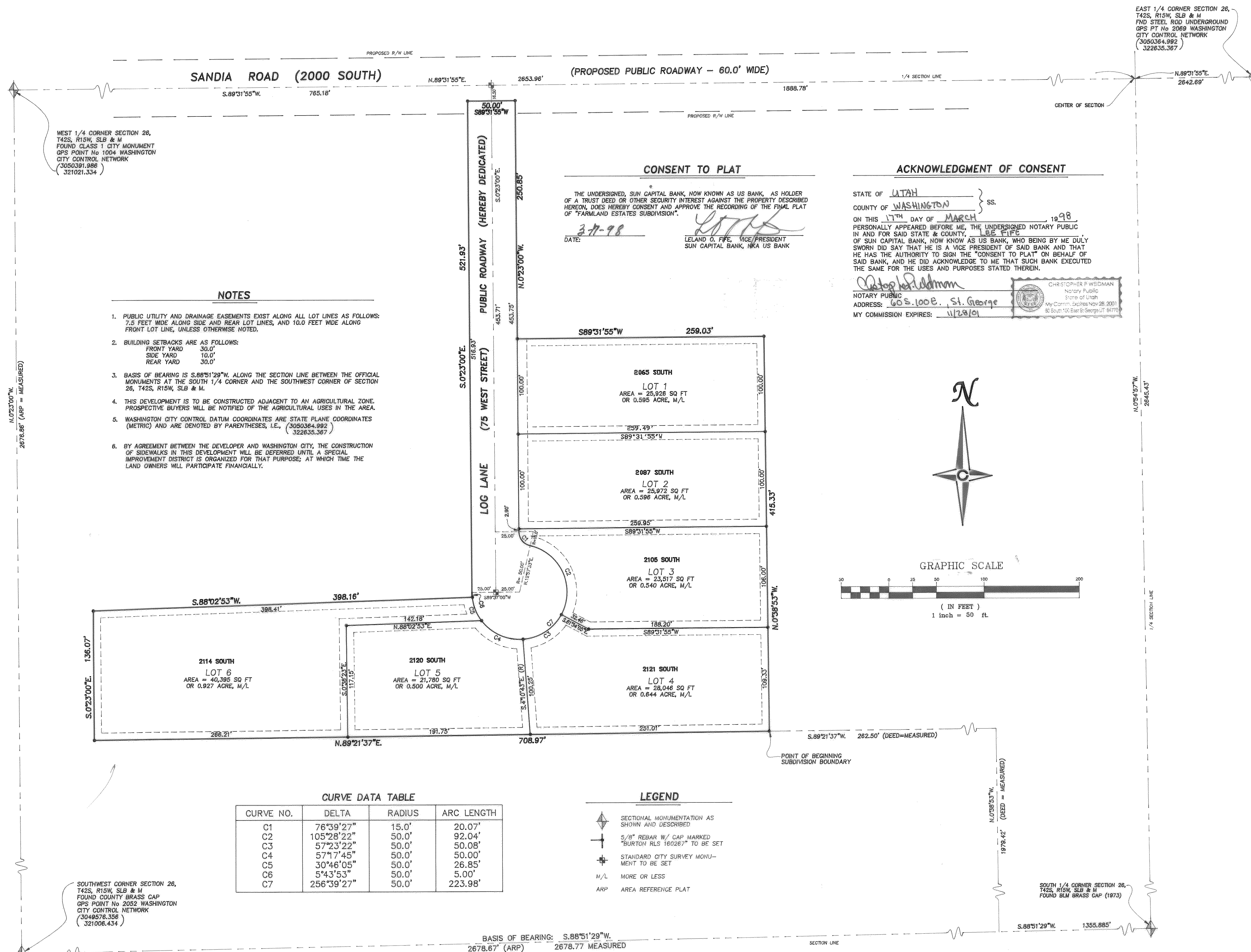
RECORDED No. 596755

STATE OF UTAH, COUNTY OF WASHINGTON,
RECORDED AND FILED AT THE REQUEST OF:

Southern Utah Title Co.

DATE: 03-31-98 TIME: 9:19 AM BOOK: 1195 PAGE: 56

36.00
FEE
WASHINGTON COUNTY RECORDER



CASTLE ENGINEERING

298 WEST 325 NORTH
IVINS, UT 84738
801-673-8642 800-974-8642

CONSULTING DESIGN DEVELOPMENT

CITY ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

3/17/98
DATE
WASHINGTON CITY ENGINEER

APPROVAL OF PLANNING COMMISSION

ON THIS 16th DAY OF August, A.D. 1998
THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON CITY REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

WASHINGTON CITY PLANNING COMMISSION CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 24th
DAY OF March, A.D. 1998.

WASHINGTON CITY ATTORNEY

WASHINGTON CITY STAFF APPROVAL

ON THIS DAY OF , A.D. 1998
THE STAFF OF WASHINGTON CITY REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.

PUBLIC WORKS DIRECTOR ZONING/PLANNING ADMINISTRATOR

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY

WE, THE MAYOR AND THE CITY COUNCIL OF THE CITY OF WASHINGTON, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION, AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN ITS MINUTES OF THE MEETING OF THE 13 DAY OF August, A.D. 1998, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THEREOF.

ATTEST: CITY RECORDER PROGRESS
WASHINGTON CITY MAYOR

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT & EASEMENTS TO BE HEREAFTER KNOWN AS:

FARMLAND ESTATES PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO(ES) HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS. THE LOT & PUBLIC UTILITY EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO WASHINGTON CITY, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED PREVIOUSLY FOR THE ENTIRE PROJECT IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, INCORPORATED AND MADE PART OF THIS PLAT.

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

JAMES G. MILLWARD AND SHAWNALEA MILLWARD, HUSBAND AND WIFE, AS JOINT TENANTS

OWNER - JAMES G. MILLWARD

OWNER - SHAWNALEA MILLWARD

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

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

FULL NAME SIGNATURE:

FULL NAME PRINT:

COMMISSION NO.:

EXPIRATION DATE:

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

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

FULL NAME SIGNATURE:

FULL NAME PRINT:

COMMISSION NO.:

EXPIRATION DATE:

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF

BRETT STUART BARON AND KIANA BARON, HUSBAND AND WIFE AS JOINT TENANTS

OWNER - BRETT STUART BARON

OWNER - KIANA BARON

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

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

FULL NAME SIGNATURE:

FULL NAME PRINT:

COMMISSION NO.:

EXPIRATION DATE:

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF

MORTGAGEE CONSENT TO RECORD:

GOLDEN WEST CREDIT UNION, A MORTGAGEE OF THE SAID TRACT OF LAND DOES HEREBY GIVE CONSENT OF 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.

MANAGER (PRINT NAME:)

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

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

FULL NAME SIGNATURE:

FULL NAME PRINT:

COMMISSION NO.:

EXPIRATION DATE:

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

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

FULL NAME SIGNATURE:

FULL NAME PRINT:

COMMISSION NO.:

EXPIRATION DATE:

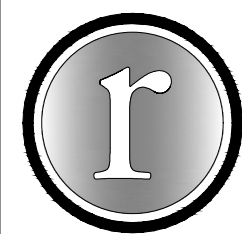
A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF

NOTES:

- A 7.5' PUBLIC UTILITY EASEMENT EXISTS ON ALL SIDE AND REAR LOT LINES AND A 10.0' PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT LOT LINES AS SHOWN ON THE FINAL PLAT OF FARMLAND ESTATES, ENTRY NO 596755
- 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'.
- 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.

AMENDMENT NOTE:

THE PURPOSE OF AMENDING FARMLAND ESTATES, ENTRY NO. 596755, IS TO MOVE THE WESTERLY LINE OF LOT 6, SAID FARMLAND ESTATES, AND TO VACATE THE EXISTING PUBLIC UTILITY EASEMENT, ENTRY NO. 20210012141, ALONG SAID WESTERLY LINE. NO OTHER CHANGES ARE MADE OR INTENDED WITH THIS PLAT.



ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 Fx (435) 673-8397 - WWW.RACIVIL.COM

PPAMEND.DWG	05/14/2026	C.S.A.
FILE NUMBER:	DATE:	DRAWN:
15273-26	1" = 20'	B.E.A.
JOB NUMBER:	SCALE:	CHECKED:

ENGINEER'S APPROVAL:

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

ENGINEER
WASHINGTON CITY, UTAH

PUBLIC WORKS APPROVAL:

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

CITY PUBLIC WORKS DIRECTOR
WASHINGTON CITY, UTAH

APPROVAL & ACCEPTANCE BY
WASHINGTON CITY, UTAH:

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

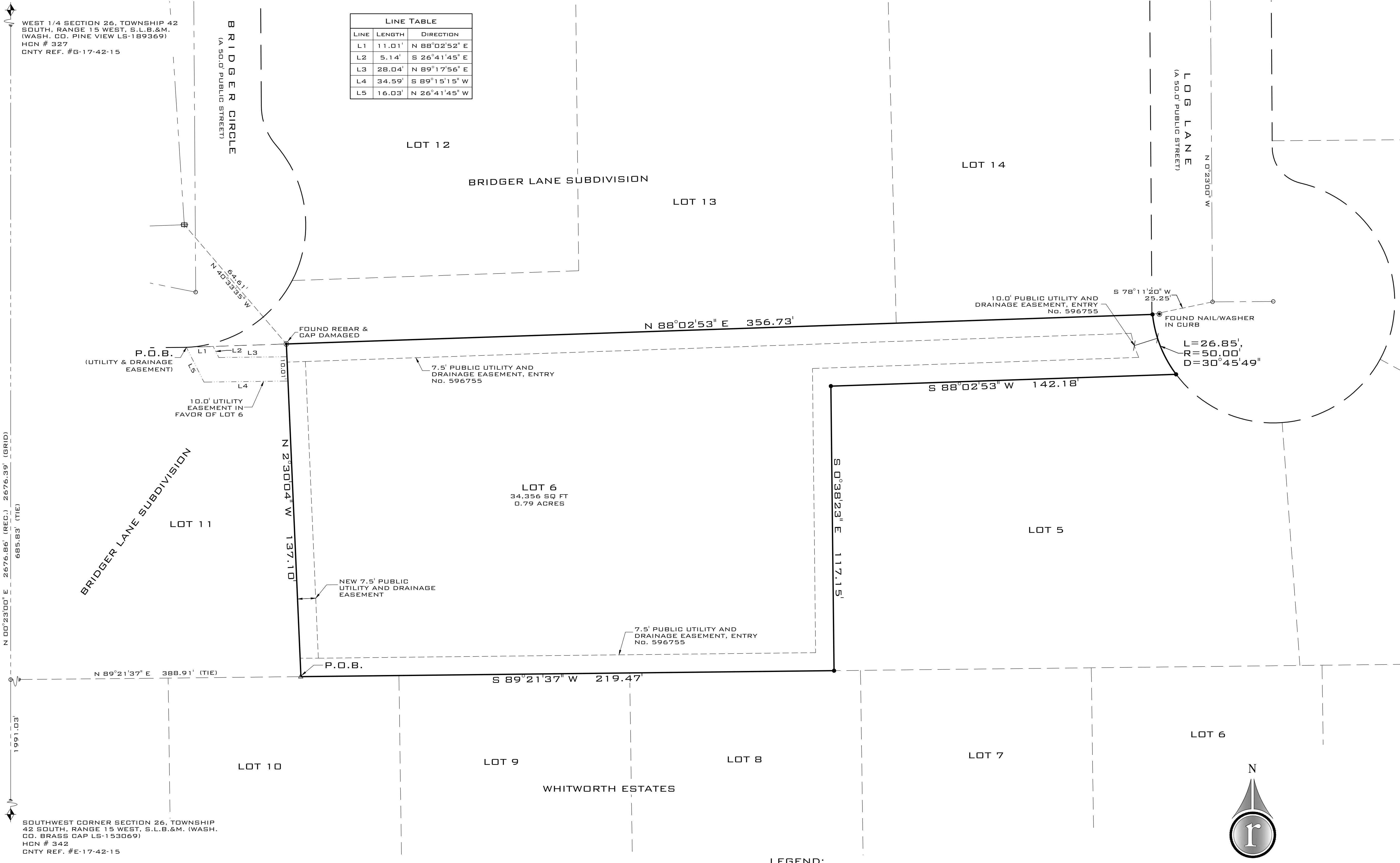
ASSIST. CITY RECORDER
WASHINGTON CITY

MAYOR
WASHINGTON CITY

APPROVAL
AS TO FOR

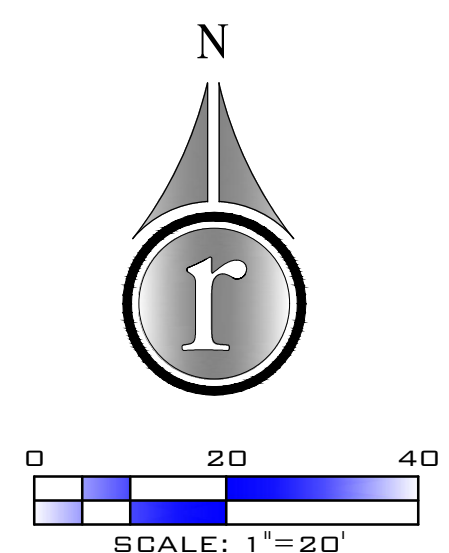
APPROVED AS TO A.D.

CITY ATTORNEY
WASHINGTON CITY



PPAMEND.DWG	05/14/2026	C.G.A.
FILE NUMBER:	DATE:	DRAWN:
15273-26	1" = 20'	B.E.A.
JOB NUMBER:	SCALE:	CHECKED:

- LEGEND:
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
 - △ SET PK/WASHER
 - ⊙ FOUND AS NOTED
 - NOTHING SET OR FOUND
 - ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II
 - ⚡ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED



THE FINAL PLAT OF
FARMLAND ESTATES
PARTIAL AMENDMENT "A"

LOCATED IN SECTION 26, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN WASHINGTON CITY, WASHINGTON COUNTY, UTAH.