



Memorandum

To: Planning Commission
From: Niall Connolly
Date: June 12th, 2026
Re: Subdivision Plat Amendment - Watchman Subdivision Lots 8 and 11

Introduction

Mr. Shawn Honaker has applied for a subdivision plat amendment for the Watchman Phase 2 subdivision. Phase 2 of the Watchman subdivision is made up of four lots - lots 8, 9, 10 and 11. Mr. Honaker is the owner of all four lots. The purpose of the subdivision plat amendment is:

1. To adjust the property line between lots 8 and 11
2. To adjust the location of the pods in lots 8 and 11. Also, to add a pod for a proposed guesthouse in lot 8.

Decisions on Subdivision Plat Amendments are administrative, and so if the applicant complies with the relevant standards, approval must be given. A public hearing is not required, because the applicant in this case owns all the lots involved, as well as the other lots in this phase of the subdivision.

Background

The existing plat is compared with the proposed plat below in figures 1 and 2. Development commenced on lot 8 more than twenty years ago, but was never completed. There is a large excavation which remains from this, as well as the remnants of the uncompleted building's footings etc. The property owner wishes to restore this area, and locate a building there. This is the location of the existing pod. He also wishes to place a building higher up the slope, and so an additional building pod is proposed there. The main house would be located on one of the pods, and an accessory building would be located on the other. Accessory buildings are permitted in the foothill residential zone, subject to certain standards.

A pole test was carried out on the site of the proposed new lot 8 pod by two planning commissioners. It determined that placing a house in that location makes the lot view obstructing, but not high visual impact. In order to achieve minimum property line setbacks, the lot line between lots 8 and 11 needs to be moved. The property owner also wishes to move the building pod for lot 11. The pole test determined that lot 11 is neither view obstructing or high visual impact.

Subdivision Regulations

10-20-810 of the Utah Municipal Code regulates amendments to subdivisions. The Planning Commission must review this application for compliance with these regulations, as well as the Town's land use ordinances. This is set out in the table below.

State Code Requirement	Town Code Requirement	Application
	Minimum Lot Size - 2 acres in FR2 zone and 5 acres in FR5 zone	Proposed Lot 8 will be 5.64 acres and proposed lot 11 will be 11.27 acres. Both exceed the minimum lot size. Complies.
	Minimum Setbacks - the average of all setbacks must be no less than 30ft, with no individual set back less than 30 ft.	Complies.
	Restrictions on disturbance of 30% slopes.	<p>The existing building pods were purposefully situated on parts of the lots that are flatter, in order to minimise disturbance of steeper slopes.</p> <p>It is proposed that a building be located the existing lot 8 pod, and that the development here would heal the scar that remains from the unfinished development there. A new pod on lot 8 is proposed for another building higher up the hill. This new proposed pod avoids 30% slopes, although the access road does traverse 30% slopes. The location of the access road was approved by a variance.</p> <p>The proposed lot 11 pod can be accessed without traversing 30% slopes. The pod itself is mostly on flatter ground, but slightly encroaches on 30% slopes. The building itself will need to avoid 30% slopes.</p>

<p>The plat must:</p> <ul style="list-style-type: none"> ● Depict the portion of the subdivision to be amended. ● Include a plat name distinguishing the amended plat from the original plat. ● Describe the differences between the amended plat and the original plat ● Include references to the original plat 		Complies.
<p>The amendment must identify and preserve any easements</p>		Complies.

Planning Commission Action

The Planning Commission should review the proposed subdivision plat amendment and either approve or deny the application. The Commission may wish to use the following sample motion language:

The Planning Commission approves/ denies the proposed amendment to the Watchman Phase II subdivision plat. This motion is based on the following findings:

FINDINGS

OWNER'S DEDICATION:

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

**WATCHMAN SUBDIVISION PHASE 2
PARTIAL AMENDMENT "A"**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE TOWN OF SPRINGDALE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITIES EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT AND ASSIGN TO THE TOWN OF SPRINGDALE AND ITS SUCCESSORS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

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

HONAKER HOMES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY

MANAGER (PRINT) - _____

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) ss.

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.

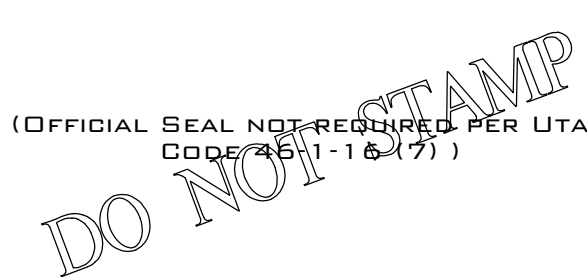
FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____ (OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 36-1-16(7))

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____



GENERAL NOTES AND RESTRICTIONS:

- 1. ALL BUILDINGS SHALL BE CONSTRUCTED WITHIN THE BUILDING PODS DESIGNATED ON THIS PLAT. USES OUTSIDE THE BUILDING PODS ARE RESTRICTED TO LANDSCAPING AND AGRICULTURAL USE.
- 2. THE DESIGNATED BUILDING PODS HAVE BEEN LOCATED ABOVE THE 100 YEAR FLOODPLAIN OF THE VIRGIN RIVER AND THE UN-NAMED WASH RUNNING THROUGH THE PROJECT, AS DETERMINED BY VARIOUS STUDIES, BUT A FLOOD HAZARD DOES EXIST ON THESE LOTS DUE TO THE PROXIMITY OF THE WASH. BUYERS AND HOMEBUILDERS ARE HEREBY NOTIFIED OF SAID HAZARD. BY PURCHASING OR BUILDING ON THESE LOTS, BUYERS AGREE TO HOLD THE TOWN OF SPRINGDALE AND THE DEVELOPER HARMLESS IN THE EVENT OF FLOODING CAUSED BY FORCES OF NATURE.
- 3. DESIGNATED FIRE LANES AS SHOWN ON THIS PLAT SHALL REMAIN OPEN TO EMERGENCY SERVICE VEHICLES AT ALL TIMES. THE FIRE LANES SHALL BE POSTED NO PARKING.
- 4. THE SANITARY SEWER LINE AND PUMP ARE PRIVATELY OWNED BY THE HOMEOWNERS' ASSOCIATION TO THE POINT OF DISCHARGE INTO THE TOWN SEWER MAIN WEST OF THE VIRGIN RIVER. THE COST OF MAINTENANCE AND OPERATION OF THE SYSTEM ARE TO BE PAID IN ACCORDANCE WITH THE COVENANTS AND CONDITIONS.

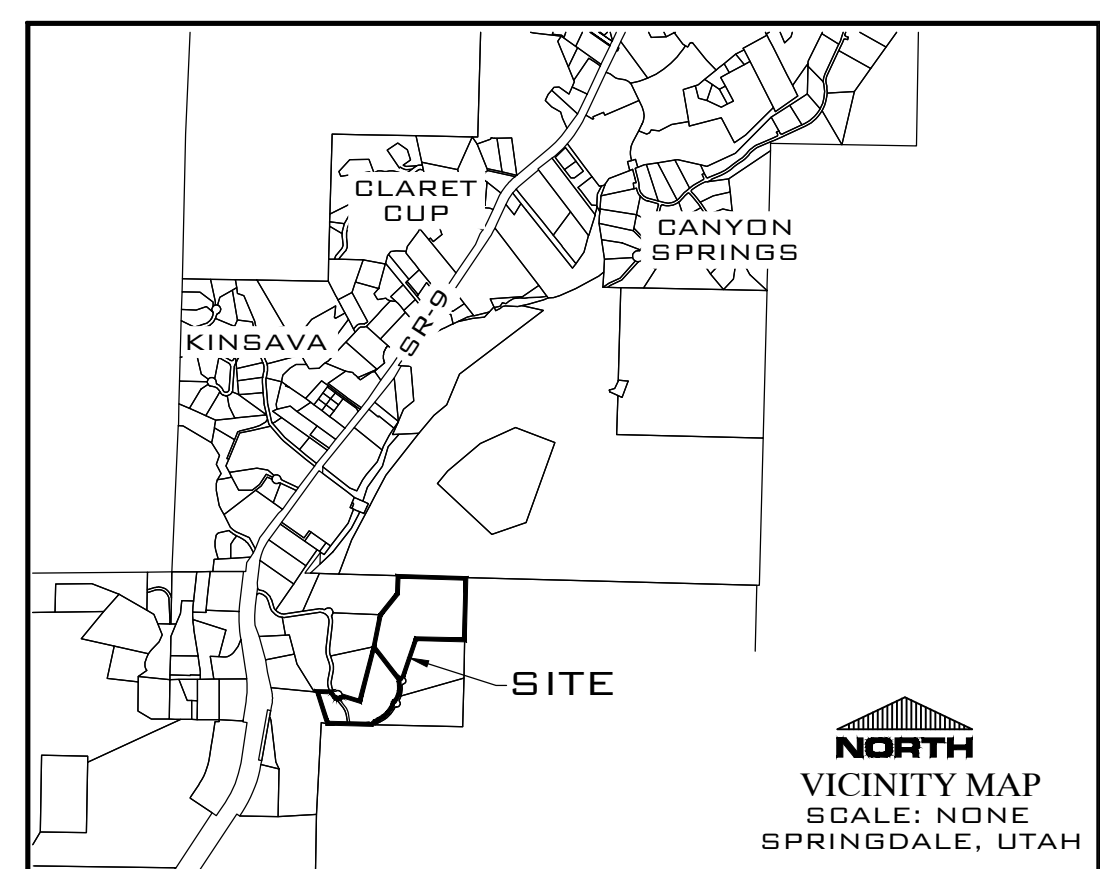
AMENDMENT NOTE:

THE PURPOSE OF AMENDING THE WATCHMAN SUBDIVISION PHASE 2 AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20070060745, IS TO CHANGE THE LOCATION OF THE ORIGINAL POD LOCATIONS OF LOTS 8 & 11, TO ADJUST THE LOCATION OF THE LINE BETWEEN SAID LOTS 8 & 11. TO EXTEND THE 20.0' FIRE LANE OF LOT 11 TO THE NEW POD LOCATION. NO OTHER CHANGES ARE MADE OR INTENDED WITH THIS PLAT.

Table with 3 columns: LINE, LENGTH, DIRECTION. Contains line data for L1 through L25.

Table with 3 columns: LINE, LENGTH, DIRECTION. Contains line data for L26 through L32.

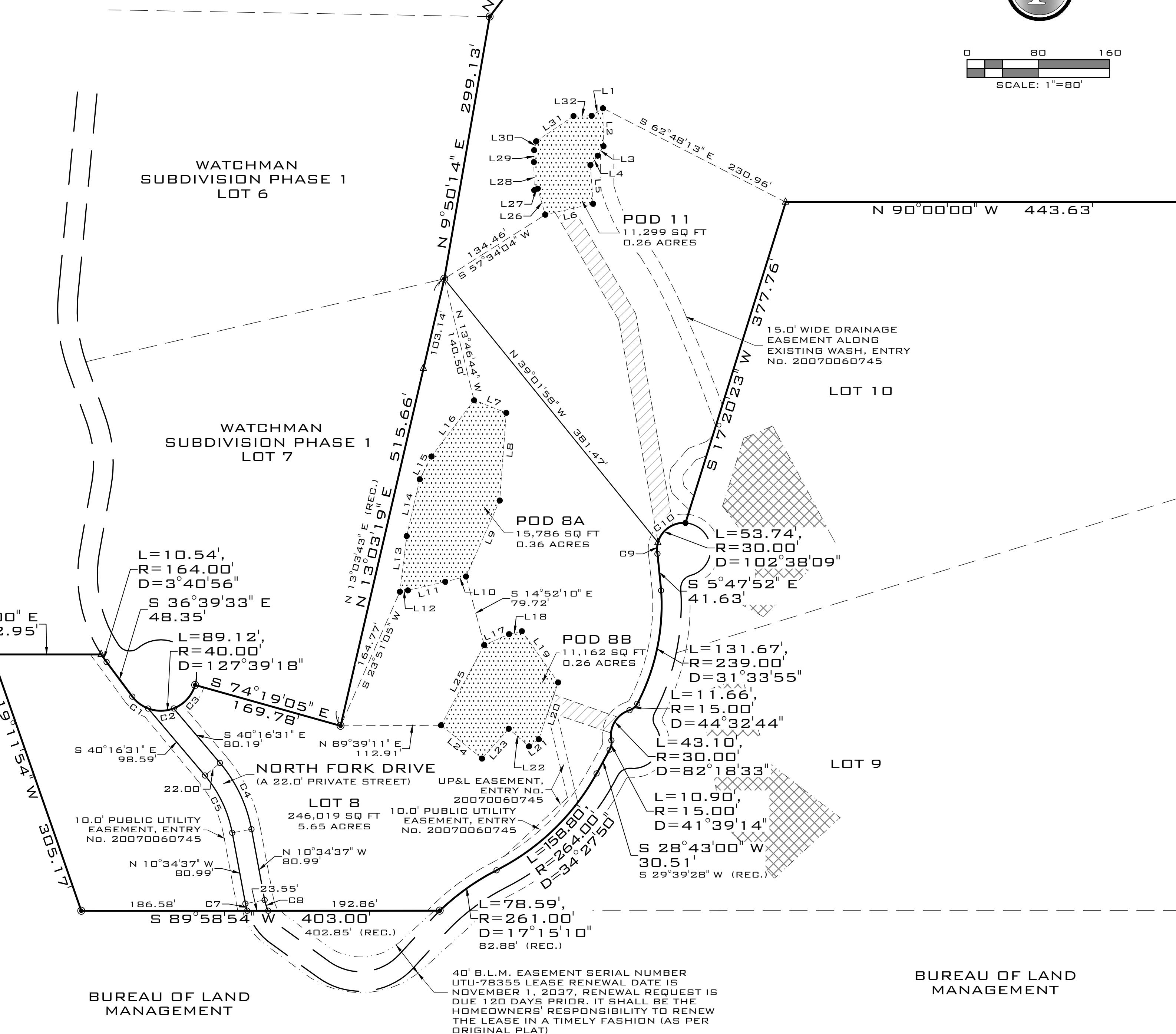
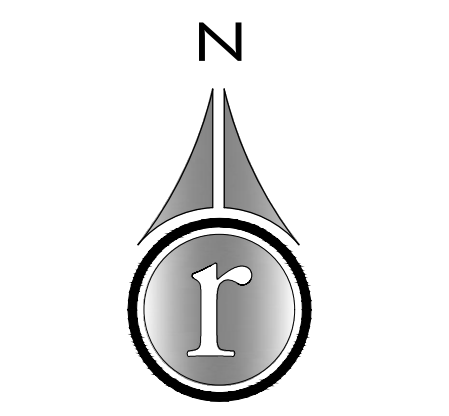
Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA. Contains curve data for C1 through C10.



ANGLE POINT SECTIONS 5 & 32, TOWNSHIP 42 SOUTH, RANGE 10 WEST, SALT LAKE BASE & MERIDIAN (3" B.C. B.L.M. 1968)

BASIS OF BEARINGS
2005.03 (COR. TO COR.)
S 89°40'05" E 622.75'

P.O.B.
NORTH QUARTER CORNER SECTION 5, TOWNSHIP 42 SOUTH, RANGE 10 WEST, SALT LAKE BASE & MERIDIAN (3" B.C. WASH. CNTY 1978)



SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HERON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PODS & PUBLIC UTILITY EASEMENTS, TO BE HEREAFTER KNOWN AS:

**WATCHMAN SUBDIVISION PHASE 2
PARTIAL AMENDMENT "A"**

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



DATE: _____
BRANDON E. ANDERSON
CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOTS 8 & 11 OF WATCHMAN SUBDIVISION PHASE 2, AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20070060745, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER SAID LOT 11, SAID POINT BEING THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 10 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:
THENCE SOUTH 00°01'45" EAST 564.02 FEET ALONG THE CENTER SECTION LINE AND EASTERLY LINE TO THE SOUTHEASTERLY CORNER SAID LOT 11;
THENCE ALONG THE SOUTHERLY LINE SAID LOT 11 THE FOLLOWING (3) COURSES:
THENCE WEST 443.63 FEET;
THENCE SOUTH 7°20'23" WEST 377.76 FEET TO THE NORTHERLY LINE OF NORTH FORK DRIVE;
THENCE SOUTHWESTERLY 53.74 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 03°39'32" WEST, LONG CHORD BEARS SOUTH 42°20'28" WEST 45.84 FEET WITH A CENTRAL ANGLE OF 102°38'09") ALONG SAID NORTHERLY LINE NORTH FORK DRIVE TO AND ALONG THE EASTERLY LINE SAID LOT 8;
THENCE ALONG SAID EASTERLY LINE LOT 8 AND WESTERLY LINE SAID NORTH FORK DRIVE THE FOLLOWING (8) COURSES:
THENCE SOUTH 05°47'52" EAST 41.63 FEET;
THENCE SOUTHERLY 131.67 FEET ALONG AN ARC OF A 239.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 84°12'11" WEST, LONG CHORD BEARS SOUTH 09°59'05" WEST 130.00 FEET WITH A CENTRAL ANGLE OF 31°33'55");
THENCE SOUTHWESTERLY 11.66 FEET ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 64°14'01" WEST, LONG CHORD BEARS SOUTH 48°03'13" WEST 11.38 FEET WITH A CENTRAL ANGLE OF 44°32'44");
THENCE SOUTHWESTERLY 43.10 FEET ALONG AN ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 19°39'34" EAST, LONG CHORD BEARS SOUTH 29°10'54" WEST 39.49 FEET WITH A CENTRAL ANGLE OF 82°18'33");
THENCE SOUTHERLY 10.90 FEET ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 78°01'22" WEST, LONG CHORD BEARS SOUTH 08°50'29" WEST 10.66 FEET WITH A CENTRAL ANGLE OF 41°39'14");
THENCE SOUTH 28°43'00" WEST 30.51 FEET;
THENCE SOUTHWESTERLY 158.80 FEET ALONG AN ARC OF A 264.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 60°20'27" WEST, LONG CHORD BEARS SOUTH 46°53'26" WEST 156.41 FEET WITH A CENTRAL ANGLE OF 34°27'50");
THENCE SOUTHWESTERLY 78.59 FEET ALONG AN ARC OF A 261.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 26°49'08" EAST, LONG CHORD BEARS SOUTH 54°33'17" WEST 78.30 FEET WITH A CENTRAL ANGLE OF 18°11'38") TO THE SOUTHERLY LINE SAID LOT 8;
THENCE SOUTH 89°58'54" WEST 403.00 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWESTERLY CORNER SAID LOT 8;
THENCE NORTH 19°11'54" WEST 305.17 FEET ALONG THE WESTERLY LINE TO THE NORTHWESTERLY CORNER SAID LOT 8;
THENCE ALONG THE NORTHWESTERLY LINE SAID LOT 8 THE FOLLOWING (6) COURSES:
THENCE EAST 122.95 FEET TO THE WESTERLY LINE SAID NORTH FORK DRIVE;
THENCE ALONG SAID WESTERLY LINE NORTH FORK DRIVE THE FOLLOWING (2) COURSES:
THENCE SOUTHEASTERLY 10.54 FEET ALONG AN ARC OF A 164.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 57°21'03" EAST, LONG CHORD BEARS SOUTH 34°29'18" EAST 10.54 FEET WITH A CENTRAL ANGLE OF 03°41'00");
THENCE SOUTH 36°39'33" EAST 48.35 FEET;
THENCE EASTERLY 89.12 FEET ALONG AN ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 53°20'27" EAST, LONG CHORD BEARS NORTH 79°30'48" EAST 71.80 FEET WITH A CENTRAL ANGLE OF 127°39'18");
THENCE SOUTH 74°19'05" EAST 169.78 FEET;
THENCE NORTH 13°03'19" EAST 515.66 FEET TO AND ALONG THE WESTERLY LINE SAID LOT 11;
THENCE ALONG SAID WESTERLY LINE LOT 11 THE FOLLOWING (3) COURSES:
THENCE NORTH 09°50'14" EAST 299.13 FEET;
THENCE NORTH 37°20'37" EAST 250.96 FEET TO THE NORTHWESTERLY CORNER SAID LOT 11;
THENCE SOUTH 89°40'05" EAST 622.75 FEET ALONG THE NORTHERLY LINE SAID LOT 11 TO THE POINT OF BEGINNING.

CONTAINING 736,855 SQUARE FEET OR 16.92 ACRES.

LEGEND:

- NOTHING SET OR FOUND
- ⊕ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND REBAR & CAP (B & G)
- ▲ FOUND REBAR & CAP (SCHRAUBE)
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ▨ DESIGNATED BUILDING POD
- ▨ 20.0' WIDE FIRE LANE
- ▨ PODS 9 & 10 TO REMAIN AS PER ORIGINAL PLAT

**THE FINAL PLAT FOR
WATCHMAN SUBDIVISION
PHASE 2, PARTIAL AMENDMENT "A"**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32
TOWNSHIP 41 SOUTH, RANGE 10 WEST,
SALT LAKE BASE AND MERIDIAN
TOWN OF SPRINGDALE, WASHINGTON COUNTY, UTAH

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

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____.

APPROVAL OF THE PLANNING COMMISSION:
ON THIS THE _____ DAY OF _____, A.D. 20____ THE PLANNING COMMISSION OF THE TOWN OF SPRINGDALE, UTAH HAVING REVIEWED THE ABOVE SUBDIVISION PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE TOWN'S ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE TOWN OF SPRINGDALE, UTAH.

APPROVAL AS TO FORM:
APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 20____.

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

OWNER DEVELOPER
HONAKER HOMES LLC
7001 AIRPORT DR
SELLERSBURG, IN. 47172
(502) 377-4751

Table with 3 columns: SURVEY-PPA FILE NUMBER, DATE, C.G.A. DRAWN, B.E.A. CHECKED.

ENGINEER
TOWN OF SPRINGDALE, UTAH

CHAIRMAN OF THE PLANNING COMMISSION
TOWN OF SPRINGDALE, UTAH

CITY ATTORNEY
TOWN OF SPRINGDALE, UTAH

WASHINGTON COUNTY
TREASURER

FEE

RECORDED NO.: _____
COUNTY RECORDER
WASHINGTON COUNTY, UTAH