

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	July 1st, 2026
ACTION REQUESTED:	Preliminary Plat approval for the Rio Virgin Estates Subdivision, located at approximately Smith Creek Drive & Beartrap Canyon Drive.
APPLICANT:	Ryan Lay
OWNER:	PLUMB HOLDINGS SG LLC
ENGINEER:	Rick Meyer (Bush & Gudgell, Inc.)
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Rio Virgin Estates Subdivision, located at approximately Smith Creek Dr & Beartrap Canyon Dr. This subdivision is proposing 20 lots on an area covering 10.75 acres. The proposed subdivision is within the R-1-8 zone with the PUD-R zone directly to the North, county to the East, open space to the South, and PUD-R to the West.

A non-conforming subdivision previously occurred at this location. The layout of the proposed subdivision is designed in a manner which would reshape the previous irregularly-shaped lots so future development would blend in with existing development nearby.

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 Rio Virgin Estates 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.



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

June 4, 2026

RE: Rio Virgin Estates Preliminary Plat Application

Dear Land Use Authority members,

Please find this application for a Preliminary Plat in the Sunrise Valley area in Washington City. The applicant desires to subdivide the property into 20 single family residential lots in R-1-8 zoning. This subdivision is an attempt to clean up an old illegal subdivision that was never approved by the city. This project will complete development of the space between the Red Trails and Riverbend subdivisions.

Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Respectfully Submitted:

Bob Hermandson
President
Bush and Gudgell



B&G PROJECT NUMBER 251264

RIO VIRGIN ESTATES

PRELIMINARY PLAT LOCATED IN WASHINGTON, UTAH

SECTION 19 T42S R14W, SLB&M

PARCEL # W-4-2-19-130

CONTENTS	
1	COVER SHEET
2	PRELIMINARY PLAT
3	GRADING & DRAINAGE PLAN
4	UTILITIES PLAN
5	FIRE LIFE PLAN

PROJECT INFORMATION	
GENERAL PLAN	MD
ZONING	R-1-8
TOTAL SITE ACREAGE	10.75
TOTAL LOTS	20
DENSITY	2.05
AVERAGE LOT SIZE (R-1-8)	15,871

OWNER / DEVELOPER
PHIL PLUMB
(801)598-2764
PSPLUMB@GMAIL.COM

ENGINEERING CONTACT

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RICK MEYER - PROJECT MANAGER
(435) 673-2337

JUNE 2026

BUSH & GUDGELL, INC.
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GENERAL NOTES

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORKING.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
- 3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.

5. PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
7. FOLLOW APPENDIX "I" STANDARDS FOUND IN THE IBC.
8. ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVERS VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

- 1) APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
 - 2) APPLY WATER TO SURFACE OF EXPOSED SOILS TO PREVENT WIND-BOURNE EQUIPMENT PENETRATION.
 - 3) APPLY WATER TO SURFACE OF EXPOSED SOILS TO PREVENT WIND-BOURNE EQUIPMENT PENETRATION.
 - 4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY.
 - 5) OPERATE TRUCKS AND LOADING UNLOADING APPROPRIATELY TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY.
- DUST SUPPRESSION FOR INACTIVE CONSTRUCTION SITES:**
- 1) WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
 - 2) INSTALL A FENCE BARRIER AND/ORNO "TRAPPING" SONS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.



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