

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	July 15, 2026
ACTION REQUESTED:	Preliminary Plat approval for the Sunrise Valley Industrial Phase 3-5 Subdivision, located approximately East of Country Way and Smelter Drive
APPLICANT:	Ryan Lay
OWNER:	RED WATERS INDUSTRIAL DEV LLC
ENGINEER:	Ryan Lay, Bush and Gudgell
REVIEWED BY:	Sebastian Ferguson, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Preliminary plat for the Sunrise Valley Industrial Phase 3-5 Subdivision, located approximately East of Country Way and Smelter Drive. This particular subdivision is proposing 17 lots on an area covering 80.1 acres. The zoning designation at this location is I-2 and Open Space. The surrounding zoning is I-2 and Open Space to the North and East, I-2 to the West, and lastly county-regulated land directly to the South. The lots would range in size from .80 acres to the largest lot at 15.08 acres, with most between one to two acres in size.

A portion of this subdivision was previously in the hillside protection zone, however the boundaries of that zone have since been modified to allow for the proposed development per the December 4th, 2025 and the April 20th, 2026 Hillside meetings.

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, based on the following findings and subject to the following conditions:

Findings

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

Conditions

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

9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. A Post Construction Maintenance Agreement shall be recorded prior to the recording of the final plat.
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.
13. The grading for this cut shall be done to IBC guidelines addressing drainage, slope percentage, terracing etc.
14. Truck traffic to be covered and no Jake Brakes used to minimize noise impact to surrounding residential areas.



BUSH & GUDGELL, INC.

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

Eldon Gibb
Director: Community Development
Washington City Planning and Zoning
Washington City, UT

May 4, 2026

RE: Preliminary Plat for Sunrise Valley Industrial ph 3 - 5

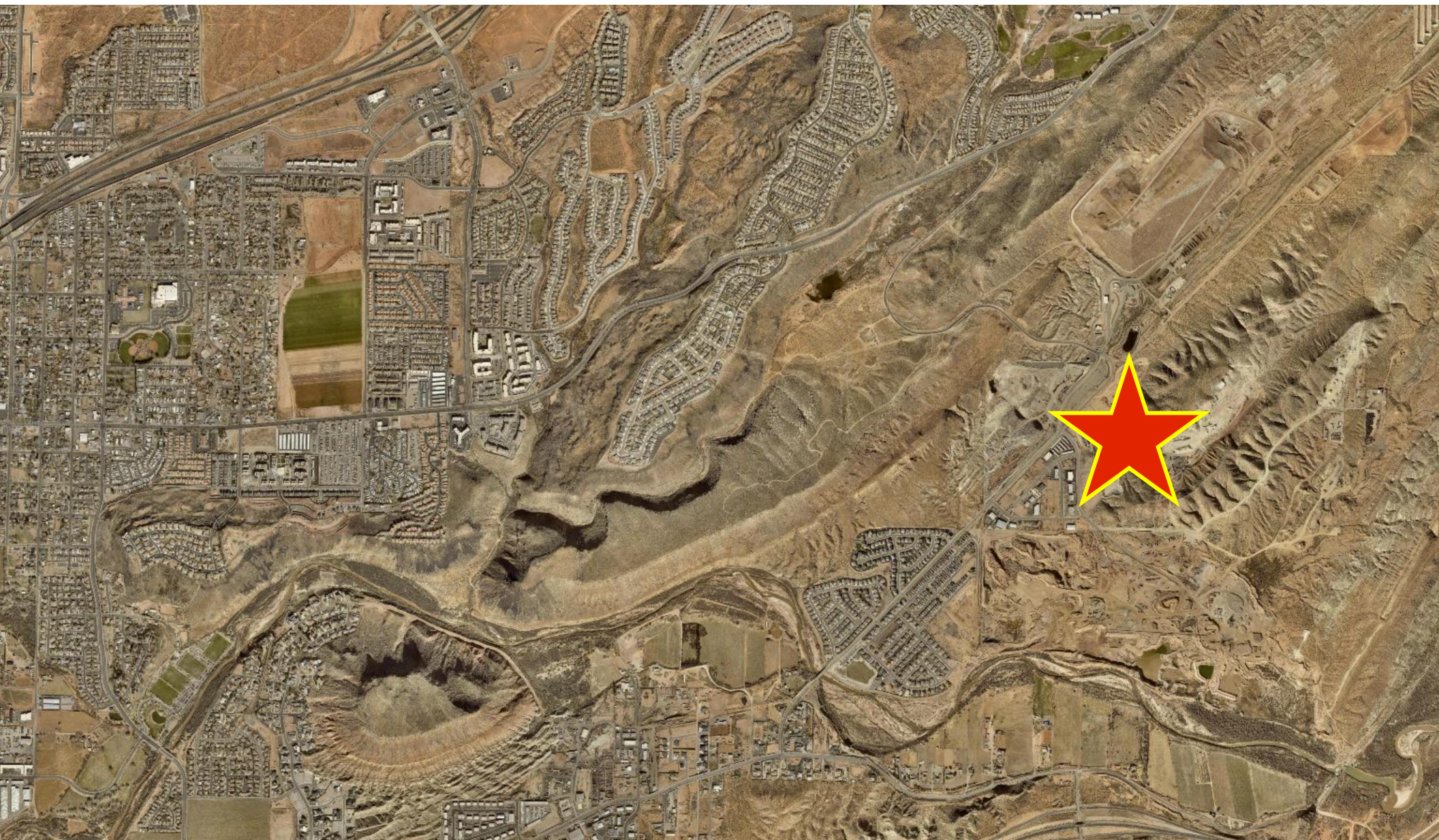
Dear Mr. Gibb,

Please find the attached application for a preliminary plat to subdivide 81 acres in the Sunrise Valley Industrial subdivision into 17 industrial lots. The minimum lot area is 0.80 acres and the maximum is 14.66 acres. The average lot area is 2.34 acres. The area for this subdivision comes from three parcels: W-SVIP-2-A (Red Waters Industrial Dev LLC), W-4187-A-1 (Plumb Holdings SG LLC), and W-4187-A-4 (Plumb Holdings SG LLC). This land is currently zoned I-2. The desire of this request is to put the land to its highest and best use and bring it to conformance with the use of the surrounding land.

Your consideration of this request is greatly appreciated.

Sincerely,

Bob Hermandson
President
Bush & Gudgell, Inc.



B&G PROJECT NUMBER 251062

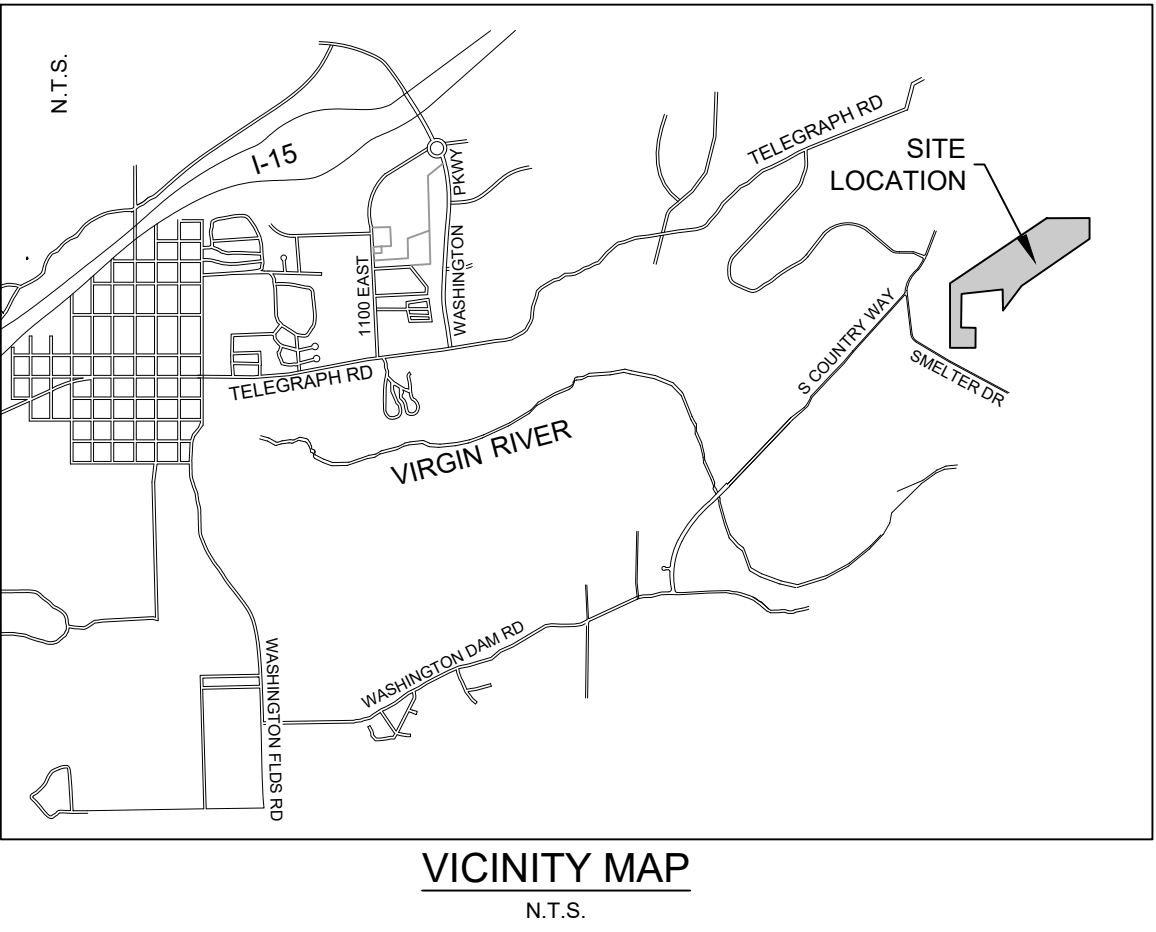
SUNRISE VALLEY INDUSTRIAL PARK PHASE 3-5

PRELIMINARY PLAT

LOCATED IN WASHINGTON, UTAH

SECTION 17, T 42 S, R 14 W, SLB&M

PARCEL # W-4187-A-1, W-4187-A-3, W-4187-A-4, & W-SVIP-2-A



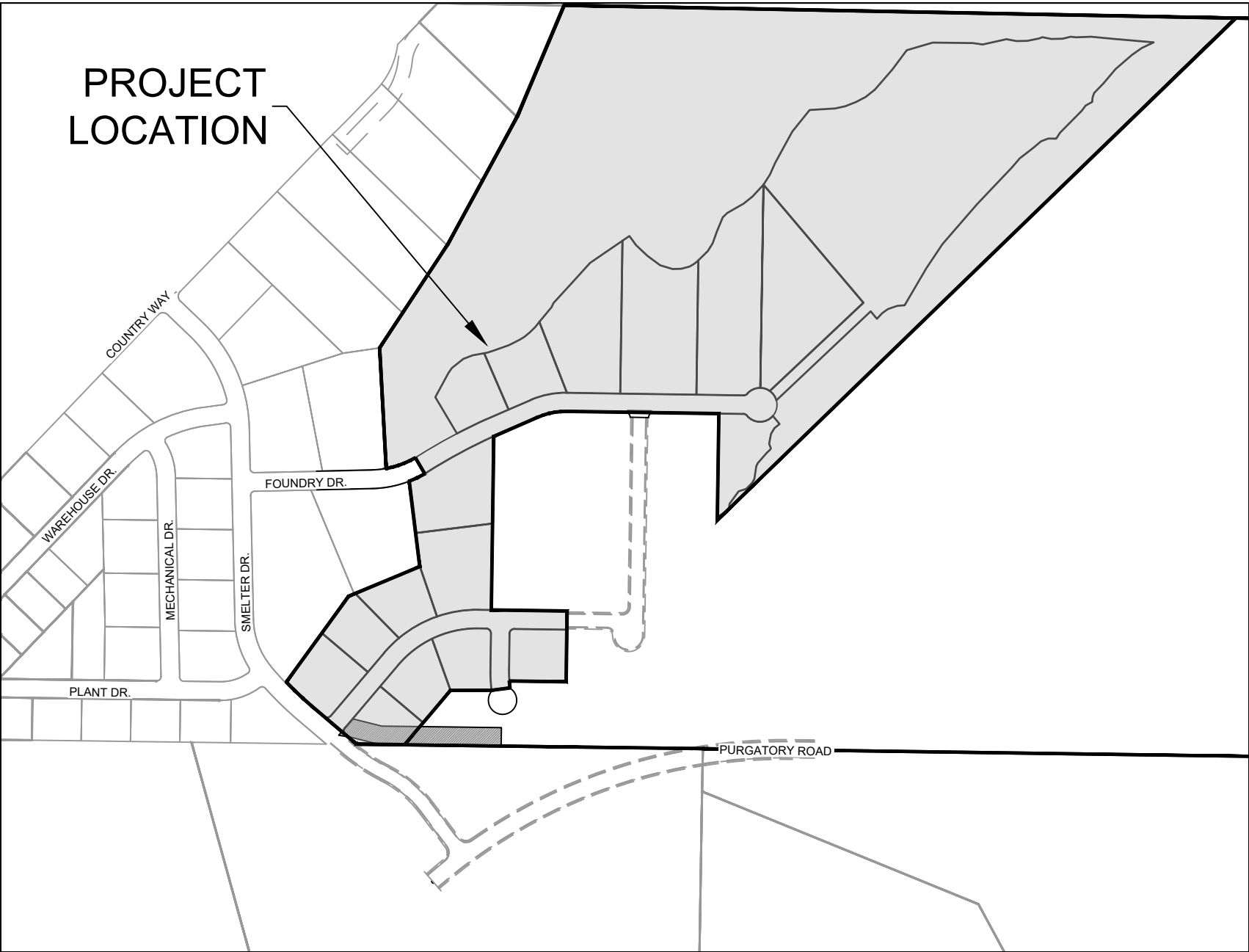
SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
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11	FIRE LIFE PLAN - SHEET 1
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13	FIRE LIFE PLAN - SHEET 3

BOUNDARY DESCRIPTION

A PORTION OF PARCEL A, SUNRISE VALLEY INDUSTRIAL PARK PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20240003910, AND A PORTION OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENTS NO. 20150022166 & 20160047306, OFFICIAL RECORDS, WASHINGTON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A, SAID POINT LIES SOUTH 89°01'20" EAST ALONG THE SECTION LINE 1901.24 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID PARCEL A THE FOLLOWING THIRTEEN (13) COURSES: 1) NORTH 49°27'06" WEST 208.54 FEET, 2) NORTHWESTERLY ALONG A 1167.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 46°25'11" WEST A DISTANCE OF 123.45 FEET), CENTER POINT LIES NORTH 40°32'54" EAST THROUGH A CENTRAL ANGLE OF 06°03'50", A DISTANCE OF 123.51 FEET, 3) NORTH 36°14'20" EAST 376.51 FEET, 4) NORTH 67°36'39" EAST 273.36 FEET, 5) NORTH 06°50'39" WEST 305.17 FEET, 6) NORTHEASTERLY ALONG A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 64°34'10" EAST A DISTANCE OF 61.22 FEET), CENTER POINT LIES NORTH 20°50'49" WEST THROUGH A CENTRAL ANGLE OF 09°10'03", A DISTANCE OF 61.28 FEET, 7) NORTH 30°00'52" WEST 66.00 FEET, 8) WESTERLY ALONG A 317.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 70°00'55" WEST A DISTANCE OF 110.42 FEET), CENTER POINT LIES NORTH 30°00'52" WEST THROUGH A CENTRAL ANGLE OF 20°03'33", A DISTANCE OF 110.98 FEET, 9) NORTH 02°51'44" WEST 428.78 FEET, 10) NORTH 33°36'21" EAST 438.51 FEET, 11) NORTH 28°45'32" EAST 519.00 FEET, 12) NORTH 23°07'49" EAST 426.68 FEET, AND 13) SOUTH 88°40'42" EAST 40.70 FEET TO THE CENTER CORNER OF SAID SECTION 17; THENCE SOUTH 88°40'15" EAST ALONG THE QUARTER SECTION LINE 2343.16 FEET; THENCE SOUTH 48°10'00" WEST 2551.25 FEET; THENCE NORTH 01°04'01" EAST 378.21 FEET; THENCE NORTH 88°55'59" WEST 540.44 FEET; THENCE WESTERLY ALONG A 245.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 78°53'50" WEST A DISTANCE OF 103.30 FEET), CENTER POINT LIES SOUTH 01°04'01" WEST THROUGH A CENTRAL ANGLE OF 24°20'22", A DISTANCE OF 104.08 FEET; THENCE SOUTH 66°43'39" WEST 171.14 FEET; THENCE SOUTH 01°03'53" WEST 615.96 FEET; THENCE SOUTH 88°55'59" EAST 269.10 FEET; THENCE SOUTH 01°03'28" WEST 251.03 FEET; THENCE NORTH 88°55'59" WEST 201.49 FEET; THENCE SOUTHERLY ALONG A 467.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 05°23'52" EAST A DISTANCE OF 24.94 FEET), CENTER POINT LIES NORTH 86°07'56" EAST THROUGH A CENTRAL ANGLE OF 03°03'36", A DISTANCE OF 24.94 FEET; THENCE SOUTH 83°04'21" WEST 66.00 FEET; THENCE SOUTH 89°59'45" WEST 145.45 FEET; THENCE SOUTH 40°32'54" WEST 252.16 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PARCEL A; THENCE NORTH 89°01'20" WEST ALONG SAID LINE 170.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,528,043 SQUARE FEET OR 80.99 ACRES.



PROJECT INFORMATION	
GENERAL PLAN	IND
ZONING	I-2, OS
TOTAL SITE ACREAGE	80.99
TOTAL LOTS	17

GENERAL NOTES

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- 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.
- 4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5) 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.
- 6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S 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) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
- 3) APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
- 4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR 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 FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

JUNE 2026

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



OWNER / DEVELOPER

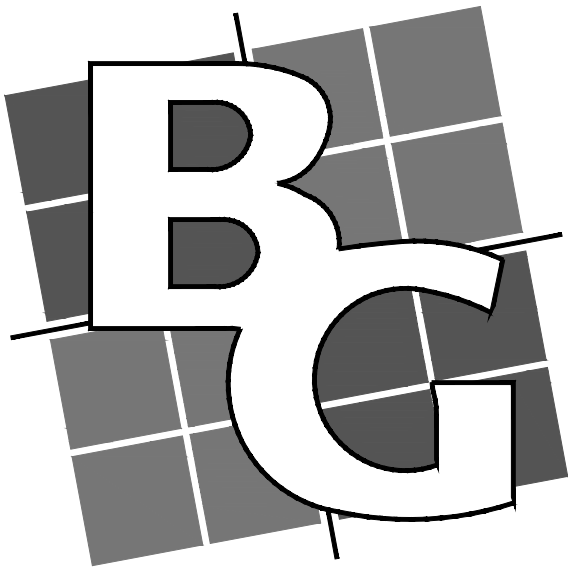
MIDDON LLC
1842 SOUTH 3430 EAST
ST GEORGE, UTAH 84790

MELISSA SCOTT
(435) 680-4383

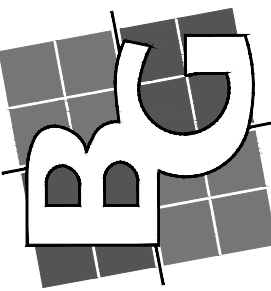
ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNALE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337



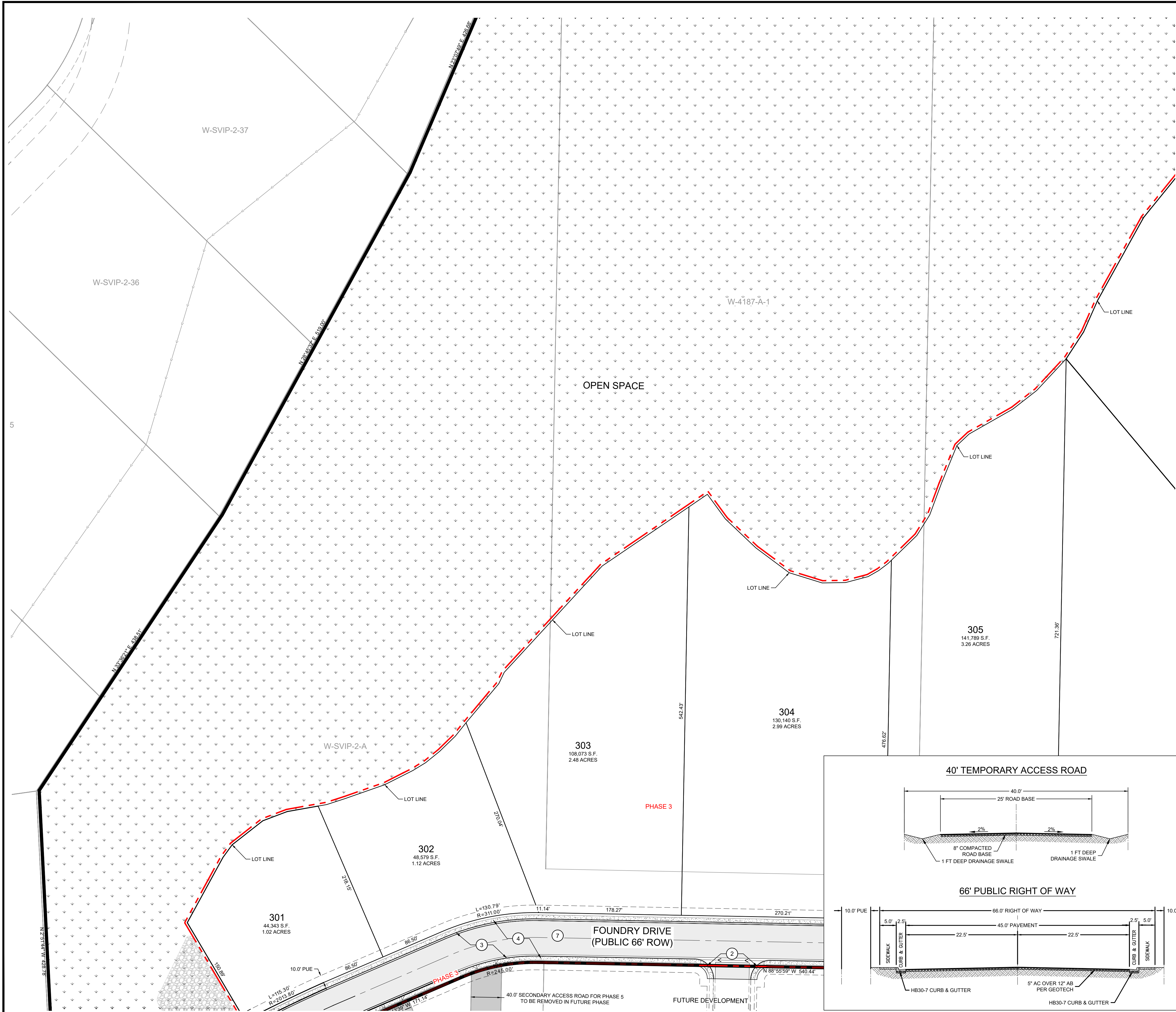
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DATE: JUN 2026
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APPROVED: RM
SCALE: NOTED
JOB NO.: 251062

COVER SHEET
SUNRISE VALLEY INDUSTRIAL PHASES 3-5
LOCATED IN WASHINGTON CITY, UTAH

SHEET 1 OF 13
FILE: 251062



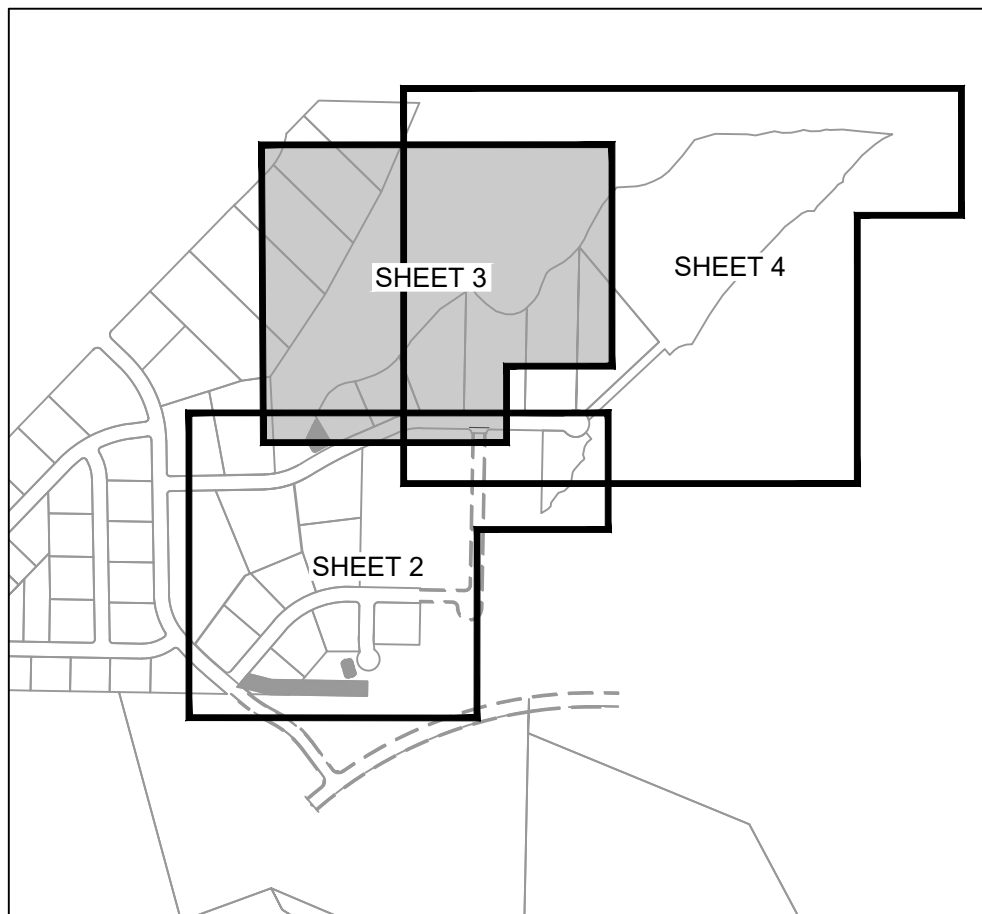
KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- PROJECT BOUNDARY
- CONSTRUCT HANDICAP RAMP PER ADA GUIDELINES
- CONSTRUCT CURB AND GUTTER (TYPE HB30-7)
- 5' CONCRETE SIDEWALK (WASHINGTON DWG #120)
- EXISTING EDGE OF ASPHALT
- SAWCUT EXISTING ASPHALT
- PROPOSED ASPHALT
- DEMOLISH EXISTING CURB
- 25' WIDE CURB CUT TO BE REPAIRED WHEN SECONDARY ACCESS IS ABANDONED
- 6' CONCRETE CROSS GUTTER

LEGEND

- PROPOSED RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- PHASE LINE
- EXISTING FENCING
- PARCEL BOUNDARY LINE
- STOP / STREET SIGN
- END OF ROAD MARKERS
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE



KEY MAP

NOTES:

- EACH LOT WILL BE RESPONSIBLE FOR PROVIDING DETENTION AND LID REQUIREMENTS
- ALL TRUCK TRAFFIC THROUGH SUBDIVISION SHALL BE COVERED. JAKE BRAKES SHALL NOT BE USED

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OWNER / DEVELOPER

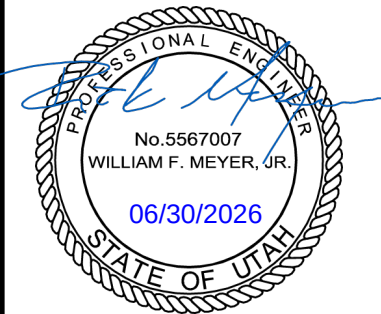
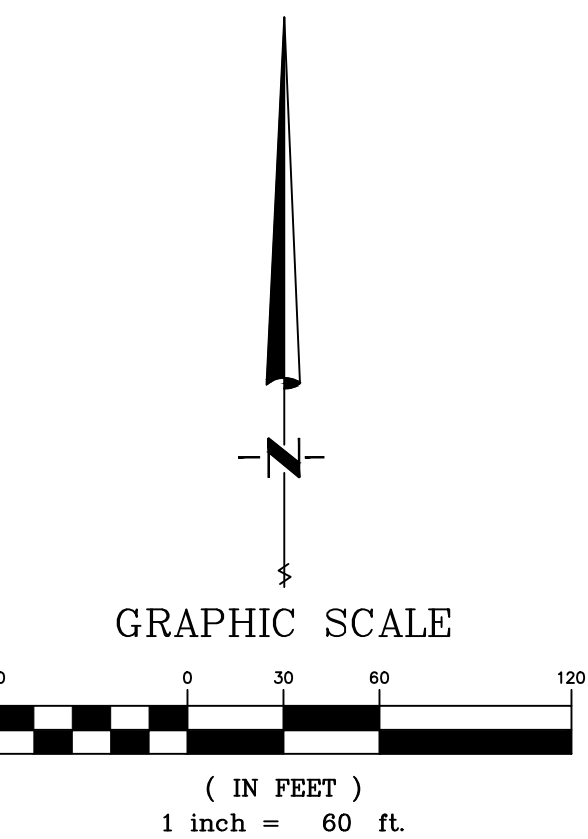
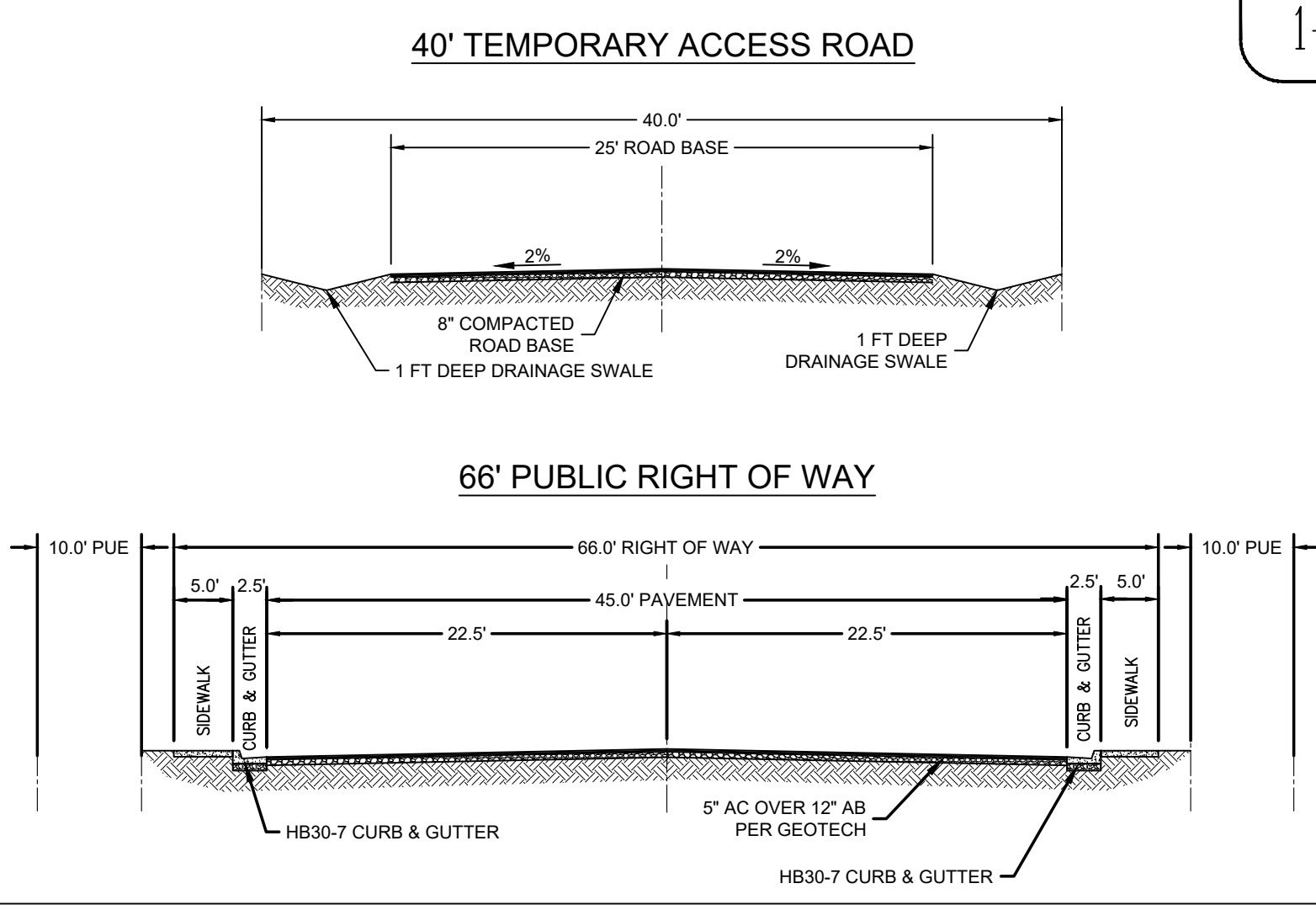
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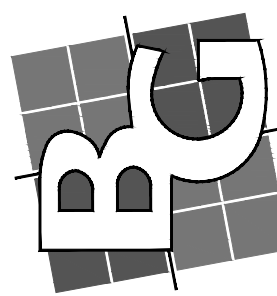
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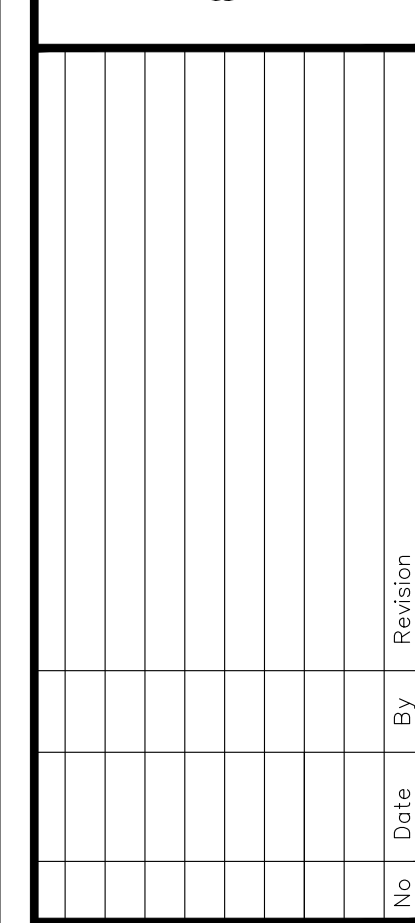


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PRELIMINARY PLAT - SHEET 2

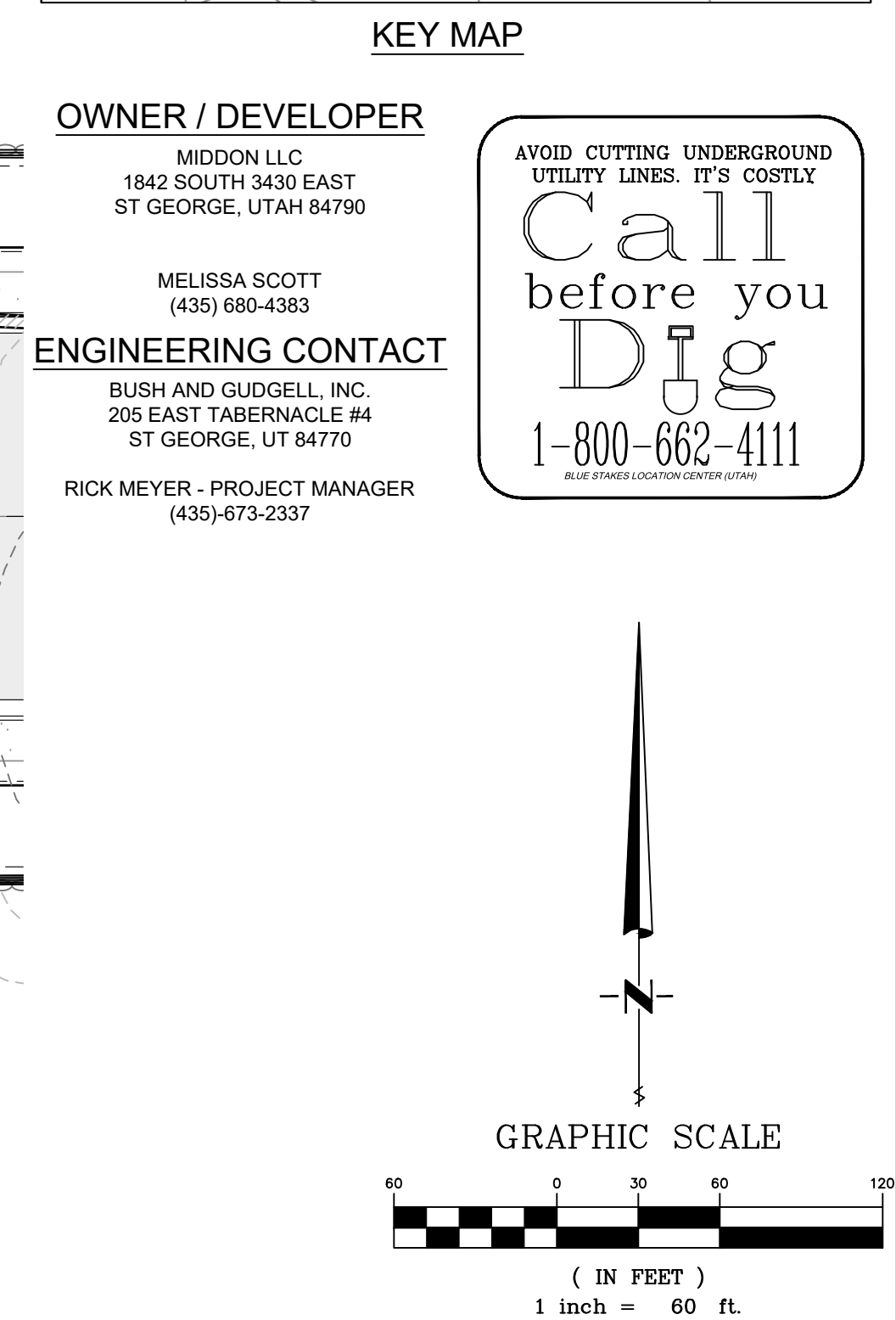
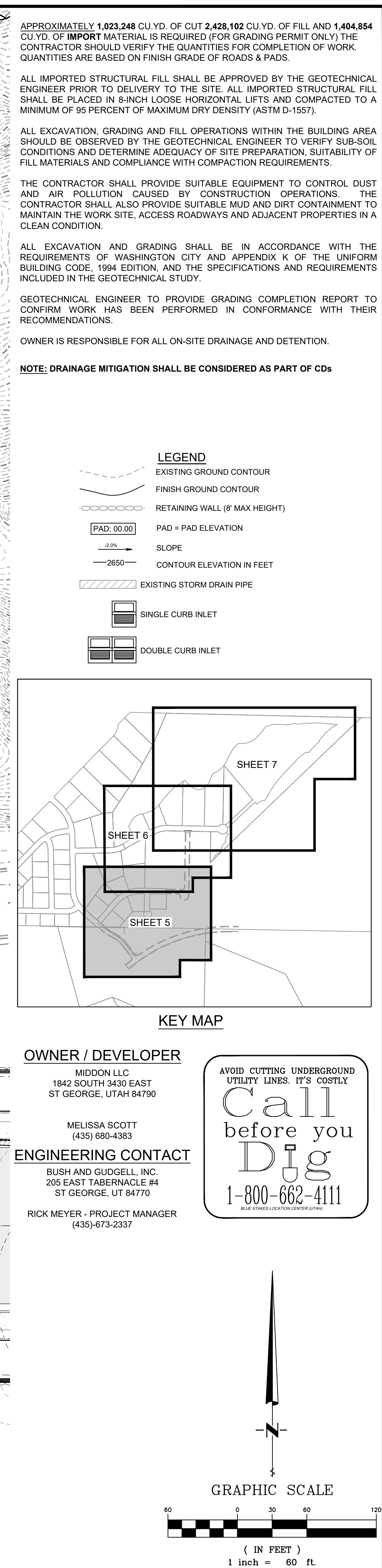
SUNRISE VALLEY INDUSTRIAL PHASES 3-5
LOCATED IN WASHINGTON CITY, UTAH

SHEET 3 OF 13 SHEETS
FILE: 251062



PRELIMINARY PLAT - SHEET 3
SUNRISE VALLEY INDUSTRIAL PHASES 3-5
LOCATED IN WASHINGTON CITY, UTAH

SHEET 4 OF 13 SHEETS
FILE: 251062



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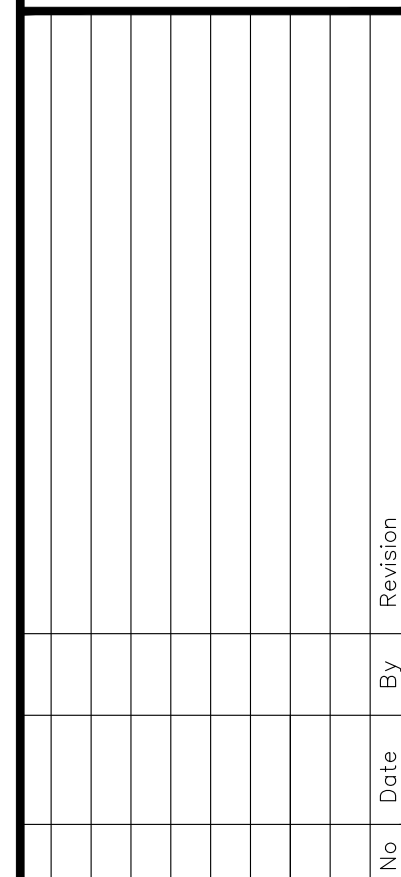
GRADING PLAN - SHEET 1

SUNRISE VALLEY INDUSTRIAL PHASES 3-5

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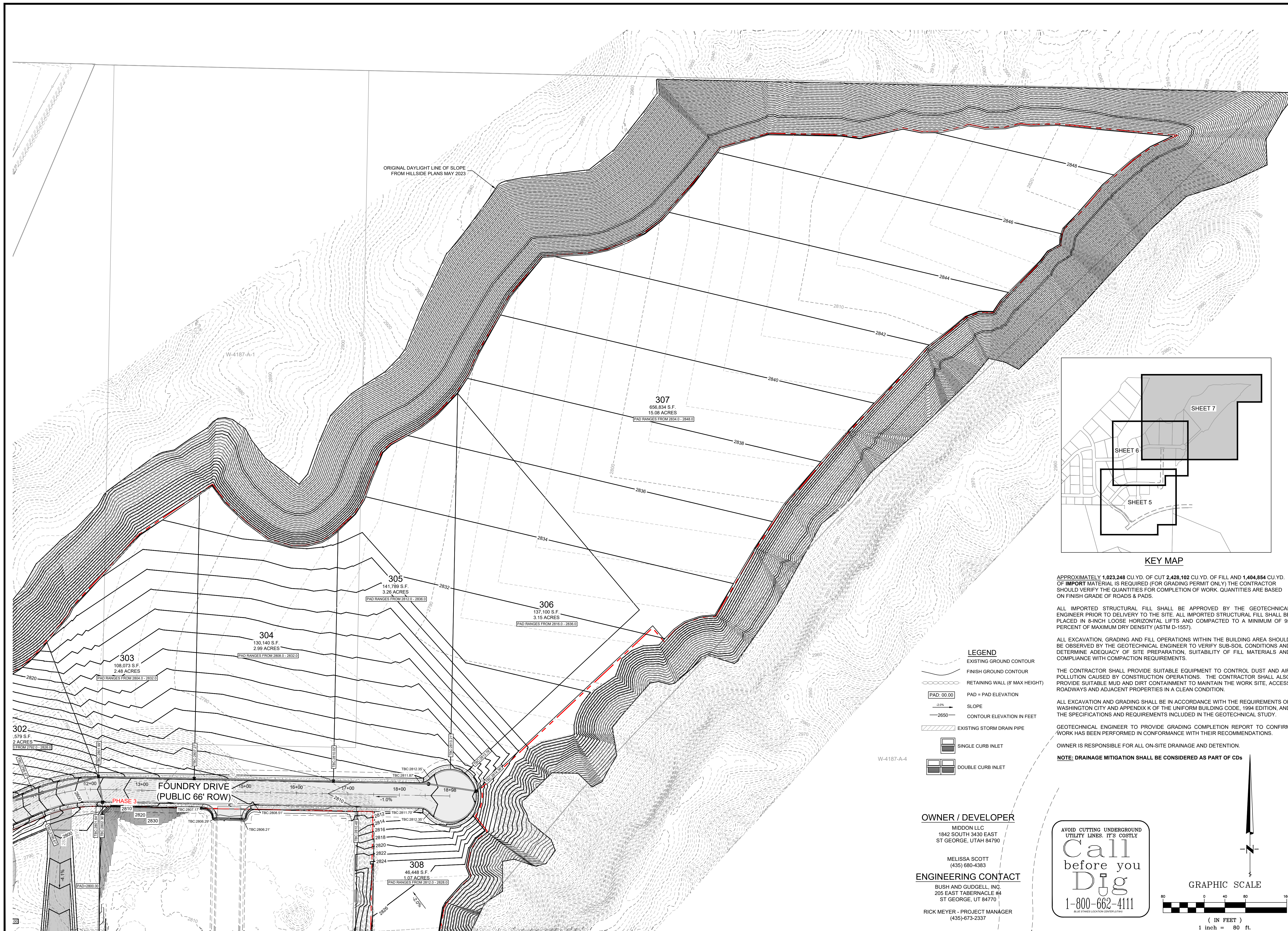
SHEET 5 OF 13 SHEETS

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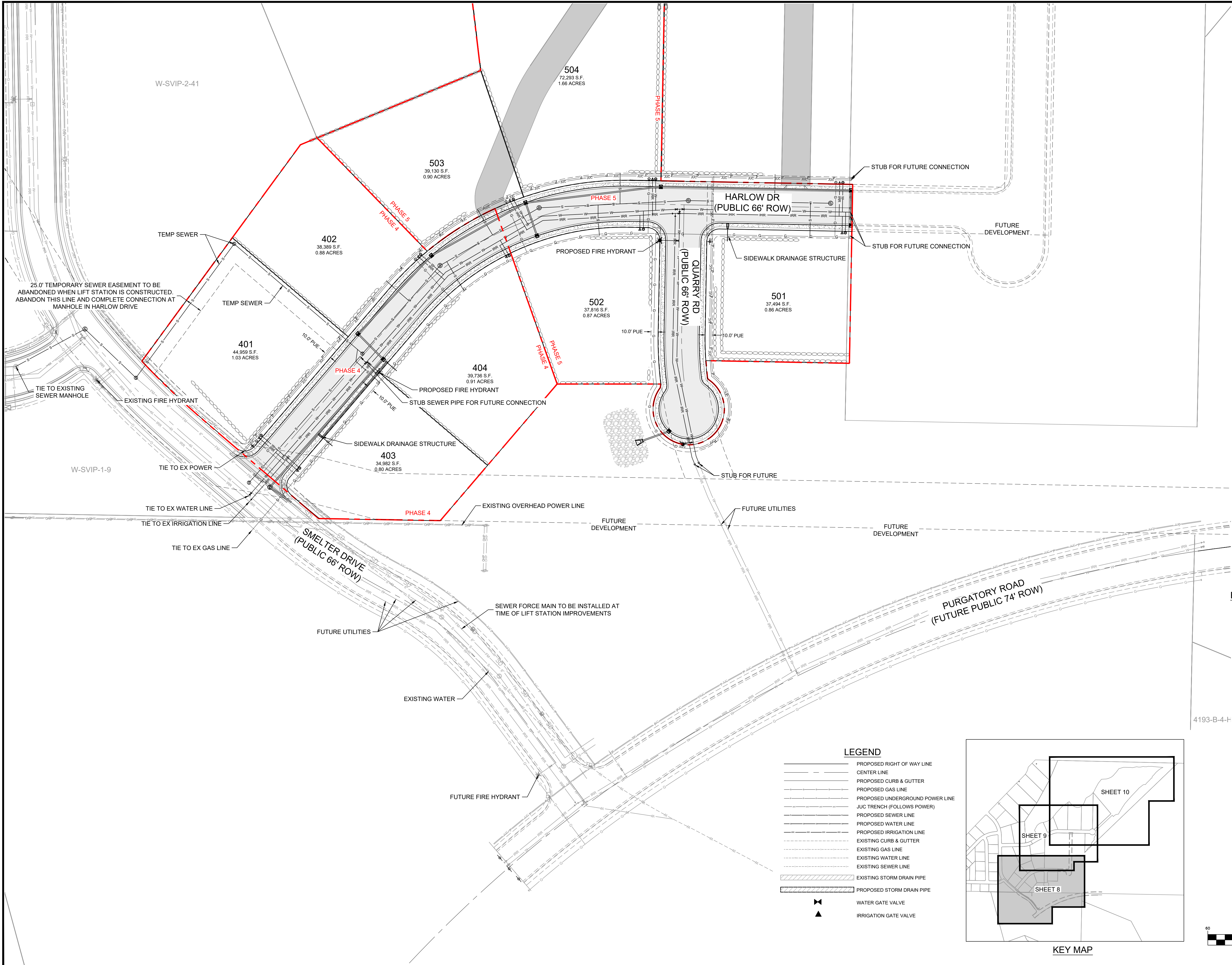


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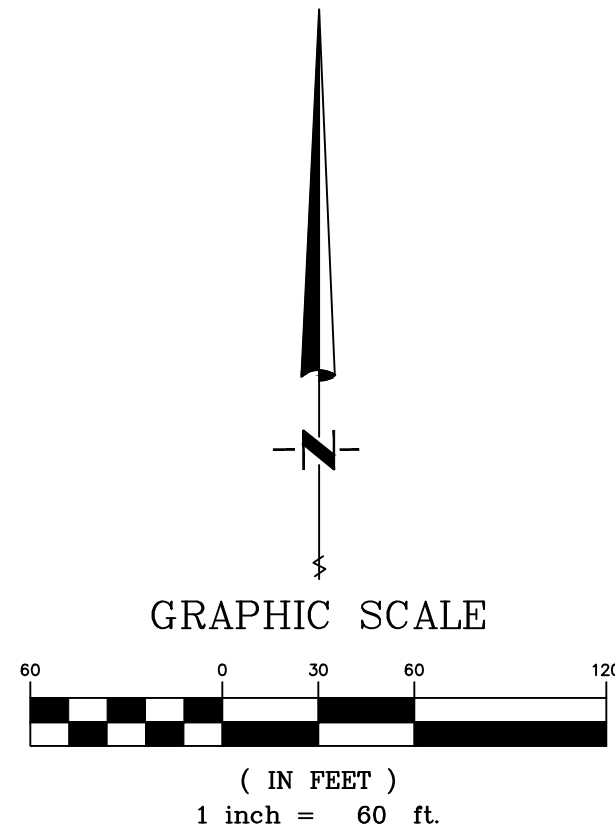
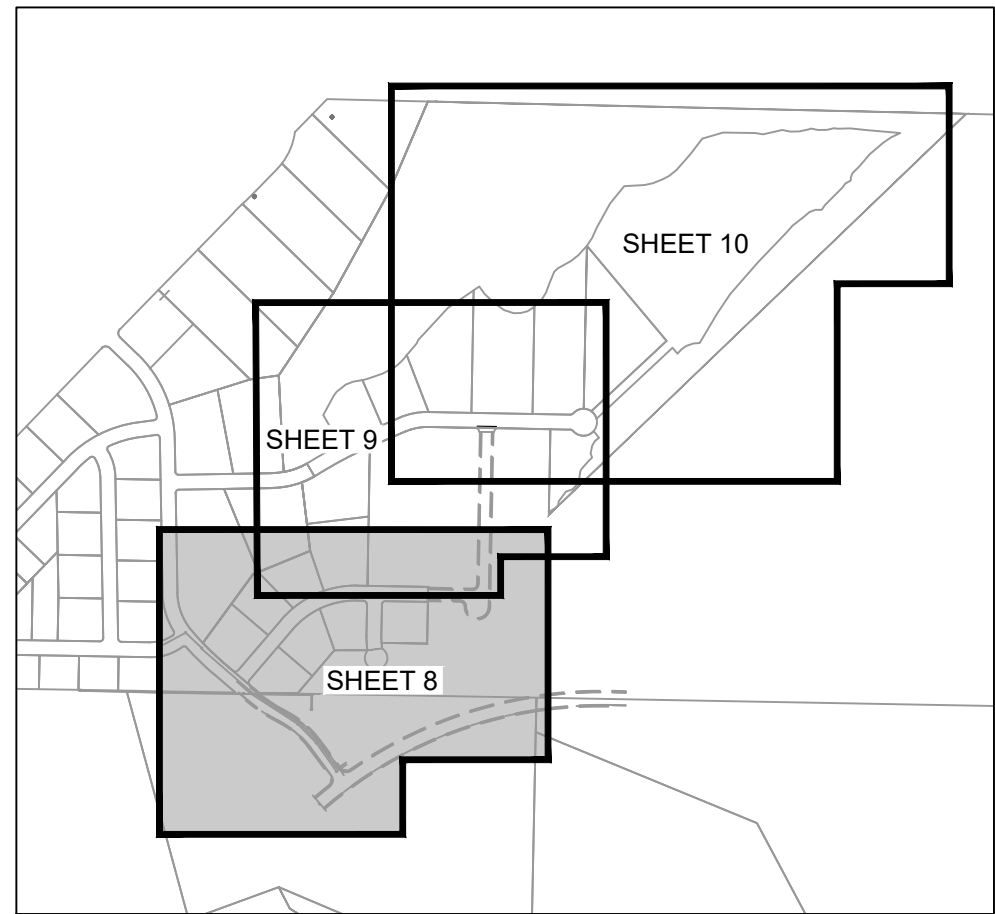
SHEET 7 OF 13 SHEETS
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- LEGEND**
- PROPOSED RIGHT OF WAY LINE
 - CENTER LINE
 - PROPOSED CURB & GUTTER
 - PROPOSED GAS LINE
 - PROPOSED UNDERGROUND POWER LINE
 - JUC TRENCH (FOLLOWS POWER)
 - PROPOSED SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED IRRIGATION LINE
 - EXISTING CURB & GUTTER
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING STORM DRAIN PIPE
 - PROPOSED STORM DRAIN PIPE
 - WATER GATE VALVE
 - IRRIGATION GATE VALVE



OWNER / DEVELOPER
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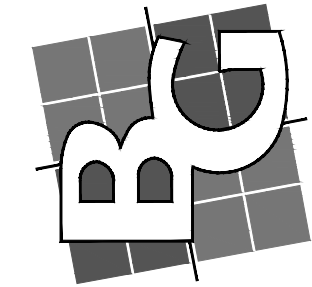
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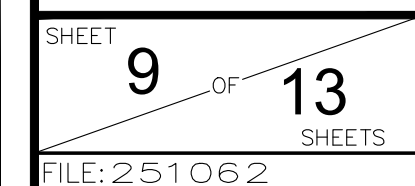
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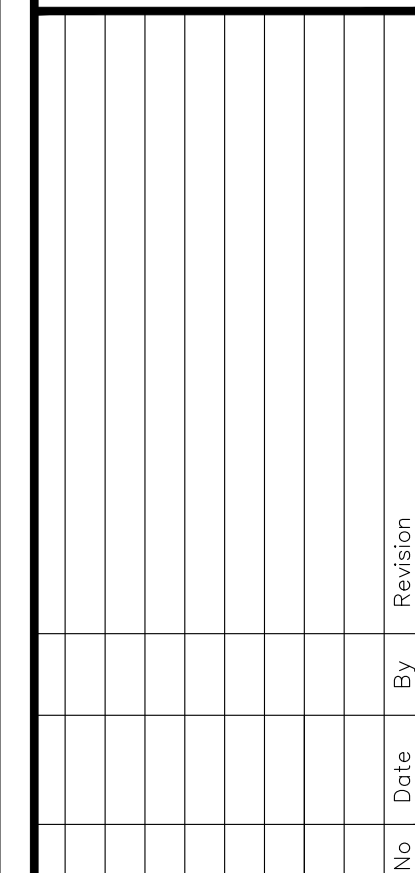


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UTILITY PLAN - SHEET 1
SUNRISE VALLEY INDUSTRIAL PHASES 3-5
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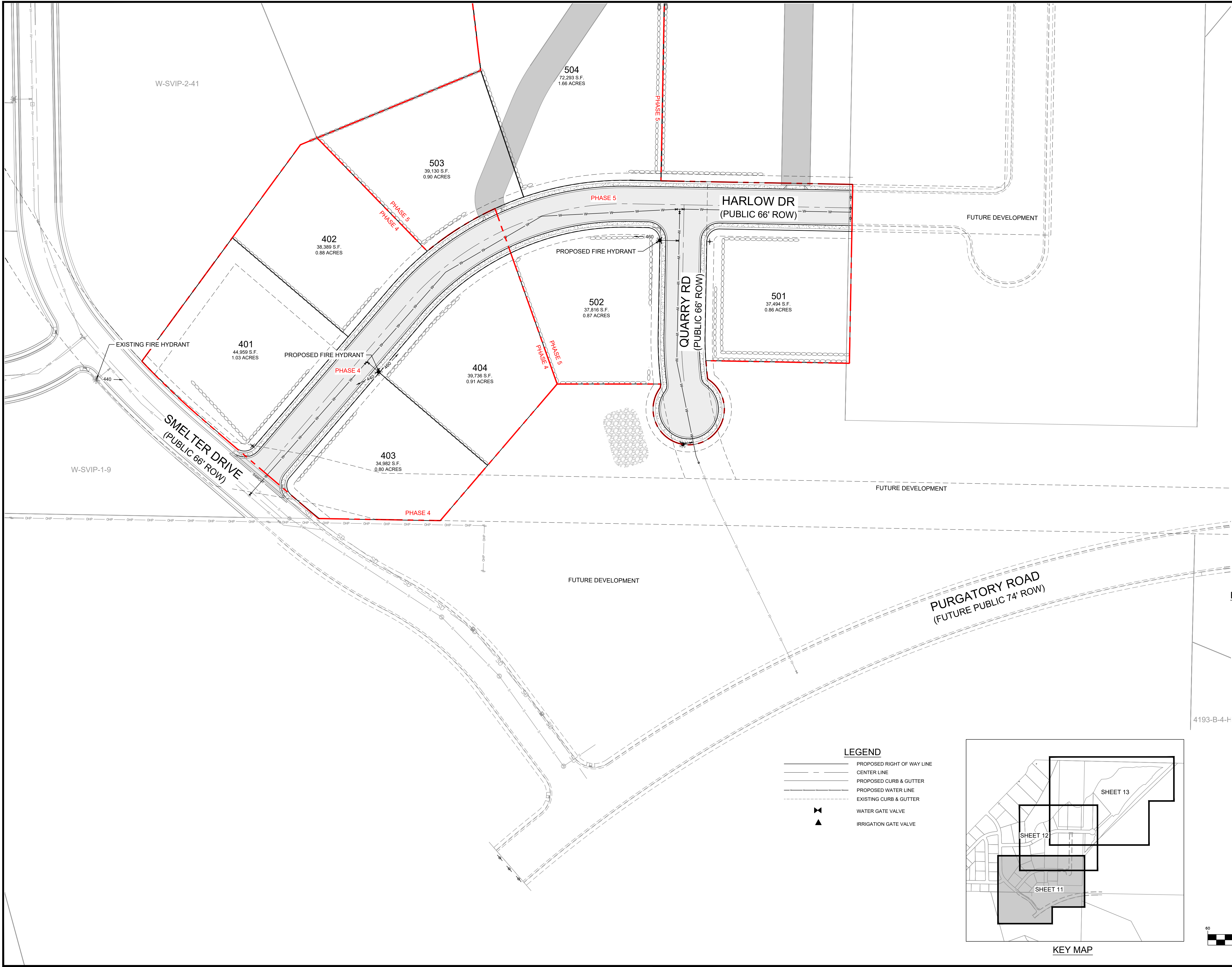
SHEET
8 OF **13**
SHEETS
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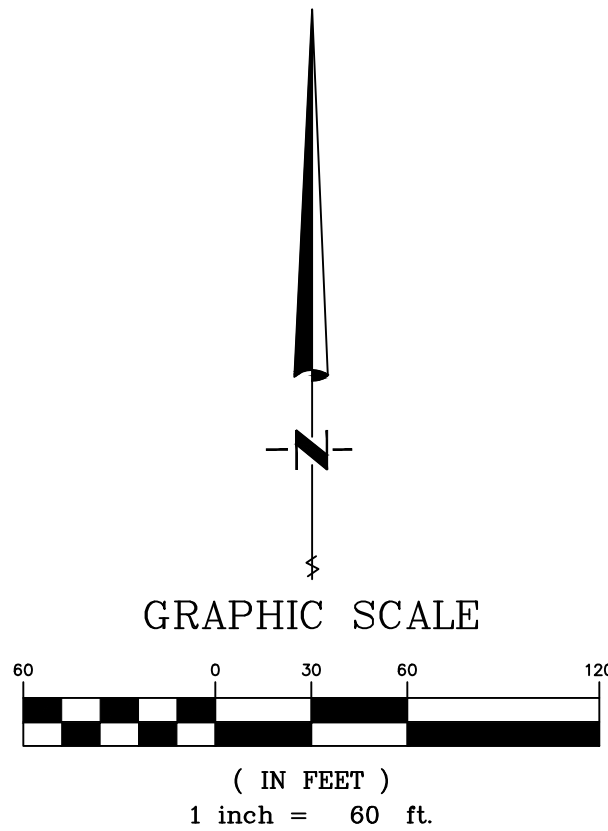
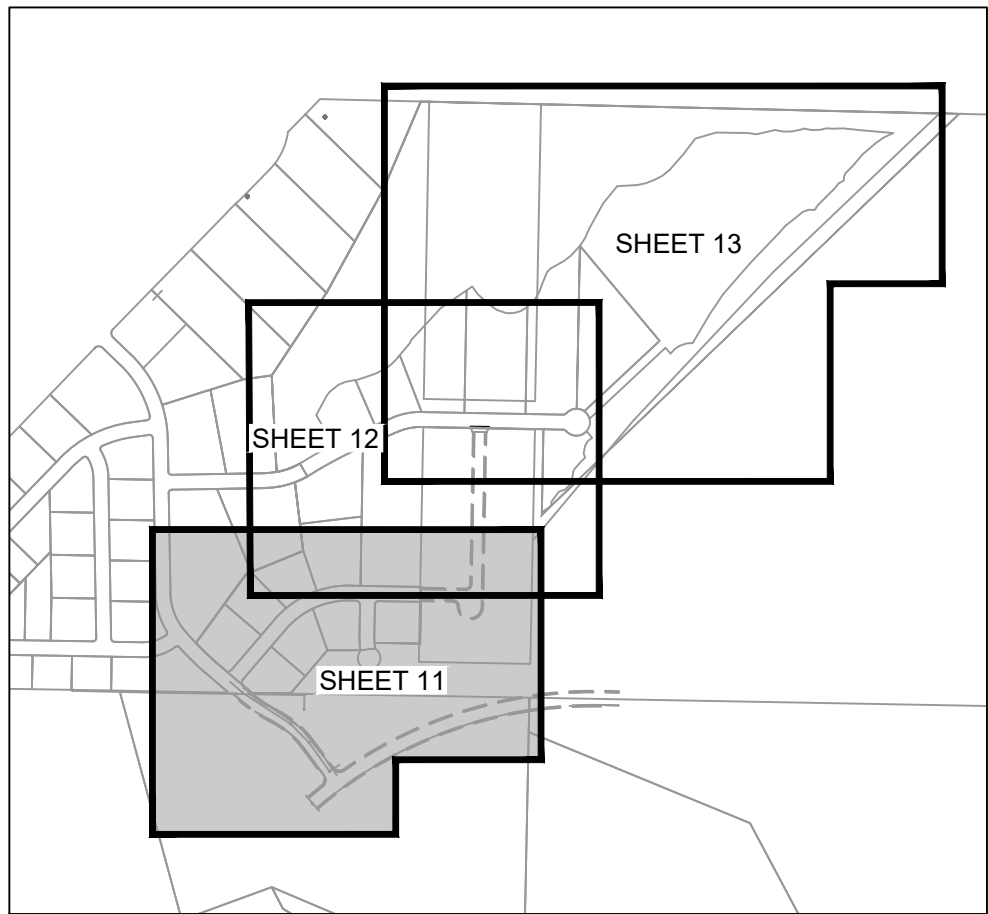


UTILITY PLAN - SHEET 3
SUNRISE VALLEY INDUSTRIAL PHASES 3-5
LOCATED IN WASHINGTON CITY, UTAH

SHEET 10 OF 13 SHEETS
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- LEGEND**
- PROPOSED RIGHT OF WAY LINE
 - CENTER LINE
 - PROPOSED CURB & GUTTER
 - PROPOSED WATER LINE
 - EXISTING CURB & GUTTER
 - WATER GATE VALVE
 - IRRIGATION GATE VALVE



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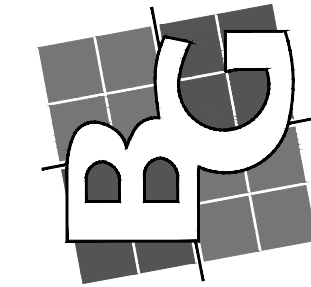
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

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BLUE STAKES LOCATION CENTER (STAN)

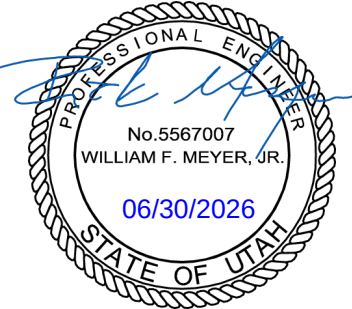
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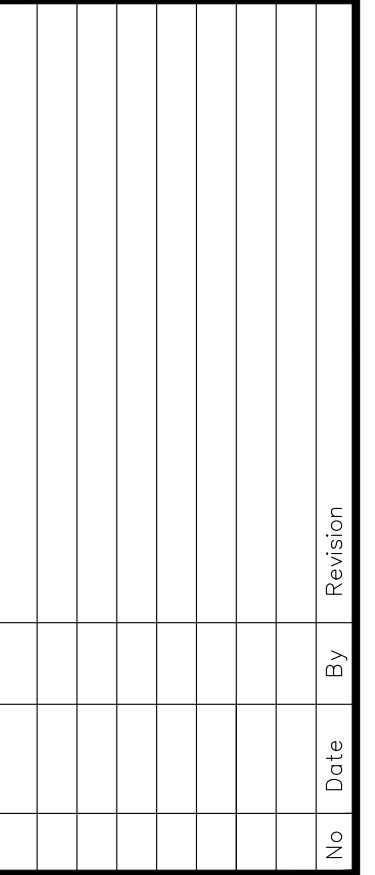


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FIRE LIFE PLAN - SHEET 1
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SHEET 11 OF 13 SHEETS
FILE: 251062

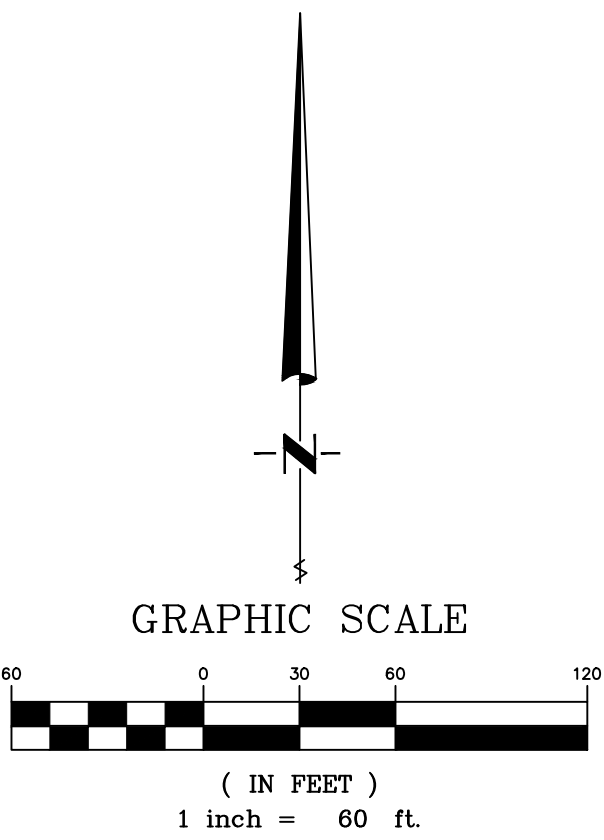




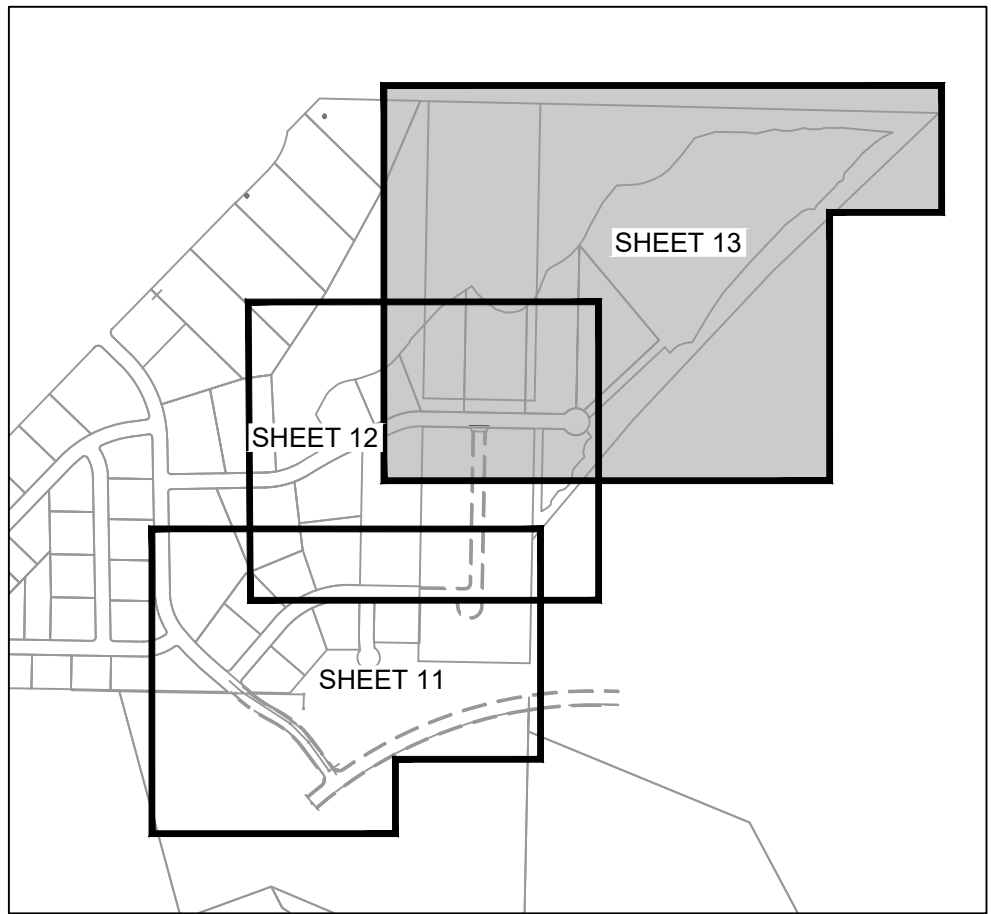
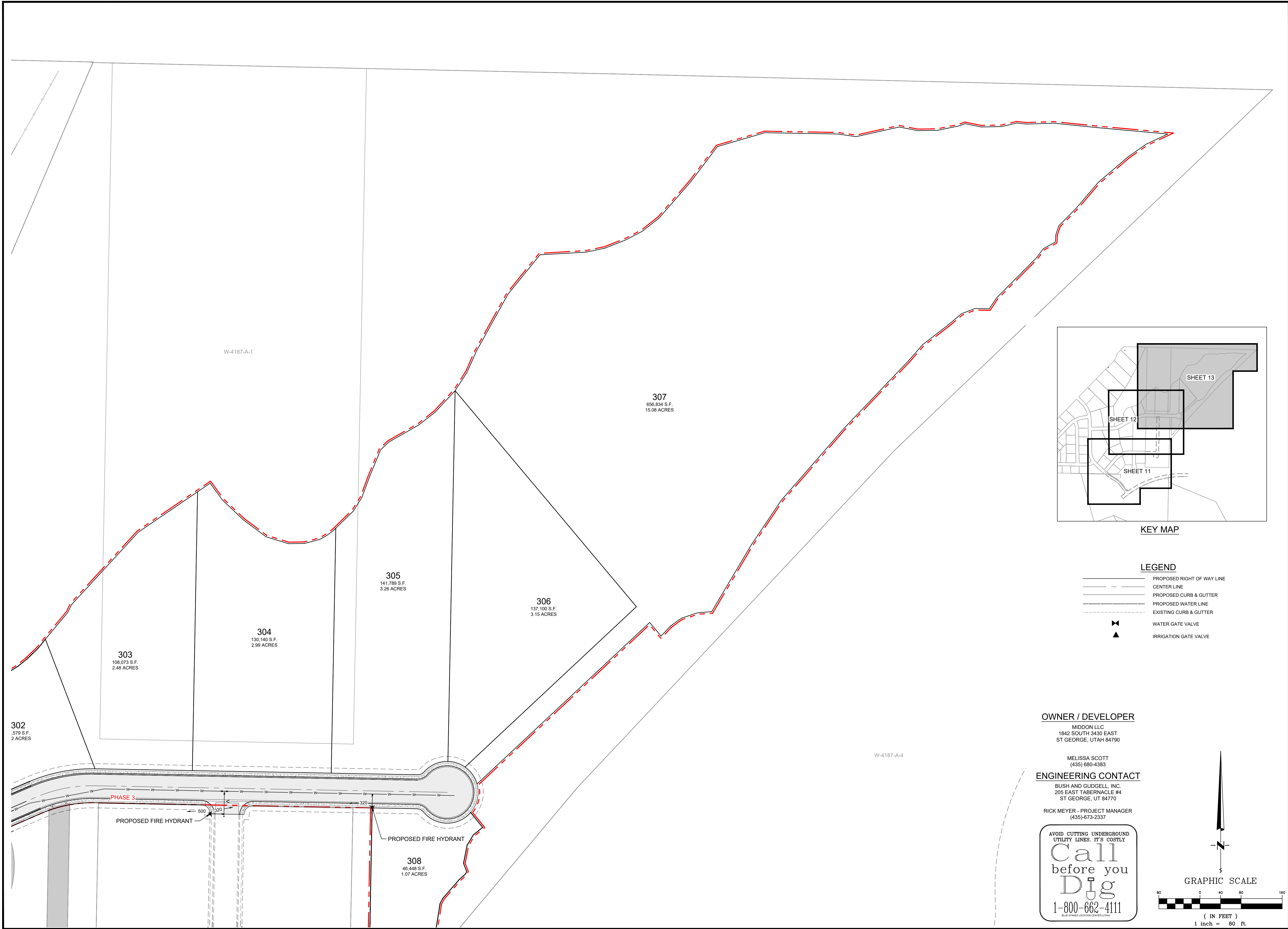
OWNER / DEVELOPER

ENGINEERING CONTACT

RICK MEYER - PROJECT MANAGER
(435)-673-2337



SHEET
12 OF 13
SHEETS
LE:251062



KEY MAP

LEGEND

- PROPOSED RIGHT OF WAY LINE
- CENTER LINE
- PROPOSED CURB & GUTTER
- PROPOSED WATER LINE
- EXISTING CURB & GUTTER
- WATER GATE VALVE
- IRRIGATION GATE VALVE

OWNER / DEVELOPER

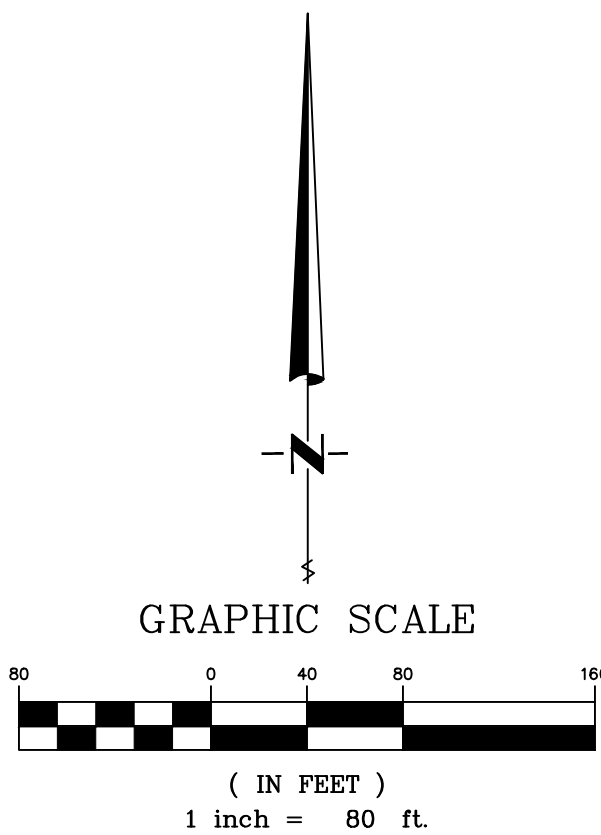
MIDDON LLC
1842 SOUTH 3430 EAST
ST GEORGE, UTAH 84790

MELISSA SCOTT
(435) 680-4383

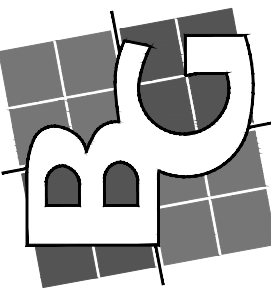
ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

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BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors



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FIRE LIFE PLAN - SHEET 3
SUNRISE VALLEY INDUSTRIAL PHASES 3-5
LOCATED IN WASHINGTON CITY, UTAH

SHEET 13 OF 13 SHEETS
FILE: 251062