



Washington City Land Use Authority
Regular Meeting Agenda
August 5, 2026

PUBLIC NOTICE is hereby given that the Land Use Authority of Washington City will host a public electronic meeting on **Wednesday, August 5, 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 July 15, 2026.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. 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 Keowee at Alaia located at approximately Cattail Way and Villa Way. Applicant: Alaia Development Corporation.
- b. Public Hearing and consideration to approve a Final Plat Partial Amendment for Cotton Town Village located at approximately 300 West 100 North. Applicant: Alpha Engineering.
- c. Public Hearing and consideration to approve a Final Plat Partial Amendment for Millcreek Subdivision located at 333 West Millcreek Circle. Applicant: Alpha Engineering.

5. ADJOURNMENT

POSTED this 30th Day of July, 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:	August 5th, 2026
ACTION REQUESTED:	Preliminary Plat approval for the Keowee at Alaia Subdivision, located at approximately Cattail Way & Villa Way.
APPLICANT:	Brandee Walker
OWNER:	Preserve at Stucki Farms Holding Company
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 Keowee at Alaia Subdivision, located at approximately Cattail Way and Villa Way. This subdivision is proposing 46 lots on an area of 6.09 acres which equates to 7.55 D.U/Acre. Townhomes are proposed on the lots, with each lot owner having a limited common area to the front and rear of townhomes. As shown in the exhibit, 143 parking spaces are provided, which surpasses the 118 minimum required amount.

The zoning designation at this location is PCD. The zoning directly to the North is R-1-6, and PCD to the West, South, and East. Lastly, this subdivision is in a nightly rental overlay zone, which would allow the townhomes to be rented on a short term basis.

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 and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. A Post Construction Maintenance Agreement shall be recorded prior to the recording of the final plat.

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

Preliminary Plat Narrative

Keowee at Alaia

Keowee at Alaia is a multifamily residential development containing 46 townhome units on approximately 6.09 acres. The project is located within Village 12B of the Alaia master planned PCD and has a density of 7.55 dwelling units per acre. This village has been approved for nightly rentals.

All proposed roads within this development will be private streets or alleys, except for the extension of Cattail Way which will continue as public. The existing Villa Way right of way will be vacated from public to private and be maintained by the HOA. All streets conform to or exceed the requirements of the PCD Exhibit E approved street sections.

PROJECT INFORMATION

UNIT SUMMARY:

- (32) 4-PLEX, 3-STORY
 - (14) DUPLEX, 2-STORY
 - 46 TOTAL UNITS
- (APPROVED FOR SHORT TERM RENTALS)

AREA:

- BOUNDARY = 6.09 ACRES
- DENSITY = 7.55 D.U./ACRE

BEDROOMS:

- 3 BEDROOM UNITS = 4
- 4 BEDROOM UNITS = 16
- 6 BEDROOM UNITS = 26

PARKING:

- 3 + BEDROOMS UNITS: $46 \times 2.25 = 104$ REQUIRED
- GUEST PARKING: $46 / 3.25 = 14$ REQUIRED
- REQUIRED = 118 STALLS
- 46 GARAGES = 92 STALLS PROVIDED
- 46 DRIVEWAYS = 28 STALLS ($92 / 30\%$) PROVIDED
- GUEST PARKING = 23 PROVIDED
- TOTAL PARKING = 143 STALLS PROVIDED

TRANSFERRED DENSITY TOTAL

TRANSFERRED PER AGREEMENT = 2,334

ENTITLED BY APPROVED PRELIMINARY PLAT = 575

THIS PROJECT = 46

REMAINING = 1,713 DOORS



**PROJECT FLOW CARD: PP-26-0012 - Preliminary Plat - Keowee at Alaia
Cattail Way & Villa Way**

Planning	Reviewed. No concerns	
Public Works	Reviewed and OK to proceed to hearing. Revisions addressed. The base utility layout is acceptable for a preliminary plat but will require adjustments during the civil construction drawing review process.	
Engineer	Reviewed	
Fire Dept.	Nightly rental units shall have sprinkler systems installed.	
Parks/Trails	Reviewed. No concerns	
Dixie Power	Reviewed. No concerns	
Economic Dev	Reviewed. Nightly rental use provides a positive economic impact by supporting tourism, increasing visitor spending, and strengthening demand for nearby restaurants, retail, recreation, and service businesses.	





SOUTHERN PARKWAY (HIGHWAY 7)

EXHIBIT C
01/26/2025
AMENDMENT 1



STATE OF UTAH

ST. GEORGE REGIONAL AIRPORT

RESIDENTIAL
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 42.4 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 19.7 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, Stuck Farms Parkway, and Red Slopes Parkway are excluded from the Village areas.

SHORT TERM RENTAL OVERLAY

TOTAL PROJECT AREA: 567.60 Acres

MODIFIED PRELIMINARY SITE PLAN
ALAIA

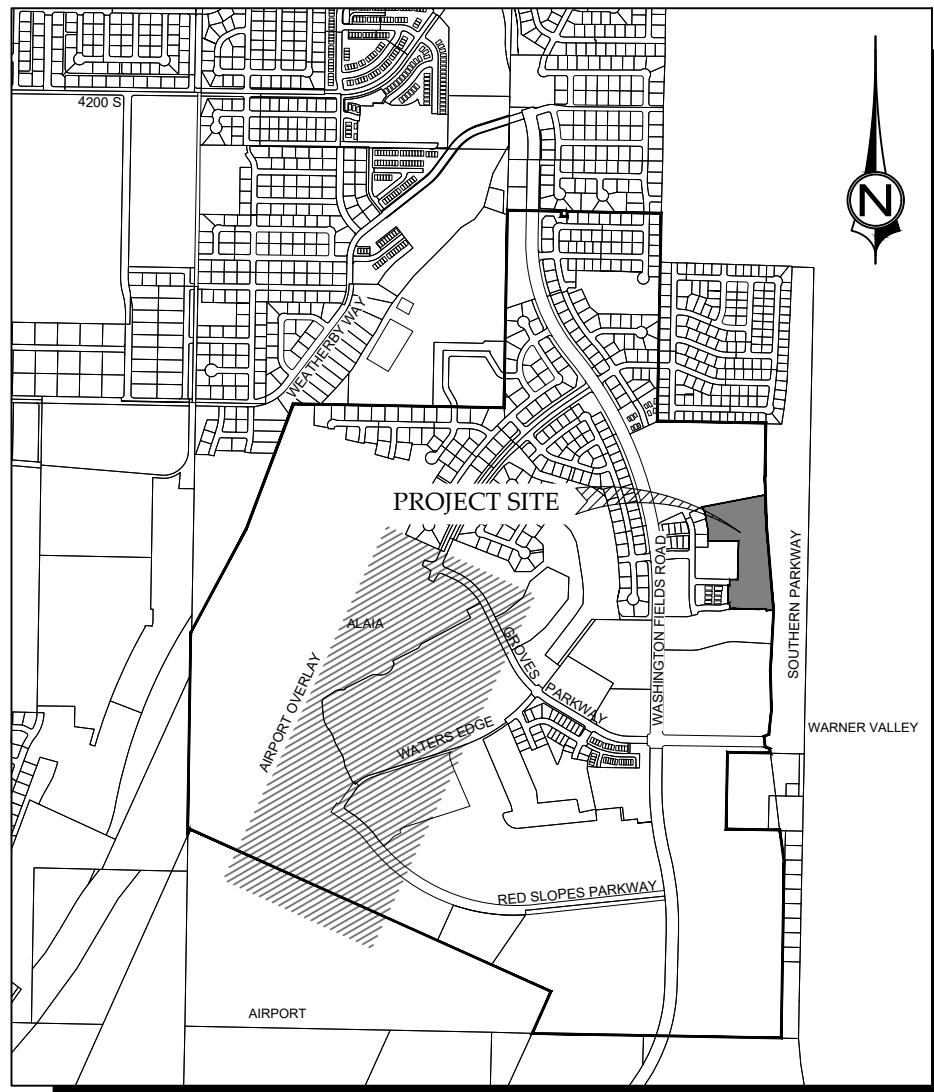
ivvScience

NORTHWEST CORNER OF SECTION 12,
TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT
LAKE BASE AND MERIDIAN (NOT FOUND)
(WASH. CO. REF. NO. V-21-43-15)

REFERENCE MONUMENTS TO THE NORTHWEST
CORNER OF SECTION 12, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
(RING AND LID MONUMENT LS 634569)

(2640.13' CORNER TO CORNER)

NORTH QUARTER CORNER OF
SECTION 12, TOWNSHIP 43
SOUTH, RANGE 15 WEST, SALT
LAKE BASE AND MERIDIAN
(BRASS CAP STAMPED B&G 2016)
(WASH. CO. REF. NO. V-23-43-15)

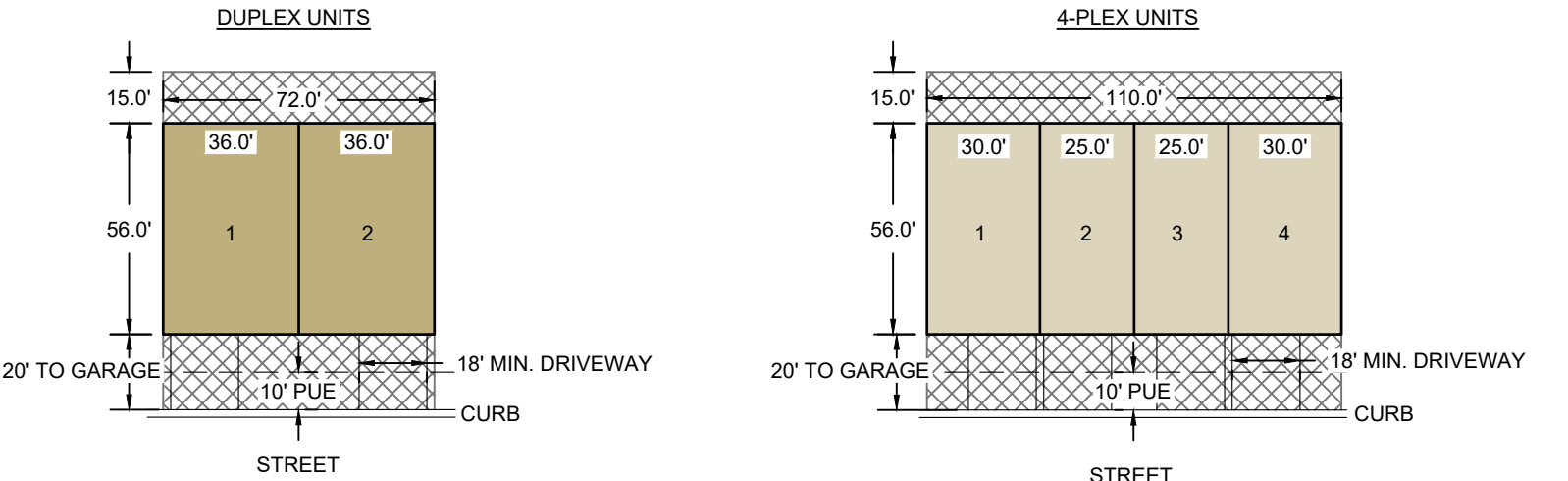


BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 88°50'54" E 1536.97 FEET ALONG THE NORTH LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°00'00" E 780.97 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE N 65°12'00" E 277.44 FEET, TO THE POINT OF CURVATURE OF A 351.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 127.77 FEET THROUGH A CENTRAL ANGLE OF 20°51'27", TO THE POINT OF CURVATURE OF A 300.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 244.36 FEET THROUGH A CENTRAL ANGLE OF 46°40'08"; THENCE S 88°59'19" E 110.40 FEET, TO THE POINT OF CURVATURE OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 32.74 FEET THROUGH A CENTRAL ANGLE OF 31°16'02"; THENCE N 8°18'29" E 30.34 FEET; THENCE S 81°41'31" E 62.85 FEET, TO A POINT ON A 4100.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 82°25'30" E, POINT ALSO BEING ON THE RIGHT-OF-WAY AND NO-ACCESS LINE OF SR-7; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF SAID CURVE 862.48 FEET THROUGH A CENTRAL ANGLE OF 12°03'10", (2) THENCE S 4°43'04" E 64.58 FEET; THENCE S 85°16'58" W 46.00 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 85°19'58" W; THENCE ALONG THE ARC OF SAID CURVE 28.19 FEET THROUGH A CENTRAL ANGLE OF 83°38'01"; THENCE N 8°21'04" W 215.74 FEET, TO THE POINT OF CURVATURE OF A 330.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.34 FEET THROUGH A CENTRAL ANGLE OF 8°29'31"; THENCE S 79°24'36" W 49.59 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF THE COTTAGES AT THE VILLAGE AT STUCKI FARMS PHASE 1 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) N 1°38'56" E 62.00 FEET, (2) THENCE S 89°21'04" E 67.59 FEET, (3) THENCE N 1°38'56" E 91.00 FEET; THENCE S 89°21'04" E 138.72 FEET; THENCE N 0°25'49" W 254.15 FEET; THENCE S 89°34'11" W 25.00 FEET; THENCE N 0°25'49" W 20.00 FEET; THENCE S 89°34'11" W 101.00 FEET; THENCE N 0°25'49" W 324.70 FEET; THENCE N 8°18'29" E 30.34 FEET; THENCE S 81°41'31" E 62.85 FEET; THENCE S 85°16'58" W 46.00 FEET; THENCE S 4°43'04" E 64.58 FEET, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 85°19'58" W; THENCE ALONG THE ARC OF SAID CURVE 28.19 FEET THROUGH A CENTRAL ANGLE OF 83°38'01"; THENCE N 8°21'04" W 215.74 FEET, TO THE POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; (4) THENCE ALONG THE ARC OF SAID CURVE 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; (5) THENCE S 24°48'00" E 22.29 FEET; (6) THENCE S 65°12'00" W 50.00 FEET, (7) THENCE N 24°48'00" W 62.29 FEET, TO THE POINT OF BEGINNING.

CONTAINS 6.09 ACRES MORE OR LESS

TYPICAL UNITS



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ENTITLED BY APPROVED PRELIMINARY PLAT = 575
THIS PROJECT = 46
REMAINING = 1,713 DOORS

OWNER APPLICANT
ALAI A DEVELOPMENT CORPORATION
SHON COLARUSSO
801-808-7466
SHONTCOLARUSSO@GMAIL.COM

LEGEND

PROJECT BOUNDARY
PROPOSED LOT/UNIT LINES
EXISTING LOT LINES
EXISTING EDGE OF CONCRETE
PROPOSED CURB & GUTTER
EXISTING CURB & GUTTER

LIMITED COMMON AREA (49,237 SQ. FT.)

KEOWEE AT ALAIA PRELIMINARY PLAT

KEOWEE AT ALAIA
PRELIMINARY PLAT
LOCATED IN: NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: 26119
DATE: 07/20/2026
DRAWN BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 50'

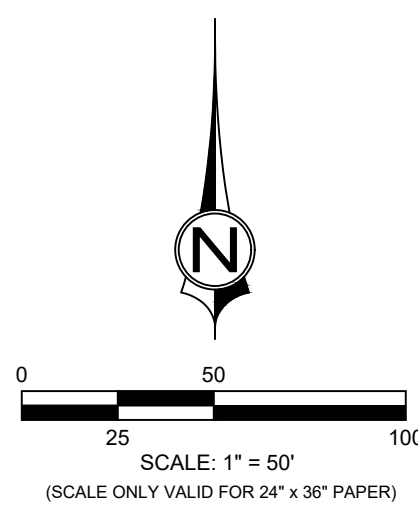
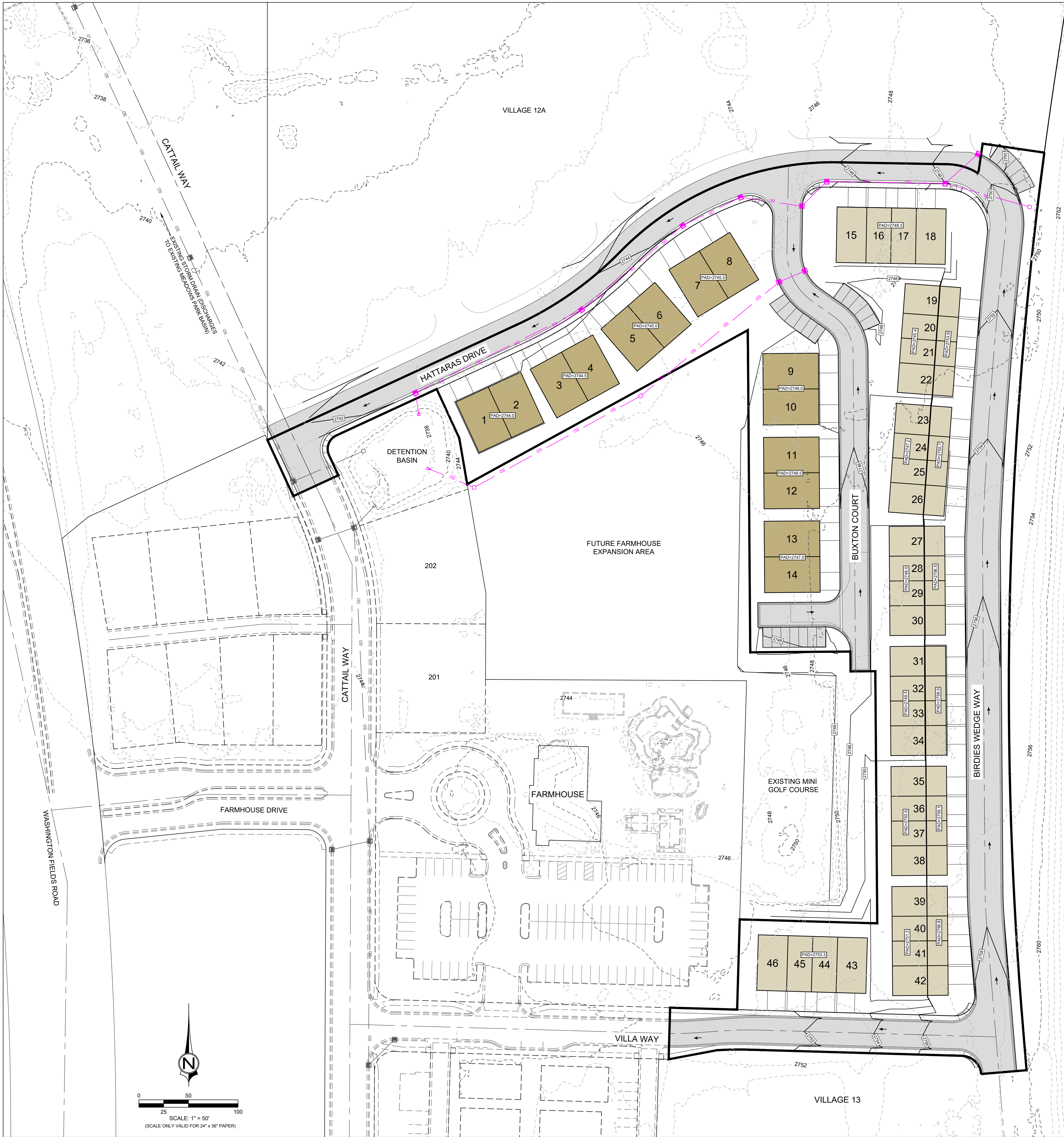
SHEET
1
OF
3

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435-966.0100





- LEGEND:
- PROJECT BOUNDARY LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED 8" SDR 35 PVC SEWER LINE
 - EXISTING SEWER LINE
 - PROPOSED JUG TRENCH (POWER)
 - PROPOSED 8" C-900 WATER LINE
 - PROPOSED PURPLE IRRIGATION LINE
 - PROPOSED 8" C-900 WELL LINE
 - EXISTINGPROPOSED IRRIGATION VALVE
 - EXISTINGPROPOSED WATER METER
 - EXISTINGPROPOSED IRRIGATION METER
 - EXISTINGPROPOSED SEWER MANHOLE
 - EXISTINGPROPOSED FIRE HYDRANT
 - ELECTRICAL SWITCH
 - ELECTRICAL 4 WAY VAULT
 - ELECTRICAL TRANSFORMER
 - POWER SERVICE
 - STREET LIGHT
 - EXISTING POWER LINE



LEGEND

EXISTING GROUND CONTOUR

FINISH GRADE CONTOUR

PROJECT BOUNDARY

PROPOSED LOT LINES

EXISTING LOT LINES

PROPOSED CURB & GUTTER

EXISTING CURB & GUTTER

DRAINAGE FLOW DIRECTION

PROPOSED STORM DRAIN INLET

PROPOSED HDPE STORM DRAIN

LID NOTE

ONSITE LID WILL BE PROVIDED THROUGH DISCONNECTED IMPERVIOUS AREAS AND ROOF DRAINS. THIS AREA WILL BE CONVEYED TO THE EXISTING STORM WATER BASIN LOCATED WITHIN THE MEADOWS AT STUCKI FARMS SUBDIVISION. THIS EXISTING BASIN WILL PROVIDE ANY ADDITIONAL REQUIRED LID BEFORE ENTERING THE CITY STORM SYSTEM.

GRADING NOTES

APPROXIMATELY 13,483 CU.YD. OF CUT 8,973 CU.YD. OF FILL AND 4,489 CU.YD. OF EXPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

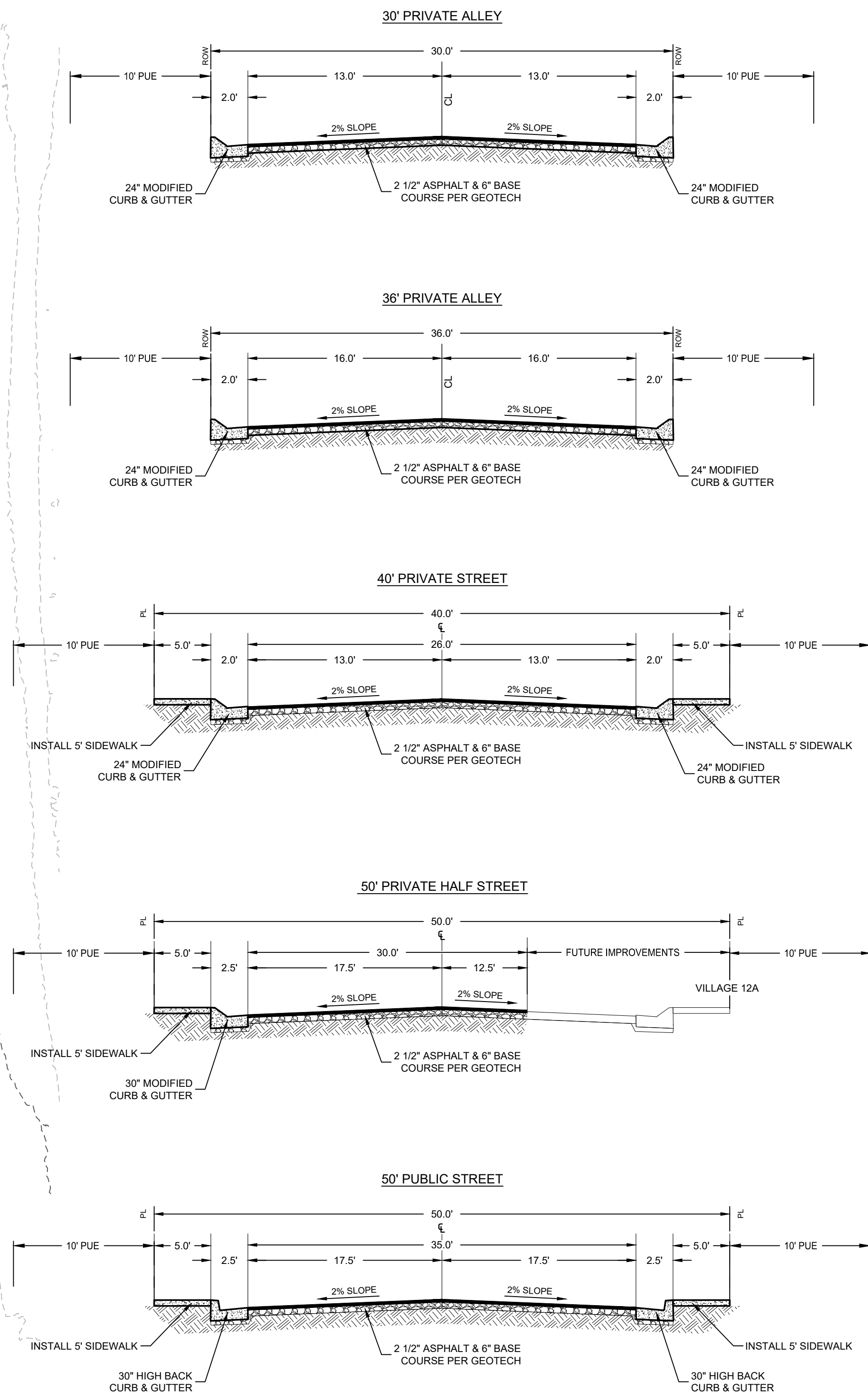
ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WASHINGTON CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.



4/23/2026 4:50:33 PM

DATE

REVISION DESCRIPTION

#



ALAIA VILLAGE 12B
4-PLEX CONCEPT 3D
ADDRESS
WASHINGTON, UT

Autodesk Docs // Washington Village - 12B // Washington Village Area 12B.rvt

4/23/2026 4:51:09 PM

DATE

REVISION DESCRIPTION

#

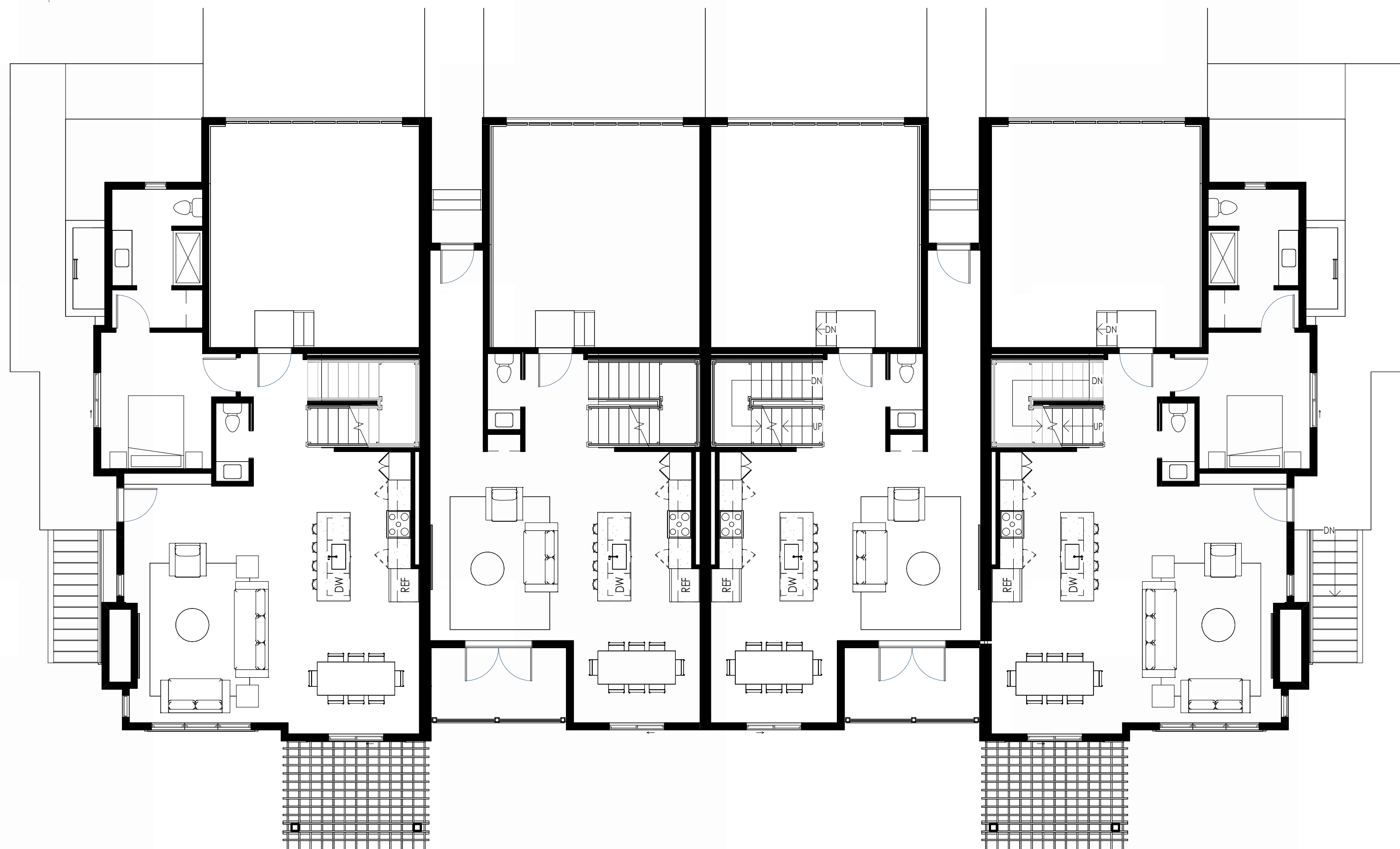
ALAIA VILLAGE 12B
4-PLEX CONCEPT
ADDRESS
WASHINGTON, UT

PROJECT #: 2401.01
SCALE: 1/8" = 1'-0"
DATE: 4/23/2026 4:51:09 PM

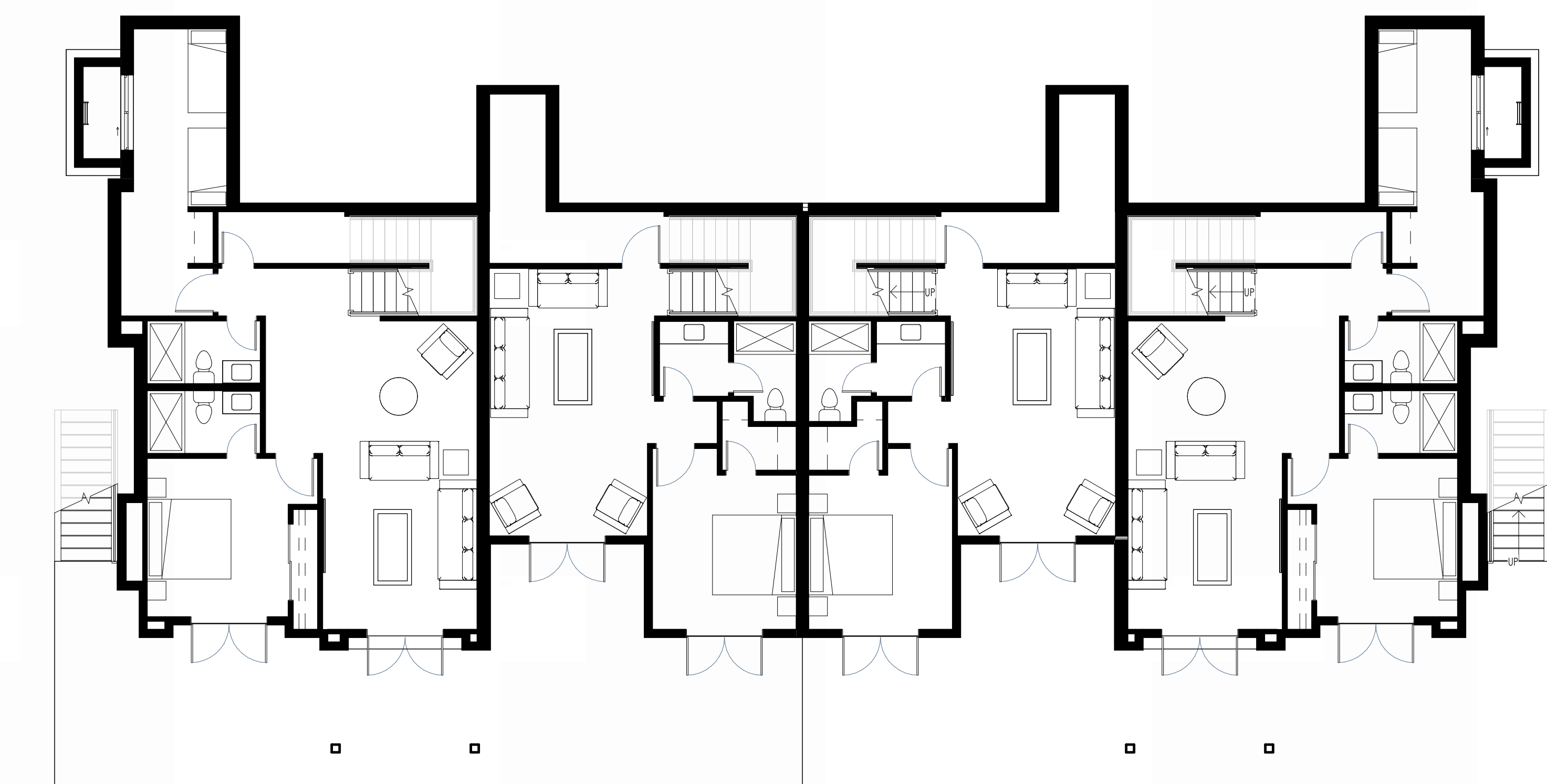
A1



3 | 4-PLEX - LEVEL 2 CONCEPT
AI | 1/8" = 1'-0"



2 | 4-PLEX - LEVEL 1 CONCEPT
AI | 1/8" = 1'-0"



1 | 4-PLEX - BASEMENT CONCEPT
AI | 1/8" = 1'-0"



4 | 4-PLEX FRONT
A101 | 1/8" = 1'-0"



5 | 4-PLEX BACK
A101 | 1/8" = 1'-0"



6 | 4-PLEX LEFT
A101 | 1/8" = 1'-0"



7 | 4-PLEX RIGHT
A101 | 1/8" = 1'-0"

4/23/2026 4:51:28 PM



3 | 2-PLEX FRONT
A101 | 1/8" = 1'-0"



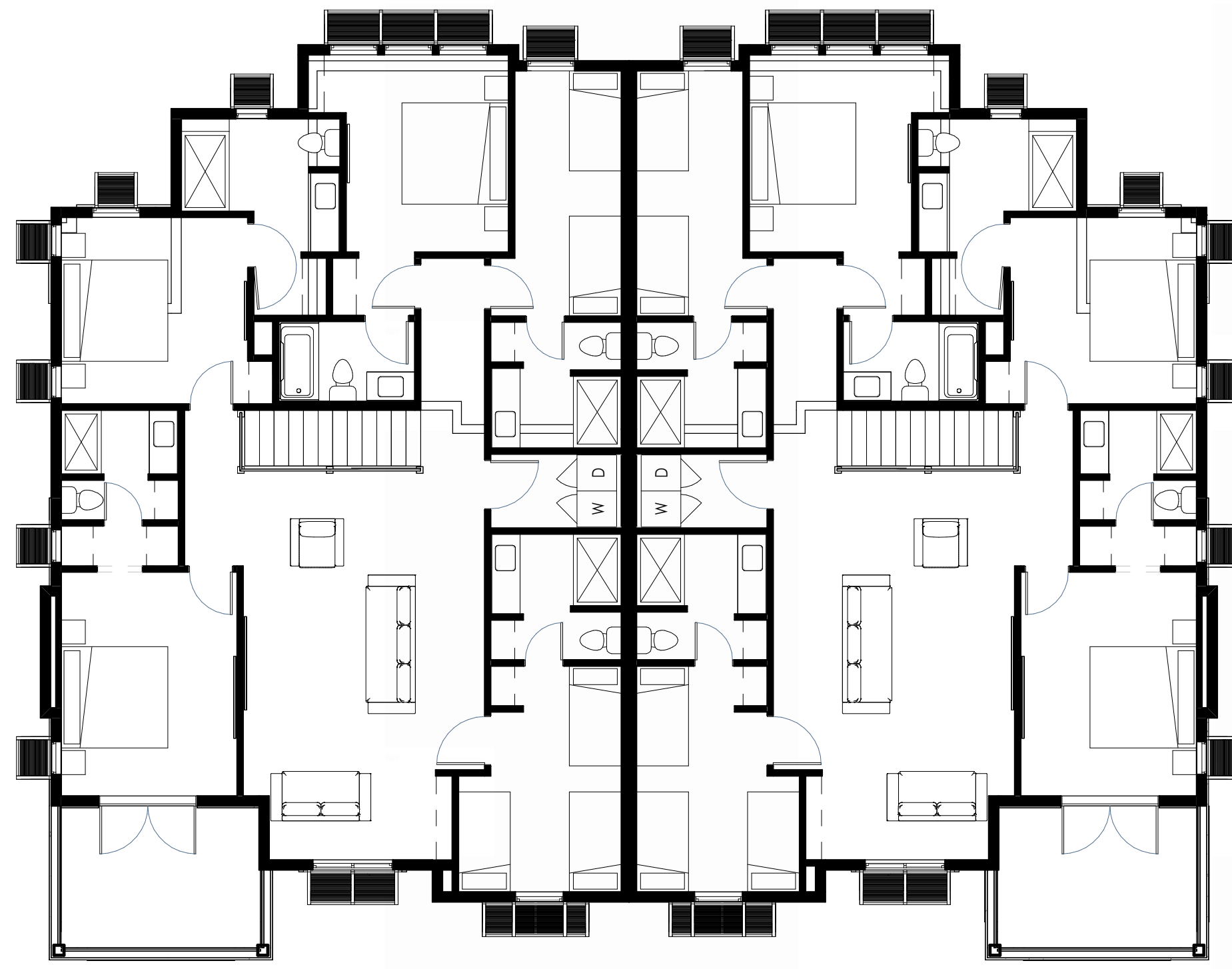
4 | 2-PLEX BACK
A101 | 1/8" = 1'-0"



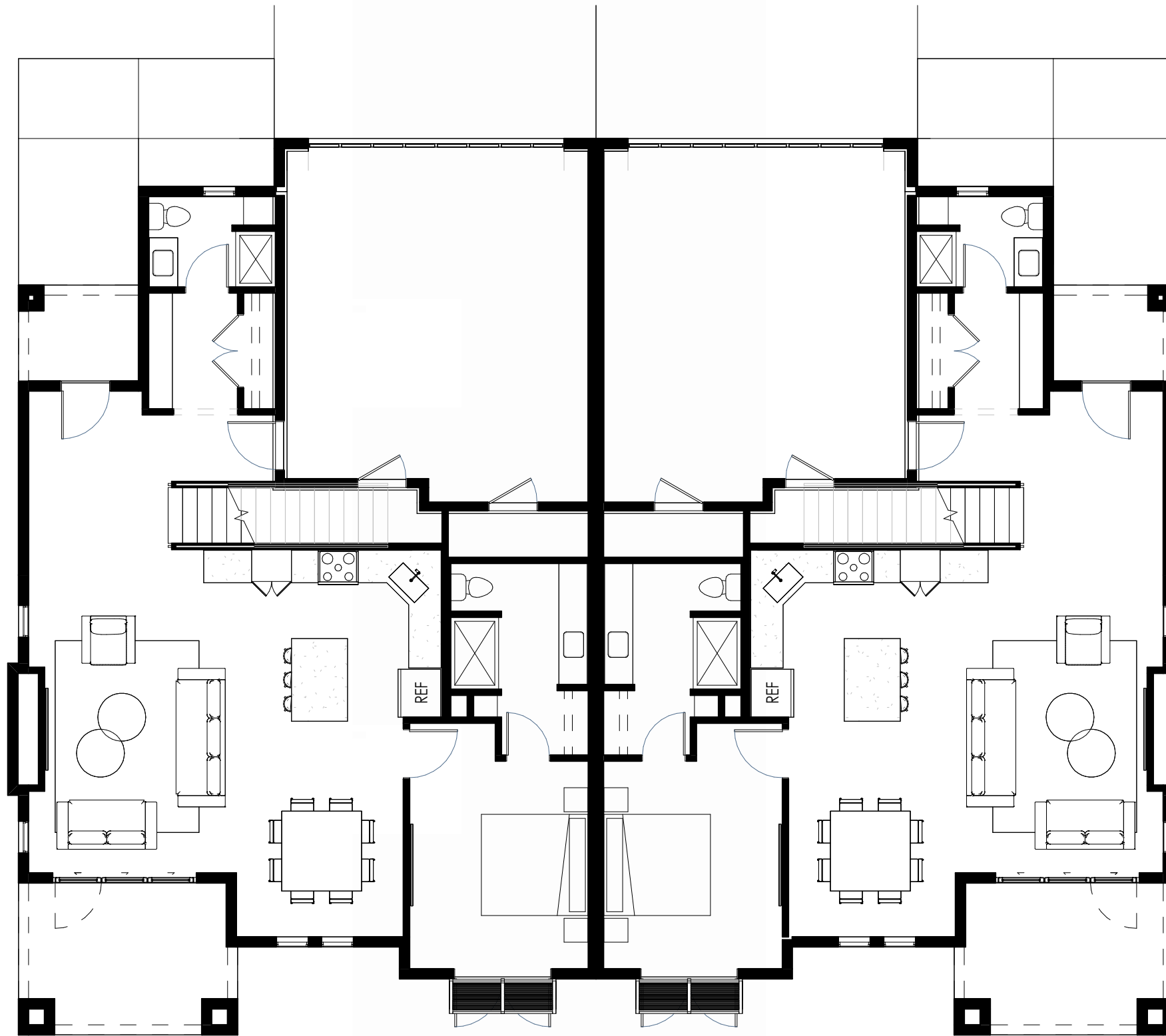
5 | 2-PLEX LEFT
A101 | 1/8" = 1'-0"



6 | 2-PLEX RIGHT
A101 | 1/8" = 1'-0"



8 | 2-PLEX - LEVEL 2 CONCEPT
A1 | 1/8" = 1'-0"



7 | 2-PLEX - LEVEL 1 CONCEPT
A1 | 1/8" = 1'-0"



DATE

REVISION DESCRIPTION

#

ALAIA VILLAGE 12B
2-PLEX CONCEPT
ADDRESS
WASHINGTON, UT

AlaiaDocs\2024\Alaia Village 12B\Washington Village Alaia 12b.rvt

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	August 5th, 2026
ACTION REQUESTED:	Cotton Town Village Amended & Extended Partial Plat Amendment A
APPLICANT:	Ryan Scholes
OWNER:	Cottontown Village LLC
ENGINEER:	Alpha Engineering
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 Cotton Town Village subdivision, located approximately at 300 W 100 N. The reason for this amendment is to remove the Northerly portion of lot 3, which will be added to a lot within the Millcreek subdivision. For clarification, there is another item on the agenda this evening amending the Millcreek subdivision. No other changes are being made at this time.

Staff has reviewed the proposed final plat partial amendment and finds it conforms to the PUD-C 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 Plat Amendment to the Cotton Town Village 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.

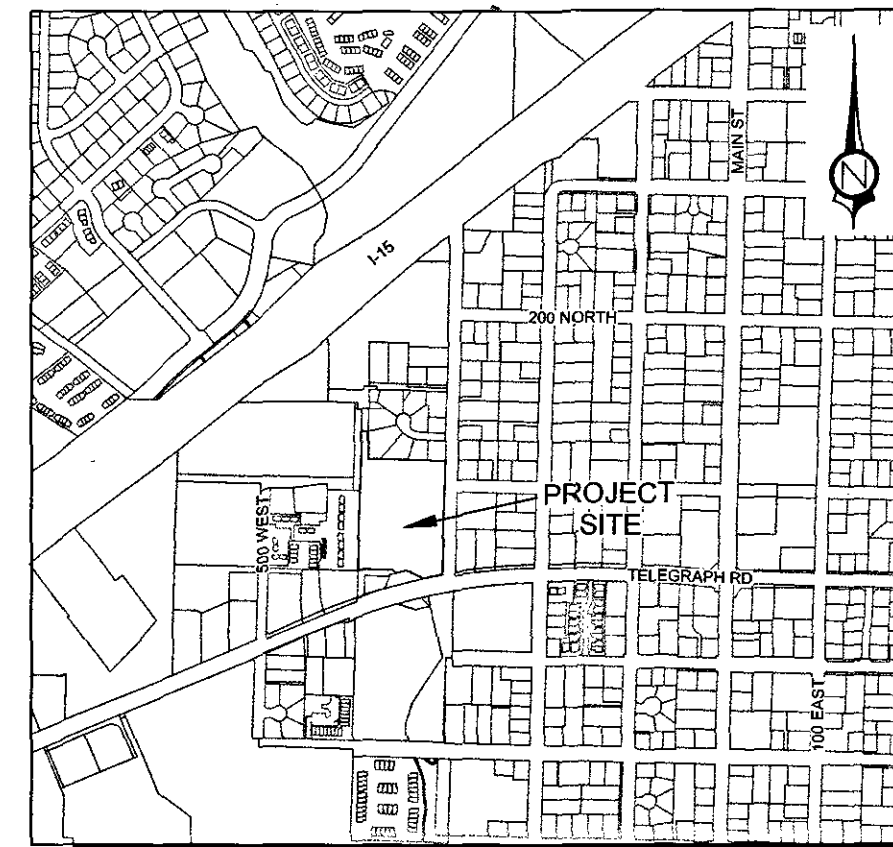
THE PURPOSE OF THIS AMENDED PLAT IS TO REMOVE THE NORTHERLY STEM PORTION OF LOT 3, COTTON TOWN VILLAGE AMENDED & EXTENDED, RECORDED AS DOCUMENT 20210054191, AND ADD THAT PORTION TO LOT 4 OF MILLCREEK SUBDIVISION WITH ANOTHER PLAT. THIS MAKES LOT 3 SMALLER.

NO OTHER CHANGES TO THE ORIGINAL PLAT OF ARE INTENDED WITH THIS AMENDED PLAT.



LEGEND

- ⊕ SPECIFICS FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID).
- ⊕ SPECIFICS FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS II, REBAR & ALUM. CAP).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- LOT DIMENSION LABEL
- (N 00°00'00" E) EASEMENT LABEL
- COMMON ACCESS, PARKING AND PUBLIC UTILITY EASEMENT
- FEMA FLOOD PLAIN LIMITS

VICINITY MAP
(1" = 1000')

SURVEYOR'S CERTIFICATE

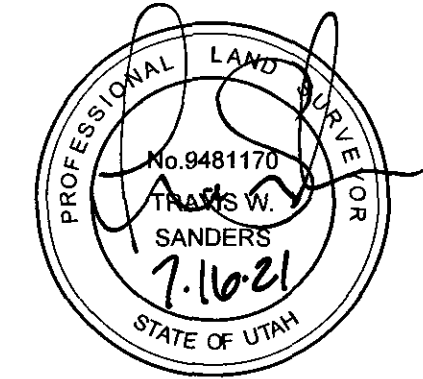
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, COMMON AREA AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

COTTON TOWN VILLAGE AMENDED & EXTENDED

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

July 16, 2021
DATE

Travis W. Sanders, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 1°26'10" E 97.00 FEET ALONG THE EAST LINE OF BLOCK 28, AR WHITEHEAD SURVEY, AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, FROM THE SOUTHEAST CORNER OF SAID BLOCK 28, ALSO LOCATED IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE WEST RIGHT OF WAY OF 300 WEST STREET THE FOLLOWING TWO (2) COURSES: (1) S 1°26'10" W 130.00 FEET, (2) THENCE S 1°26'03" W 446.21 FEET; THENCE N 88°30'48" W 3.66 FEET; THENCE S 1°32'31" W 15.95 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TELEGRAPH STREET, SAID POINT ALSO BEING ON A 3120.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 10°40'58" E, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF SAID CURVE 97.40 FEET THROUGH A CENTRAL ANGLE OF 1°47'19", (2) THENCE N 86°02'45" W 99.35 FEET, TO A POINT ON A 3180.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 13°54'45" E, (3) THENCE ALONG THE ARC OF SAID CURVE 56.97 FEET THROUGH A CENTRAL ANGLE OF 1°01'35", THENCE N 39°30'08" W 20.72 FEET; THENCE N 88°30'48" W 183.19 FEET, TO A POINT ON THE EAST BOUNDARY OF PEARL CONDOMINIUMS PHASE III, AS RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON THE CENTERLINE OF A VACATED PORTION OF 400 WEST STREET; THENCE N 1°34'12" E 117.04 FEET ALONG SAID BOUNDARY AND CENTERLINE; THENCE S 88°26'35" E 36.84 FEET; THENCE S 1°32'25" W 142.55 FEET; THENCE S 88°45'50" E 403.59 FEET ALONG THE SOUTH BOUNDARY OF MILLCREEK SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, TO THE POINT OF BEGINNING.

CONTAINS 263,853 SQ FT OR 6.06 ACRES MORE OR LESS

AMENDMENT NARRATIVE

THE PURPOSE OF THIS AMENDED AND EXTENDED PLAT IS TO REDEFINE AND CREATE NEW LOTS WITH THE EXCEPTION OF LOTS 4, 5, 6, 7 & 8. THE SOUTHERN SUBDIVISION BOUNDARY WAS EXTENDED TO INCLUDE ADDITIONAL PROPERTY. TO MORE CLEARLY DEFINE THE PUBLIC UTILITY EASEMENT ON THE WESTERN PORTION OF THE PLAT AND THE COMMON ACCESS, PARKING AND PUBLIC UTILITY EASEMENT WAS MODIFIED TO BETTER FIT EXISTING CONDITIONS.

OWNER'S DEDICATION

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

COTTON TOWN VILLAGE AMENDED & EXTENDED

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, PUBLIC STREETS, COMMON AREA AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY, AND ITS SUCCESSORS AND ASSIGNS, THAT THE PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ AS SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

COTTON TOWN VILLAGE, LLC
(A UTAH LIMITED LIABILITY COMPANY)

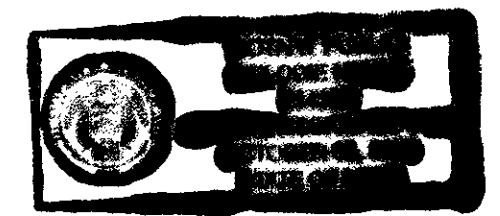
George R. Staheli
(MANAGING MEMBER)

Kathleen N. Staheli

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah S.S. George R. Staheli Kathleen N. Staheli
COUNTY OF Washington
ON THE 21 DAY OF July, 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, George R. Staheli Kathleen N. Staheli WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF COTTON TOWN VILLAGE, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF COTTON TOWN VILLAGE, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Melodie Hayes
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Melodie Hayes
COMMISSION NUMBER: 714353
MY COMMISSION EXPIRES: 10/15/2024
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



GENERAL NOTE

1. PARKING REQUIREMENTS AS PER WASHINGTON CITY STANDARDS SHALL BE MET WITH THE DEVELOPMENT OF NEW LOTS.

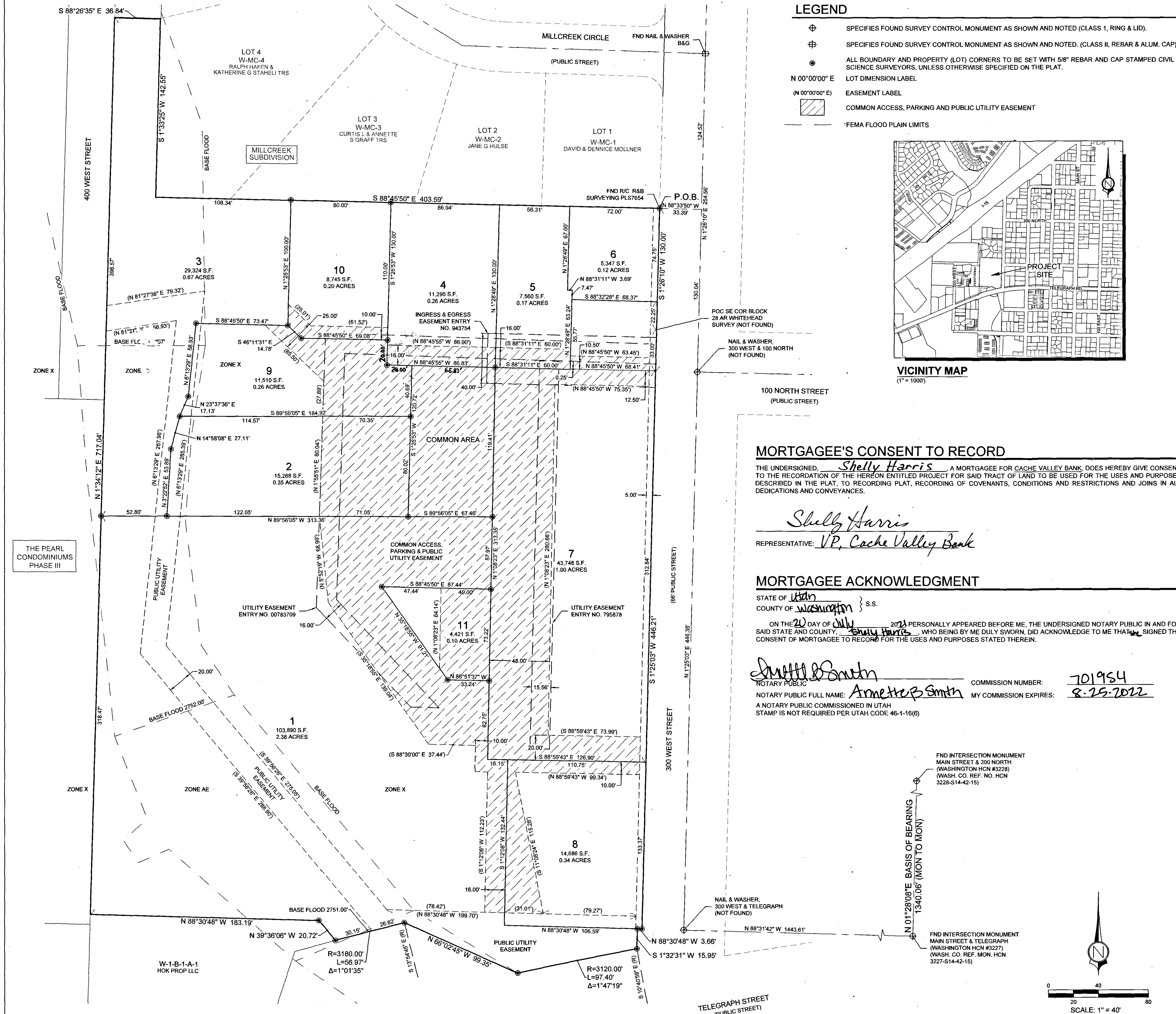
COTTON TOWN VILLAGE AMENDED & EXTENDED

LOCATED IN:

SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
AND BLOCK 28 & 19 AR WHITEHEAD SURVEY
WASHINGTON COUNTY - WASHINGTON, UTAH

COTTON TOWN VILLAGE AMENDED & EXTENDED
LOCATED IN
SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN AND BLOCK 28 & 19
AR WHITEHEAD SURVEY

PROJ. #: FF19070.12
DRAWN BY: PJW
CHECKED BY: TWS
DATE: 7/16/2021
SCALE OF SHEET
HOR SCALE: 1" = 40'
SHEET
1
OF
1



MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, Shelly Harris, A MORTGAGEE FOR CACHE VALLEY BANK, DOES HEREBY GIVE CONSENT TO THE RECORDED OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

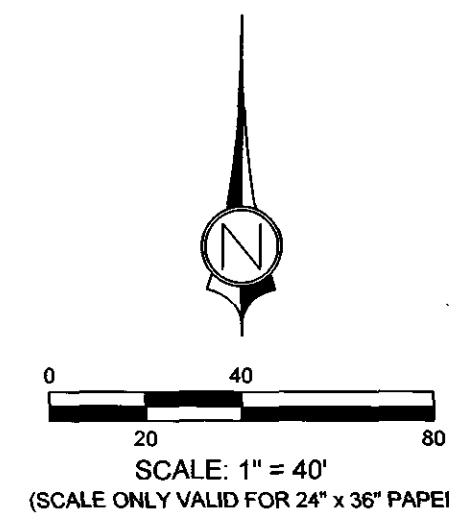
Shelly Harris
REPRESENTATIVE: VP, Cache Valley Bank

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah S.S.
COUNTY OF Washington
ON THE 20 DAY OF July, 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Shelly Harris WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT Shelly Harris SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Annette B Smith
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

FND INTERSECTION MONUMENT
MAIN STREET & 200 NORTH
(WASHINGTON HCN #3228)
(WASH. CO. REF. NO. HCN
3228-S14-42-15)

FND INTERSECTION MONUMENT
MAIN STREET & TELEGRAPH
(WASHINGTON HCN #3227)
(WASH. CO. REF. NO. HCN
3227-S14-42-15)



APPROVAL OF PUBLIC WORKS

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 30 DAY OF July, 2021

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 21 DAY OF July, A.D. 2021

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE 26 DAY OF July, A.D. 2021

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE 27 DAY OF July, A.D. 2021 THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE 27 DAY OF July, A.D. 2021 HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND CONDITIONS CONTAINING THERETO.

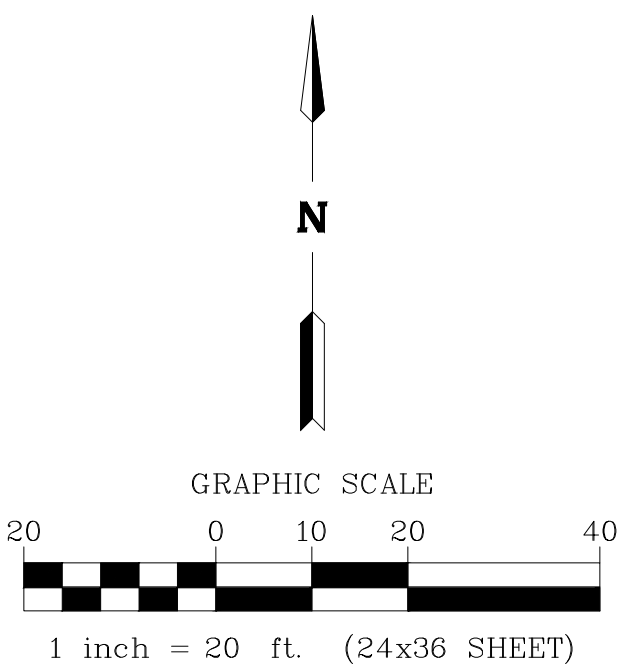
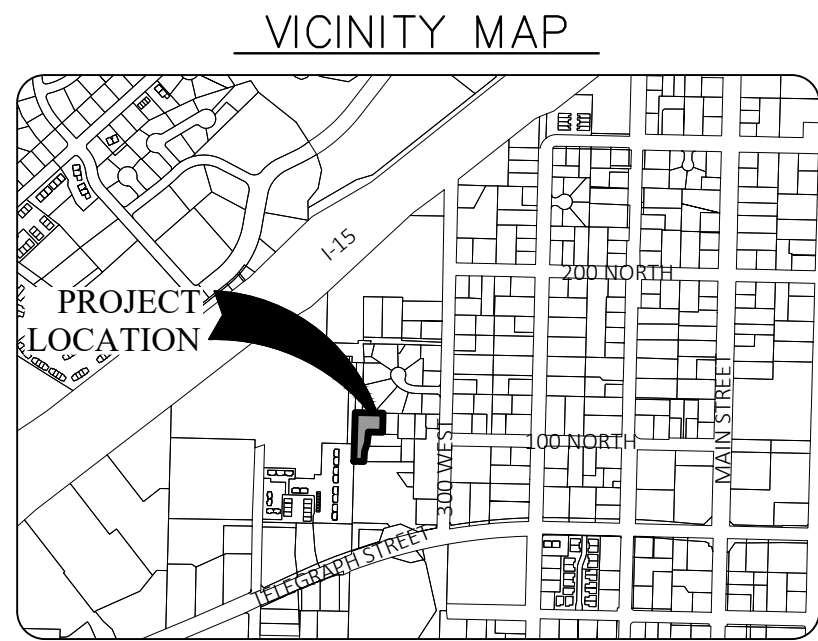
TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 17 DAY OF August, 2021 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING BY THE HEREON SUBDIVISION PLAT HAVE BEEN PAID IN FULL.

RECORDED No.

DOC # 20210054191
Map (Conveying Property)
Gary Christensen Washington County Recorder
6/15/2021 11:48:58 AM Fee \$ 72.00
By Notary Public Title 58

PUBLIC WORKS, WASHINGTON CITY
ENGINEER, WASHINGTON CITY
CITY ATTORNEY, WASHINGTON CITY
CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH
ATTEST: CITY RECORDER, WASHINGTON CITY
MAYOR, WASHINGTON CITY
WASHINGTON COUNTY TREASURER
WASHINGTON COUNTY RECORDER



WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE:	August 5th, 2026
ACTION REQUESTED:	Final Plat Partial Amendment to the Millcreek subdivision, located 333 W Millcreek Cir
APPLICANT:	Ryan Scholes
OWNER:	STAHOLI RALPH HAFEN & KATHERINE
ENGINEER:	Alpha Engineering
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 Millcreek subdivision. The lot lines between lots 3 and 4 will be modified. Additionally, a portion of a lot in the Cottontown subdivision will become part of lot 4 in the Millcreek Subdivision. There is another item on the agenda tonight which amends the Cottontown village plat. 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-1-6 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 Amendment to the final plat of the Millcreek 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.

THE PURPOSE OF THIS AMENDED PLAT IS TO MODIFY THE LOT LINE BETWEEN LOTS 3 AND 4 OF MILLCREEK SUBDIVISION, RECORDED AS DOCUMENT 161925 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND ALSO ADD A PORTION OF LOT 3 OF COTTON TOWN VILLAGE AMENDED & EXTENDED, RECORDED AS DOCUMENT 20210054191, TO LOT 4 OF MILLCREEK SUBDIVISION AS SHOWN HEREON.

This makes Lot 4 of Millcreek Subdivision larger and Lot 3 Smaller. It also makes Lot 3 of Cotton Town Village smaller.



MILLCREEK SUBDIVISION

WASHINGTON CITY, UTAH
WASHINGTON COUNTY

A SUBDIVISION LOCATED IN THE EAST 1/2 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE

I, GALE E. DAY, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 2432 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; AND I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW INTO LOTS, STREETS AND EASEMENTS HEREAFTER TO BE KNOWN AS **MILLCREEK SUBDIVISION** AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BEGINNING AT A POINT N0°10'45"E 97.00 FEET ALONG THE BLOCK LINE FROM THE SOUTHEAST CORNER OF BLOCK 28, A.R. WHITEHEAD'S ENTRY, SAID POINT OF BEGINNING ALSO BEING S89°31'20"W 317.33 FEET ALONG THE CENTER SECTION LINE AND S0°10'45"W 295.74 FEET ALONG THE BLOCK LINE FROM THE RE-ESTABLISHED EAST 1/4 CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S89°58'45"W 403.59 FEET TO THE WEST LINE OF SAID BLOCK 28; THENCE N0°18'E 292.53 FEET TO THE NORTH-WEST CORNER OF SAID BLOCK 28; THENCE N89°31'20"E 39.91 FEET; THENCE N12°30'E 68.31 FEET; THENCE N89°45'E 143.45 FEET; THENCE S89°20'E 98.30 FEET; THENCE S0°31'W 70.64 FEET; THENCE S89°24'30"E 92.53 FEET TO THE EAST LINE OF SAID BLOCK 28; THENCE S0°10'45"W 224.80 FEET TO THE POINT OF BEGINNING. CONTAINING 2.95 ACRES.

DATE: 7-26-74
GALE E. DAY - N°2432

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE TWO UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS **MILLCREEK SUBDIVISION** DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, ALL LOTS, STREETS AND UTILITIES EASEMENTS ARE AS SHOWN.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26TH DAY OF JULY, A.D. 1974.
W.W. STAHeli
W.W. STAHeli - PRESIDENT
CAERMA STAHeli - SECRETARY

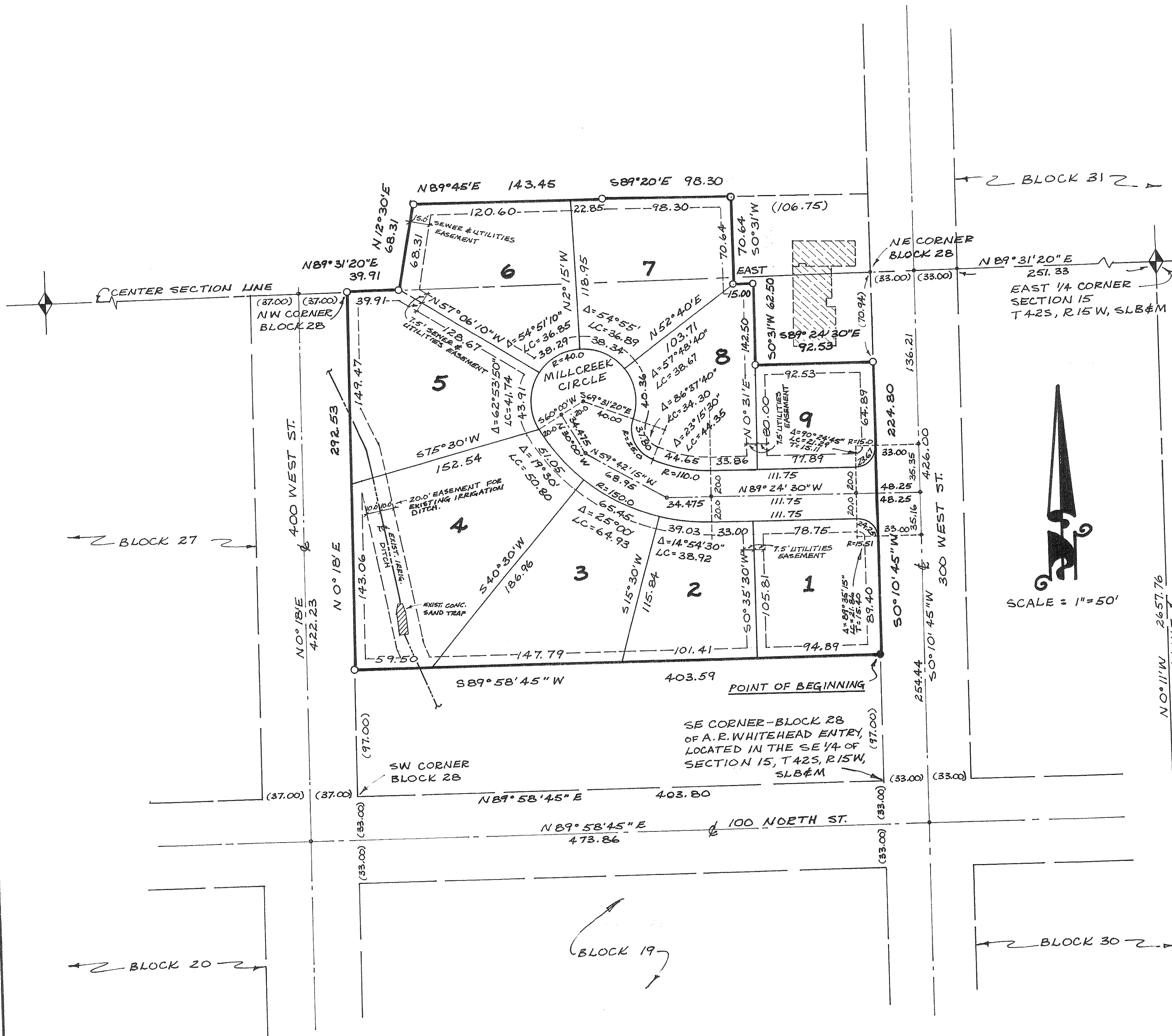
ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 26TH DAY OF JULY, A.D. 1974, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WASHINGTON IN SAID STATE OF UTAH, W.W. STAHeli, PRESIDENT, AND CAERMA STAHeli, SECRETARY OF W.W. STAHeli & SONS, A UTAH CORPORATION, WHO BEING BY ME DULY SWORN DID SAY THEY ARE THE PRESIDENT AND SECRETARY OF SAID CORPORATION, AND THAT THE ACCOMPANYING INSTRUMENT WAS SIGNED BY THEM FOR AND IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A DULY PASSED RESOLUTION BY ITS BOARD OF DIRECTORS AND SAID W.W. STAHeli AND CAERMA STAHeli DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

RESIDING IN ST. GEORGE, WASHINGTON COUNTY, UTAH.
MY COMMISSION EXPIRES: Jan. 13, 1975

Ralph Lamoreaux
NOTARY PUBLIC



SCALE = 1" = 50'

15 14
22 23
BRASS CAP

THIS SUBDIVISION CONTAINS 9 LOTS,
AND 2.95 ACRES.

NOTE:
-10.0 FOOT UTILITIES EASEMENTS LOCATED
ALONG ALL FRONT LOT LINES.
-7.50 FOOT UTILITIES EASEMENTS LOCATED
ALONG ALL BACK LOT LINES.
-ALL OTHER EASEMENTS AS SHOWN ON PLAT.

PREPARED BY
BUSH & GUDGELL, INC.
165 NORTH 100 EAST
ST. GEORGE, UTAH 84770
1-801-673-2337

B&G # 1513-A
APRIL, 1973 - RLT

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS
27TH DAY OF APRIL, A.D. 1973.

Philip L. Lamoreaux
CITY ATTORNEY

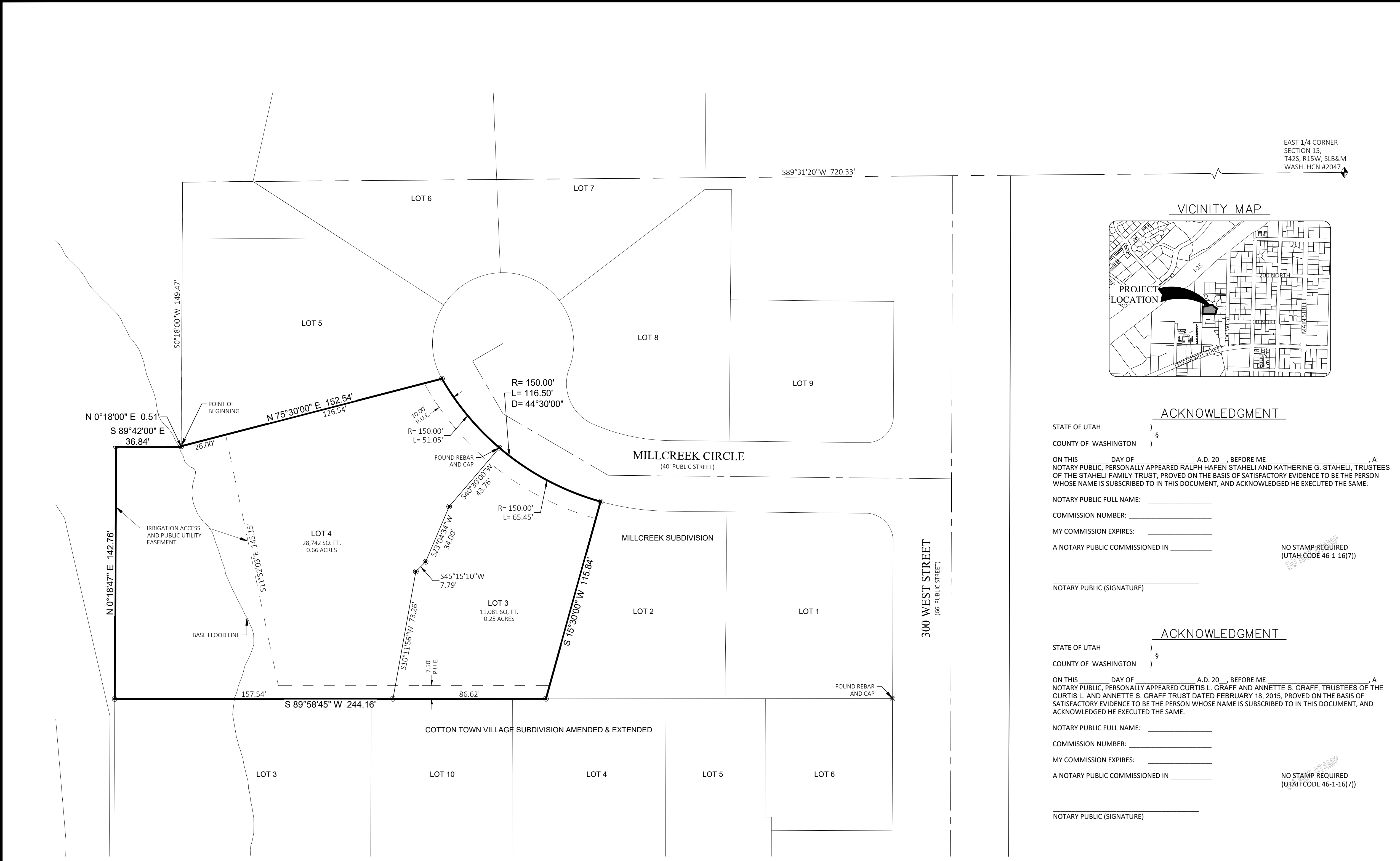
WASHINGTON CITY COUNCIL

PRESENTED TO THE WASHINGTON CITY COUNCIL THIS 27TH DAY OF APRIL, A.D. 1973, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED ACCORDING TO ITS CONFORMING TO CITY ORDINANCES.
William L. Lamoreaux
CITY RECORDER
Mayor

RECORDED # 161925

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

Ralph Lamoreaux
DATE 7-26-1974 TIME 3:50 PM BOOK Filed PAGE:
FEE \$16.70
COUNTY RECORDER



GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET FRONTAGE, AND 7.50 FOOT UTILITY EASEMENTS ALONG AL BACK LOT LINES, UNLESS OTHERWISE NOTED.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO MODIFY THE LOT LINE BETWEEN LOTS 3 AND 4 OF MILLCREEK SUBDIVISION, RECORDED AS DOCUMENT 161925 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND ALSO ADD A PORTION OF LOT 3 OF COTTON TOWN VILLAGE AMENDED & EXTENDED, RECORDED AS DOCUMENT 20210054191, TO LOT 4 OF MILLCREEK SUBDIVISION AS SHOWN HEREON. NO OTHER CHANGES TO THE ORIGINAL PLAT OF MILLCREEK SUBDIVISION OR COTTON TOWN VILLAGE AMENDED & EXTENDED ARE INTENDED WITH THIS AMENDED PLAT.

SURVEYOR'S CERTIFICATE

I, RYAN SCHOLES, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 13293573, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND IN ACCORDANCE WITH SECTION 17-79-711(5)(B)(III) HAVE PREPARED AN AMENDED PLAT OF MILLCREEK SUBDIVISION, RECORDED AS DOCUMENT 161925 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

MILLCREEK SUBDIVISION PARTIAL AMENDED AND EXTENDED "A"

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, MILLCREEK SUBDIVISION, RECORDED AS DOCUMENT 161925 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING SOUTH 89°31'20" WEST 720.33 FEET ALONG THE CENTER SECTION LINE AND SOUTH 0°18'00" WEST 149.47 FEET FROM THE RECORD LOCATION OF THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 75°30'00" EAST 152.54 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET OF WHICH THE RADIUS POINT LIES NORTH 60°00'00" EAST; THENCE SOUTHEASTERLY 116.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°30'00" TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 15°30'00" WEST 115.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°58'45" WEST 244.16 FEET ALONG THE SOUTH LINE OF SAID MILLCREEK SUBDIVISION TO A POINT ON THE WEST LINE OF LOT 3, COTTON TOWN VILLAGE AMENDED & EXTENDED, RECORDED AS DOCUMENT 20210054191 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE NORTH 0°18'47" EAST 142.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°42'00" EAST 36.84 FEET TO A POINT ON THE WEST LINE OF SAID MILLCREEK SUBDIVISION; THENCE NORTH 0°18'00" EAST 0.51 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS 39,823 SQUARE FEET OR 0.91 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, COMMON AREA, PUBLIC STREETS & PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

MILLCREEK SUBDIVISION PARTIAL AMENDED AND EXTENDED "A"

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 ROADS AND PUBLIC UTILITY, AND DRAINAGE EASEMENTS. ALL LOTS, COMMON AREA, STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO WASHINGTON CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 12 DAY OF AUGUST 2025, AS DOCUMENT NO. 20250027467. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

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

THE STAHELI FAMILY TRUST

RALPH HAFEN STAHELI, TRUSTEE KATHERINE G. STAHELI, TRUSTEE

CURTIS L. AND ANNETTE S. GRAFF TRUST DATED FEBRUARY 18, 2015

CURTIS L. GRAFF, TRUSTEE ANNETTE S. GRAFF, TRUSTEE

COTTONTOWN VILLAGE LLC

GEORGE R. STAHELI, MEMBER KATHALEEN N. STAHELI, MEMBER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)
ON THIS ____ DAY OF _____, A.D. 20__, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED RALPH HAFEN STAHELI AND KATHERINE G. STAHELI, TRUSTEES OF THE STAHELI FAMILY TRUST, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)
ON THIS ____ DAY OF _____, A.D. 20__, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED CURTIS L. GRAFF AND ANNETTE S. GRAFF, TRUSTEES OF THE CURTIS L. AND ANNETTE S. GRAFF TRUST DATED FEBRUARY 18, 2015, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

ACKNOWLEDGMENT

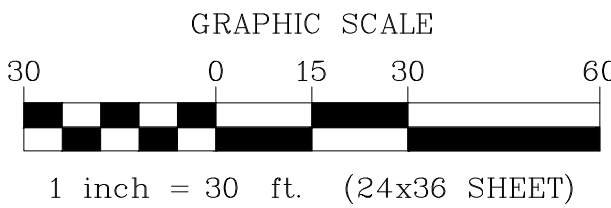
STATE OF UTAH)
COUNTY OF WASHINGTON)
ON THIS ____ DAY OF _____, A.D. 20__, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED GEORGE R. STAHELI AND KATHALEEN N. STAHELI, MEMBERS OF COTTONTOWN VILLAGE LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(7))

NOTARY PUBLIC (SIGNATURE)

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON CITY, UTAH
FINAL PLAT OF

MILLCREEK SUBDIVISION
PARTIAL AMENDED AND EXTENDED "A"

LEGEND
● SPECIFIES PROPERTY CORNER
--- CENTERLINE
--- EASEMENT LINE



683-05 AMD.DWG



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PUBLIC WORKS APPROVAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH	TREASURER APPROVAL	
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20__	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20__	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__	I, THE MAYOR OF WASHINGTON CITY, UT, 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 THE ____ DAY OF _____, A.D. 20__	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
WASHINGTON CITY PUBLIC WORKS	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER