

WASHINGTON CITY
LAND USE AUTHORITY MEETING
STAFF REVIEW

HEARING DATE: September 2, 2026

ACTION REQUESTED: Final Plat Partial Amendment to the Chaparral Heights Subdivision, located at 1164 E Lost Ridge Drive

APPLICANT: Ryan Lay

OWNER: Gregg Robison

ENGINEER: Bush & Gudgell, Inc.

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 Chaparral Heights subdivision, located at 1164 E Lost Ridge Drive. This amendment simply involves adjusting the existing drainage easements of lot 3 shown on the plat. The plat amendment will more accurately show the location of the drainage swales on the property.

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

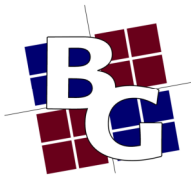
Staff recommends the Land Use Authority approve the partial plat amendment, based on the following original findings and subject to the following original conditions:

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.



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

www.bushandgudgell.com

July 10, 2026

Washington City
111 North 100 East
Washington City, UT 84780

Re: Easement Abandonment and Final Plat Amendment Applications – Parcel W-CPHT-3

To whom it may concern:

The owner of parcel W-CPHT-3 desires to adjust the existing drainage easements on the property. This change will help more accurately reflect locations of drainage swales as-built relative to drainage easements. We appreciate your consideration on this matter.

Please find the attached application and maps for your review.

Thank you for considering this request.

Sincerely,

Rick Meyer, PE
Bush and Gudgell, Inc



SURVEYOR'S CERTIFICATE

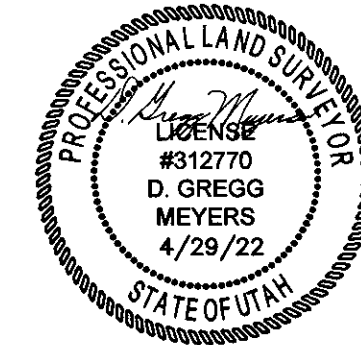
I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HEREON INTO LOTS, PUBLIC STREETS, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS, HEREFTER TO BE KNOWN AS:

CHAPARRAL HEIGHTS

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

04/29/2022

DATE: BUSH AND GUDGELL, INC.



D. Gregg Meyers
D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR UTAH
LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

BEGINNING AT SOUTHEAST CORNER OF LOT 84, HIGH CHAPARRAL AT THE WASHINGTON BENCH PHASE 2 SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, DOCUMENT NO. 20035901, SAID POINT LIES NORTH 89°38'19" EAST ALONG THE SECTION LINE 1360.50 FEET FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, THENCE CONTINUING ALONG THE SECTION LINE 171.54 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN LAND CONVEYED IN DOCUMENT NO. 2021006169 SAID OFFICIAL RECORDS WASHINGTON COUNTY, THENCE ALONG SAID LAND SOUTH 08°29'12" WEST 20.00 FEET AND SOUTH 81°30'48" EAST 141.64 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 00°41'35" WEST 108.33 FEET; THENCE NORTH 89°58'14" WEST 330.34 FEET TO THE EAST LINE OF CHAPARRAL RIDGE PHASE 6 SUBDIVISION, RECORDED AS DOCUMENT NO. 20190016720 SAID OFFICIAL RECORDS WASHINGTON COUNTY, THENCE ALONG SAID EAST LINE AND ALSO THE EAST LINE OF CHAPARRAL RIDGE PHASE 5 SUBDIVISION, RECORDED AS DOCUMENT NO. 2021002028, SAID OFFICIAL RECORDS WASHINGTON COUNTY NORTH 00°40'25" EAST 1116.08 FEET TO THE SOUTH LINE OF THAT CERTAIN PROPERTY CONVEYED IN DOCUMENT NO. 20210009440 SAID OFFICIAL RECORDS, THENCE ALONG THE SOUTH AND EAST LINES OF SAID PROPERTY NORTH 89°34'14" EAST 21.85 FEET AND NORTH 00°21'41" WEST 14.27 FEET TO THE POINT OF BEGINNING. CONTAINING 370,110 SQUARE FEET OR 8.50 ACRES.

OWNER'S DEDICATION

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

CHAPARRAL HEIGHTS

AND DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO ENTRY NO. BOOK _____ PAGES _____ DATED _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING AN INTEREST IN THIS DEVELOPMENT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

YANKEE HEIGHTS, LLC
(A UTAH CORPORATION)

Kent Rasmussen
BY: KENT RASMUSSEN
ITS: MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 6 DAY OF May, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KENT RASMUSSEN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF YANKEE HEIGHTS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF YANKEE HEIGHTS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

Hollyann Shaffer
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Hollyann Shaffer
COMMISSION NUMBER: 311050
MY COMMISSION EXPIRES: 04-04-24
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

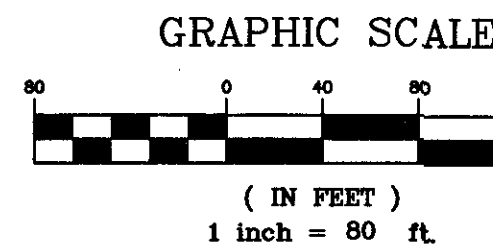
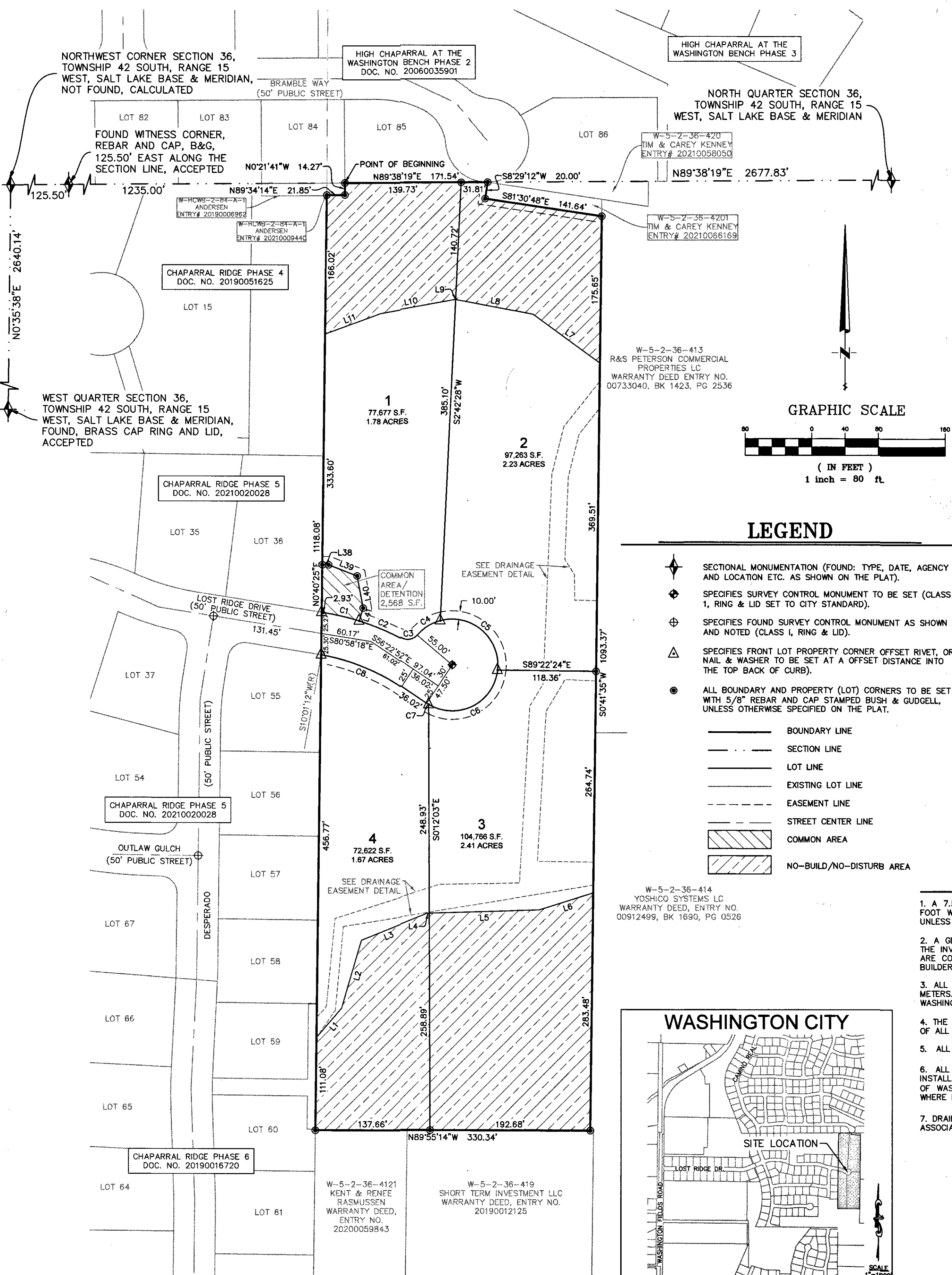
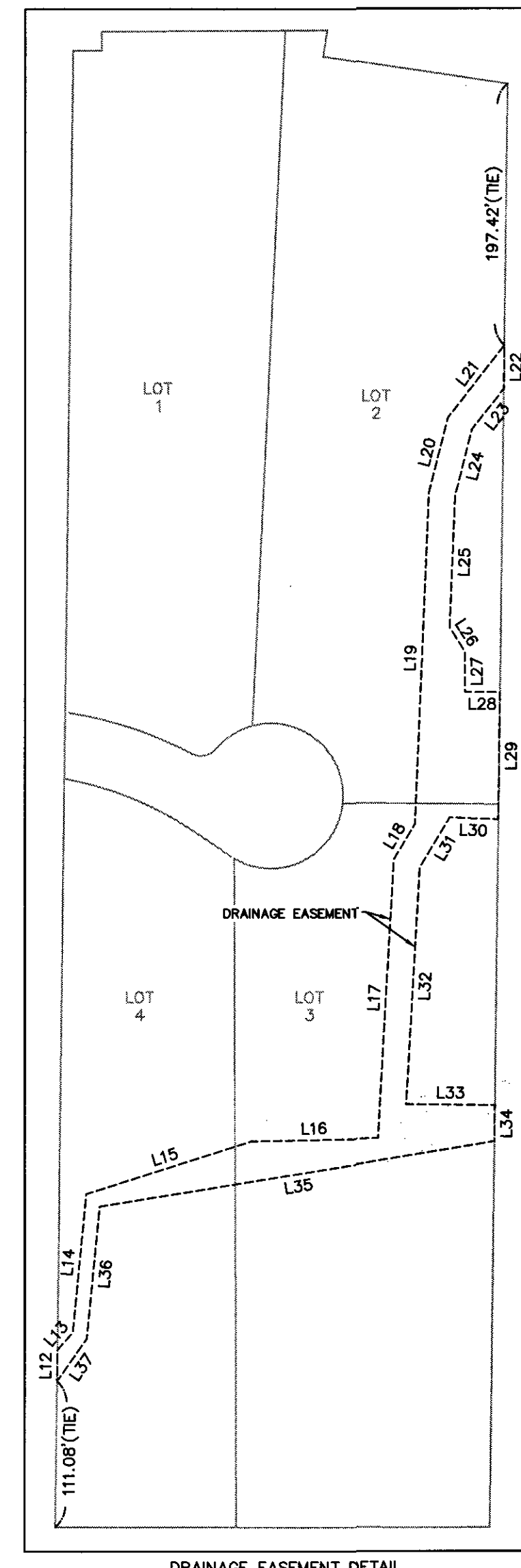
AIRPORT NOTE

ALL OR PART OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRPORT OVER FLIGHT, NOISE AND POSSIBLE IMPEDIMENT. 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 THIS 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.

CHAPARRAL HEIGHTS

LOCATED IN
THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15
WEST, SALT LAKE BASE AND MERIDIAN

Line #	Length	Direction
L1	46.14	N41°03'53"E
L2	84.27	N16°18'06"E
L3	85.04	N67°59'17"E
L4	2.64	N88°11'24"E
L5	132.14	N88°11'24"E
L6	68.00	N72°46'58"E
L7	99.14	S54°02'54"E
L8	94.81	S79°27'33"E
L9	0.24	S79°27'33"E
L10	91.28	N79°43'17"E
L11	71.07	N69°49'11"E
L12	23.46	N40°25'25"E
L13	17.62	N41°25'23"E
L14	105.52	N53°52'27"E
L15	131.72	N72°19'41"E
L16	96.20	N88°49'42"E
L17	211.68	N31°7'02"E
L18	31.04	N30°59'39"E
L19	251.33	N22°22'22"E
L20	58.74	N14°15'56"E
L21	69.60	N38°08'54"E
L22	32.89	S04°13'55"W
L23	39.27	S38°08'54"W
L24	52.43	S14°15'56"W
L25	98.97	S22°22'22"W
L26	21.53	S32°08'38"E
L27	30.90	S05°31'18"E
L28	26.48	S89°18'24"E
L29	96.32	S04°13'36"W
L30	37.09	N87°37'38"W
L31	44.06	S30°59'39"W
L32	179.93	S31°7'02"W
L33	67.44	S89°18'24"E
L34	27.34	S04°13'36"W
L35	304.16	S80°43'18"W
L36	100.48	S53°52'27"W
L37	39.19	S35°06'21"W
L38	7.60	S89°20'21"E
L39	36.90	S68°42'42"E
L40	39.13	S10°31'45"E
L41	16.01	S17°10'55"W

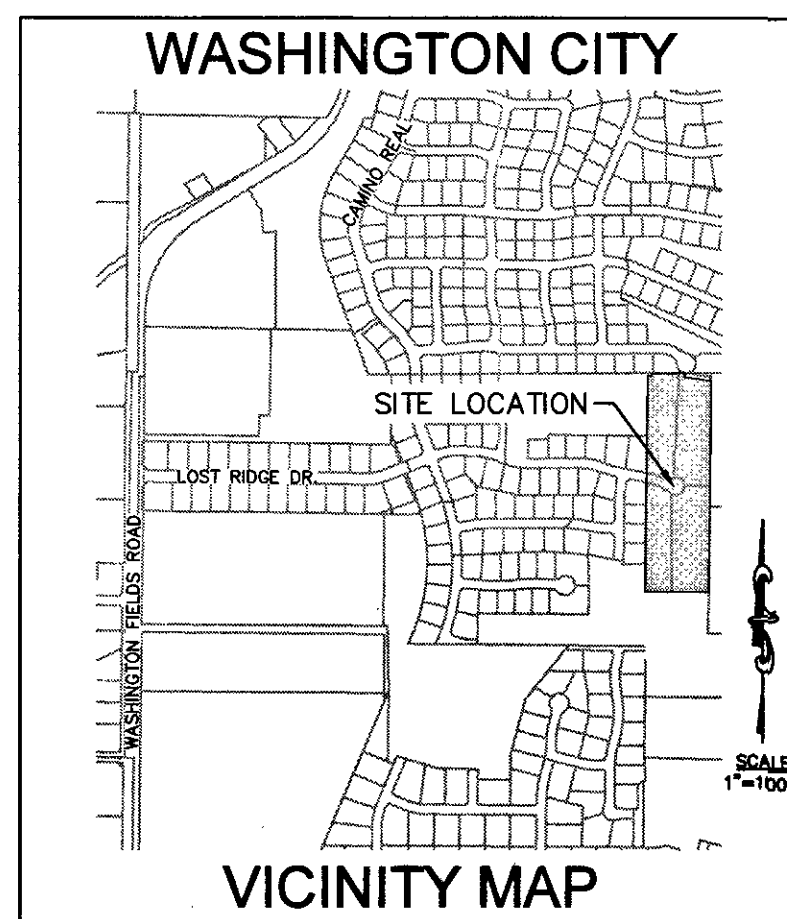


LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
 - SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
 - SPECIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER TO BE SET AT A OFFSET DISTANCE INTO THE TOP BACK OF CURB).
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
 - SECTION LINE
 - LOT LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - STREET CENTER LINE
 - COMMON AREA
 - NO-BUILD/NO-DISTURB AREA

GENERAL NOTES

- A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED 01-24-2022. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- 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.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
- ALL WALLS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL COMMON AREAS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS, AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ACCESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- DRAINAGE EASEMENT ACROSS LOTS 2, 3 & 4 IS TO BE MAINTAINED BY THE PROPERTY OWNERS/HOME OWNERS ASSOCIATION.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.34	305.00	8.14	N76°54'02"W	43.31
C2	55.58	305.00	10.44	N67°36'33"W	55.50
C3	20.22	15.00	77.23	N78°59'46"E	18.72
C4	33.32	55.00	34.71	S57°44'09"W	32.81
C5	106.64	55.00	111.09	N49°21'52"W	90.70
C6	109.91	55.00	114.49	N63°25'39"E	92.51
C7	2.83	55.00	2.94	S57°51'11"E	2.83
C8	105.03	255.00	23.60	N68°10'50"W	104.29

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>27</u> DAY OF <u>May</u> , 2023. <i>Loe Hill</i> PUBLIC WORKS, WASHINGTON CITY	ENGINEER'S APPROVAL THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS <u>12</u> DAY OF <u>May</u> , 2023. <i>P. D. M.</i> ENGINEER, WASHINGTON CITY	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE <u>9</u> DAY OF <u>May</u> , A.D. 20 <u>22</u> . <i>Shirley Seegull</i> CITY ATTORNEY, WASHINGTON CITY	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT, AUTHORIZED BY SAID CITY COUNCIL, RECORDED IN THE MINUTES OF THE CITY COUNCIL, THIS <u>27</u> DAY OF <u>April</u> , A.D. 20 <u>22</u> . HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. <i>Chris Fent</i> CITY RECORDER, WASHINGTON CITY	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY THAT THE CITY OF WASHINGTON CITY, UTAH, HAS PAID ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. <i>Deanna</i> WASHINGTON COUNTY TREASURER	RECORDED DOC # 20230006477 This Conveying Property Gary Christensen Washington County Recorder 2023 APR 29 11:13 AM By SOUTHERN UTAH TITLE CO. <i>Gary Christensen</i> WASHINGTON COUNTY RECORDER
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