



**Washington City Council**

111 North 100 East  
Washington City, UT 84780  
Phone (435) 656-6300  
Fax (435) 656-6370  
www.washingtoncity.org

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Agenda - Amended  
Regular Meeting  
December 9, 2015

**PUBLIC NOTICE** is hereby given that the Washington City Council will hold a Public Meeting on Wednesday, December 9, 2015, at 6:00 P.M. in the Council Chambers of the Washington City Offices, located 111 North 100 East, Washington, Utah.

Invocation  
Pledge of Allegiance

1. APPROVAL OF THE AGENDA
2. ANNOUNCEMENTS
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 11/10/15 and 12/08/15.

AUDIT REPORT: Consideration to approve the Board Audit Report for November.

SPECIAL EVENT: Consideration to approve a Special Event Permit for the Annual New Year's Eve Family Event. Washington City Community Center Event Coordinator Dustin Halterman

5. FINANCIAL REPORTS
  - A. Presentation of the 2013/2014 Fiscal Year Audit. Hinton Burdick Hall & Spilker PLLC
6. PRELIMINARY PLAT
  - A. Consideration to approve the preliminary plat for Brio Phase 2 located approximately at the corner of Brio Parkway and Rialto Blvd. Applicant: Jack Fisher Homes
7. FINAL PLAT
  - A. Consideration to approve the Final plat for Brio Phase 1B located approximately at the corner of Via Del Sol and Camino Corto. Applicant: Jack Fisher Homes
  - B. Consideration to approve the Final Plat for the Vincent Lane Townhomes, located

approximately at 500 W. Vincent Lane. Applicant: Troy Wall

C. Consideration to approve the Final Plat for the Homesteads at Stucki Farms Phase 1, located approximately at 875 East 4700 South. Applicant: Karl Larson

8. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Public hearing to consider potential projects for which funding may be applied under the Community Development Block Grant (CDBG) for program year 2016. City Manager Roger Carter

9. COMMUNITY CENTER

A. Consideration to approve the Washington City Policy and Procedures for Park & Recreation Field allocations. Kole Staheli Recreation & Fitness Manager

10. POWER DEPARTMENT

A. Consideration to approve revisions to the Washington City Underground Construction Standard. Power Director Kelly Carlson

B. Consideration to approve a Resolution adopting the revised power rate study and rates. Power Director Kelly Carlson

11. RESOLUTIONS

A. Consideration to approve a Resolution adopting an amendment to the Water Management and Conservation Plan for Washington City. Public Works Director Mike Shaw

12. AGREEMENTS

A. Consideration to approve an Interlocal Cooperative Agreement between Washington County and Washington City for joint and cooperative action for Explosive Devices Response. Police Chief Jim Keith

13. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

14. CITY MANAGER REPORT

15. ADJOURNMENT

POSTED on this 8th day of December 2015  
Danice B. Bulloch, CMC, City Recorder

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*In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Request for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.*

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# Washington City Leisure Services Department

## Special Event Application

Special Event Application For NEW YEARS EVE

Applicant: <u>WASHINGTON CITY COMM CENTER</u>	Organization: <u>WASHINGTON CITY</u>
Address: <u>350 N. COMMUNITY CENTER DR</u>	City, State, Zip: <u>WASHINGTON CITY UTAH 84780</u>
Contact Phone: <u>435-656-6322</u> Fax No. : <u>435-656-6373</u>	Email Address: <u>DHALBERTAU@WASHINGTONCITY.ORG</u>
Date of Event: <u>DECEMBER 31, 2015</u>	Title of Event: <u>NEW YEARS EVE FAMILY BASH</u>
Hours of Event: <u>5PM - 12AM</u>	Expected Attendance: <u>2,000 - 5,000</u>
Location of Event: <u>WASHINGTON CITY COMM CTR</u>	Security Director & Phone Number:
Event Purpose: <u>NEW YEARS EVE FAMILY PARTY</u>	Sound System Being Used: <u>FESTIVAL SOUNDS</u>
Entertainment such as: DJ's, Bands, Dancers, Radio Stations? <u>DJ'S DANCERS (POLYNESIAN) FIREWORKS BAND MENTALIST</u>	Vendors:
Layout Map (Attach Run/Walk Map):	Street Closures: <u>N/A</u>
Signage Plan:	Insurance (Proof of):
Washington City Tax ID #:	Business License #:

Brief Description of Event:

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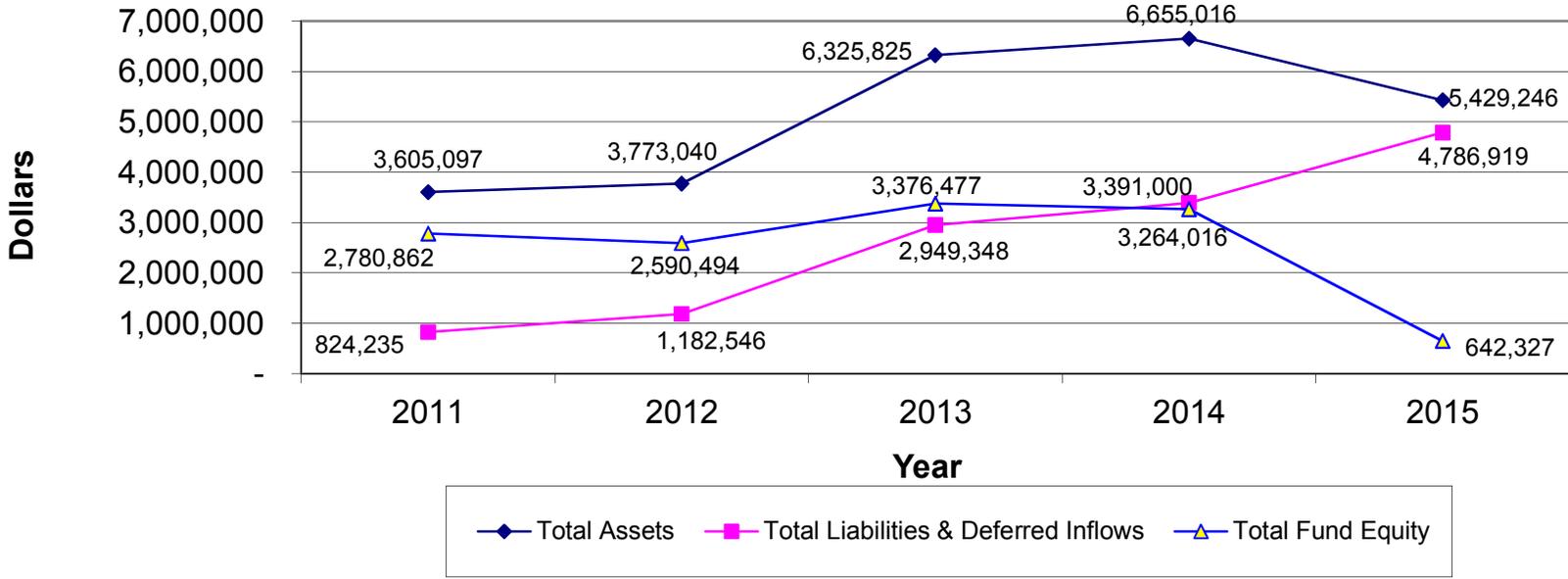
**WASHINGTON CITY  
SELECTED FINANCIAL DATA  
YEAR ENDED JUNE 30, 2015**



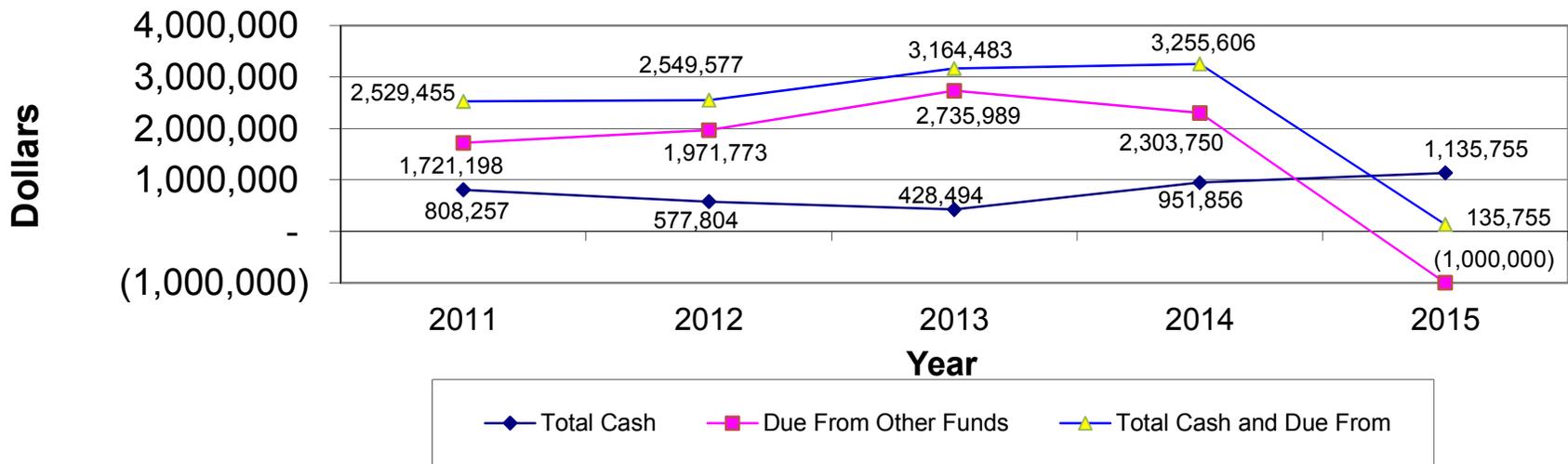
**63 South 300 East - P.O. Box 38  
St. George, Utah 84770**

**Contact: Mike Spilker or Dave Wittwer  
Phone: (435) 628-3663  
Email: [mike@hintonburdick.com](mailto:mike@hintonburdick.com)  
[david@hintonburdick.com](mailto:david@hintonburdick.com)**

### WASHINGTON CITY GENERAL FUND Balance Sheet Trends

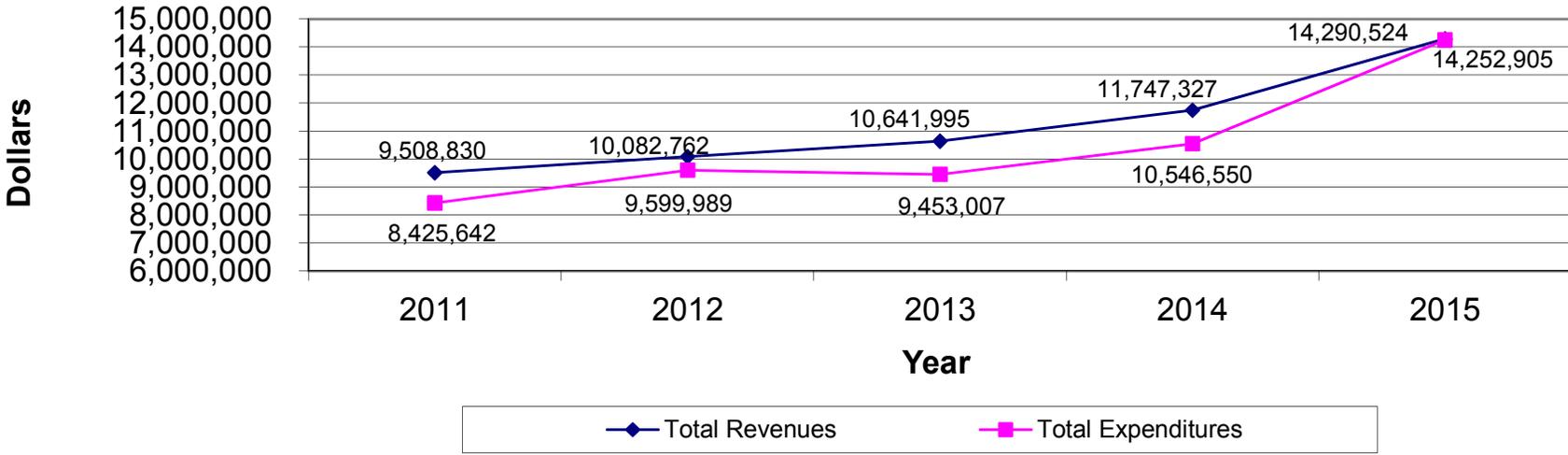


## WASHINGTON CITY GENERAL FUND Cash, Due From Other Funds, and Total



# WASHINGTON CITY GENERAL FUND

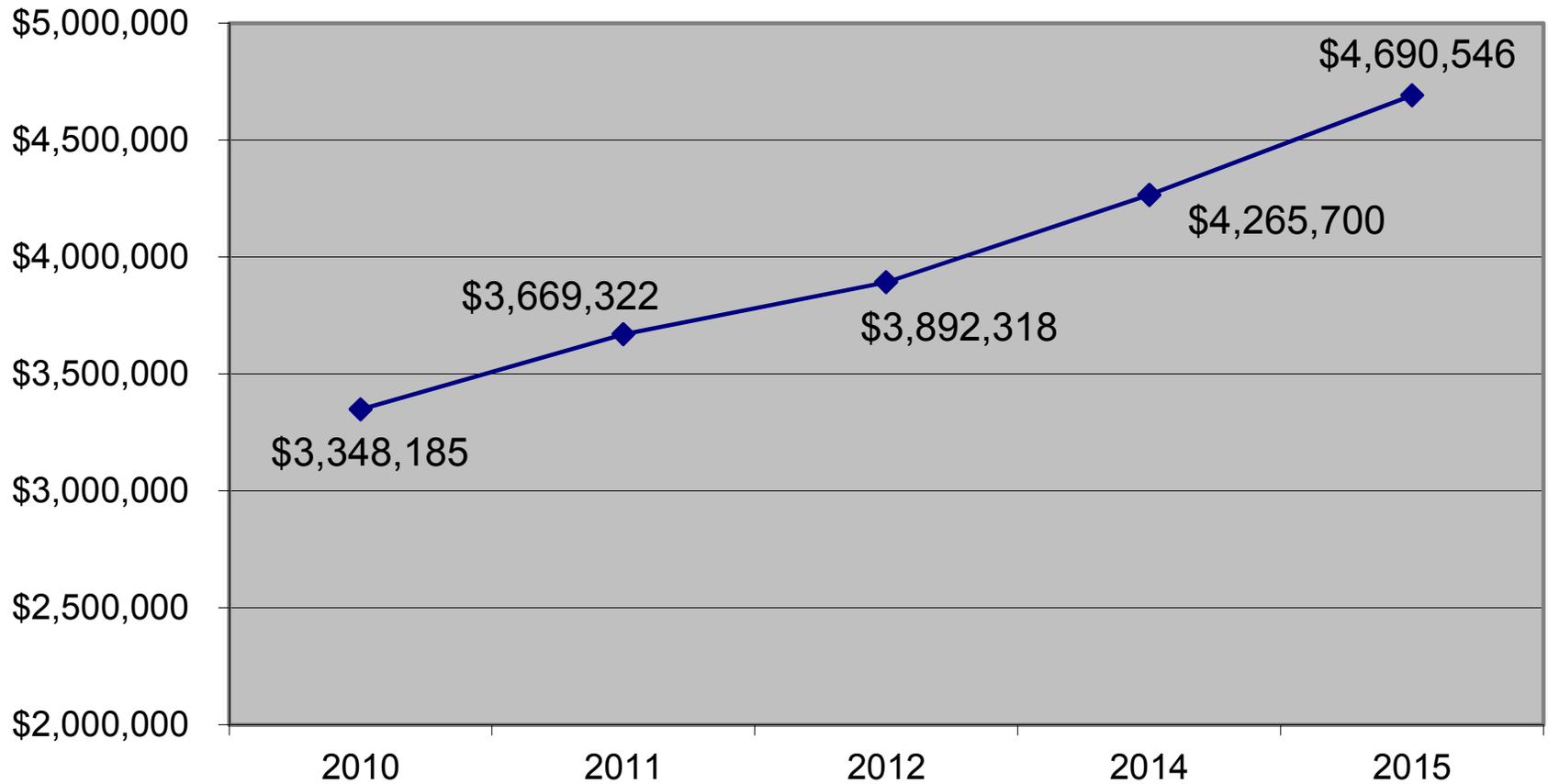
## Revenue and Expenditures Trends (excluding transfers and other financing sources)



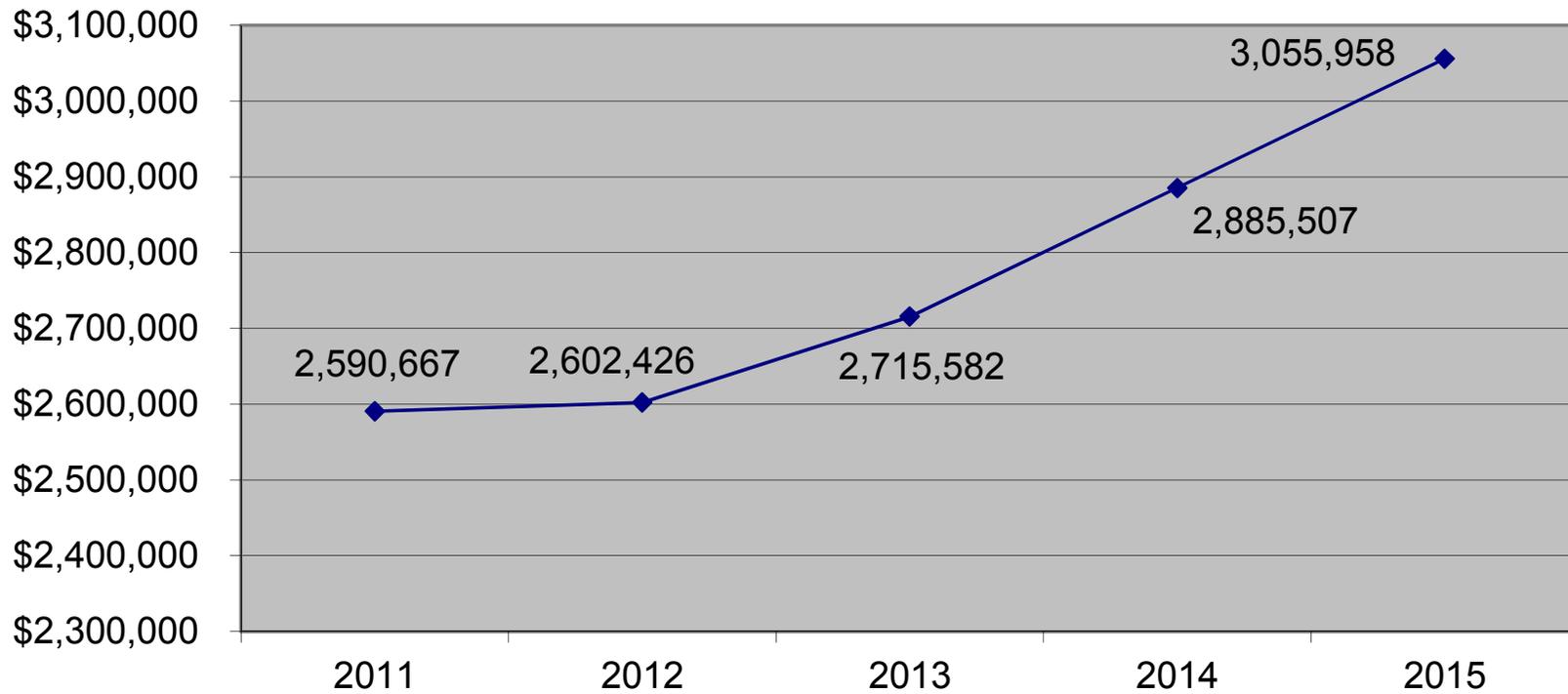
**WASHINGTON CITY  
GENERAL FUND  
Expenditures for the years ended June 30, 2015 and 2014**

Program/function	6/30/2015	6/30/2014	Incr/(decr)
General government	\$ 2,330,763	\$ 2,746,528	\$ (415,765)
Public safety	4,314,570	3,934,055	380,515
Streets and highways	691,833	731,671	(39,838)
Sanitation	1,007,548	943,947	63,601
Parks, golf, cemetery and public property	2,456,534	1,118,592	1,337,942
Culture and recreation	2,264,904	-	2,264,904
Community and economic development	583,683	533,281	50,402
Debt service	603,070	538,476	64,594
Transfers out	1,558,053	3,311,892	(1,753,839)
Total	<u>\$ 15,810,958</u>	<u>\$ 13,858,442</u>	<u>\$ 1,952,516</u>

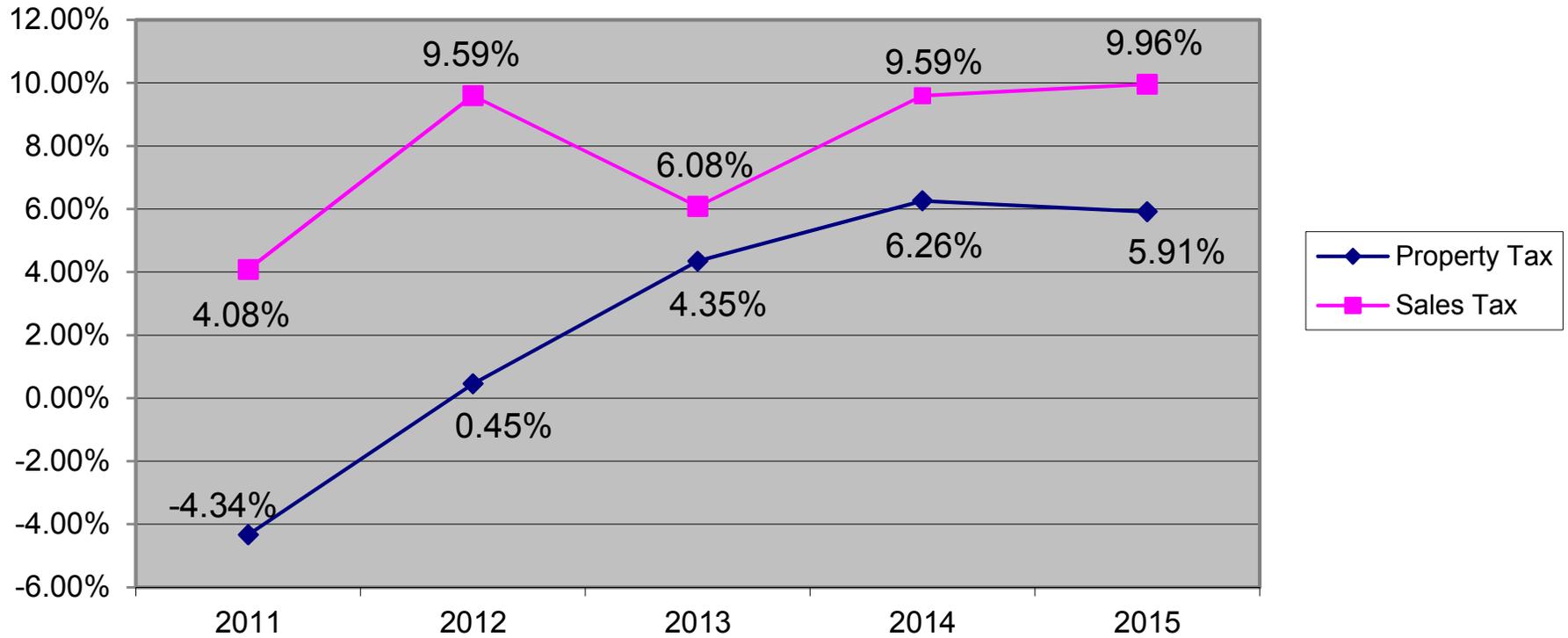
# WASHINGTON CITY Sales Tax Revenue



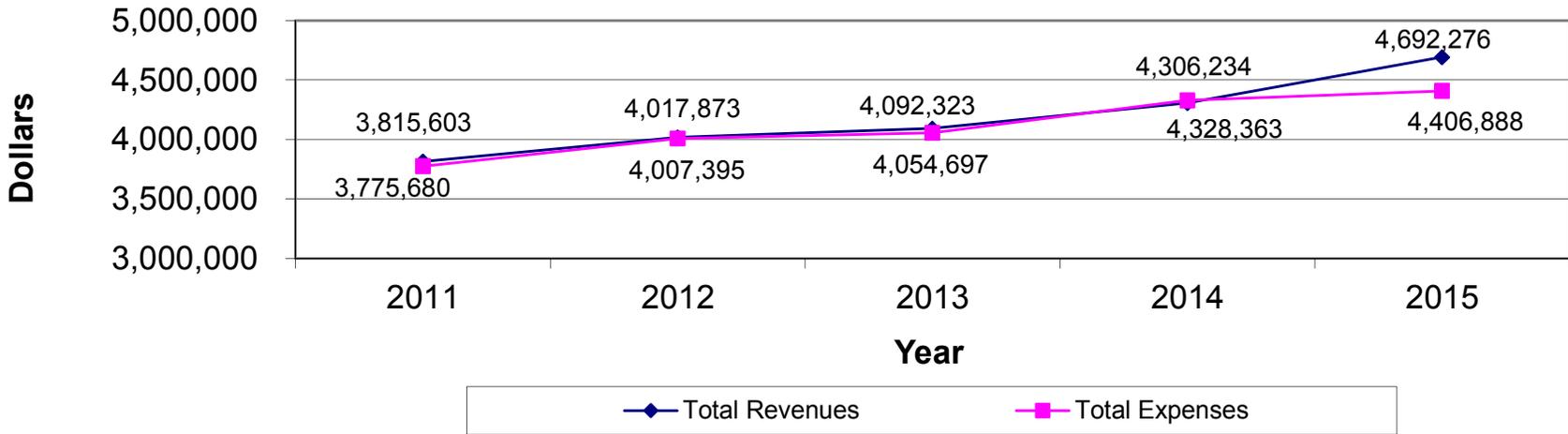
# WASHINGTON CITY Property Tax Revenue (Current Year)



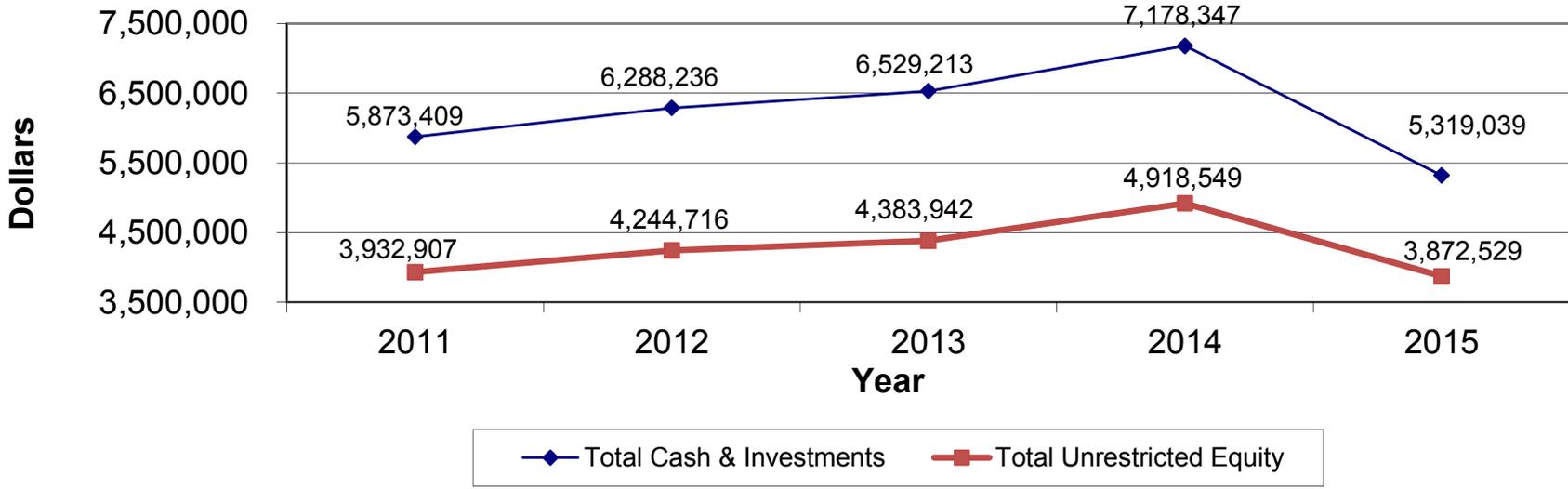
# WASHINGTON CITY Percentage Change in Tax Revenue



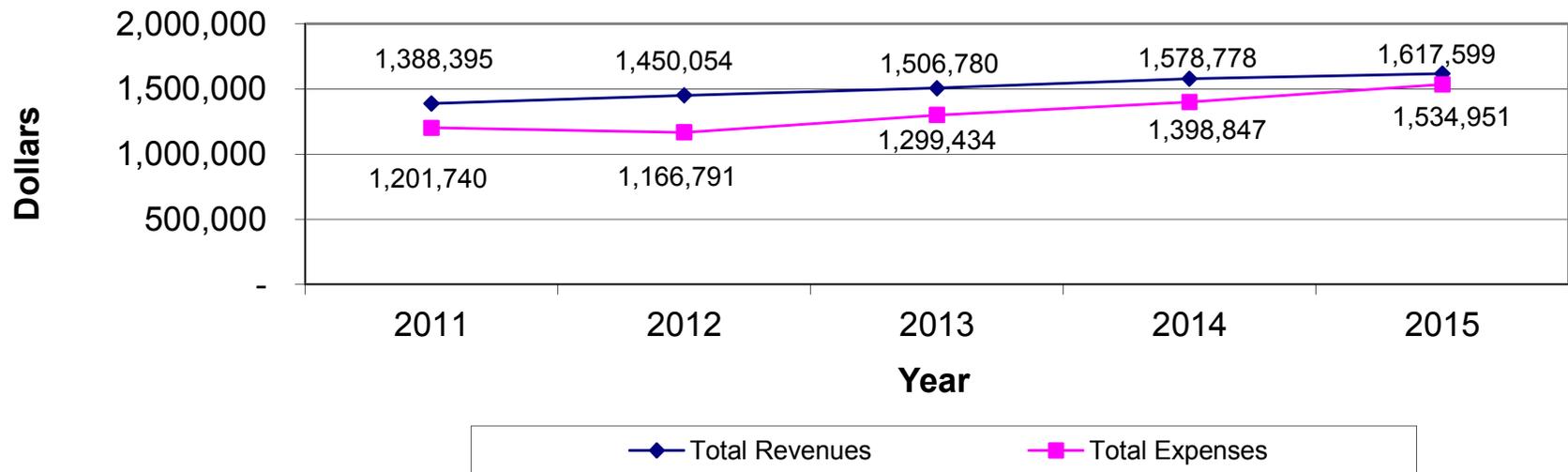
# WASHINGTON CITY WATER FUND Operating Revenues and Expenses



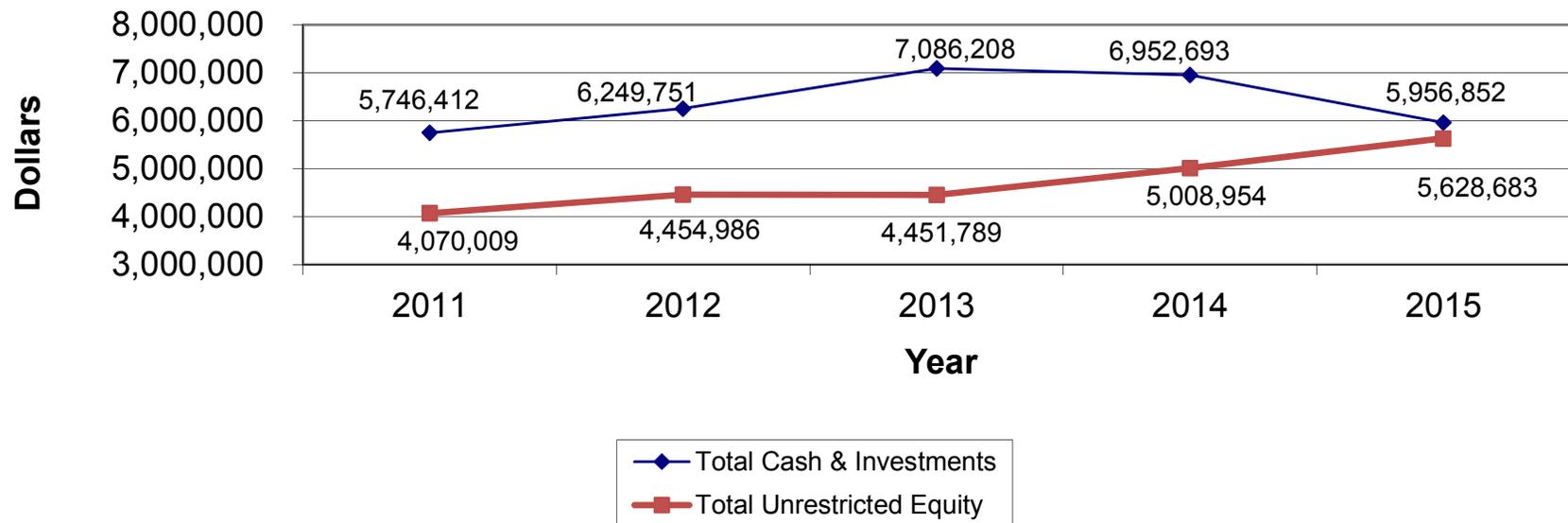
**WASHINGTON CITY  
WATER FUND  
Cash & Investments & Unrestricted Equity Trends**



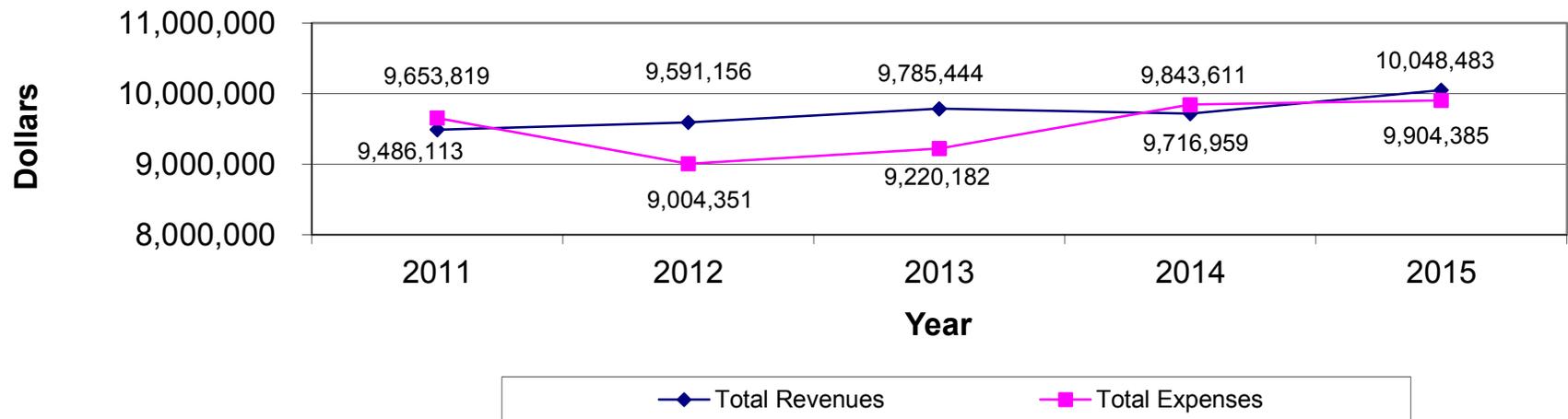
### WASHINGTON CITY SEWER FUND Operating Revenues and Expenses



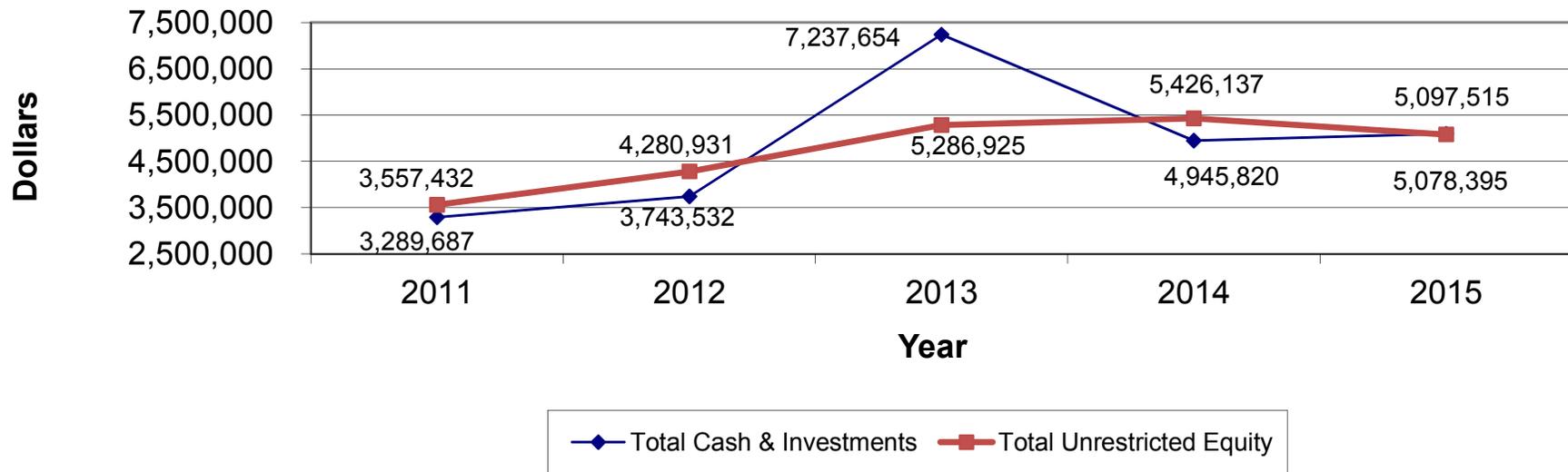
### WASHINGTON CITY SEWER FUND Cash & Investments & Unrestricted Equity Trends



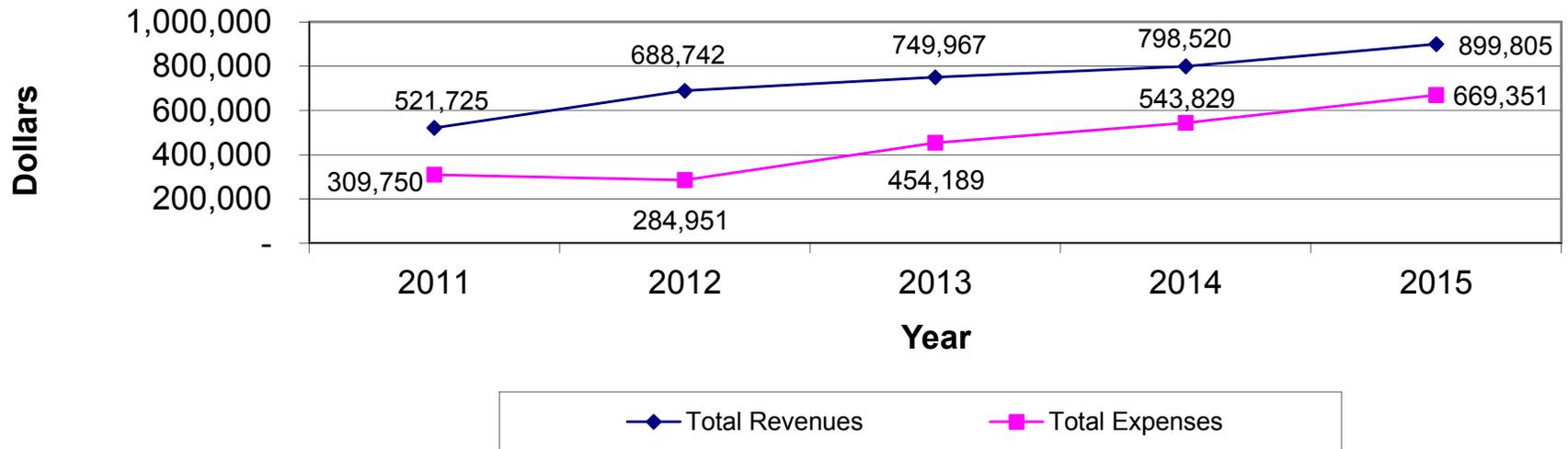
### WASHINGTON CITY ELECTRIC FUND Operating Revenues and Expenses



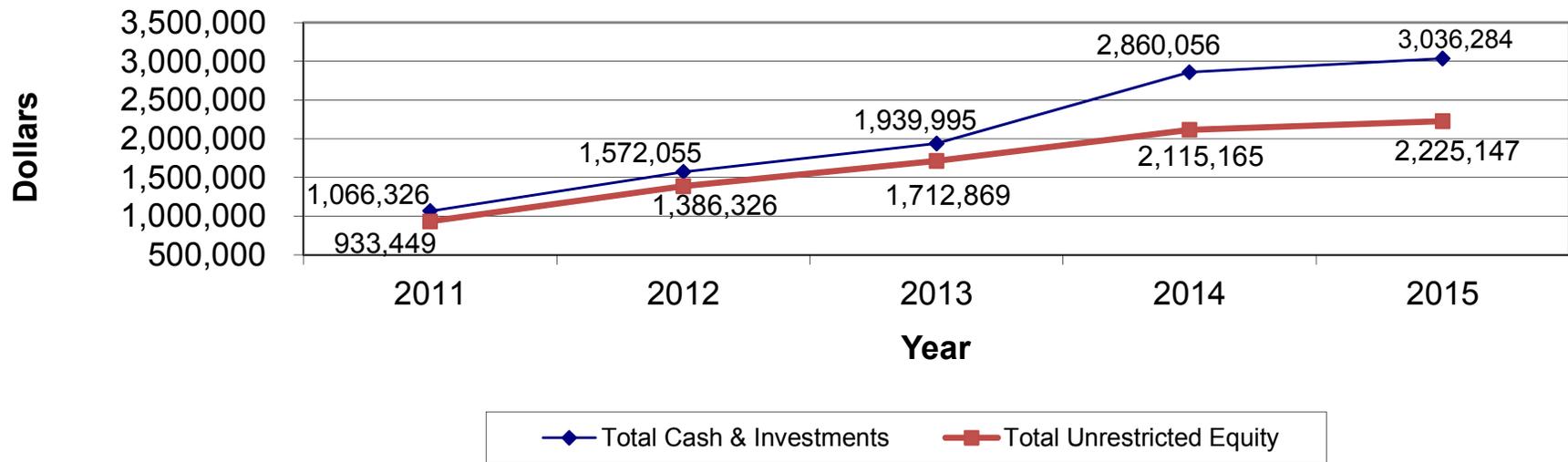
## WASHINGTON CITY ELECTRIC FUND Cash & Investments & Unrestricted Equity Trends



### WASHINGTON CITY STORM DRAIN FUND Operating Revenues and Expenses



**WASHINGTON CITY  
STORM DRAIN FUND  
Cash & Investments & Unrestricted Equity Trends**



**WASHINGTON CITY**  
**DSF - MBA & NONMAJOR FUNDS**  
**Total Equity**

	<u>6/30/2015</u>	<u>6/30/2014</u>	<u>Incr/(Decr)</u>
CPF - Property Acquisition	\$ 36,160	\$ 35,989	\$ 171
CPF - Fire Station Impact	112,103	188,633	(76,530)
CPF - General Projects	293,572	295,494	(1,922)
CPF - Recreation	1,346,348	1,866,463	(520,115)
CPF - Streets	2,795,264	2,370,759	424,505
<b>DSF - MBA</b>	<b>6,304,658</b>	<b>8</b>	<b>6,304,650</b>
DSF - CCSSD	794,739	561,255	233,484
ISF - Fleet	199,999	199,183	816
Irrigation	1,659,501	1,292,203	367,298
Internal Debt Service	-	334,263	(334,263)

December 3, 2015

To the Honorable Mayor and City Council of  
Washington City, Utah

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Washington City for the year ended June 30, 2015, and have issued our report thereon dated December 3, 2015. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and OMB Circular A-133 (if applicable), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you. Professional standards also require that we communicate to you the following information related to our audit.

#### Significant Audit Findings

##### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. As described in Note 1 to the financial statements, the City changed accounting policies related to pensions by adopting Statement of Governmental Accounting Standards (GASB Statement) Nos. 68 and 71, *Accounting and Financial Reporting for Pensions* and *Pension Transition for Contributions Made Subsequent to the Measurement Date*, respectively, in 2015. Accordingly, the cumulative effect of the accounting change as of the beginning of the year is reported in the City's financial statements.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of depreciation expense is based on the assigned depreciation lives. We evaluated the key factors and assumptions used to develop the depreciation lives in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of capital contributed by developers and others is based on the estimated value of the construction costs. We evaluated the key factors and assumptions used to develop the amount of contributed capital in determining that it is reasonable in relation to the financial statements taken as a whole. While the procedures used by management to estimate these costs appear reasonable, there may be differences between the City's estimates and actual costs paid by developers and others, and these differences may be material.

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, management's estimates have been determined on the same basis as they are reported by the Utah Retirement Systems (URS). The City's net pension liability was measured as of December 31, 2014, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2014. Allocations between governmental activities and business-type activities are based on the pro-rata share of payroll. The key factors and assumptions used to develop the valuation and the accrual appear reasonable in relation to the financial statements taken as a whole.

Management's estimate of the compensated absences accrual is based on current pay rates and accrued vacation and sick pay hours. We evaluated the key factors and assumptions used to develop the compensated absences accrual in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

#### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

#### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. A listing of the adjustments can be obtained from management.

#### *Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

#### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated December 3, 2015.

#### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

#### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

#### Other Matters

We applied certain limited procedures to the required supplementary information (RSI) accompanying the financial statements, which are required supplementary information that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the other supplementary information, which accompany the financial statements but are not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the city council and management of Washington City and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,



HintonBurdick, PLLC

WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** December 9, 2015

**ACTION REQUESTED:** Preliminary plat approval for the Brio - Phase 2 subdivision, located at approximately the corner of Brio Parkway and Rialto Blvd..

**APPLICANT:** Jack Fisher Homes

**OWNER:** Same

**ENGINEER:** Horrocks Engineers

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

The applicant is requesting approval of a preliminary plat for the Brio - Phase 2 subdivision, located at approximately the corner of Brio Parkway and Rialto Blvd.. The applicant is wishing to develop 88 lots on an area covering 24.52 acres. These lots will consist of all residential use. The location of this particular project is zoned Planned Community Development (PCD). The surrounding zoning is Open Space to the north and west, Single-Family Residential - 6,000 square feet min. (R-1-6), Open Space and Multiple-Family Residential (R-3) to the east, Service Commercial (C-2), and Multiple-Family Residential (R-3) and Planned Unit Development (PUD) to the south.

The request meets the zoning regulation requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends that the proposed subdivision be recommended for approval. The Planning Commission reviewed this request at their November 18, 2015 meeting.

**Recommendation**

The Planning Commission unanimously recommended approval of the Preliminary plat for the Brio - Phase 2 subdivision to the City Council, 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 Zoning Regulations, The PCD Zoning Approval and the Subdivision Ordinance as conditioned.

## **Conditions**

1. A 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 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 drawings 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 landscaped 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. Street cross sections will have to be approved by the city council through adoption of the Project Plan Book, and Development Agreement.

12. A signed, stamped letter stating compliance with the Brio streets, water, sewer and storm water master plans needs to be submitted with construction drawings.

13. A Post Construction Maintenance Agreement needs to be recorded prior to the Final Plat recordation.



WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** December 9, 2015

**ACTION REQUESTED:** Final Plat approval for the Brio, Phase 1B subdivision, located at approximately Via Del Sol and Camino Corto.

**APPLICANT:** Jack Fisher Homes

**OWNER:** RREF II - JFH Brillo, LLC

**ENGINEER:** Horrocks Engineers

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

The applicant is requesting approval of a final plat for the Brio, Phase 1B subdivision, located at approximately the northwest corner of Buena Vista Blvd. and Main Street. This particular subdivision is proposing 21 lots on an area covering 6.492 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Preliminary Plat was approved back on August 13, 2014.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat. The Planning Commission reviewed this request at their November 18, 2015 meeting.

**Recommendation**

The Planning Commission unanimously recommended approval of the Final plat for the Brio, Phase 1B subdivision to the City Council, based on the following findings and subject to the following conditions:

**Findings**

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

Ordinance as outlined.

3. The proposed final plat conforms to the approved preliminary plat.

### **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. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. General Note #1 needs to be called out as a blanket PUE and Drainage easement over all open space/common areas.
7. Existing easements in platted areas need to be shown, and references made to the areas to be abandoned with the recording of this plat.
8. Sewer easements in non-common areas need to be widened to accommodate depth and facilitate maintenance. If they are to be in future roadways, the entire roadway could be an easement.
9. Open Space areas need to be clearly shown and all detention areas need to be labeled in their respective locations.

**GENERAL NOTES AND RESTRICTIONS**

- 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES WITH 5 FOOT WIDE ALONG ALL SIDE LOT LINES AND 7.5 FOOT ALONG REAR LOT LINES BY THE RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED.
- REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT ALL REAR LOT CORNER LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS. CONCRETE ANCHOR TO BE PLACED IN THE TOP OF CURB AT A 5.25' EXTENSION OF PROPERTY LINE FROM FRONT PROPERTY CORNER LOCATION.
- SETBACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: FRONTYARD: 10' MINIMUM FOR SIDE ENTRY AND 20' MINIMUM FOR FRONT ENTRY. SIDE YARD: 5' AND 10'. REAR YARD: 10'. CORNER LOT SIDE YARD: 13' FROM PROPERTY LINE. MINIMUM DIMENSION OF 15' REQUIRED BETWEEN HOMES.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGECC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR PLATWORK ARE COMPILED IN A REPORT DATED OCTOBER 8, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- WASHINGTON CITY BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.
- PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AND OPEN SPACE AREAS WITHIN THIS SUBDIVISION. WASHINGTON CITY IS HEREBY GRANTED THE RIGHT TO ASSESS PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILURE TO MAINTAIN LANDSCAPING, PRIVATE IMPROVEMENTS AND OPEN SPACE AREAS. WASHINGTON CITY SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS. PUBLIC DRAINAGE IMPROVEMENTS ARE THOSE WITHIN PUBLIC STREETS.
- ALL POWER, WATER AND SEWER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- ALL DRAINAGE IMPROVEMENTS, INCLUDING DETENTION AREAS ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY, EXCEPT DRAINAGE IMPROVEMENTS WITHIN PUBLIC STREETS. PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION, EXCEPT FOR THOSE IMPROVEMENTS WITHIN PUBLIC STREETS, UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY AS PUBLIC.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR STORM DRAINAGE IMPROVEMENTS, OR TO REMEDIATE UNIMPROVED OPEN SPACE CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING LANDSCAPING OR STORM DRAINAGE IMPROVEMENTS.
- BY RECORDING OF THIS SUBDIVISION PLAT, PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED WITHIN ALL OPEN SPACE AREAS FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF PUBLIC UTILITIES AND DRAINAGE IMPROVEMENTS. SAID PUBLIC UTILITIES AND DRAINAGE EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF WASHINGTON CITY TO REQUIRE THE HOMEOWNERS ASSOCIATION TO ASSESS ITS MEMBERS FOR MAINTENANCE AND REPAIR OF ALL UTILITIES, DRAINAGE AND LANDSCAPING, ETC. WHERE NEEDED TO REPAIR OR REPLACE PUBLIC UTILITIES. WASHINGTON CITY WILL PROVIDE NOTICE TO THE HOMEOWNERS ASSOCIATION PRIOR TO USE OF OPEN SPACE AREAS FOR INSTALLATION OF UTILITIES OR DRAINAGE IMPROVEMENTS.



**SHEET SUMMARY**

COVER SHEET  
2-3 FINAL PLAT DETAIL DRAWINGS

CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C1	18.69	56.00	8.39	17'30"29"
C2	48.07	56.00	26.69	50'04"30"
C3	52.73	56.00	28.60	54'57"11"
C4	18.98	56.00	8.57	17'30"29"
C5	18.69	56.00	8.39	17'30"29"
C7	21.50	975.00	10.70	1°19'48"
C8	50.63	425.00	25.30	6°49'34"
C9	88.74	425.00	34.45	9°18'53"
C10	40.48	425.00	20.26	5°27'28"
C11	24.11	975.00	11.80	2°02'17"
C12	53.79	975.00	41.62	4°56'24"
C13	77.82	975.00	58.50	4°54'18"
C14	24.93	975.00	12.47	1°27'50"
C15	21.02	15.00	12.60	80°17'48"
C16	35.51	675.00	17.70	3°00'50"
C17	62.43	175.00	28.42	11°10'02"
C18	63.02	175.00	31.80	20°38'00"

CURVE TABLE				
CURVE #	LENGTH	RADIUS	TANGENT	DELTA
C19	65.73	175.00	33.20	21°31'12"
C20	22.90	15.00	14.30	87°28'17"
C21	49.59	725.00	22.60	3°34'46"
C22	20.11	725.00	15.00	2°22'46"
C23	21.91	15.00	13.43	87°41'08"
C24	155.31	150.00	85.42	89°19'22"
C25	30.69	700.00	19.65	3°14'58"
C26	132.14	1000.00	68.17	7°34'18"
C27	94.14	1000.00	47.10	5°23'38"
C28	100.49	400.00	76.12	21°53'09"
C29	61.42	1000.00	33.71	3°21'43"
C30	62.40	1000.00	41.20	4°43'28"
C31	43.03	975.00	21.52	2°31'40"
C32	26.48	15.00	17.00	90°19'21"

**LEGAL DESCRIPTION**

BEGINNING AT A POINT S02°02'24"W, 791.15 FEET ALONG THE SECTION LINE AND WEST 480.14 FEET FROM THE EAST 1/4 CORNER OF SECTION 10, T42S, R15W, SLB&M, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 42 OF 'BRIO PHASE 1A' SUBDIVISION AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT #20150028402, RUNNING THENCE N89°31'36"W 154.32 FEET ALONG THE NORTH LINE OF SAID LOT 42 AND ITS EXTENSION; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID 'BRIO PHASE 1A' SUBDIVISION THE FOLLOWING SIXTEEN (16) COURSES: N02°28'24"E 17.79 FEET; THENCE N89°31'36"W 25.00 FEET TO THE POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N89°31'36"W 75.54 FEET; THENCE S2°36'15"W 103.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N89°31'36"W 365.15 FEET; THENCE S02°28'24"W 91.00 FEET; THENCE S33°51'17"W 79.02 FEET; THENCE S12°15'36"W 80.44 FEET; THENCE S9°38'31"W 75.54 FEET; THENCE S2°36'15"W 103.78 FEET; THENCE S2°16'19"W 39.08 FEET; THENCE S02°28'24"W 340.65 FEET TO THE POINT OF CURVATURE OF A 700.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N6°47'49"E; THENCE EASTERLY 31.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°34'50"; THENCE S02°28'24"W 131.49 FEET; THENCE N89°31'36"W 30.00 FEET; THENCE S02°28'24"W 491.14 FEET; THENCE S49°03'46"W 163.74 FEET; THENCE LEAVING SAID 'BRIO PHASE 1A' SUBDIVISION BOUNDARY AND RUNNING N30°12'15"W 170.00 FEET TO THE POINT OF CURVATURE OF A 125.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N30°12'15"W; THENCE NORTHEASTERLY 129.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°19'22"; THENCE N02°28'24"E 431.01 FEET TO THE POINT OF CURVATURE OF A 1025.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS S89°31'36"E; THENCE NORTHERLY 90.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°3'42"; TO THE POINT OF REVERSE CURVATURE OF A 15.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 24.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°03'42"; THENCE N02°28'24"E 25.00 FEET; THENCE S89°31'36"E 10.23 FEET; THENCE N02°28'24"E 25.00 FEET TO THE POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS N02°28'24"E; THENCE EASTERLY 21.07 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°29'38" TO THE POINT OF REVERSE CURVATURE OF A 1025.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 61.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°3'32" TO THE POINT OF REVERSE CURVATURE OF A 375.00 FOOT RADIUS CURVE; THENCE NORTHERLY 141.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°33'03" TO THE POINT OF REVERSE CURVATURE OF A 1025.00 FOOT RADIUS CURVE; THENCE NORTHERLY 153.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°55'09"; THENCE N02°28'24"E 52.63 FEET; THENCE S89°31'36"E 709.00 FEET; THENCE S02°28'24"W 91.23 FEET TO THE POINT OF CURVATURE OF A 375.00 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS S89°31'36"E; THENCE SOUTHERLY 102.86 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°42'57" TO THE POINT OF BEGINNING. CONTAINS 6.494 ACRES.

**SURVEYOR'S CERTIFICATE**

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. 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, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-2-3, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, EASEMENTS AND OPEN SPACES HEREAFTER KNOWN AS:

BRIO - PHASE 1B

DATE: \_\_\_\_\_



**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, EASEMENTS AND OPEN SPACES TO BE HEREAFTER KNOWN AS:

BRIO - PHASE 1B

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES 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, AND EASEMENTS ARE AS NOTED OR SHOWN. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF 'BRIO PHASE - 1A' DATED AUGUST 7, 2015, AND RECORDED CONCURRENTLY WITH THIS PLAT AS ENTRY NO. 20150028404 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNER DOES HEREBY WARRANT TO WASHINGTON CITY ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

REF ID--JFH BRILLO, LLC

BY: \_\_\_\_\_

SENIOR OFFICER NAME: \_\_\_\_\_

SENIOR OFFICER TITLE: \_\_\_\_\_

**LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
COUNTY OF DADE } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, PERSONALLY APPEARED BEFORE ME REF ID--JFH BRILLO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE HERON OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF REF ID--JFH BRILLO, LLC AND HE ACKNOWLEDGED TO ME THAT REF ID--JFH BRILLO, LLC EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

NOTARY COMMISSIONED IN MIAMI, DADE COUNTY, FLORIDA  
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

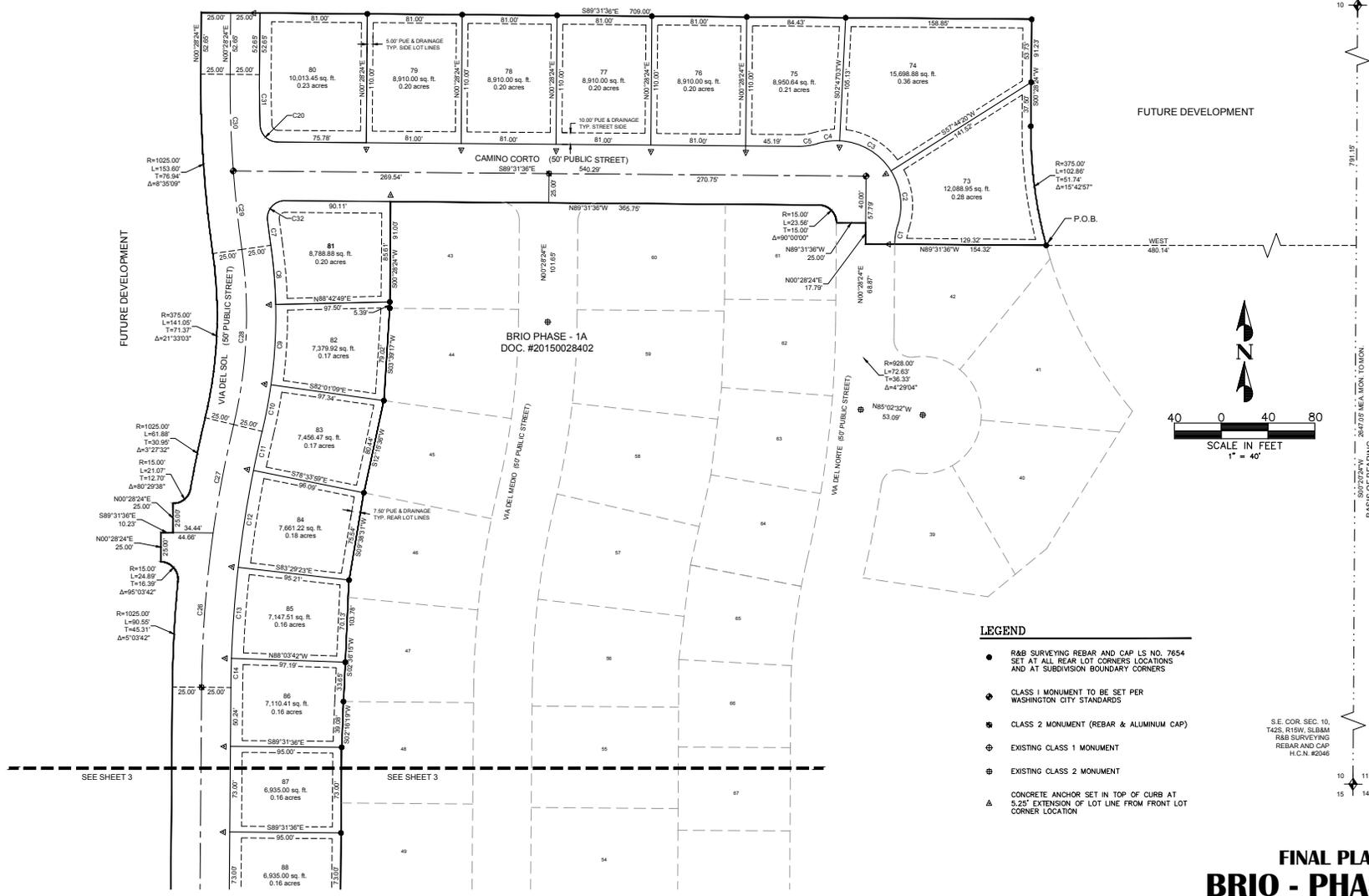
**FINAL PLAT  
BRIO - PHASE 1B**

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

**R&B SURVEYING, INC.**  
257 PROCKLEY PEAR DR. • WASHINGTON, UT 84780  
PH: (435) 673-2918 • FAX: (435) 673-2918

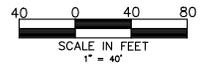
<b>PUBLIC WORKS APPROVAL</b> THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 2016.	<b>ENGINEER'S APPROVAL</b> THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 2016.	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM, THIS _____ DAY OF _____, A.D. 2016.	<b>APPROVAL OF THE PLANNING COMMISSION</b> ON THIS THE _____ DAY OF _____, A.D. 2016, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY WASHINGTON CITY.	<b>APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH</b> ME, THE MAYOR AND THE CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 2016, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMENTS AND OBLIGATIONS PERTAINING THERETO.	<b>TREASURER APPROVAL</b> I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 2016 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	<b>RECORDED NUMBER</b> _____
WASHINGTON CITY PUBLIC WORKS	WASHINGTON CITY ENGINEER	WASHINGTON CITY ATTORNEY	WASHINGTON CITY PLANNING COMMISSION CHAIRMAN	ATTEST: CITY RECORDER WASHINGTON CITY	MAYOR WASHINGTON CITY	WASHINGTON COUNTY RECORDER

FUTURE DEVELOPMENT



E. 1/4 COR. SEC. 10  
T42S, R15W, SLB&M  
FOUND 1988 WASH. CO.  
ALUMINUM CAP  
H.C.N. #2045

S.E. COR. SEC. 10,  
T42S, R15W, SLB&M  
R&B SURVEYING  
REBAR AND CAP  
H.C.N. #2046



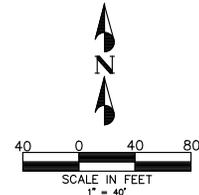
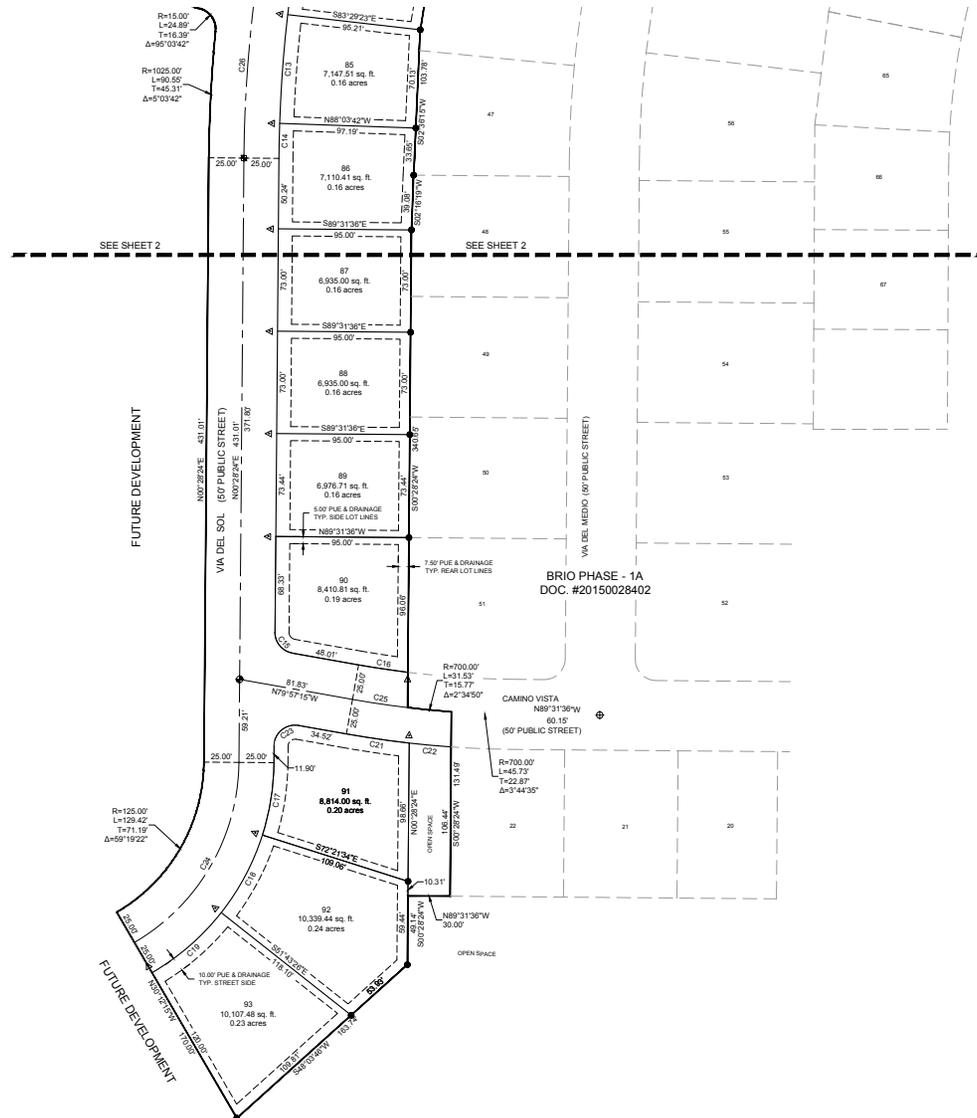
LEGEND

- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
- ◆ CLASS 1 MONUMENT TO BE SET PER WASHINGTON CITY STANDARDS
- ⊕ CLASS 2 MONUMENT (REBAR & ALUMINUM CAP)
- ⊕ EXISTING CLASS 1 MONUMENT
- ⊕ EXISTING CLASS 2 MONUMENT
- ▲ CONCRETE ANCHOR SET IN TOP OF CURB AT 5.25' EXTENSION OF LOT LINE FROM FRONT LOT CORNER LOCATION

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**FINAL PLAT  
BRIO - PHASE 1B**

A RESIDENTIAL SUBDIVISION LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M



- LEGEND**
- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
  - ◆ CLASS 1 MONUMENT TO BE SET PER WASHINGTON CITY STANDARDS
  - CLASS 2 MONUMENT (REBAR & ALUMINUM CAP)
  - ⊕ EXISTING CLASS 1 MONUMENT
  - ⊗ EXISTING CLASS 2 MONUMENT
  - ▲ CONCRETE ANCHOR SET IN TOP OF CURB AT 5.25' EXTENSION OF LOT LINE FROM FRONT LOT CORNER LOCATION

**FINAL PLAT  
BRIO - PHASE 1B**

A RESIDENTIAL SUBDIVISION LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

**R&B SURVEYING, INC.**  
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WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

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**HEARING DATE:** December 9, 2015

**ACTION REQUESTED:** Final Plat approval for the Vincent Lane Townhomes subdivision, located at approximately 500 West Vincent Lane.

**APPLICANT:** Troy Wall

**OWNER:** Wall Family Rentals LLC

**ENGINEER:** Bush and Gudgell Inc.

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

The applicant is requesting approval of a final plat for the Vincent Lane Townhomes subdivision, located at approximately 500 West Vincent Lane. This particular subdivision is proposing 9 lots on an area covering 0.59 acres. The specific location of this subdivision is zoned Multiple-Family Residential (R-3), and the required Conditional Use Permit was approved on February 18, 2015. The Preliminary Plat was approved back on March 25, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat. The Planning Commission reviewed this request at their December 2, 2015 meeting.

**Recommendation**

The Planning Commission unanimously recommended approval of the Final plat for the Vincent Lane Townhomes subdivision to the City Council, based on the following findings and subject to the following conditions:

**Findings**

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

Ordinance as outlined.

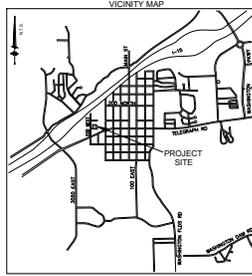
3. The proposed final plat conforms to the approved amended preliminary plat.

**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. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

**GENERAL NOTES**

1. THIS TOWNHOME DEVELOPMENT CONTAINS PRIVATE DRIVES AS Labeled. PRIVATE DRIVES ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF WASHINGTON. THE PROPERTY OWNERS/HOME OWNERS ASSOCIATION/HOME OWNERS/HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRIVES WITHIN THIS TOWNHOME DEVELOPMENT.
2. ALL DRAINAGE IMPROVEMENTS WITHIN THE TOWNHOME DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF WASHINGTON. THE PROPERTY OWNERS/HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE TOWNHOME DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF WASHINGTON.
3. ALL POWER, WATER AND SEWER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF WASHINGTON UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS TOWNHOME DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF WASHINGTON. FIRE LINES TO BUILDING ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS/HOME OWNERS ASSOCIATION.
4. THE PROPERTY OWNERS/HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE DRIVES, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS TOWNHOME DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF WASHINGTON IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
5. IN ADDITION TO ANNUAL USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS TOWNHOME DEVELOPMENT, THE PROPERTY OWNERS/HOME OWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE DRIVES, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS TOWNHOME DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF WASHINGTON IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
6. BY RECORDING THIS TOWNHOME DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS TOWNHOME DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON, LIMITED COMMON AND PRIVATE DRIVE AREAS.
7. ALL COMMON AREAS AND PRIVATE DRIVES 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 REQUIRE THE PROPERTY OWNERS/HOME OWNERS ASSOCIATION TO ACCESS ITS MEMBERS TO REPAIR DRIVES, LANDSCAPING, ECT., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
8. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS/HOME OWNERS ASSOCIATION FOR LANDSCAPE AND DRAINAGE EASEMENTS NOT MAINTAINED.
9. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. "AGEC", UNDER DOCUMENT NO. 2060034. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED JANUARY 23, 2005. THIS REPORT IS AVAILABLE FROM AGEC AND A COPY OF THE FILE WITH THE CITY OF WASHINGTON. PROPERTY OWNERS/HOME OWNERS ASSOCIATION, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
10. ACCESS EASEMENT IS TO BE DEEDED AS A SEPARATE DOCUMENT.



**LEGEND**

- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ⊙ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- △ SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUGGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- ▨ SPECIFIES PRIVATE OWNERSHIP
- ▤ SPECIFIES DEDICATED EASEMENTS
- SPECIFIES COMMON AREAS

**SURVEYOR'S CERTIFICATE**

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE

**VINCENT LANE TOWNHOMES**

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

**BOUNDARY DESCRIPTION**

LOCATED IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON CITY, STATE OF UTAH, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT S 133°21' W 10.00 FEET FROM THE SOUTHWEST CORNER OF BLOCK 20 OF A.R. WHITEHEAD SURVEY OF SAID SECTION 15, AND RUNNING THENCE S 88°31'37" E ALONG THE SOUTH LINE OF SAID BLOCK 20, 100.00 FEET TO A POINT ON THE BOUNDARY LINE OF THE PEARL CONDOMINIUMS - PHASE I AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, THENCE N 133°23' E 130.25 FEET; THENCE S 88°26'37" E 15.00 FEET ALONG SAID BOUNDARY LINE TO THE SOUTHWEST CORNER OF THE PEARL CONDOMINIUMS - PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, THENCE S 88°26'37" E 17.50 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE SOUTHWEST CORNER OF THE PEARL CONDOMINIUMS - PHASE III, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES: THENCE S 88°26'37" E 131.50 FEET; THENCE S 92°14'1" E 17.88 FEET; THENCE S 0°38'34" W 73.95 FEET; THENCE S 24°05'42" W 14.12 FEET; THENCE S 128°22' W 40.49 FEET TO A POINT ON THE EAST-WEST SURVEY CONTROL LINE OF TELEGRAPH STREET; THENCE N 88°31'37" W 283.21 FEET ALONG SAID CONTROL LINE TO THE POINT OF THE EXTENSION OF THE WEST LINE OF SAID BLOCK 20; THENCE N 133°23" E 15.00 FEET ALONG SAID EXTENSION TO THE POINT OF BEGINNING.  
 CONTAINS 25,615 SQ FT OR 0.59 ACRES MORE OR LESS



DATE: \_\_\_\_\_  
 BUSH AND GUGGELL, INC.

ROBERT R. HERMANDSON  
 PROFESSIONAL LAND SURVEYOR  
 UTAH LICENSE NUMBER 6362432

**OWNER'S DEDICATION**

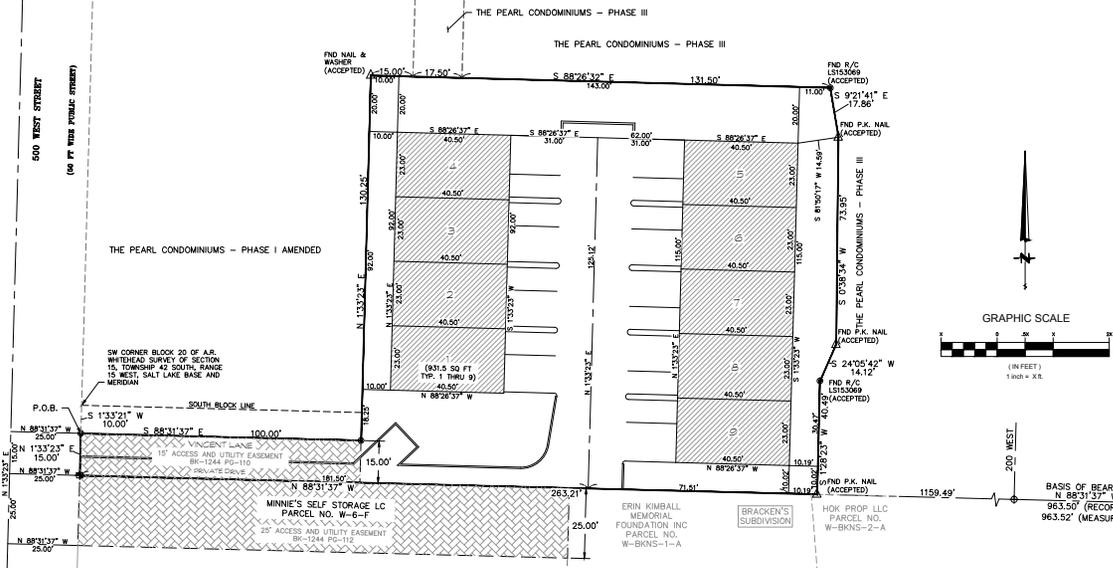
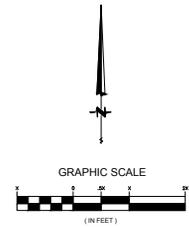
KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS (NAME OF VINCENT LANE TOWNHOMES SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

WALL FAMILY RENTALS LLC  
 (A UTAH LIMITED LIABILITY COMPANY)

**LIMITED LIABILITY ACKNOWLEDGMENT**

MANAGING MEMBER: \_\_\_\_\_  
 STATE OF \_\_\_\_\_ S.S.  
 COUNTY OF \_\_\_\_\_ S.S.

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, \_\_\_\_\_, WHO BEING BY ME DULY SWORN, DID SAY THAT \_\_\_\_\_ IS THE MANAGER/MEMBER OF WALL FAMILY RENTALS, LLC, AND THAT \_\_\_\_\_ HAS CAUSED THE UNDERSIGNED OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF WALL FAMILY RENTALS, LLC, AND \_\_\_\_\_ HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.



**VINCENT LANE TOWNHOMES**

LOCATED IN  
 SE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST,  
 SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF _____, 20____.	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 _____ DAY OF _____, A.D. 20____.	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	APPROVAL OF THE PLANNING COMMISSION ON THIS THE _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLEYS 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 THE WASHINGTON CITY, UTAH BE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERE TO.	TREASURER APPROVAL RECORDED No. _____ I, _____, 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.
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTST: CITY RECORDER, WASHINGTON CITY	MAYOR, WASHINGTON CITY
					WASHINGTON COUNTY TREASURER

**BUSH & GUGGELL, INC.**  
 201 East Hammond Ave. M  
 Provo, UT 84601  
 Phone (801) 773-3100 Fax (801) 773-3101  
 www.bushandguggell.com

Drawn by: \_\_\_\_\_  
 Designer: BLM  
 Checker: JBR  
 Scale: 1" = 40'  
 Job No.: 1412509

**VINCENT LANE TOWNHOMES**  
 DRAWN BY: \_\_\_\_\_  
 SE 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST,  
 SALT LAKE BASE & MERIDIAN

SHEET 1  
 1 SHEETS  
 FILE: 1412509FP

WASHINGTON CITY  
CITY COUNCIL MEETING  
STAFF REVIEW

---

**HEARING DATE:** December 9, 2015

**ACTION REQUESTED:** Final Plat approval for the Homesteads at Stucki Farms, Phase 1 subdivision, located at approximately 875 East 4700 South.

**APPLICANT:** Karl Larson

**OWNER:** South Landing Development, LLC

**ENGINEER:** Bush and Gudgeon Inc.

**REVIEWED BY:** Drew Ellerman, Community Development Director

**RECOMMENDATION:** Recommend approval with conditions

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**Background**

The applicant is requesting approval of a Final plat for the Homesteads at Stucki Farms, Phase 1 subdivision, located at approximately 875 East 4700 South. This particular subdivision is proposing 24 lots on an area covering 12.20 acres. The specific location of this subdivision is zoned Planned Community Development (PCD). The Preliminary Plat was approved back on May 27, 2015.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat. The Planning Commission reviewed this request at their December 2, 2015 meeting.

**Recommendation**

The Planning Commission unanimously recommended approval of the Final Plat for the Homesteads at Stucki Farms, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

**Findings**

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

3. The proposed final plat conforms to the approved preliminary plat.

**Conditions**

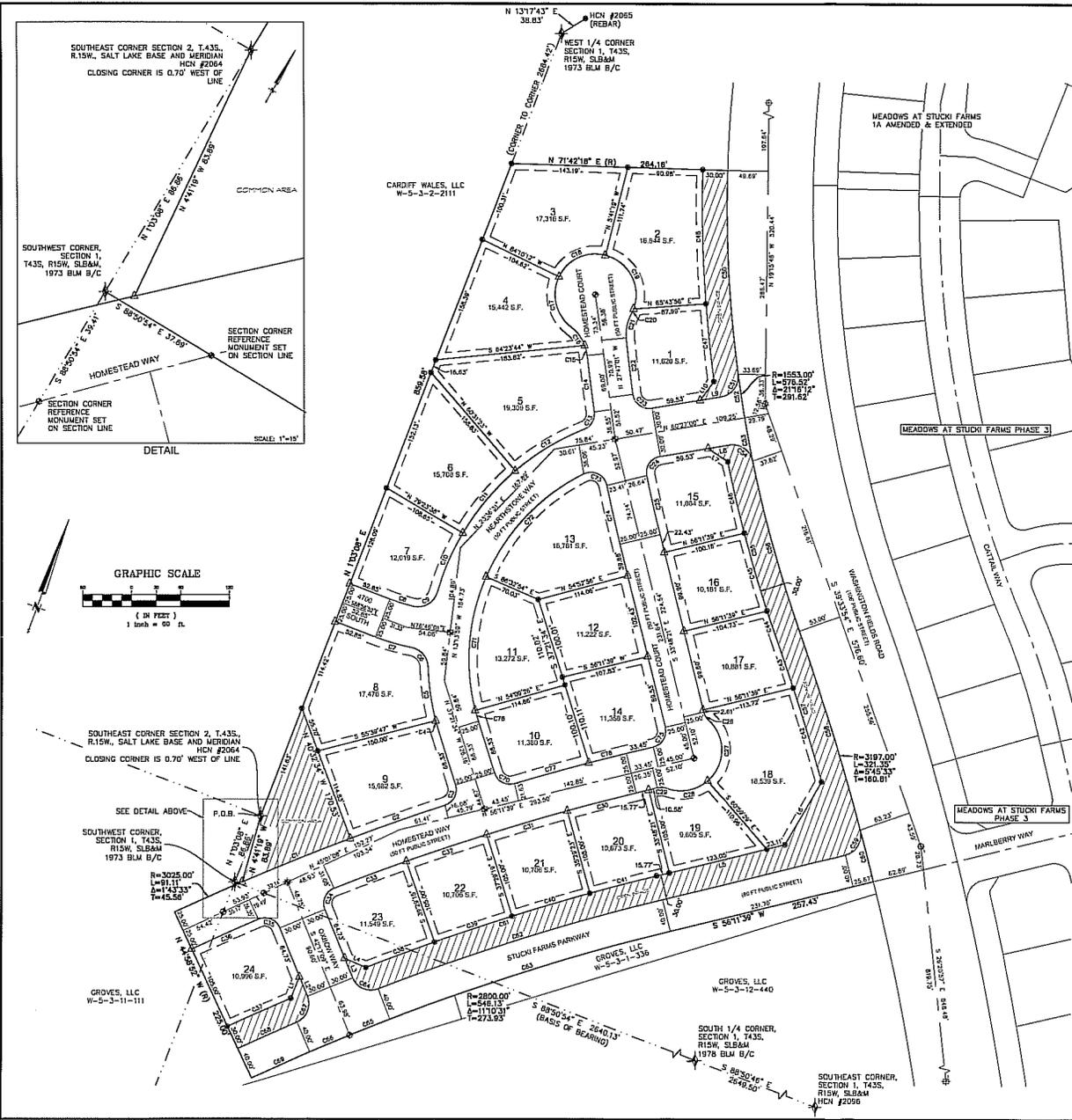
1. All improvements shall be completed or bonded for prior to recording the final plat.

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. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.



- ### LEGEND
- ⊕ SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
  - ⊙ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
  - ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID).
  - ⊕ SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
  - ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
  - ⊕ SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
  - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
  - ▨ OPEN SPACE/COMMON AREA

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT
C1	3023.00'	143.32'	2°47'48"	71.02'
C2	3023.00'	123.37'	2°29'12"	61.89'
C3	20.00'	31.12'	89°09'12"	19.71'
C4	305.00'	16.05'	37°02'11"	8.05'
C5	305.00'	66.82'	12°33'08"	33.54'
C6	25.00'	33.57'	78°06'14"	16.88'
C7	275.00'	46.97'	7°46'26"	23.51'
C8	223.00'	28.85'	7°37'37"	14.87'
C9	25.00'	38.28'	87°43'17"	24.07'
C10	305.00'	79.24'	14°53'11"	38.85'
C11	305.00'	100.43'	18°27'14"	50.89'
C12	305.00'	99.70'	18°43'43"	50.30'
C13	20.00'	26.71'	78°03'38"	15.77'
C14	1723.00'	89.83'	2°18'08"	44.82'
C15	50.00'	12.67'	14°30'58"	6.37'
C16	50.00'	28.47'	32°37'37"	14.63'
C17	50.00'	68.83'	7°29'24"	41.21'
C18	50.00'	65.42'	7°29'53"	40.84'
C19	50.00'	83.87'	8°06'17"	55.63'
C20	50.00'	7.35'	82°08'30"	3.68'
C21	50.00'	29.92'	34°17'12"	15.42'
C22	1683.00'	89.78'	2°32'13"	44.88'
C23	20.00'	32.02'	87°43'23"	20.81'
C24	20.00'	32.02'	87°43'23"	20.81'
C25	1683.00'	74.41'	2°31'07"	37.21'
C26	20.00'	11.78'	32°47'00"	6.07'
C27	50.00'	84.26'	58°35'33"	56.17'
C28	50.00'	53.21'	80°58'07"	29.43'
C29	20.00'	11.78'	33°47'00"	6.07'
C30	2975.00'	87.43'	1°41'02"	43.72'
C31	2975.00'	103.78'	1°39'50"	51.95'
C32	2975.00'	103.78'	1°39'50"	51.95'
C33	2975.00'	84.87'	1°49'44"	47.49'
C34	20.00'	31.79'	87°58'10"	20.54'
C35	20.00'	31.79'	87°58'10"	20.54'
C36	2975.00'	89.82'	1°43'33"	44.81'
C37	2975.00'	65.01'	1°41'49"	42.51'
C38	2975.00'	60.18'	1°48'01"	45.09'
C39	2975.00'	100.13'	1°39'50"	50.07'
C40	2975.00'	100.13'	1°39'50"	50.07'

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT
C41	2870.00'	84.34'	1°41'02"	43.17'
C42	3187.00'	126.72'	2°19'53"	60.37'
C43	3187.00'	63.34'	1°05'45"	31.67'
C44	1583.00'	38.86'	1°18'27"	19.33'
C45	1583.00'	100.02'	2°37'12"	50.02'
C46	1583.00'	90.02'	2°18'27"	45.02'
C47	1583.00'	95.93'	2°29'20"	47.96'
C48	1583.00'	186.02'	4°39'24"	93.02'
C49	1583.00'	258.23'	6°19'27"	125.14'
C50	1583.00'	258.23'	6°19'27"	125.14'
C51	25.00'	38.40'	80°00'00"	24.14'
C52	1583.00'	54.14'	1°09'51"	27.07'
C53	1583.00'	54.14'	1°09'51"	27.07'
C54	25.00'	38.40'	80°00'00"	24.14'
C55	1583.00'	226.78'	6°12'10"	113.50'
C56	1583.00'	217.32'	6°01'04"	108.84'
C57	3187.00'	184.00'	3°19'40"	92.00'
C58	3187.00'	258.83'	4°28'08"	127.89'
C59	25.00'	38.40'	81°07'37"	25.25'
C60	3187.00'	65.82'	1°02'27"	32.76'
C61	2848.00'	374.77'	7°28'54"	182.45'
C62	2848.00'	366.30'	7°23'24"	181.49'
C63	2808.00'	361.14'	7°23'24"	180.80'
C64	24.00'	38.02'	88°54'38"	24.04'
C65	2808.00'	33.29'	1°05'29"	26.64'
C66	2808.00'	53.29'	1°09'29"	26.64'
C67	24.00'	38.02'	88°54'38"	24.04'
C68	2848.00'	78.30'	1°28'18"	38.78'
C69	2808.00'	78.44'	1°28'18"	38.72'
C70	20.00'	31.12'	89°09'12"	19.71'
C71	255.00'	167.72'	37°41'07"	87.02'
C72	255.00'	178.30'	40°03'42"	92.87'
C73	20.00'	36.78'	100°07'07"	26.13'
C74	1723.00'	74.16'	2°27'07"	37.09'
C75	20.00'	31.42'	80°00'00"	20.00'
C76	3023.00'	43.96'	0°54'02"	22.76'
C77	3023.00'	95.34'	1°42'21"	47.68'
C78	250.00'	13.91'	37°03'31"	6.94'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 27°53' E	28.48'
L2	S 42°17'00" E	23.86'
L3	S 42°17'00" E	23.86'
L4	N 80°33'12" W	28.48'
L5	N 56°11'30" E	161.92'
L6	N 10°29'16" E	85.72'
L7	N 79°16'27" E	26.84'
L8	N 80°27'00" E	26.87'
L9	N 80°27'00" E	26.87'
L10	S 18°16'27" W	26.84'

**HOMESTEADS AT STUCKI FARMS PHASE 1**

LOCATED IN  
SW 1/4 OF SEC 1, NE 1/4 SEC 11 & NW 1/4 SEC 12,  
TOWNSHIP 43 SOUTH, RANGE 15 WEST,  
SALT LAKE BASE AND MERIDIAN

**BUSH & GUDGELL, INC.**  
Professional Surveyors  
100 East University Avenue #4  
Provo, Utah 84601  
www.bushandgudgell.com

**HOMESTEADS AT STUCKI FARMS**  
11/11/2020  
SW 1/4 OF SEC. 1, NE 1/4 SEC. 11 & NW 1/4 SEC. 12, T. 43 S., R. 15 W.,  
SALT LAKE BASE AND MERIDIAN

SHEET  
**1**  
SHEET  
**2**  
SHEET  
**3**  
FILE: 121220.FP

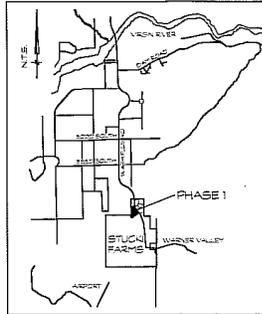
**GENERAL NOTES**

1. THERE IS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. ALL COMMON AREAS AND OPEN SPACES ARE CONSIDERED ACCESSIBLE FOR PUBLIC UTILITIES.
2. COMMON AREAS AND OPEN SPACES LOCATED WITHIN THE MEADOWS AT STUCKI FARMS' OVERALL DEVELOPMENT ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION, SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.
4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FINISHES, ARE COUPLED IN A REPORT DATED APRIL 23, 2015. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
5. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.
6. SUBJECT TO A DEVELOPMENT AGREEMENT FOR STUCKI FARMS, EXECUTED BY SOUTH LANDING DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, IN FAVOR OF WASHINGTON CITY, A MUNICIPAL CORPORATION, RECORDED JULY 5, 2015, AS DOC. NO. 2015024387, OFFICIAL WASHINGTON COUNTY RECORDS.

**AIRPORT NOTE**

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT, 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 AVIGATION 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 THE 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.

**VICINITY MAP**



**SURVEYOR'S CERTIFICATE**

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 8362432 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE

**HOMESTEADS AT STUCKI FARMS PHASE 1**

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

**BOUNDARY DESCRIPTION**

BEGINNING AT THE SOUTHEAST CORNER SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N 133°01' E 808.69 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 2; THENCE N 71°42'18" E 284.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WASHINGTON FIELDS ROAD, POINT ALSO BEING ON A 1553.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 71°42'18" E; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 576.52 FEET THROUGH A CENTRAL ANGLE OF 21°18'12" TO A POINT ON A 3187.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE 321.35 FEET THROUGH A CENTRAL ANGLE OF 5°45'33"; THENCE S 50°11'39" W 257.43 FEET TO A POINT ON A 2800.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 546.13 FEET THROUGH A CENTRAL ANGLE OF 11°03'31"; THENCE N 44°56'32" W 225.00 FEET TO A POINT ON A 3025.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 44°58'52" E; THENCE ALONG THE ARC OF SAID CURVE 91.11 FEET THROUGH A CENTRAL ANGLE OF 1°43'33"; THENCE N 44°11'8" W 83.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 531,225 SQ FT OR 12.20 ACRES MORE OR LESS



DATE: BUSH AND GUDGELL, INC.

ROBERT R. HERMANDSON  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NUMBER 8362432

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND HAVE CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO HEREAFTER BE KNOWN AS:

**HOMESTEADS AT STUCKI FARMS PHASE 1**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE, HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAN.

**SOUTH LANDING DEVELOPMENT, LLC**  
(A WYOMING LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KASL LARSON, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING/MEMBER OF **SOUTH LANDING DEVELOPMENT, 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 **SOUTH LANDING DEVELOPMENT, LLC**, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED BY UTAH

**HOMESTEADS AT STUCKI FARMS PHASE 1**

LOCATED IN  
SW 1/4 OF SEC. 1, NE 1/4 SEC 11 & NW 1/4 SEC 12,  
TOWNSHIP 43 SOUTH, RANGE 15 WEST,  
SALT LAKE BASE AND MERIDIAN

<p><b>PUBLIC WORKS APPROVAL</b></p> <p>THE HEREOF SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 2015.</p> <p>WASHINGTON CITY PUBLIC WORKS</p>	<p><b>APPROVAL OF PLANNING COMMISSION</b></p> <p>ON THIS ____ DAY OF _____, A.D. 2015, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON, _____, RENDEZ THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.</p> <p>WASHINGTON CITY PLANNING COMMISSION CHAIRMAN</p>	<p><b>ENGINEER'S APPROVAL</b></p> <p>THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 2015.</p> <p>WASHINGTON CITY ENGINEER</p>	<p><b>APPROVAL AS TO FORM</b></p> <p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 2015.</p> <p>WASHINGTON CITY ATTORNEY</p>	<p><b>APPROVAL AND ACCEPTANCE BY WASHINGTON CITY</b></p> <p>WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE _____ MINUTES OF ITS MEETING OF THE ____ DAY OF _____, A.D. 2015 HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.</p> <p>ATTEST: CITY RECORDER</p>	<p><b>TREASURER APPROVAL</b></p> <p>I, _____, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 2015 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAN HAVE BEEN PAID IN FULL.</p> <p>WASHINGTON COUNTY TREASURER</p>	<p><b>RECORDED NUMBER</b></p> <p>WASHINGTON COUNTY RECORDER</p>
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**BUSH & GUDGELL, INC.**  
Engineering and Surveying  
1000 West 1000 South, Suite 100  
Provo, UT 84604  
Phone: (801) 733-0330  
www.bushandgudgell.com

**HOMESTEADS AT STUCKI FARMS PHASE 1**  
prepared by \_\_\_\_\_ at SEC. 12, T. 43 S., R. 15 W.,  
BY 1/4 OF SEC. 1, NE 1/4 SEC 11 & NW 1/4 SEC 12,  
SALT LAKE BASE AND MERIDIAN

SHEET  
2  
SHEETS  
FILE: 121220.FP

# **Underground Construction Standards**

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**Washington City**

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**December 2015 (Revised)**



**Intermountain Consumer  
Professional Engineers, Inc.  
1145 East South Union Avenue  
Midvale, Utah 84047  
(801) 255-1111**

# Washington City Electric Cost of Service



Utility Financial Solutions, LLC  
Mark Beauchamp – President

# Review

- ▶ Washington City retained Utility Financial Solutions to conduct a cost of service study, financial projection and rate design
- ▶ Presented results in February 2015 for implementation later in year
  - Obtained guidance on cost of service movements
  - Movement of rate components toward cost of service
- ▶ Updated results with revised capital



# Financial Projection without rate

Fiscal Year	Projected Rate Adjustments	Projected Revenues	Projected Expenses	Adjusted Operating Income	Projected Cash Balances	Capital Improvements	Bond Issues	Debt Coverage Ratio
FY2016	0.0%	10,366,764	10,625,340	(258,576)	4,021,876	1,737,848	-	2.08
FY2017	0.0%	10,677,767	11,234,599	(556,832)	1,987,677	2,487,706	-	1.72
FY2018	0.0%	10,998,100	12,058,606	(1,060,506)	(231,334)	2,242,409	-	1.04
Recommended Target in FY16				\$ 917,483				1.40
Recommended Target in FY20				\$ 1,163,207				1.40
Recommended <b>MINIMUM</b> Target in FY16					\$ 3,700,777			
Recommended <b>MINIMUM</b> Target in FY20					\$ 4,040,567			

# Financial Projection

Fiscal Year	Projected Rate Adjustments	Projected Revenues	Projected Expenses	Adjusted Operating Income	Projected Cash Balances	Capital Improvements	Bond Issues	Debt Coverage Ratio
FY2016	0.0%	10,366,764	10,625,340	(258,576)	4,021,876	1,737,848	-	2.08
FY2017	8.0%	11,520,732	11,234,599	286,134	2,830,643	2,487,706	-	3.06
FY2018	8.0%	12,804,069	12,058,606	745,464	2,426,031	2,242,409	-	3.91
Recommended Target in FY16				\$ 917,483				1.40
Recommended Target in FY20				\$ 1,163,207				1.40
Recommended MINIMUM Target in FY16					\$ 3,700,777			
Recommended MINIMUM Target in FY20					\$ 4,040,567			

# Financial Summary With Recommended Rate Adjustments

Fiscal Year	Projected Rate Adjustments	Projected Revenues	Projected Expenses	Adjusted Operating Income	Projected Cash Balances	Capital Improvements	Bond Issues	Debt Coverage Ratio
FY2016	4.9%	10,868,042	10,625,340	242,702	4,523,155	1,737,848	-	2.88
FY2017	4.9%	11,735,699	11,234,599	501,101	3,551,900	2,487,706	-	3.41
FY2018	4.9%	12,672,970	12,058,606	614,364	3,023,402	2,242,409	-	3.72
Recommended Target in FY16				\$ 917,483				1.40
Recommended Target in FY20				\$ 1,163,207				1.40
Recommended <b>MINIMUM</b> Target in FY16					\$ 3,700,777			
Recommended <b>MINIMUM</b> Target in FY20					\$ 4,040,567			



# Results of COS – 2015 Base Year

Customer Class	Cost of Service	Projected Revenues	% Change
Residential	\$ 7,357,907	\$ 6,143,433	20%
Street Lighting	128,443	-	
Small Commercial	945,915	865,405	9%
Large Commercial	3,271,363	3,166,637	3%
<b>Total</b>	<b>\$ 11,703,628</b>	<b>\$ 10,175,475</b>	<b>15.0%</b>



# Proposed Rate Adjustments 2016

Customer Class	Revenue less Adjustments	Revenue with Adjustments	Dollar Adjustment	Percent Increase
Residential	\$ 5,799,012	\$ 6,138,415	\$ 339,403	5.9%
Small Commercial	828,799	873,679	44,880	5.4%
Large Commercial	<u>2,899,189</u>	<u>2,985,445</u>	<u>86,255</u>	<u>3.0%</u>
Total	\$ 9,527,001	\$ 9,997,539	\$ 470,538	4.9%



# Proposed Rate Adjustments 2017

Customer Class	Revenue less Adjustments	Revenue with Adjustments	Dollar Adjustment	Percent Increase
Residential	\$ 6,138,415	\$ 6,495,556	\$ 357,141	5.8%
Small Commercial	873,679	918,559	44,880	5.1%
Large Commercial	<u>2,985,445</u>	<u>3,071,700</u>	86,255	<u>2.9%</u>
	\$ 9,997,539	\$ 10,485,815	\$ 488,276	4.9%



# Proposed Rate Adjustments 2018

Customer Class	Revenue less Adjustments	Revenue with Adjustments	Dollar Adjustment	Percent Increase
Residential	\$ 6,495,499	\$ 6,876,280	\$ 380,781	5.9%
Small Commercial	918,559	964,935	46,376	5.0%
Large Commercial	<u>3,071,700</u>	<u>3,162,351</u>	90,651	<u>3.0%</u>
	\$ 10,485,758	\$ 11,003,566	\$ 517,808	4.9%



# Residential Proposed Rate

		Proposed		
	Current Rates	2016	2017	2018
Monthly Customer Charge:	\$ 11.50	\$ 16.50	\$ 16.50	\$ 16.50
First Block 1 (0 - 1500 kWh)	0.0810	0.0810	0.0870	0.0935
Second Block 2 (1501 - 2500 kWh)	0.1050	0.1040	0.1100	0.1170
Excess	0.1130	0.1100	0.1170	0.1250
Rate Impacts		5.9%	5.7%	5.9%
<b>Average Monthly Dollar Impact</b>		<b>\$ 5.00</b>	<b>\$ 4.92</b>	<b>\$ 5.33</b>
820 kWh Average residential consumption				



# Residential Dollar Impact

Usage ( kWh )	Current Bill (\$)	Proposed Bill (\$)	Dollar Change (\$)	Percent Change (%)
420	\$ 45.52	\$ 50.52	\$ 5.00	10.98%
520	\$ 53.62	\$ 58.62	\$ 5.00	9.32%
620	\$ 61.72	\$ 66.72	\$ 5.00	8.10%
720	\$ 69.82	\$ 74.82	\$ 5.00	7.16%
<b>820</b>	<b>\$ 77.92</b>	<b>\$ 82.92</b>	<b>\$ 5.00</b>	<b>6.42%</b>
920	\$ 86.02	\$ 91.02	\$ 5.00	5.81%
1020	\$ 94.12	\$ 99.12	\$ 5.00	5.31%
1120	\$ 102.22	\$ 107.22	\$ 5.00	4.89%
1220	\$ 110.32	\$ 115.32	\$ 5.00	4.53%

# Residential Proposed Rate

		Proposed		
	Current Rates	2016	2017	2018
Monthly Customer Charge:	\$ 11.50	\$ 13.00	\$ 14.75	\$ 16.50
First Block 1 (0 - 1500 kWh)	0.0810	0.0850	0.0890	0.0935
Second Block 2 (1501 - 2500 kWh)	0.1050	0.1090	0.1130	0.1170
Excess	0.1130	0.1170	0.1210	0.1250
Rate Impacts		5.9%	5.8%	5.9%
<b>Average Monthly Dollar Impact</b>		<b>\$ 4.78</b>	<b>\$ 5.03</b>	<b>\$ 5.44</b>



# Residential Dollar Impacts 2016

Residential Annual Bill Comparison					
Usage ( kWh )	Current Bill (\$)	Proposed Bill (\$)	Dollar Change (\$)	Percent Change (%)	
420	\$ 45.52	\$ 48.70	\$ 3.18	6.99%	
520	\$ 53.62	\$ 57.20	\$ 3.58	6.68%	
620	\$ 61.72	\$ 65.70	\$ 3.98	6.45%	
720	\$ 69.82	\$ 74.20	\$ 4.38	6.27%	
<b>820</b>	<b>\$ 77.92</b>	<b>\$ 82.70</b>	<b>\$ 4.78</b>	<b>6.13%</b>	
920	\$ 86.02	\$ 91.20	\$ 5.18	6.02%	
1020	\$ 94.12	\$ 99.70	\$ 5.58	5.93%	
1120	\$ 102.22	\$ 108.20	\$ 5.98	5.85%	
1220	\$ 110.32	\$ 116.70	\$ 6.38	5.78%	

# Small Commercial Alternative One

		Proposed		
	Current			
	Rates	2016	2017	2018
Monthly Customer Charge:	\$ 22.50	\$ 22.50	\$ 22.50	\$ 22.50
First Block 1 (0 - 4500 kWh)	0.0675	0.0675	0.0675	0.0675
Excess	0.0700	0.0700	0.0700	0.0700
Annual kW Charge	7.25	8.75	10.25	11.80
<b>Rate Impacts</b>		<b>5.4%</b>	<b>5.1%</b>	<b>5.0%</b>



## Small Commercial Alternative Two

		Proposed		
	Current Rates	2016	2017	2018
Monthly Customer Charge:	\$ 22.50	\$ 22.50	\$ 22.50	\$ 22.50
First Block 1 (0 - 4500 kWh)	0.0675	0.0905	0.0940	0.0980
Excess	0.0700	0.0700	0.0710	0.0720
Annual kW 4 kW and above	7.25	8.75	10.25	11.80
<b>Rate Impacts</b>		<b>5.0%</b>	<b>5.1%</b>	<b>5.2%</b>
<b>3 kW and below is priced at Zero</b>				



# Large Commercial

		Proposed		
	Current Rates	2016	2017	2018
Monthly Customer Charge:	\$ 32.50	\$ 42.50	\$ 52.50	\$ 52.50
First Block 1 (0 - 10000 kWh)	0.0675	0.0675	0.0675	0.0675
Excess	0.0700	0.0700	0.0700	0.0700
Annual kW Charge	8.30	9.15	10.00	10.90
<b>Rate Impacts</b>		<b>3.0%</b>	<b>2.9%</b>	<b>3.0%</b>

