

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on Wednesday, December 9, 2020 at 6:00 P.M. hosted at the Washington City Office located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via YouTube Live linked online at <https://washingtoncity.org/meetings>. Public Hearing is for the purpose of the following:

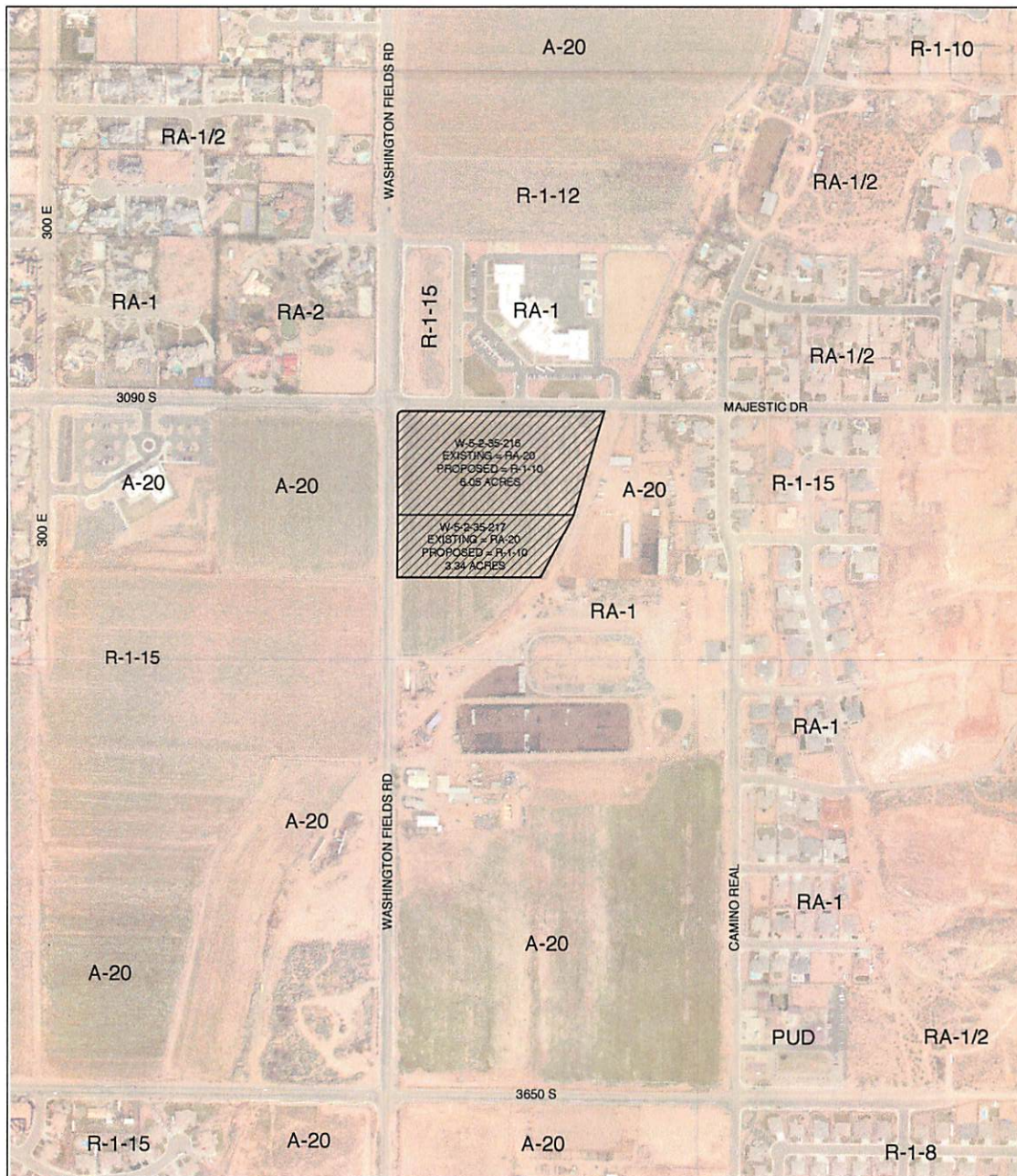
Public Hearing for consideration to approve Zone Change request Z-20-19, a request from Agriculture minimum 20 acre parcel (A-20) to Single Family Residential minimum 10,000 sq. ft. lots (R-1-10), located approximately Majestic Drive and Washington Fields Road. Applicant: Dave Nasal

A detailed legal description and information is available in the Community Development Office located in the Washington City Offices. The meeting will be held in the Council Chambers of the City Office Building located 111 North 100 East, Washington, Utah.

You are welcome to submit in writing your comments or concerns to recorder@washingtoncity.org or respond through the posted agenda or “*Items Available for Public Comment*” at <https://washingtoncity.org/meetings> the link will remain open for comments until the close of the public hearing by the City Council on August 26, 2020. If feel you still need to attend the meeting please Contact the City Recorder at 435-656-6308 or by email at recorder@washingtoncity.org

Danice B. Bulloch, MMC
City Recorder

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



VICINITY MAP
N.T.S.

LEGAL
W-5-2-35-216

S. 35 T. 42S R. 15W BEG S 89°41'36" W 428.36 FT & S 24°21' FM E 1/4 COR SEC 35 T42S R15W BEING ON S LN MAJESTIC DR TH S 20°20'04" W 413.20 FT TH S 89°41'36" W 714.06 FT ML TO E LN WASHINGTON FIELDS RD TH N 0°48'17" W 366.69 FT TH N 89°41'36" E 863.08 FT TO POB
LESS: BEGINNING AT A POINT 589°41'36" W 428.36 FEET ALONG THE CENTER SECTION LINE AND SOUTH, 24.00 FEET FROM THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF MAJESTIC DRIVE (3000 SOUTH), A PUBLIC ROADWAY, RUNNING THENCE S20°20'04" W, 679.63 FEET, THENCE S89°41'36" W, 73.00 FEET, THENCE N42°50'01" E, 293.07 FEET, THENCE N13°01'59" E, 381.05 FEET TO SAID SOUTH LINE OF MAJESTIC DRIVE, THENCE N89°41'36" E, 100.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING

LESS: THAT PORTION OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING OF THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°41'36" EAST 1,328.06 FEET ALONG THE SOUTH SECTION LINE OF SAID SECTION 35, THENCE NORTH 0°22'40" EAST, 1,988.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THENCE NORTH 0°22'40" EAST 682.82 FEET ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THENCE SOUTH 89°07'21" EAST 905.33 FEET ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THENCE SOUTH 21°31'07" WEST 35.26 FEET, THENCE NORTH 89°07'21" WEST 814.39 FEET, TO A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'59" AND A CHORD THAT BEARS SOUTH 45°37'40" WEST 35.51 FEET, THENCE ALONG SAID CURVE 38.49 FEET, THENCE SOUTH 0°22'40" WEST 684.57 FEET, THENCE NORTH 89°09'09" WEST 510.00 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO THE POINT OF BEGINNING

LEGAL
W-5-2-35-217

S. 35 T. 42S R. 15W PRPTY IN SE 1/4 SEC 35 T42S R15W BEING AS FOL. BEG S 89°41'36" W 428.36 FT ALG C&A S 24°21' & S 20°20'04" W 413.20 FT FM E 1/4 COR SEC 35 TH S 20°20'04" W 299.43 FT TH S 89°41'36" W 817.98 FT ML TO E LN WASHINGTON FIELDS RD TH N 0°48'17" W 249.33 FT TH N 89°41'36" E 714.06 FT TO POB
LESS: BEGINNING AT A POINT 589°41'36" W 428.36 FEET ALONG THE CENTER SECTION LINE AND SOUTH, 24.00 FEET FROM THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF MAJESTIC DRIVE (3000 SOUTH), A PUBLIC ROADWAY, RUNNING THENCE S20°20'04" W, 679.63 FEET, THENCE S89°41'36" W, 73.00 FEET, THENCE N42°50'01" E, 293.07 FEET, THENCE N13°01'59" E, 381.05 FEET TO SAID SOUTH LINE OF MAJESTIC DRIVE, THENCE N89°41'36" E, 100.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING
LESS: THAT PORTION OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING OF THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 89°41'36" EAST 1,328.06 FEET ALONG THE SOUTH SECTION LINE OF SAID SECTION 35, THENCE NORTH 0°22'40" EAST, 1,988.47 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THENCE NORTH 0°22'40" EAST 682.82 FEET ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THENCE SOUTH 89°07'21" EAST 905.33 FEET ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THENCE SOUTH 21°31'07" WEST 35.26 FEET, THENCE NORTH 89°07'21" WEST 814.39 FEET, TO A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'59" AND A CHORD THAT BEARS SOUTH 45°37'40" WEST 35.51 FEET, THENCE ALONG SAID CURVE 38.49 FEET, THENCE SOUTH 0°22'40" WEST 684.57 FEET, THENCE NORTH 89°09'09" WEST 510.00 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35 TO THE POINT OF BEGINNING

PROPERTY INFO

PROPERTY ADDRESS = W-5-2-35-216 & W-5-2-35-217
MAJESTIC DRIVE & WASHINGTON FIELDS RD
WASHINGTON, UT 84720

OWNER / DEVELOPER:
JOSHUA B. FORKMASTER
342 S 800 W
CEDAR CITY, UT 84720

DATE	10/26/2020
DRAWN BY	E.A.M.
CHECKED BY	M.E.P.
CLIENT	SKP



ZONE CHANGE
PARCEL # W-5-2-35-216 & W-5-2-35-217
9.39 TOTAL ACRES
LOCATED IN WASHINGTON, UTAH 84790



SHEET
ZC