Washington City
An Oasis of Opportunity

Community Development Department
111 North 100 East
Washington City, UT 84780
Phone (435) 656-6325
Fax (435) 656-6371
www.washingtoncity.org

Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
January 6, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday January 6, 2021 at 5:30 PM. The Planning Commission will host in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah. Should you wish to come to the city office you may view the meeting but not participation.

The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

Meeting called to order:
Invocation:
Pledge of Allegiance:

1. APPROVAL OF AGENDA

    a. Approval of the agenda for January 6, 2021.

2. APPROVAL OF MINUTES

    a. Approval of the minutes from December 2, 2020.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. FINAL PLAT

    a. Consideration and recommendation to City Council for the Brio Phase 2C Final Plat located at approximately Via Del Sol and Camino OSO. Applicant is Cole West Home.

    b. Consideration and recommendation to City Council for the Riverbend at Sunrise Valley Phase 1 located at approximately 500 South Country Way. Applicant is Middon LLC.

c. Consideration and recommendation to City Council for the Washington Vista Phase 3A located at approximately Washington Parkway and Fairway Drive. Applicant is First Nation Investment LLC, Matt Lowe.

5. MINOR SUBDIVISION

a. Consideration to approve a conceptual Plan for the Black Patch Minor Subdivision located at 253 North 200 West. Applicant is Jeremy Black.

6. ROAD DEDICATION

a. Consideration and recommendation to City Council for the 4200 South Medallion Drive Road dedication. Applicant is Washington City.

b. Consideration and recommendation to the City Council for theWild Horse ridge Road Dedication. Applicant is Kent Rasmussen

7. PRELIMINARY PLAT

a. Public Hearing for consideration and recommendation to City Council for the Brio Phase 4E Preliminary Plat located at approximately Main Street and Camino OSO. Applicant is Cole West Home.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

b. Public Hearing for consideration and recommendation to City Council for the Washington Vista Phase 3C located at approximately Washington Parkway and Scenario Street. Applicant is First Nation Investment LLC. Matt Lowe.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

8. ZONE CHANGE

a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-01 to change from (A-20) Agricultural 20 acre minimum to (R-1-15) Single Family Residential minimum 15,000 sq ft lots located at approximately 300 East Sky View Drive, Applicant is Bill Cox.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

b. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-02 for the PUD Planned Unit Development Use and Site

Plan approval for the Red Trails at Sunrise Valley Subdivision located at approximately 400 South Country Way. Applicant is Middon LLC.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

c. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-04 for the PUD Planned Unit Development Use and Site Plan approval located at Main Street and Washington Parkway. Applicant is Wes Davis

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

d. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-05 to amend the Coral Canyon (PCD) Planned Community Development. The purpose is to amend the 5 foot setback requirement in area 5 & 8. The Trail System. Nightly rental zoning in area 7 and 9. Telegraph Improvements. Applicant is Cole West Home.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

9. GENERAL PLAN AMENDMENT

a. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-21-01 to change from LD Low Density to NCOMM Neighborhood Commercial. Applicant is Kimball Gardner.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

POSTED this 31st day of December, 2020
Kathy Spring
Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

LEGEND

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

N

40 0 40 80

SCALE IN FEET
1" = 40'

WASHINGTON CITY
GOLF COURSE
DOC. #20160021834

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

CAMINO OSO
(50.00' PUBLIC STREET)

VIA DEL SOL
(50' PUBLIC STREET)

VIA DEL CIELO
(50' PUBLIC STREET)

RIALTO PARKWAY
(90.50' PUBLIC STREET)

BRIO - PHASE 2B
DOC. #20180024521

BRIO - PHASE 4D

241	268 9,605.31 sq. ft. 0.22 acres
240	267 9,464.32 sq. ft. 0.22 acres
239	266 9,469.38 sq. ft. 0.22 acres
	265 6,608.54 sq. ft. 0.15 acres
242	269 9,548.60 sq. ft. 0.22 acres
243	270 9,984.69 sq. ft. 0.23 acres
244	271 8,801.46 sq. ft. 0.20 acres
245	272 9,160.08 sq. ft. 0.21 acres
246	273 9,162.41 sq. ft. 0.21 acres
247	274 8,947.48 sq. ft. 0.21 acres
248	275 9,162.29 sq. ft. 0.21 acres
249	276 9,160.38 sq. ft. 0.21 acres
250	277 9,156.08 sq. ft. 0.21 acres
255	278 8,081.55 sq. ft. 0.19 acres
256	279 7,759.41 sq. ft. 0.18 acres
261	280 9,337.41 sq. ft. 0.21 acres
262	281 8,970.79 sq. ft. 0.21 acres
	282 9,044.58 sq. ft. 0.21 acres
	283 7,481.17 sq. ft. 0.17 acres
	284 8,883.27 sq. ft. 0.20 acres
	285 8,065.25 sq. ft. 0.19 acres
	286 9,727.98 sq. ft. 0.22 acres
	287 11,554.29 sq. ft. 0.27 acres
	288 10,536.90 sq. ft. 0.24 acres

S86°51'46"W (R)
N86°43'09"E 112.37'
112.37'
N05°41'36"W 73.77'
73.77'
11.23'
N89°20'41"E
107.98'
85.00'
S88°10'44"E
108.13'
246.61'
N00°41'09"E
85.00'
S84°04'32"E
104.62'
65.37'
N83°11'37"W 94.96'
94.96'
N78°07'40"W (R)
N77°42'24"W 25.00'
S16°02'40"W 113.08'
L=21.43'
R=2075.00'
Δ=0°35'31"
N87°37'27"E 162.72'
112.72'
25.00'
25.00'
S78°48'29"E 70.10'
70.10'
N48°19'58"E (R)
N15°05'01"E 109.04'
N42°50'03"E 109.10'
S44°44'57"W 105.11'
N42°25'29"E 105.15'
N40°05'43"E 105.16'
S37°46'24"W 105.16'
S35°29'47"W 105.14'
N33°10'09"E 105.11'
N30°50'32"E 105.05'
N26°07'29"E 162.00'
119.74'
N61°51'26"W 5.00'
N28°10'44"E 259.98'
89.78'
N28°07'58"E 92.75'
130.83'
38.06'
80.19'
S26°08'34"W 103.63'
N33°24'03"E 104.74'
N34°44'09"E 103.94'
N36°38'22"E 103.84'
N37°42'36"E 104.35'
N37°43'12"E 104.56'
N39°28'41"E 114.20'
N13°26'21"E 78.71'
S13°13'53"W 22.40'
N59°49'05"W 86.84'
26.84'
39.83'
N49°21'49"W 63.84'
103.67'
21.18'
N52°17'24"W 72.94'
138.10'
43.98'
44.49'
N35°34'06"W 87.41'
138.10'
6.21'
N59°16'10"W 86.36'
163.44'
75.08'
L=715.60'
R=2103.61'
Δ=19°29'20"
L=4.59'
R=625.00'
Δ=0°25'15"
N78°07'40"W 110.00'
110.00'
N78°07'40"W 25.00'
S13°02'40"W 113.08'
S78°07'40"W 94.96'
S85°57'36"E 119.35'
S88°10'44"E 108.13'
N89°20'41"E 107.98'
N87°37'27"E 162.72'
S78°48'29"E 70.10'
N48°19'58"E (R)
N86°43'09"E 112.37'
N05°41'36"W 73.77'
S86°51'46"W (R)
L=21.43'
R=2075.00'
Δ=0°35'31"
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54
L1 L2 L3
25.00' 27.44' 28.05' 66.94' 145.66' 60.00' 26.84' 39.83' 63.84' 21.18' 72.94' 43.98' 44.49' 87.41' 6.21' 86.36' 80.19' 75.08' 259.98' 89.78' 42.26' 38.06' 130.83' 92.75' 163.44' 30.50' 35.50' 24.50' 10.71' 49.14' 59.65' 367.65'
6.25' EXTENSION
5.50' EXTENSION

N.E. COR. SEC. 10,
T42S, R15W, SLB&M
FOUND 1988 WASH. CO.
ALUMINUM CAP
H.C.N. #2044

N00°46'17"E
2646.49' (MEA)
2646.15' (GRID) 1/4 CORNER TO SECTION CORNER
BASIS OF BEARING

REFERENCE MONUMENT TO
E. 1/4 COR. SEC. 10
T42S, R15W, SLB&M
CLASS 1 MONUMENT
TO BE INSTALLED
COUNTY MON REF TO BE
FILED WHEN INSTALLED

E. 1/4 COR. SEC. 10,
T42S, R15W, SLB&M
1988 WASH. CO.
ALUMINUM CAP
REMOVED DURING
CONSTRUCTION
H.C.N. #2045
MON REF P-1-42-15

S00°07'22"W 2647.05' (MEAS) 2646.73' (GRID) 2647.08' (HCN GROUND)

P.O.B.

FINAL PLAT
BRIO - PHASE 2C

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

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

GENERAL NOTES AND RESTRICTIONS

1. 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES, 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.

2. 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.

3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED 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.

4. WASHINGTON CITY BUILDING DEPARTMENT REQUIRES ALL RESIDENTIAL SUBDIVISION LOT CORNERS TO BE SET WITH A REBAR AND CAP PRIOR TO OBTAINING A BUILDING PERMIT.

5. 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 NOT 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.

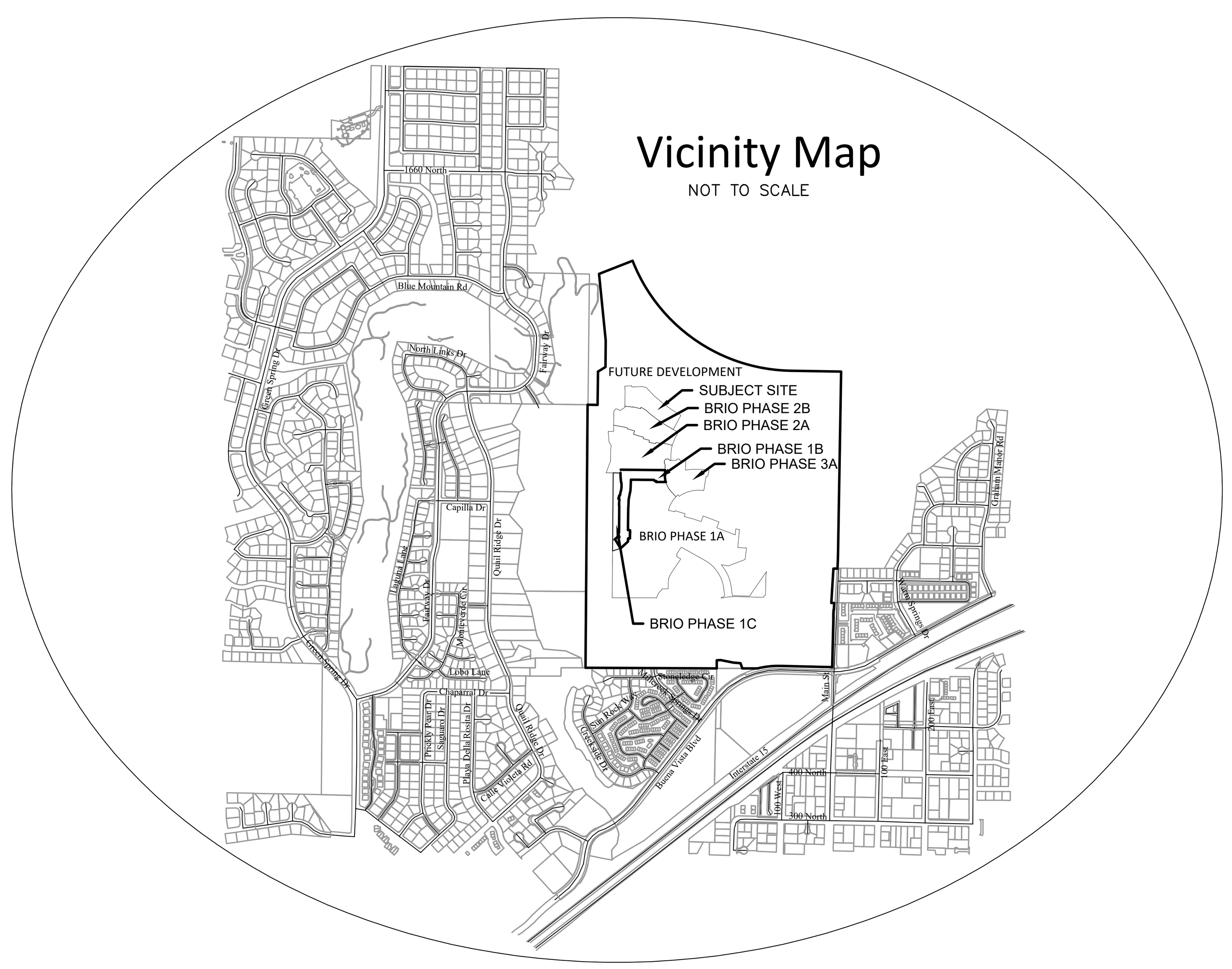
6. ALL POWER, WATER AND SEWER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.

7. 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.

8. 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.

GENERAL NOTES AND RESTRICTIONS (CONT.)

9. 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 IT'S 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

SHEET #1 COVER SHEET
SHEET #2 FINAL PLAT DETAIL DRAWINGS

LEGAL DESCRIPTION

BEGINNING AT A POINT N0°46'17"E, 49.14 FEET ALONG THE SECTION LINE AND WEST, 367.65 FEET FROM THE EAST 1/4 CORNER OF SECTION 10, T42S, R15W, SLB&M (S0°46'17"W, 10.71 FEET FROM A RING & LID REFERENCE MONUMENT ON THE SECTION LINE AT THE CENTER LINE OF CAMINO OSO), SAID POINT BEING ON THE BOUNDARY OF BRIO PHASE 2B SUBDIVISION FILED AS DOCUMENT NO. 20180024521 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES: N59°16'10"W, 163.44 FEET; THENCE N55°34'06"W, 138.10 FEET; THENCE N52°17'24"W, 138.10 FEET; THENCE N49°21'49"W, 103.67 FEET; THENCE N59°49'05"W, 86.84 FEET; THENCE S13°13'53"W, 22.40 FEET; THENCE N78°07'40"W, 135.00 FEET TO THE POINT OF CURVE OF A 625.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N78°07'40"W; THENCE SOUTHWESTERLY 4.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°25'15"; THENCE N77°42'24"W, 25.00 FEET; THENCE N83°11'37"W, 94.96 FEET; THENCE N0°41'09"E, 246.61 FEET; THENCE N5°41'38"W, 73.77 FEET; THENCE N86°43'09"E, 112.37 FEET TO THE POINT OF CURVE OF A 2075.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S86°51'46"W ; THENCE SOUTHEASTERLY 21.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°35'31"; THENCE N87°37'27"E, 162.72 FEET; THENCE S78°48'29"E, 70.10 FEET TO THE POINT OF CURVE OF A 2103.81 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N48°19'58"E; THENCE SOUTHEASTERLY 715.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°29'20" TO A POINT ON THE NORTHWESTERLY LINE OF RIALTO PARKWAY AS SHOWN ON BRIO PHASE 4D SUBDIVISION; THENCE S28°07'44"W, 259.98 FEET ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 6.318 ACRES.

MORTGAGEE CONSENT TO RECORD

WE, M & T BANK, A UTAH CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY GIVE OUR CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL DEDICATIONS.

BY:____________________
CANNON GERSTNER
VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF ____________ } S.S
COUNTY OF ____________

ON THIS ______ DAY OF ______________, 2020, PERSONALLY APPEARED BEFORE ME CANNON GERSTNER, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A VICE PRESIDENT OF M & T BANK AND THAT HE EXECUTED THE FOREGOING MORTGAGEE CONSENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: ____________________

COMMISSION NUMBER: ____________________

MY COMMISSION EXPIRES: ____________________ ________________
NOTARY PUBLIC

NOTARY COMMISSIONED IN STATE OF ____________
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

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 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, EASEMENTS AND OPEN SPACES HEREAFTER KNOWN AS:

BRIO - PHASE 2C

12/2/20
DATE:

PROFESSIONAL LAND SURVEYOR
12/2/20
7654
ROGER M.
BUNDY
STATE OF UTAH
Roger M. Bundy

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 2C

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 IT'S 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,__________2021.

OWNER:

RREF II-JFH BRILLO, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: RREF II-JFH BRILLO MEMBER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: RIALTO REAL ESTATE FUND II, LP,
A DELAWARE LIMITED PARTNERSHIP
ITS: SOLE MEMBER

BY: RIALTO PARTNERS GP II, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: ____________________
TONY DEL GRIPPO
TITLE: MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF __________ } S.S.
COUNTY OF __________

ON THE______DAY OF________________, 2021, PERSONALLY APPEARED BEFORE ME TONY DEL GRIPPO, MANAGING MEMBER OF RIALTO PARTNERS GP II, LLC, GENERAL PARTNER OF RIALTO REAL ESTATE FUND, II, LP, SOLE MEMBER OF RREF II-JFH BRILLO, LLC, MANAGER OF RREF II-JFH BRILLO, LLC, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE LLC, BY APPROPRIATE AUTHORITY, AND THAT THE DOCUMENT WAS THE ACT OF LLC FOR ITS STATED PURPOSE.

NOTARY PUBLIC FULL NAME: ____________________

COMMISSION NUMBER: ____________________

MY COMMISSION EXPIRES: ____________________ ________________
NOTARY PUBLIC

NOTARY COMMISSIONED IN STATE OF ____________
(STAMP NOT REQUIRED IF ABOVE INFORMATION IS PROVIDED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	66.69'	600.00'	6°22'08"	66.66'	N9°06'32"E
C2	34.23'	600.00'	3°16'07"	34.22'	N4°17'24"E
C3	30.23'	2075.00'	0°50'05"	30.23'	N2°14'18"E
C4	89.68'	2075.00'	2°28'35"	89.67'	N0°34'58"E
C5	68.46'	2075.00'	1°53'25"	68.45'	N1°36'01"W
C6	80.29'	2125.00'	2°09'53"	80.28'	N1°27'33"W
C7	23.28'	15.00'	88°55'44"	21.01'	S44°50'28"E
C8	40.37'	175.00'	13°12'59"	40.28'	N82°41'51"W
C9	60.00'	175.00'	19°38'37"	59.70'	N66°16'03"W
C10	37.77'	175.00'	12°21'56"	37.70'	N50°15'47"W
C11	43.76'	2198.00'	1°08'26"	43.76'	S44°40'49"E
C12	89.27'	2198.00'	2°19'37"	89.26'	N46°24'51"W
C13	89.27'	2198.00'	2°19'37"	89.26'	N48°44'28"W
C14	87.17'	2198.00'	2°16'20"	87.16'	N51°02'26"W
C15	89.27'	2198.00'	2°19'37"	89.26'	N53°20'25"W
C16	89.27'	2198.00'	2°19'37"	89.26'	N55°40'02"W
C17	89.27'	2198.00'	2°19'37"	89.26'	N57°59'39"W
C18	64.64'	2198.00'	1°41'06"	64.64'	S60°00'01"E
C19	23.83'	15.00'	91°01'43"	21.40'	N73°38'35"E
C20	74.94'	2103.81'	2°02'27"	74.94'	S60°08'08"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C21	85.00'	2103.81'	2°18'54"	84.99'	S57°57'27"E
C22	85.00'	2103.81'	2°18'54"	85.00'	S55°38'34"E
C23	85.00'	2103.81'	2°18'53"	84.99'	S53°19'40"E
C24	83.00'	2103.81'	2°15'37"	82.99'	S51°02'25"E
C25	85.00'	2103.81'	2°18'53"	84.99'	S48°45'10"E
C26	85.00'	2103.81'	2°18'53"	84.99'	S46°26'17"E
C27	85.00'	2103.81'	2°18'53"	84.99'	S44°07'23"E
C28	47.68'	2103.81'	1°17'55"	47.68'	S42°18'59"E
C29	23.30'	15.00'	89°00'28"	21.03'	N16°22'30"W
C30	60.26'	2248.00'	1°32'09"	60.26'	S60°06'40"E
C31	84.99'	2248.00'	2°09'59"	84.99'	S58°15'36"E
C32	85.00'	2248.00'	2°09'59"	84.99'	S56°05'37"E
C33	85.00'	2248.00'	2°09'59"	84.99'	S53°55'38"E
C34	71.00'	2248.00'	1°48'35"	71.00'	S51°56'22"E
C35	85.00'	2248.00'	2°09'59"	84.99'	S49°57'05"E
C36	85.00'	2248.00'	2°09'59"	84.99'	S47°47'06"E
C37	101.78'	2248.00'	2°35'38"	101.77'	S45°24'18"E
C38	98.61'	125.00'	45°11'52"	96.07'	N66°42'24"W
C39	23.28'	15.00'	88°55'44"	21.01'	S46°13'47"W
C40	33.02'	2125.00'	0°53'26"	33.02'	N2°12'38"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C41	19.50'	650.00'	1°43'08"	19.50'	N3°30'55"E
C42	85.06'	650.00'	7°29'51"	85.00'	N8°07'25"E
C43	105.13'	625.00'	9°38'15"	105.00'	N7°28'28"E
C44	100.54'	625.00'	9°13'00"	100.43'	N7°15'51"E
C45	32.64'	2100.00'	0°53'26"	32.64'	N2°12'38"E
C46	39.25'	2100.00'	1°04'16"	39.25'	N1°13'47"E
C47	39.25'	2100.00'	1°04'16"	39.25'	N0°09'32"E
C48	79.41'	2100.00'	2°10'00"	79.41'	N1°27'36"W
C49	190.56'	2100.00'	5°11'57"	190.49'	N0°03'22"E
C50	118.33'	150.00'	45°11'52"	115.28'	N66°42'24"W
C51	649.29'	2223.00'	16°44'05"	646.98'	S52°28'31"E
C52	15.72'	2223.00'	0°24'19"	15.72'	S61°02'43"E
C53	44.80'	2223.00'	1°09'17"	44.80'	S61°27'23"E
C54	650.70'	2223.00'	16°46'16"	648.38'	N52°29'36"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	28.05'	N2°39'21"E
L2	39.63'	N89°18'21"W
L3	27.44'	N89°18'21"W

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

FINAL PLAT
BRIO - PHASE 2C

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

PUBLIC WORKS APPROVAL

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

WASHINGTON CITY PUBLIC WORKS

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. 2021.

WASHINGTON CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ______DAY OF____________, A.D. 2021.

WASHINGTON CITY ATTORNEY

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE______DAY OF____________, A.D. 2021, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY WASHINGTON CITY.

WASHINGTON CITY PLANNING COMMISSION CHAIRMAN

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH

WE, 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. 2021, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER
WASHINGTON CITY

MAYOR
WASHINGTON CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS______DAY OF ____________A.D. 2021 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	January 6, 2021
ACTION REQUESTED:	Final Plat approval for the Brio, Phase 2C subdivision, located approximately at Via Del Sol and Camino Oso.
APPLICANT:	Cole West Home
OWNER:	RREF II-JFH BRILLO LLC
ENGINEER:	Horrocks Engineers
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a final plat for the Brio, Phase 2C subdivision, located at approximately Via Del Sol and Camino Oso. This particular subdivision is proposing 24 lots on an area covering 6.318 acres. The specific location of this subdivision is zoned Brio Planned Community Development (PCD). The Preliminary Plat was approved back on April 22, 2020

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Brio, Phase 2C 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.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	January 6, 2021
ACTION REQUESTED:	Final Plat approval for the Riverbend at Sunrise Valley, Phase 1 subdivision, located at approximately 500 South Country Way.
APPLICANT:	Middon LLC
OWNER:	Same as above
ENGINEER:	Bush and Gudgell Inc.
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a final plat for the Riverbend at Sunrise Valley, Phase 1 subdivision, located at approximately 500 South Country Way. This particular subdivision is proposing 30 lots on an area covering 9.79 acres. The specific location of this subdivision is zoned Brio Planned Unit Development (PUD-R). The Preliminary Plat was approved back on April 22, 2020

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Riverbend at Sunrise Valley, 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 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. ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.

2. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS PLANNED DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

3. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.

4. 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 HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.

5. BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED 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 STREET AREAS.

6. ALL COMMON AND LIMITED COMMON AREAS AND 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 ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR DRIVES, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.

7. 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 FLATWORK, ARE COMPILED IN A REPORT DATED FEBRUARY 26TH, 2020. 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.

8. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.

9. BEARINGS SHOWN ON LOT LINES REPRESENT THE SAME VALUE OF OPPOSITE LINES IN EACH LOT.

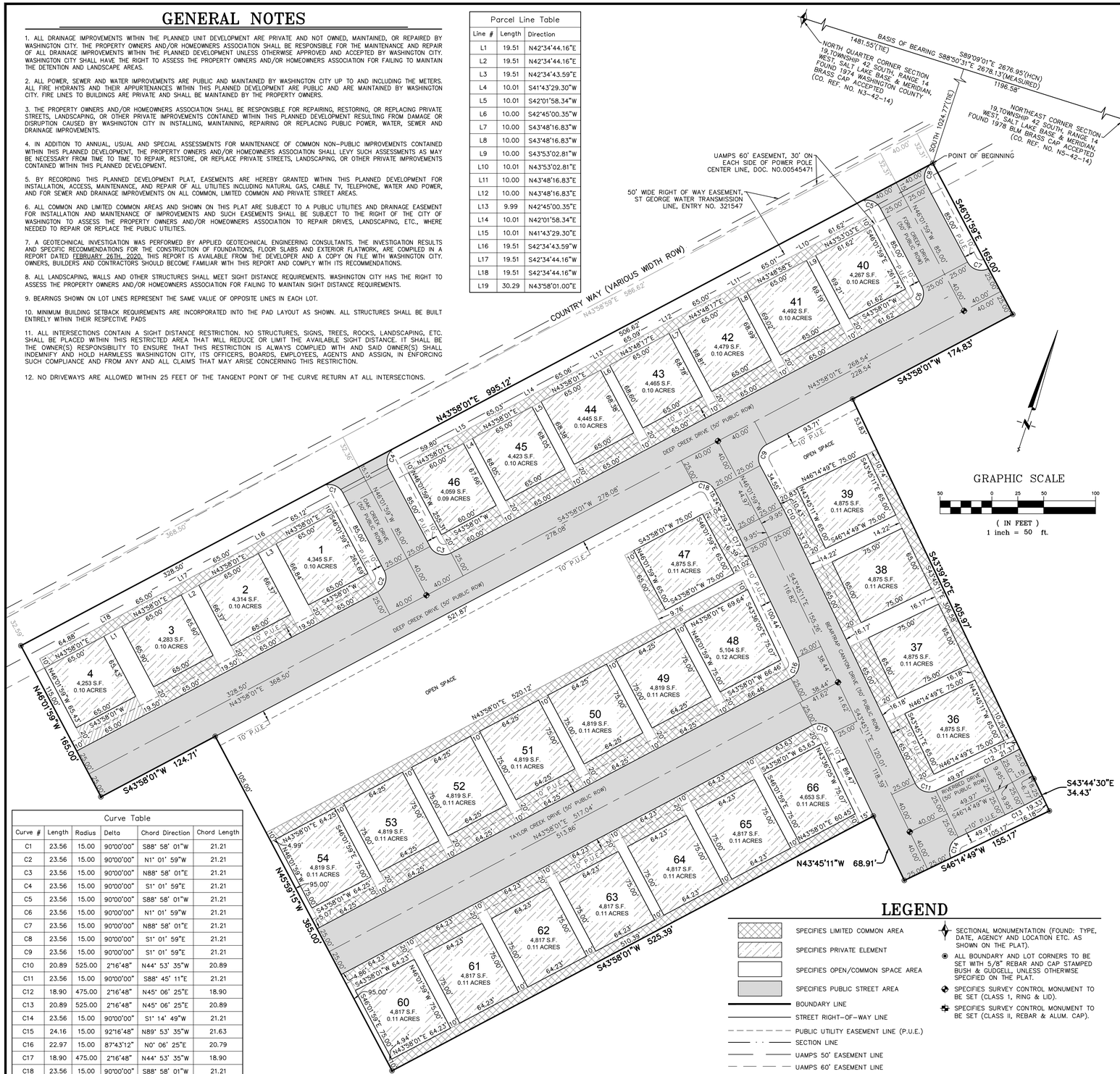
10. MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PADS

11. ALL INTERSECTIONS CONTAIN A SIGHT DISTANCE RESTRICTION. NO STRUCTURES, SIGNS, TREES, ROCKS, LANDSCAPING, ETC. SHALL BE PLACED WITHIN THIS RESTRICTED AREA THAT WILL REDUCE OR LIMIT THE AVAILABLE SIGHT DISTANCE. IT SHALL BE THE OWNER(S) RESPONSIBILITY TO ENSURE THAT THIS RESTRICTION IS ALWAYS COMPLIED WITH AND SAID OWNER(S) SHALL INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGN, IN ENFORCING SUCH COMPLIANCE AND FROM ANY AND ALL CLAIMS THAT MAY ARISE CONCERNING THIS RESTRICTION.

12. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF THE TANGENT POINT OF THE CURVE RETURN AT ALL INTERSECTIONS.

Parcel Line Table		
Line #	Length	Direction
L1	19.51	N42°34'44.16"E
L2	19.51	N42°34'44.16"E
L3	19.51	N42°34'43.59"E
L4	10.01	S41°43'29.30"W
L5	10.01	S42°01'58.34"W
L6	10.00	S42°45'00.35"W
L7	10.00	S43°48'16.83"W
L8	10.00	S43°48'16.83"W
L9	10.00	S43°53'02.81"W
L10	10.01	N43°53'02.81"E
L11	10.00	N43°48'16.83"E
L12	10.00	N43°48'16.83"E
L13	9.99	N42°45'00.35"E
L14	10.01	N42°01'58.34"E
L15	10.01	N41°43'29.30"E
L16	19.51	S42°34'43.59"W
L17	19.51	S42°34'44.16"W
L18	19.51	S42°34'44.16"W
L19	30.29	N43°58'01.00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90°00'00"	S88° 58' 01"W	21.21
C2	23.56	15.00	90°00'00"	N1° 01' 59"W	21.21
C3	23.56	15.00	90°00'00"	N88° 58' 01"E	21.21
C4	23.56	15.00	90°00'00"	S1° 01' 59"E	21.21
C5	23.56	15.00	90°00'00"	S88° 58' 01"W	21.21
C6	23.56	15.00	90°00'00"	N1° 01' 59"W	21.21
C7	23.56	15.00	90°00'00"	N88° 58' 01"E	21.21
C8	23.56	15.00	90°00'00"	S1° 01' 59"E	21.21
C9	23.56	15.00	90°00'00"	S1° 01' 59"E	21.21
C10	20.89	525.00	2°16'48"	N44° 53' 35"W	20.89
C11	23.56	15.00	90°00'00"	S88° 45' 11"E	21.21
C12	18.90	475.00	2°16'48"	N45° 06' 25"E	18.90
C13	20.89	525.00	2°16'48"	N45° 06' 25"E	20.89
C14	23.56	15.00	90°00'00"	S1° 14' 49"W	21.21
C15	24.16	15.00	92°16'48"	N89° 53' 35"W	21.63
C16	22.97	15.00	87°43'12"	N0° 06' 25"E	20.79
C17	18.90	475.00	2°16'48"	N44° 53' 35"W	18.90
C18	23.56	15.00	90°00'00"	S88° 58' 01"W	21.21



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

- SPECIFIES LIMITED COMMON AREA
- SPECIFIES PRIVATE ELEMENT
- SPECIFIES OPEN/COMMON SPACE AREA
- SPECIFIES PUBLIC STREET AREA
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT LINE (P.U.E.)
- SECTION LINE
- UAMPS 50' EASEMENT LINE
- UAMPS 60' EASEMENT LINE
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP).

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 HERE ON INTO LOTS, COMMON, LIMITED COMMON, OPEN SPACE, PUBLIC STREETS AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

RIVERBEND PHASE 1 SUBDIVISION

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

PROFESSIONAL LAND SURVEYOR — LICENSE #312770 — D. GREGG MEYERS — STATE OF UTAH

DATE:
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 88°50'31" EAST ALONG THE SECTION LINE 1481.55 FEET AND SOUTH 1024.77 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTRY WAY, AND RUNNING THENCE SOUTH 46°01'59" EAST 165.00 FEET; THENCE SOUTH 43°58'01" WEST 174.83 FEET; THENCE SOUTH 43°39'40" EAST 405.97 FEET; THENCE SOUTH 43°44'30" EAST 34.43 FEET; THENCE SOUTH 46°14'49" WEST 155.17 FEET; THENCE NORTH 43°45'11" WEST 68.91 FEET; THENCE SOUTH 43°58'01" WEST 525.39 FEET; THENCE NORTH 45°59'15" WEST 365.00 FEET; THENCE SOUTH 43°58'01" WEST 124.71 FEET; THENCE NORTH 46°01'59" WEST 165.00 FEET TO THE SOUTHEASTERLY LINE SAID COUNTRY WAY, THENCE NORTH 43°58'01" EAST ALONG SAID LINE 995.12 FEET; TO THE POINT OF BEGINNING.

CONTAINING 426,549 SQUARE FEET OR 9.79 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, EASEMENTS AND PUBLIC STREETS TO BE HEREBY KNOWN AS:

RIVERBEND PHASE 1 SUBDIVISION

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 DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS PLAT AND 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 OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

MIDDON, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY : _____

ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ____ DAY OF _____ 20___, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS _____ OF MIDDON, LLC, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SHE DID ACKNOWLEDGE TO ME THAT MIDDON, LLC 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 IN UTAH

RIVERBEND PHASE 1 SUBDIVISION

LOCATED IN

THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 20__.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.	ON THIS THE ____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT. HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20___ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

Drawn : BRS/DGM
Date : 12/01/2020
Email : BW
Checked : DGM
Approved : DGM
Scale : 1"=50'
Job No 201058

RIVERBEND PHASE 1 SUBDIVISION
LOCATED IN
THE NORTHEAST QUARTER OF SECTION 19 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1
1 SHEETS
FILE: 201058

X:\201000-201999\201058 - Red Waters Pod 2\Drawings\Final Plat\Riverbend Ph 1.dwg



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1T	150.00'	37.26'	14°13'59"
C2	150.00'	35.06'	13°23'33"
C3	150.00'	26.03'	09°56'26"
C4	150.00'	9.04'	03°27'04"
C5	150.00'	2.20'	00°50'27"
C6T	150.00'	45.64'	17°25'57"
C7	150.00'	35.47'	13°32'55"
C8	150.00'	19.49'	07°26'46"
C9	150.00'	15.98'	06°06'09"
C10	150.00'	10.17'	03°53'02"
C11	150.00'	15.45'	05°54'07"
C12	150.00'	24.93'	09°31'17"
C13	150.00'	24.93'	09°31'17"
C14	125.00'	20.77'	09°31'17"
C15	175.00'	29.08'	09°31'17"
C16	125.00'	20.77'	09°31'17"
C17	175.00'	29.08'	09°31'17"
C18	20.00'	31.42'	90°00'00"
C19	20.00'	31.42'	90°00'00"
C20	175.00'	18.03'	05°54'07"
C21	125.00'	12.88'	05°54'07"
C22	20.00'	29.36'	84°05'53"
C23	20.00'	33.48'	95°54'07"
C24	25.00'	40.57'	92°59'07"
C25	20.00'	4.21'	12°03'48"
C26	20.00'	6.31'	18°04'41"
C27	60.00'	65.88'	62°54'34"
C28	60.00'	34.84'	33°15'56"
C29	60.00'	59.79'	57°05'34"
C30	20.00'	10.52'	30°08'28"
C31	20.00'	10.24'	29°19'27"
C32	60.00'	10.76'	10°16'44"
C33	60.00'	131.31'	125°23'46"
C34	60.00'	19.18'	18°19'10"
C35	20.00'	10.24'	29°19'27"
C36	25.00'	41.60'	95°20'45"
C37	175.00'	40.90'	13°23'33"
C38	20.00'	31.12'	89°09'33"
C39	20.00'	30.06'	86°06'58"
C40	175.00'	41.38'	13°32'55"
C41	125.00'	16.24'	07°26'46"
C42	20.00'	34.90'	99°59'11"
C43	20.00'	30.27'	86°43'34"
C44	20.00'	30.27'	86°43'21"
C45	20.00'	32.91'	94°17'31"
C46	125.00'	21.69'	09°56'28"

OWNER'S DEDICATION:

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

WASHINGTON VISTA PHASE 3A

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THE PLAT AS PUBLIC STREETS AND EASEMENTS ALL LOTS, STREETS AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS AND ALSO TO GRANT A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE AREA LABELED AS COMMON SPACE AREA TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

SIGNED THIS_____ DAY OF_____, 20__

FIRST NATION INVESTMENTS LLC

_____
FIRST NATION INVESTMENTS LLC
MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT:

STATE OF UTAH)
) SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE / SHE IS THE _____ OF FIRST NATION INVESTMENTS LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING PLAT IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF FIRST NATION INVESTMENTS LLC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

_____ _____
FULL NAME SIGNATURE COMMISSION NO. DATE

_____ _____
FULL NAME PRINT EXPIRATION DATE

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

LEGEND:

- FOUND MONUMENT (TYPE NOTED)
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- SET CLASS I MONUMENT
- FOUND CLASS I MONUMENT
- SET CLASS II MONUMENT
- SET NAIL & WASHER PLS MARKED 334571 ON EXTENSION OF PROPERTY LINE
- SET REBAR AND CAP MARKED PLS 334571
- SECTION CONTROL LINE
- TIE LINE
- BOUNDARY LINE
- LOT LINE
- LOT EASEMENT LINE
- ROAD CENTERLINE
- ADJACENT LOTLINES (NOT A PART)
- LANDSCAPED COMMON AREA (BLANKET UTILITY EASEMENT)

GENERAL NOTES:

1.) THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 89°00'28" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN.

2.) A 10 FOOT WIDE PUBLIC UTILITY EASEMENT EXIST ALONG ALL STREET-SIDE LOT LINES, AND A 7.5 FOOT PUBLIC UTILITY EASEMENT EXIST ALONG ALL SIDE AND REAR LOT LINES. A BLANKET UTILITY EASEMENT TO BE GRANTED ON ALL AREAS LABELED AS LANDSCAPED COMMON AREAS.

3.) ALL BOUNDARY CORNERS AND REAR LOT CORNERS TO BE SET WITH A 5/8" REBAR AND CAP STAMPED "334571". ALL FRONT LOT CORNERS TO BE SET WITH A PK NAIL IN THE TOP BACK OF CURB AT A 5.30' FEET EXTENSION OF THE SIDE LOT LINES.

4.) THE PROPERTY OWNERS AND/OR THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED 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.

5.) IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6.) THE PROPERTY OWNERS AND/OR THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR ALL MAINTENANCE OF ALL AREA LABELED AS LANDSCAPED COMMON AREA.

7.) A GEOTECHNICAL REPORT INVESTIGATION WAS PERFORMED BY LANDMARK TESTING, PROJECT NUMBER 19124. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED MARCH 28, 2019 . 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.

SURVEYOR'S CERTIFICATE:

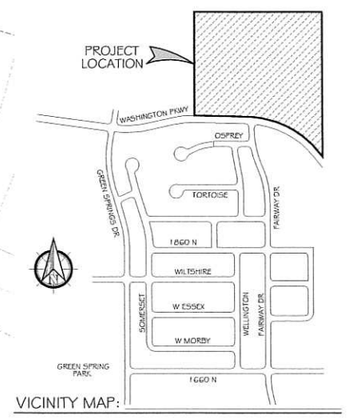
I, MICHAEL W. PURDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE FO REGISTRATION NUMBER 334571 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENCING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED THE MONUMENTS AS REPRESENTED ON THE PLAT TO BE HEREAFTER KNOWN AS:

WASHINGTON VISTA PHASE 3A

12/3/2020
License No. 334571
MICHAEL W. PURDY

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF WASHINGTON PARKWAY BEING SOUTH 89°00'28" EAST 2543.42 FEET AND NORTH 00°59'32" EAST 1849.63 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE EAST SIDE OF " VILLAS AT GREEN SPRING PHASES 2 AND 3" NORTH 02°39'08" WEST 842.81 FEET TO THE NORTHEAST CORNER OF "VILLAS AT GREEN SPRING PHASE 2" AND THE CENTER SECTION LINE OF SAID SECTION 3; THENCE SOUTH 89°39'58" EAST 634.16 FEET ALONG THE CENTER SECTION LINE; THENCE SOUTH 00°20'02" WEST 119.90 FEET; THENCE SOUTH 89°39'58" EAST 70.71 FEET; THENCE SOUTH 00°20'02" WEST 160.00 FEET; THENCE SOUTH 89°39'58" EAST 45.00 FEET; THENCE SOUTH 13°48'50" WEST 110.30 FEET; THENCE SOUTH 15°30'24" WEST 113.73 FEET; THENCE SOUTH 07°57'00" WEST 108.93 FEET; THENCE SOUTH 10°17'18" WEST 114.83 FEET; THENCE SOUTH 23°40'06" WEST 50.00 FEET; THENCE SOUTH 14°06'49" WEST 34.20 FEET TO THE NORTHERLY LINE OF WASHINGTON PARKWAY AND ALONG WASHINGTON PARKWAY THE FOLLOWING 2 COURSE; THENCE 411.98 FEET ALONG THE ARC OF A 855.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°36'29", WHOSE RADIUS BEARS SOUTH 14°06'49" WEST , WITH A CHORD BEARING OF NORTH 89°41'25" WEST AND A CHORD LENGTH OF 408.01 FEET ; THENCE SOUTH 76°30'20" WEST 185.62 FEET TO THE POINT OF BEGINNING.
HAVING AN AREA OF 527487.8 SQUARE FEET, 12.109 ACRES



GRAPHIC SCALE
50 0 50 150
(IN FEET)
1 inch = 50 ft.

WASHINGTON VISTA PHASE 3A

LOCATED IN THE SOUTH WEST QUARTER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH

WASHINGTON VISTA PHASE 3A

PREMIER Design & Engineering
75 EAST 100 NORTH, IVINS, UTAH 84738 (435) 313-2267

FINAL PLAT FILE NUMBER:	11/18/2020 DATE:	E.A.M. DRAWN:
WASHINGTON VISTA 3A JOB TITLE:	1" = 50' SCALE:	M.P. CHECKED:

PUBLIC WORKS APPROVAL

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION IN THIS OFFICE THIS_____DAY OF_____, 20__.

PUBLIC WORKS, WASHINGTON CITY

APPROVAL OF PLANNING COMMISSION

ON THIS_____DAY OF_____, 20__ THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON, REVIEWED THE ABOVE SUBDIVISION AND RECOMMEND SAME FOR ACCEPTANCE BY THE CITY.

WASHINGTON CITY PLANNING COMMISSION CHAIRMAN

ENGINEER'S APPROVAL

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS_____DAY OF_____, 20__.

WASHINGTON CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS_____DAY OF_____, 20__.

WASHINGTON CITY ATTORNEY

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF WASHINGTON, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF IT'S MEETING OF THE_____DAY OF_____, 20__ HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER WASHINGTON CITY MAYOR

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS_____DAY OF_____, 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

WASHINGTON COUNTY RECORDER

DEPUTY COUNTY RECORDER

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 6, 2021

ACTION REQUESTED: Final Plat approval for the Washington Vista, Phase 3A subdivision, located at approximately Washington Parkway and Fairway Drive.

APPLICANT: Matt Lowe

OWNER: First Nation Investments LLC

ENGINEER: Premier Design

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a final plat for the Washington Vista, Phase 3A subdivision, located at approximately Washington Parkway and Fairway Drive. This particular subdivision is proposing 31 lots on an area covering 12.109 acres. The specific location of this subdivision is zoned Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The Preliminary Plat was approved back on April 22, 2020

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Washington Vista, Phase 3A 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.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	January 6, 2021
ACTION REQUESTED:	Approval for the conceptual, Black Patch Minor Subdivision, located at approximately 253 North 200 West.
APPLICANT:	Jeremy Black
OWNER:	Same
ENGINEER:	Rosenberg Associates
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval for the conceptual Black Patch Minor Subdivision plan, located at approximately 250 South 200 West.. The applicant is wishing to split the present 0.58 acre parcel into two lots. Parcel (1) of the subdivision will be 7,644 sq. ft. (0.175 ac.), Parcel (2) of the subdivision will be 17,819 sq. ft. (0.405 ac.). Both proposed lots meet the minimum 6,000 Sq. Ft. required for the zoning at this location.

The proposed minor subdivision is currently zoned Single-Family Residential - 6,000 sq. ft. min. (R-1-6), with the surrounding zoning of R-1-6 to the north, east, south and west,

Staff has reviewed the requested proposal, and the proposed conceptual black Patch Minor Subdivision plan, conforms to the standards as set forth in the Zoning Regulations and Subdivision Ordinance of the city.

Recommendation

Staff recommends that the Planning Commission approve the conceptual design of the Black Patch Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.

2. That the minor subdivision conforms to the Washington City Subdivision Ordinance as outlined.

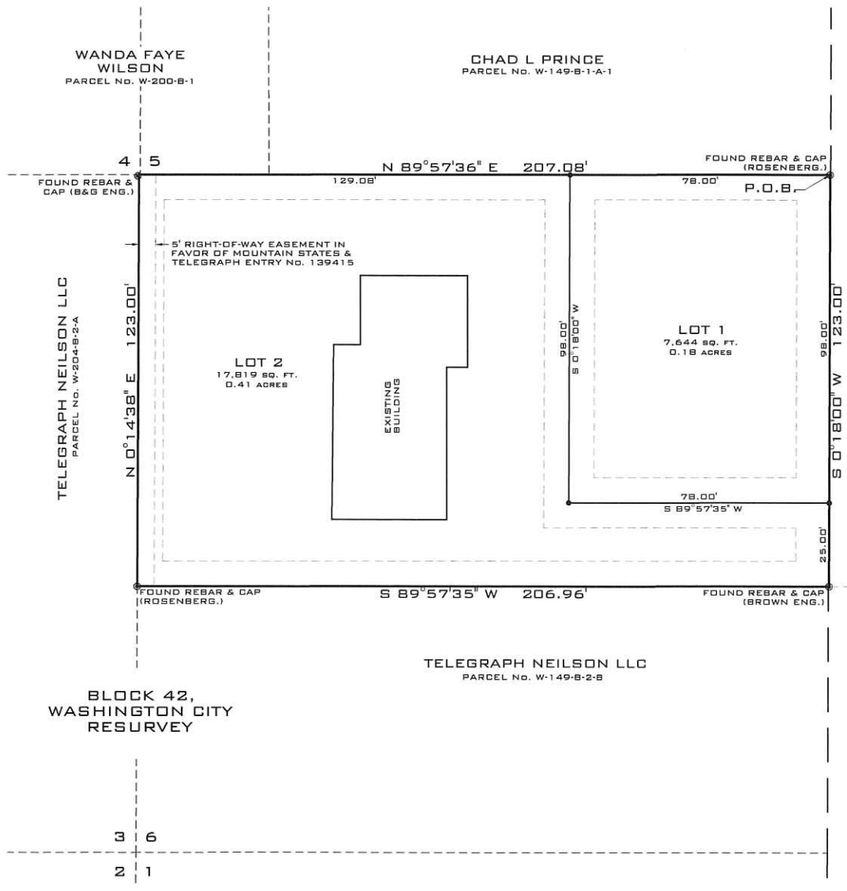
Conditions

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. That a post maintenance agreement be recorded prior to the recording of the final plat.



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 AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

BLACK PATCH SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE WASHINGTON CITY AND IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2020.

JEREMY BLACK

JEREMY BLACK
INDIVIDUAL

ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

ON THIS ____ DAY OF _____ IN THE YEAR____ , BEFORE ME _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE 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 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND PUBLIC EASEMENTS TO BE HEREINAFTER KNOWN AS:

BLACK PATCH SUBDIVISION

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.

PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 4938716 BRANDON E. ANDERSON STATE OF UTAH

DATE: _____

BRANDON E. ANDERSON — CERTIFICATE No. 4938716

LEGAL DESCRIPTION:

THE NORTH 123.00 FEET OF LOT 6, BLOCK 42, WASHINGTON TOWN RE-SURVEY, WASHINGTON CITY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, AND RUNNING;

THENCE SOUTH 00°18'00" WEST 123.00 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 42;
THENCE SOUTH 89°57'35" WEST 206.96 FEET TO THE WESTERLY LINE OF SAID LOT 6;
THENCE NORTH 00°14'38" EAST 123.00 FEET ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT 6;
THENCE NORTH 89°57'36" EAST 207.08 FEET ALONG THE NORTHERLY LINE OF SAID LOT 6, TO THE POINT OF BEGINNING.

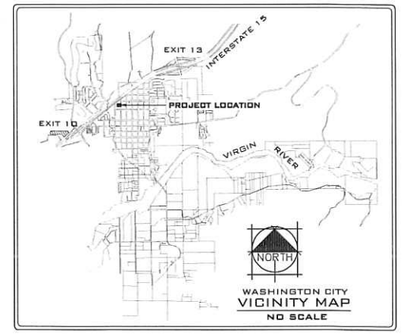
CONTAINING 25,463 SQUARE FEET OR 0.58 ACRES.

NOTES:

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT IN THE FRONT AND 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT ON THE REAR AND SIDE YARDS, UNLESS OTHERWISE NOTED. THE 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT BETWEEN LOTS MOVES WITH THE BOUNDARY OF THAT LOT SHOULD THE BOUNDARY CHANGE.

2. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. WASHINGTON CITY DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.

3. OCCUPANCY RESTRICTION - SECTION 10-3-4:8.1.M, WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.



LEGEND:

- ● SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ○ NOTHING SET OR FOUND
- ◉ FOUND AS NOTED

BLACK PATCH
MINOR SUBDIVISION

LOCATED IN THE N.W. 1/4 OF SECTION 15
T.42S., R.15W., S.L.B.&M.

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERSIDE DRIVE, SUITE A-2,
ST. GEORGE, UTAH 84790
PH (435) 673-8586 - WWW.RACIVIL.COM

SURVEY-FPLAT.dwg FILE NUMBER:	10/30/2020 DATE:	B.E.A. DRAWN:
12380-20 JOB NUMBER:	1" = 20' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS _____ DAY OF _____, 20__.

ENGINEER
WASHINGTON CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:

ON THIS ___ DAY OF _____, A.D. 20__, THE PLANNING COMMISSION OF WASHINGTON CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY

CHAIRMAN OF THE PLANNING COMMISSION
WASHINGTON CITY, UTAH

PUBLIC WORKS APPROVAL:

THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 20__.

DIRECTOR
WASHINGTON CITY, UTAH

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS _____ DAY OF _____ A.D. 20__.

CITY ATTORNEY
WASHINGTON CITY, UTAH

TREASURER APPROVAL

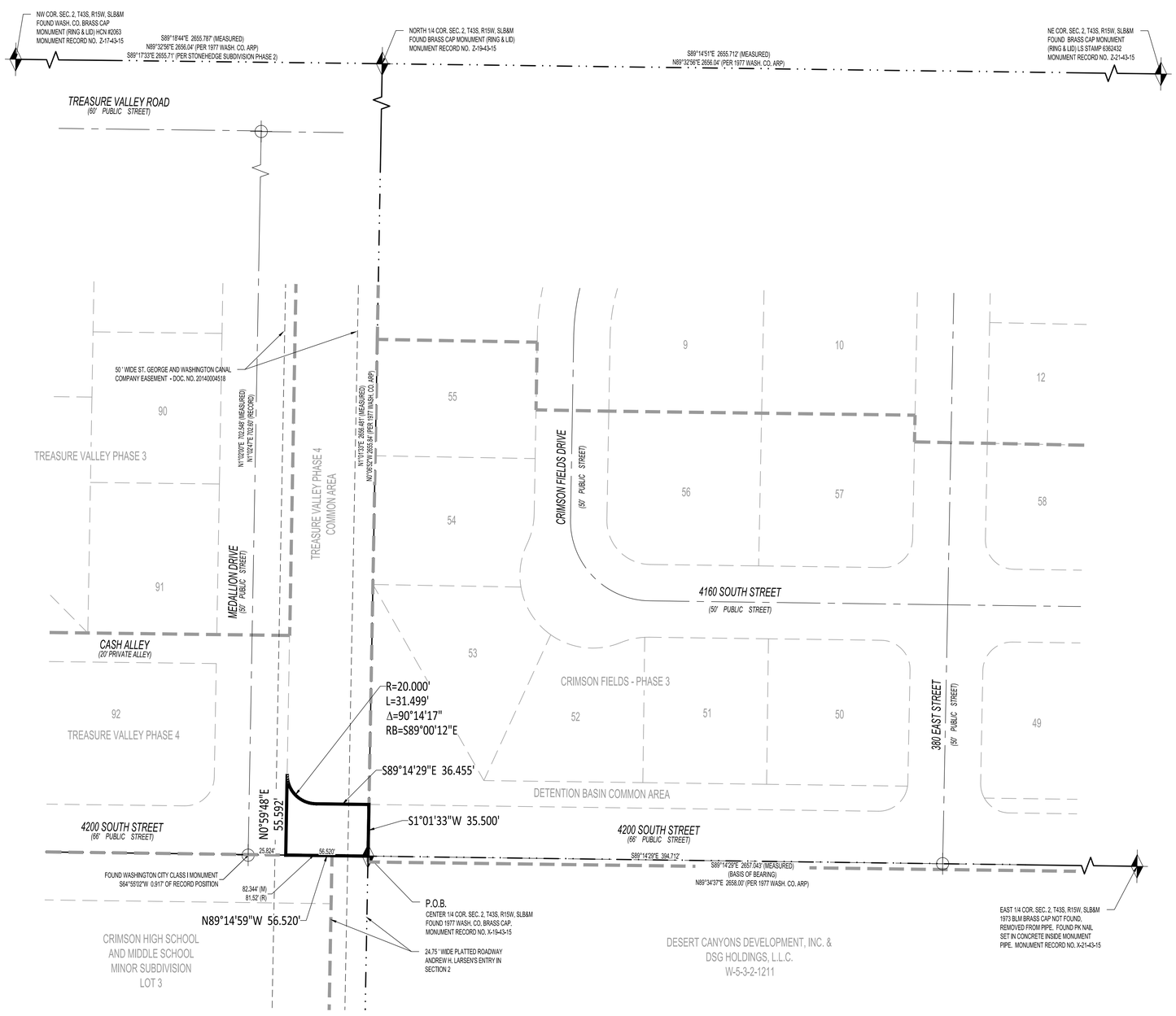
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

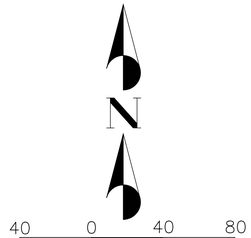
WASHINGTON COUNTY TREASURER

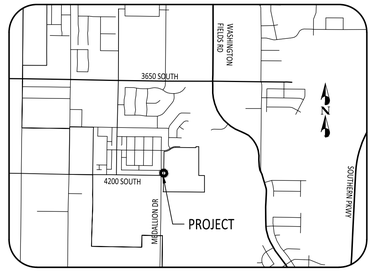
RECORDED No. _____

FEE: _____

COUNTY RECORDER
WASHINGTON COUNTY, UTAH







VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- SECTION LINE
- CENTER LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- ADJOINING SUBDIVISION BOUNDARY
- SECTIONAL MONUMENT FOUND AS DESCRIBED HEREON.
- EXISTING CLASS II MONUMENT FOUND
- EXISTING CLASS I (RING & LID) MONUMENT FOUND

SURVEYOR'S CERTIFICATE:

I, D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, 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 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PUBLIC STREETS HEREAFTER KNOWN AS:

4200 SOUTH STREET

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.

DATE: _____

D. BRADFORD PETERSEN
LICENSED PROFESSIONAL LAND SURVEYOR
No. 362255
2/24/20
STATE OF UTAH

LEGAL DESCRIPTION:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 89°14'29" EAST BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 2), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE TREASURE VALLEY - PHASE 4 SUBDIVISION AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AND RUNNING THENCE NORTH 89°14'59" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, A DISTANCE OF 56.520 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MEDALLION DRIVE; THENCE NORTH 00°59'48" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.592 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIUS POINT BEARS SOUTH 89°00'12" EAST; THENCE ALONG THE ARC OF A 20.000 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°14'17", A DISTANCE OF 31.499 FEET; THENCE SOUTH 89°14'29" EAST 36.455 FEET TO A POINT ON THE QUARTER SECTION LINE AND THE EASTERLY BOUNDARY OF SAID TREASURE VALLEY - PHASE 4 SUBDIVISION; THENCE SOUTH 01°01'33" WEST ALONG SAID QUARTER SECTION LINE AND SUBDIVISION BOUNDARY, A DISTANCE OF 35.500 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,094 SQ. FT., (0.048 ACRES)

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PUBLIC STREETS HEREAFTER KNOWN AS:

4200 SOUTH STREET

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS. THE OWNER DOES HEREBY WARRANT DEFEND AND SAVE THE CITY HARMLESS AGAINST ALL EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET WHICH WILL INTERFERE WITH WASHINGTON CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS ON THOSE PORTIONS OF THE DEDICATED LANDS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS___DAY OF _____, 20____.

_____
WASHINGTON CITY, A UTAH MUNICIPAL CORPORATION
KENNETH F. NEILSON, MAYOR

ATTEST: _____
DANICE B. BULLOCH, MMC CITY RECORDER

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

ON THIS THE____DAY OF_____, 20____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KENNETH F. NEILSON, MAYOR OF WASHINGTON CITY, A UTAH MUNICIPAL CORPORATION, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THIS DOCUMENT IN BEHALF OF SAID CORPORATION FOR ITS STATED PURPOSE., BY AUTHORITY OF THE WASHINGTON CITY COUNCIL AND ACKNOWLEDGED BEFORE ME THAT THE MUNICIPALITY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE,
TITLE 46, CHAPTER 1, SECTION 16)

_____
NOTARY PUBLIC

DEVELOPMENT SOLUTIONS GROUP, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
113 East 200 North, Suite #2
St. George, UT 84770
Office (435) 628-2121 - Fax (435) 674-3553
www.developmentsolutions.co

Roadway Dedication Plat for

4200 SOUTH STREET

Located in the Northwest Quarter of Section 2,
Township 43 South, Range 15 West, SLB&M

SHEET 1 OF 1

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20___.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	ON THIS THE ____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON CITY, UT.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT., HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
_____ PUBLIC WORKS, WASHINGTON CITY	_____ ENGINEER, WASHINGTON CITY	_____ CITY ATTORNEY, WASHINGTON CITY	_____ CHAIRMAN PLANNING COMMISSION, WASHINGTON CITY	ATTEST: CITY RECORDER, WASHINGTON CITY _____ MAYOR, WASHINGTON CITY	_____ WASHINGTON COUNTY TREASURER	_____ WASHINGTON COUNTY RECORDER

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 6, 2021

ACTION REQUESTED: Road Dedication plat approval for a portion of 4200 South at the North East corner of 4200 South and Medallion Drive.

APPLICANT: Washington City / Public Works Department

OWNER: Washington City / Development Solutions

ENGINEER: Development Solutions Group

REVIEWED BY: Brandon Wright Public Works

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval of the road dedication plat for a portion of 4200 South.

The Public Works Department has reviewed the plat and approved the design.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Road Dedication plat for a portion of 4200 South to the City Council.

LEGEND

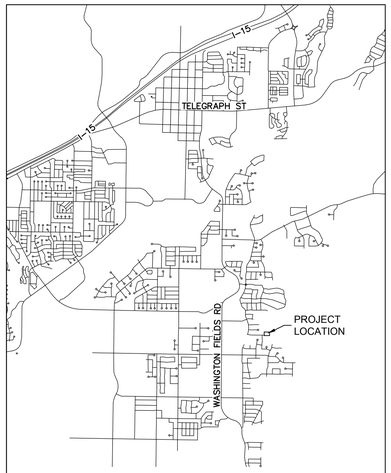
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

BOUNDARY LINE
SECTION LINE
CENTER LINE RIGHT-OF-WAY

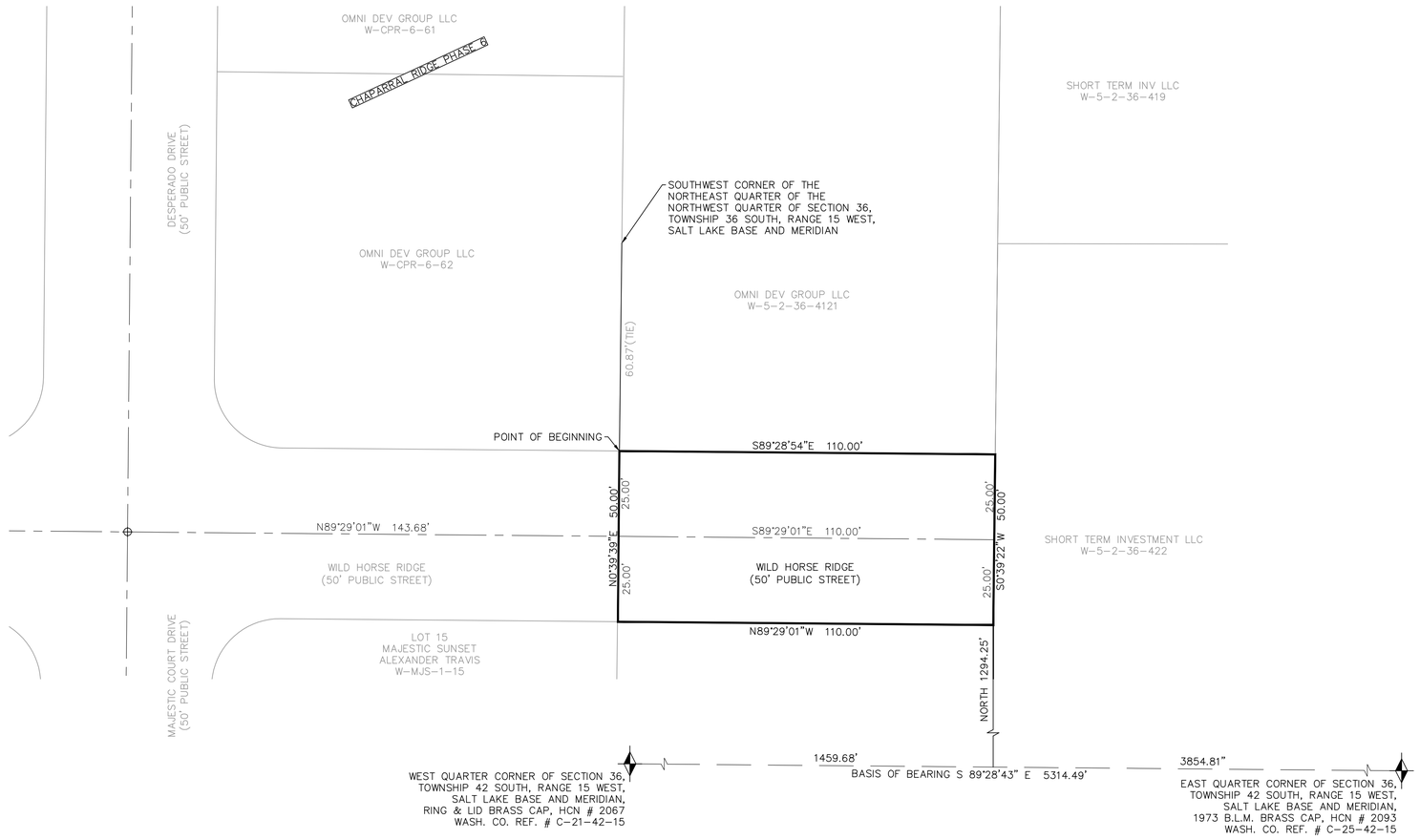
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



WASHINGTON CITY
VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND HOLD LICENSE NUMBER 312770. I CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON TO BE A PUBLIC ROAD RIGHT OF WAY, HEREAFTER TO BE KNOWN AS:

WILD HORSE RIDGE ROAD DEDICATION PLAT

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES THENCE SOUTH 00°39'39" WEST 60.87 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°28'54" EAST 110.00 FEET; THENCE SOUTH 00°39'22" WEST 50.00 FEET; THENCE NORTH 89°29'01" WEST 110.00 FEET; THENCE NORTH 00°39'39" EAST 50.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5,500 SQUARE FEET OR 0.13 ACRES.

PROFESSIONAL LAND SURVEYOR
LICENSE #312770 D. GREGG MEYERS
STATE OF UTAH

DATE:
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE CREATED AS A PUBLIC ROADWAY (RIGHT-OF-WAY) HEREAFTER TO BE KNOWN AS:

WILD HORSE RIDGE ROAD DEDICATION PLAT

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS MUNICIPAL UTILITY EASEMENTS.THE OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

OMNI DEVELOPMENT GROUP, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: KENT RASMUSSEN
ITS: MANAGER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ____ DAY OF _____ 20__, 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 OMNI DEVELOPMENT GROUP, 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 OMNI DEVELOPMENT GROUP, 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 IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

WILD HORSE RIDGE ROAD DEDICATION PLAT

LOCATED IN
NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS	ENGINEER APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF _____, 20__.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	ON THIS THE _____ DAY OF _____ A.D. 20____ THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 Fax (435) 673-3161
www.bushandgudgell.com

Drawn: BRS Date: 11-19-2020
Email: GMEYERS@BUSHANDGUDGELL.COM
Checked: DGM
Approved: DGM
Scale: 1" = 20'
Job No: 201291

WILD HORSE RIDGE ROAD DEDICATION PLAT
LOCATED IN NW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1 SHEETS
FILE: 201291

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	January 6, 2021
ACTION REQUESTED:	Road Dedication plat approval for a portion of Wildhorse Drive
APPLICANT:	Omni Development
OWNER:	Omni Development
ENGINEER:	Bush & Gudgell
REVIEWED BY:	Brandon Wright Public Works
RECOMMENDATION:	Recommend approval to the City Council

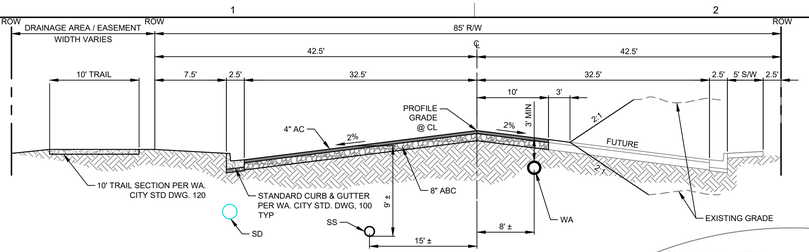
Background

The applicant is requesting approval of the road dedication plat for a portion of Wildhorse Drive at approximately 1137 E Wildhorse Drive.

The Public Works Department has reviewed the plat and approved the design.

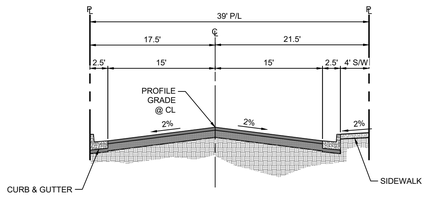
Recommendation

Staff recommends that the Planning Commission recommend approval of the Road Dedication plat for a portion of Wildhorse Drive to the City Council.



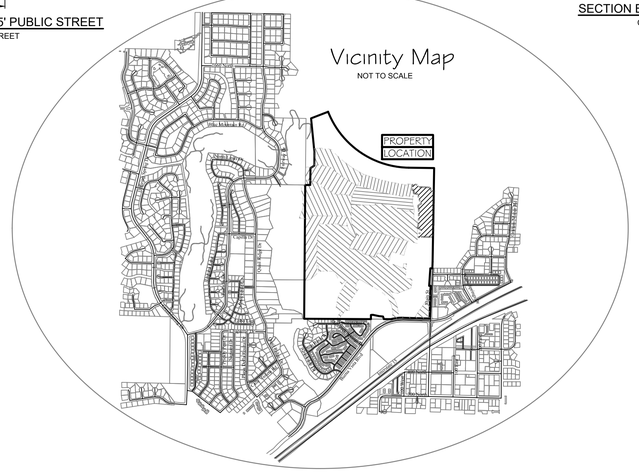
SECTION A-A: 85' PUBLIC STREET

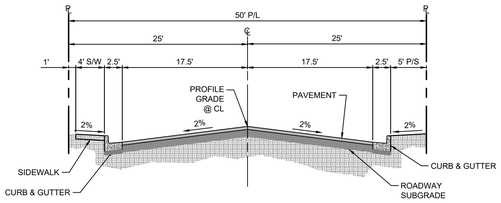
MAIN STREET



SECTION C-C: 39' PRIVATE STREET

CAMINO AQUA





SECTION B-B: 50' PUBLIC STREET

CAMINO OSO

NOTES:

1. LOT NUMBERS 400 - 532 WERE USED IN PREVIOUS PHASE
2. PROPOSED PLAT IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN OR EROSION HAZARD BOUNDARY.
3. PROPOSED PLAT IS NOT IN DESIGNATED AIRPORT APPROACHES.
4. PROPOSED PLAT IS NOT WITHIN THE HILLSIDE OVERLAY ZONE.
5. THERE ARE CURRENTLY NO COUNTY REFERENCE NUMBERS ASSIGNED TO THE BASIS OF BEARING SURVEY MONUMENTS. COUNTY REFERENCE NUMBERS WILL BE ADDED AS SOON AS THEY CREATED AND RECORDED WITH THE COUNTY.

LEGEND:

- IRR — EXISTING IRRIGATION
- EXISTING IRRIGATION VALVE
- W — EXISTING WATER
- EXISTING WATER VALVE
- EXISTING AIR VAC
- SS — EXISTING SEWER
- EXISTING SEWER MANHOLE
- IRR — PROPOSED IRRIGATION
- PROPOSED IRRIGATION VALVE
- W — PROPOSED WATER
- PROPOSED WATER VALVE
- SS — PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- L.I.D. RAIN GARDEN LOCATION
- SD — EXISTING STORM DRAIN
- SD — PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET

PHASE 4E AREA SUMMARY

DESCRIPTION	AREA (acres)
RESIDENTIAL LOTS (33)	4.424
OPEN SPACE	0.514
R.O.W. - 4E	1.328
MAIN STREET	1.211
PHASE TOTAL	7.477

BOUNDARY DESCRIPTION BRIO PHASES 4E:

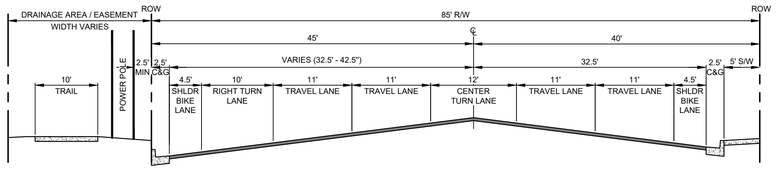
BEGINNING AT A POINT S0°20'24"W, 1789.54 FEET ALONG THE SECTION LINE AND EAST, 915.33 FEET FROM THE WEST 1/4 CORNER OF SECTION 11, T4S, R15W, SLB&M, RUNNING THENCE N18°07'04"E, 57.27 FEET; THENCE N6°38'20"E, 50.06 FEET; THENCE N11°52'50"E, 51.20 FEET; THENCE N1°06'28"E, 204.80 FEET; THENCE N1°48'26"W, 46.28 FEET; THENCE N26°56'29"W, 48.33 FEET; THENCE N51°56'35"E, 101.22 FEET TO THE POINT OF CURVE OF A 178.50 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS S51°56'35"W; THENCE NORTHWESTERLY 15.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°51'27" TO THE POINT OF CURVE OF A 221.50 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 173.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°49'40" TO THE POINT OF CURVE OF A 16.00 FOOT RADIUS NON-TANGENT REVERSE CURVE, RADIUS POINT BEARS N89°06'01"W; THENCE NORTHWESTERLY 16.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°32'20" TO THE POINT OF CURVE OF A 1025.00 FOOT RADIUS NON-TANGENT REVERSE, RADIUS POINT BEARS N4°57'49"E; THENCE NORTHWESTERLY 87.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°54'37"; THENCE N9°52'26"E, 50.00 FEET TO THE POINT OF CURVE OF A 975.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS N9°52'26"E; THENCE NORTHWESTERLY 29.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°42'20"; THENCE N0°57'19"E, 128.82 FEET; THENCE S89°02'41"E, 74.19 FEET; THENCE S48°38'02"E, 81.03 FEET; THENCE S89°02'42"E, 248.87 FEET TO A POINT ON THE WEST LINE OF MAIN STREET, AN 83.00 FOOT WIDE PUBLIC ROADWAY, AS SHOWN ON THE WASHINGTON PARKWAY & MAIN STREET ROADWAY DEDICATION PLAT FILED AS DOCUMENT NO. 20180022079 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S1°06'28"W, 1006.53 FEET ALONG SAID WEST LINE TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, SAID POINT BEING ON THE BOUNDARY OF BRIO PARKWAY, A 66.00 FOOT WIDE PUBLIC ROADWAY AS SHOWN ON THE MAIN STREET AND BRIO PARKWAY ROADWAY DEDICATION PLAT FILED AS DOCUMENT NO. 20190030658 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: SOUTHWESTERLY 39.47 FEET ALONG THE ARC OF SAID CURVE THROUGH THROUGH A CENTRAL ANGLE OF 90°27'44"; THENCE N88°25'49"W, 154.21 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 40.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°06'36"; THENCE N87°52'09"W, 36.82 FEET TO THE POINT OF CURVE OF A 221.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S82°44'45"E; THENCE NORTHEASTERLY 120.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°05'14" TO THE POINT OF CURVE OF A 178.50 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 23.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°25'05"; THENCE N66°09'34"W, 93.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.266 ACRES.

PREPARED BY:
R&B SURVEYING, INC.
ROGER M. BUNDY, PLS NO. 7654

JACK FISHER HOMES

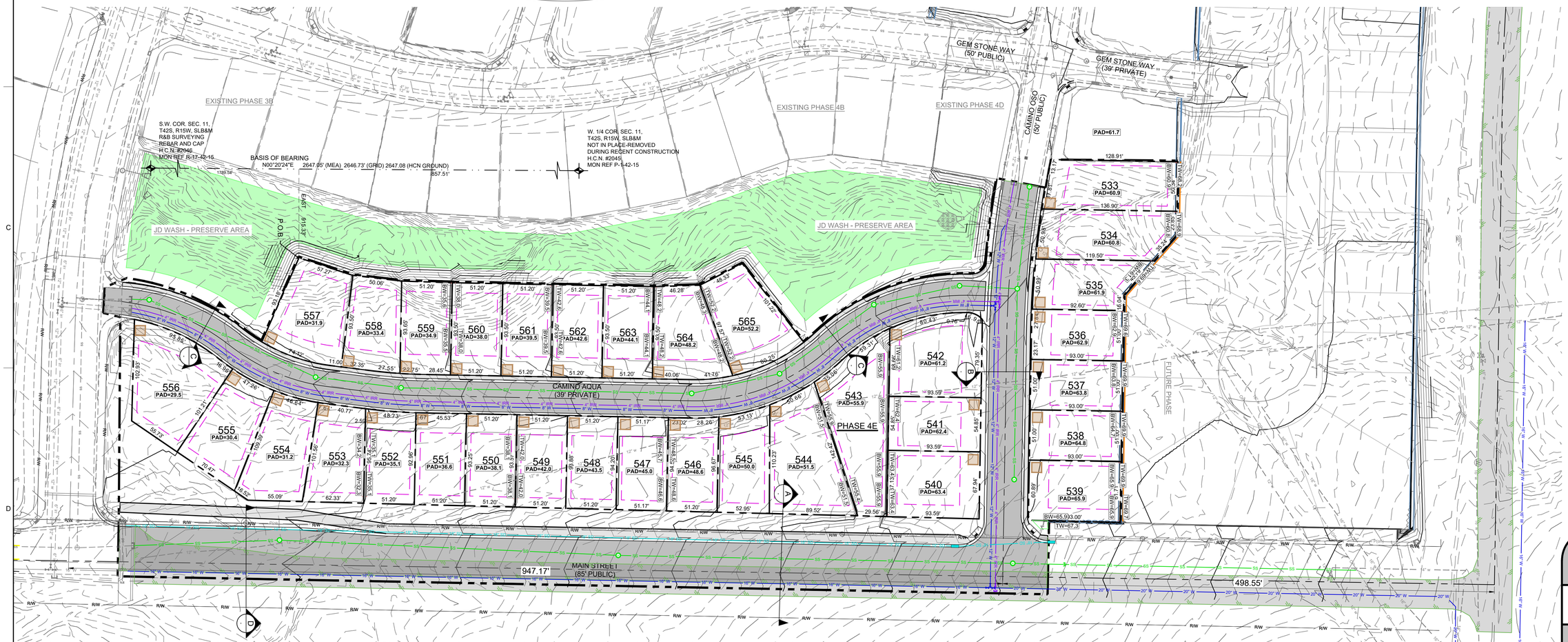
RREF II - JFH BRILLO, LLC (APPLICANT)
2250 N Coral Canyon Blvd. #200,
Washington, UT 84780 Phone:(435) 275-2901



SECTION D-D: PUBLIC STREET

MAIN STREET





HORROCKS ENGINEERS
555 South Bluff St., Suite 101
St. George, UT 84770
(435) 986-7888
www.horrocks.com

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE
0 1 2

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING INFO	
DATE	2020-11-02
DESIGNED	AC
DRAWN	SM
CHECKED	AC
PROJECT	UT-2721-2010

REGISTERED PROFESSIONAL ENGINEER
7370627-2202
PAUL
STATE OF UTAH

BRIO SUBDIVISION PHASE 4E
WASHINGTON CITY, WASHINGTON, UTAH
PRELIMINARY PLAT
PHASE 4E

PRE-1
PAGE 01

H:\!2016\Brio\Phase 4E\Project Data\02 CAD\2.03 Sheet Files\Preliminary Plat\Brio 4E Preliminary Plat.dwg - Layout1 - 12/14/2020 06:04pm, paulm

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	January 6, 2021
ACTION REQUESTED:	Preliminary plat approval for the Brio 4E subdivision, located at approximately Main Street and Camino Oso.
APPLICANT:	Cole West Home
OWNER:	RREF II - JFH BRILLO, LLC
ENGINEER:	Horrocks Engineers
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Preliminary plat for the Brio 4E subdivision, located at approximately Main Street and Camino Oso. The applicant is proposing 33 lots on an area of coverage of 7.06 acres. The zoning designation at this particular location is Brio Planned Community Development (PCD). The surrounding zoning is PUD-R to the east, Brio PCD to the north, west, and south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Brio 4E 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 and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

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

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

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

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

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

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

WASHINGTON VISTA PHASE 3C

LOCATED IN THE SOUTH EAST QUARTER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST
SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH



VICINITY MAP

N.T.S.

LEGEND

- = PROPERTY LINE
- = LOT LINE
- 2879 = EXISTING 1' CONTOUR
- 2880 = EXISTING 5' CONTOUR
- = PROPOSED WATER LINE
- = PROPOSED SEWER LINE
- = PROPOSED IRRIGATION LINE
- = PROPOSED RETAINING WALL
- = PHASE LINE
- = COMMON SPACE AREA MAINTAINED BY HOA FOR LANDSCAPING & DRAINAGE
- = PRIVATE AREA NOT A PART OF THIS PROJECT SUBJECT TO FLOOD CONTROL EASEMENT PER ZONE CHANGE APPROVAL

LEGAL

BEGINNING AT A POINT BEING SOUTH 89°00'28" EAST 3555.02 FEET AND NORTH 00°59'32" EAST 1698.92 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 02°39'08" EAST 42.85 FEET; THENCE 225.38 FEET ALONG THE ARC OF A 855.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°06'12", WHOSE RADIUS BEARS SOUTH 47°32'39" WEST, WITH A CHORD BEARING OF NORTH 50°00'27" WEST AND A CHORD LENGTH OF 224.73 FEET ; THENCE NORTH 32°06'21" EAST 78.00 FEET; THENCE 114.23 FEET ALONG THE ARC OF A 933.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°00'53", WHOSE RADIUS BEARS SOUTH 32°24'46" WEST, WITH A CHORD BEARING OF NORTH 61°05'40" WEST AND A CHORD LENGTH OF 114.15 FEET TO A REVERSE CURVE; THENCE 30.66 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87°50'19", WITH A CHORD BEARING OF NORTH 20°40'57" WEST AND A CHORD LENGTH OF 27.75 FEET TO A REVERSE CURVE; THENCE 175.00 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°05'54", WITH A CHORD BEARING OF NORTH 13°41'16" EAST AND A CHORD LENGTH OF 174.19 FEET TO A REVERSE CURVE; THENCE 228.61 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°34'31", WITH A CHORD BEARING OF NORTH 17°55'35" EAST AND A CHORD LENGTH OF 226.41 FEET ; THENCE NORTH 31°42'50" EAST 116.20 FEET; THENCE 42.30 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°14'15", WITH A CHORD BEARING OF NORTH 19°35'42" EAST AND A CHORD LENGTH OF 41.99 FEET TO A REVERSE CURVE; THENCE 9.79 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°02'17", WITH A CHORD BEARING OF NORTH 21°29'44" EAST AND A CHORD LENGTH OF 9.69 FEET TO A REVERSE CURVE; THENCE 116.75 FEET ALONG THE ARC OF A 59.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 113°22'33", WITH A CHORD BEARING OF NORTH 21°10'24" WEST AND A CHORD LENGTH OF 98.61 FEET ; THENCE NORTH 00°20'02" EAST 131.56 FEET,T HENCE SOUTH 89°39'58" EAST 183.41 FEET; THENCE SOUTH 11°35'49" EAST 159.46 FEET; THENCE SOUTH 16°10'35" WEST 122.47 FEET; THENCE SOUTH 33°00'02" WEST 225.26 FEET; THENCE SOUTH 02°39'08" EAST 493.17 FEET; THENCE NORTH 87°20'52" EAST 61.38 FEET; THENCE SOUTH 37°22'09" EAST 94.61 FEET; THENCE SOUTH 52°33'50" WEST 71.05 FEET; THENCE 90.46 FEET ALONG THE ARC OF A 883.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°52'11", WHOSE RADIUS BEARS SOUTH 51°16'57" WEST , WITH A CHORD BEARING OF NORTH 41°39'08" WEST AND A CHORD LENGTH OF 90.42 FEET TO THE POINT OF BEGINNING.
HAVING AN AREA OF 177568.45 SQUARE FEET
4.076 ACRES

SITE DATA

PARCEL # = W-5-2-3-240 & PORTION OF W-5-2-3-443

CURRENT ZONING = R-1-10

TOTAL AREA = 177,568.45 SQ.FT. = 4.076 ACRES

DENSITY = 8 LOTS / 4.076 ACRES = 0.509 LOTS PER ACRE

ROADWAYS = EXISTING 50' PUBLIC STREETS (SEE CROSS SECTION THIS SHEET)

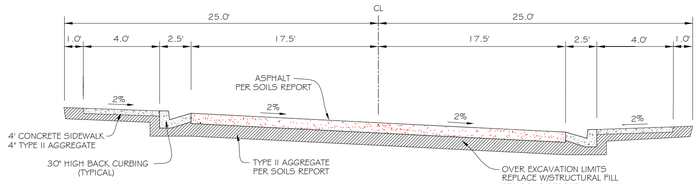
OWNER // DEVELOPER:
FIRST NATION INVESTMENTS LLC
6028 RIDGELINE DRIVE, SUITE 203
OGDEN, UTAH 84405
(801) 648-8229
CONTACT: MATTHEW LOWE

CIVIL ENGINEERS:
PREMIER DESIGN & ENGINEERING
75 EAST 100 NORTH
IVINS, UTAH 84738
(435) 313-2267
CONTACT: MARC FONGER / ERIC MCFADDEN

GRAPHIC SCALE

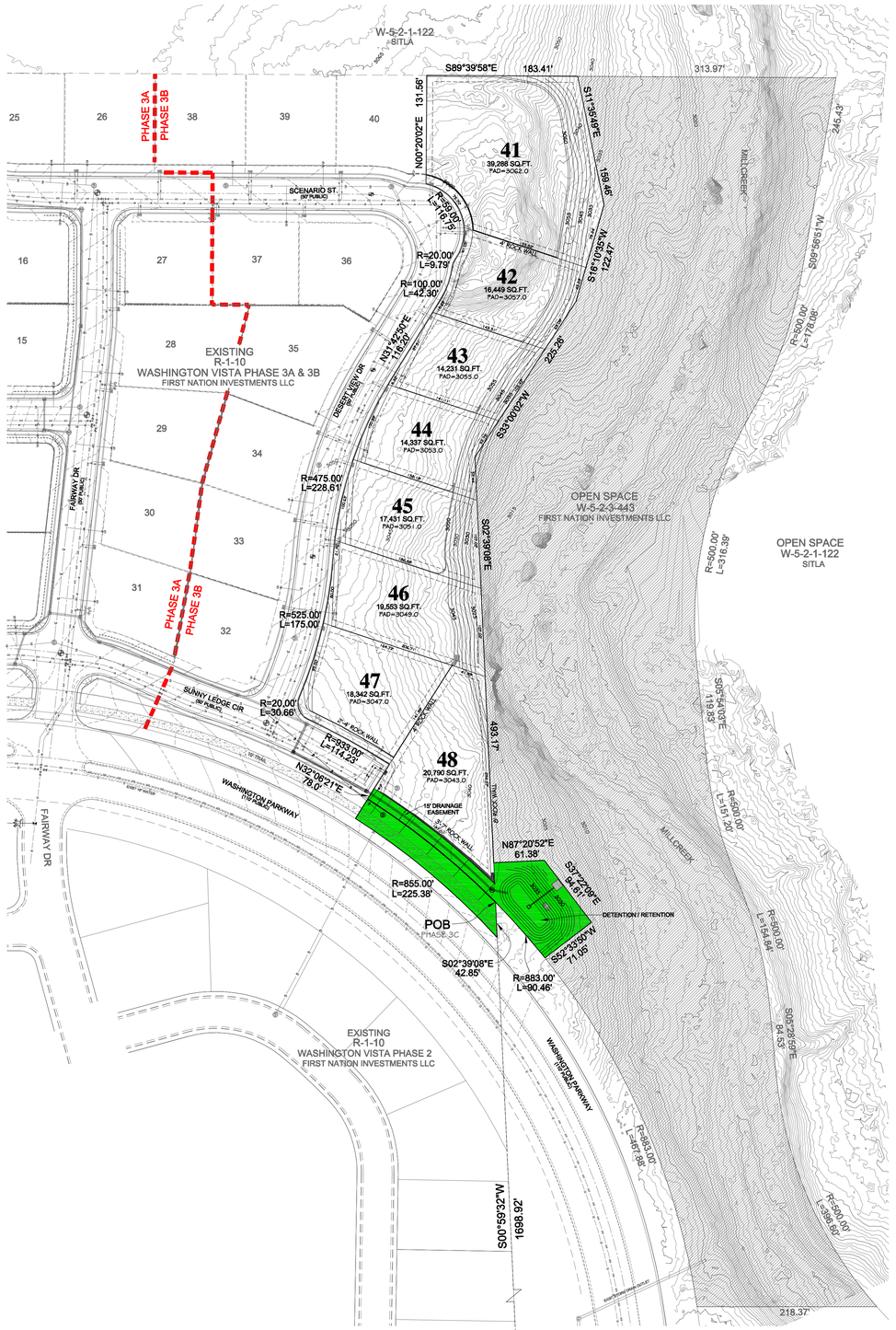
80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



50' PUBLIC ROW

EXISTING STREETS FRONTING PHASE 3C LOTS



HCN #2036
SOUTHWEST CORNER SECTION 3,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1988 WASH. CO. ALUM. CAP LS 7753
COUNTY REFERENCE # V-13

S89°00'28"E — 3555.02' — BASIS OF BEARING — 1757.03' — 5312.05' (MEASURED) 5311.84' (RECORD)

HCN #2044
SOUTHEAST CORNER SECTION 3,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1988 WASH. CO. ALUM. CAP LS 7753
COUNTY REFERENCE # V-17

DATE:	12/4/2020
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	FNILLC

SCALE: 1" = 80'

PRELIMINARY PLAT
WASHINGTON VISTA PHASE 3C (8 LOTS)
FIRST NATION INVESTMENTS LLC
LOCATED IN WASHINGTON, UTAH 84780

PREMIER Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

PROFESSIONAL ENGINEER
12/11/2020
License No. 323806
Marc R. Fonger
STATE OF UTAH

SHEET
PP

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	January 6, 2021
ACTION REQUESTED:	Preliminary plat approval for the Washington Vista, Phase 3C subdivision, located at approximately Washington Parkway and Scenario Street.
APPLICANT:	First National Investment, LLC / Matt Lowe
OWNER:	Same as above
ENGINEER:	Premier Design
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Preliminary plat for the Washington Vista, Phase 3C subdivision, located at approximately Washington Parkway and Fairway Drive. The applicant is proposing 8 lots on an area of coverage of 3.749 acres. The zoning designation at this particular location is Single-Family Residential - 10,000 Sq. Ft. Min.(R-1-10). The surrounding zoning is Open Space to the north and east, and R-1-10 to west and south.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Washington Vista, Phase 3C 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. The preliminary plat conforms to the Zoning and the Subdivision Ordinance as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

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

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

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

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

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

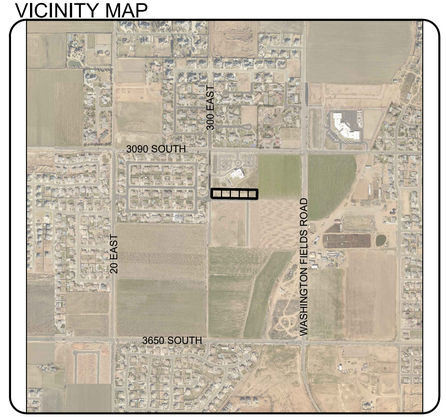
12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

13. The “Detention Area” needs to be added on the inside of the subdivision boundary area, this needs to be corrected before moving onto the city council agenda.

14. If retaining walls are to be utilized within the subdivision, they need to be added to the preliminary plat before moving onto the city council agenda.



VICINITY MAP



PROJECT NOTES

DEVELOPER/APPLICANT
BILL COX
201 EAST SAINT GEORGE BOULEVARD
ST. GEORGE, UT 84770
PH: (435) 669-3833

PROPERTY OWNER
ST. GEORGE ACADEMY
380 EAST 3090 SOUTH
WASHINGTON, UT 84780
PH: (435) 319-0105

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST, SUITE 100
ST. GEORGE, UT 84770
PH: (435) 628-6500
FAX: (435) 628-6553

PROJECT LOCATION
APPROX. 380 EAST AND 3090 SOUTH
WASHINGTON, UT 84780

SITE NOTES

GENERAL PLAN:
VERY LOW DENSITY (VLD)
EXISTING ZONE:
AGRICULTURAL-20
PROPOSED ZONE:
RESIDENTIAL-1-15 (R-1-15)
TOTAL PROPERTY AREA:
1.78 ACRES
NUMBER OF DWELLING UNITS: 5 UNITS
DWELLING UNIT DENSITY:
~2.81 DU/ACRE

LEGEND

- PROPOSED LOT LINE
- PROPERTY LINE
- EXISTING IMPROVEMENTS
- W — EXISTING WATER LINE
- IRR — EXISTING IRRIGATION LINE
- S — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- UGP — EXISTING UNDERGROUND POWER
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING VALVE

NO.	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: SITE DEVELOPMENT PLAN

PROJECT: STAMSUND ESTATES SUBDIVISION AMENDMENT
WASHINGTON, UTAH

PROJECT #	1569-01
NAME	RKB
DATE	NOVEMBER 11, 2020
SCALE	AS NOTED
SHEET	1
	1 OF 1
FILE	1569-01 ZONE CHANGE.dwg

P:\1569-01 Bill Cox St. George Academy Lot Split\Drawings\Exhibit Drawings\1569-01 ZONE CHANGE.dwg, SITE, 11/16/2020 3:21:28 PM, rkimball

ALPHA ENGINEERING

43 South 100 East, Suite 100
St George, Utah 84770
T 435.628.6500
F 435.628.6553
alphaengineering.com

November 11, 2020

Washington City Planning & Zoning
111 North 100 East
Washington, UT 84780

Re: Stamsund Estates Subdivision – Zone Change Request Statement

To whom it may concern:

We are requesting a zone change for the project mentioned above. It is proposed to take the southernmost 77,751 square feet (1.78 acres) of parcel W-STAM-14 and subdivide it into five residential lots. After meeting with the Planning Staff Review, it was determined that a zone change will need to be approved before the subdivision of the parcel. To accommodate this, we are requesting a zone change from the existing Agriculture-20 (A-20) zone to Residential-1-15 (R-1-15) zone.

The general plan for the area is Very Low Density Residential (VLD). The intended policy of this land use designation is to have very low density with large lot single-family development with limited agricultural uses. The zones classified for this land use are zones RA-1/2 and R-1-15. The proposed development will provide a density of 2.8 units per acre.

Sincerely,

Todd Gardner
ALPHA ENGINEERING COMPANY

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 6, 2021

ACTION REQUESTED: Z-21-01 - A request to rezone approximately 1.78 acres located at approximately 300 East and Sky View Drive, from the current Agricultural - 20 Ac. Min. (A-20) zoning, to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation.

APPLICANT: Bill Cox

OWNER: St. George Academy

ENGINEER: Alpha Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to change the zoning of approximately 1.78 acres, located at approximately 300 East and Sky View Drive. The requested change is from the current zoning of Agricultural - 20 Ac. Min. (A-20) zoning, to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation

The R-1-15 request is for the purpose of developing the 1.78 acres into a future residential development.

This particular location has a General Plan Land Use designation of Very Low Density Residential (VLD). The surrounding zoning to this parcel is R-1-15 to the south, RA-½ and A-20 to the west, and A-20 to the north and east.

Staff has no concerns with the proposed zone change as outlined. But we wish to point out that the state's new LID drainage standards will be adhered to as the parcel moves through the development stages.

Recommendation

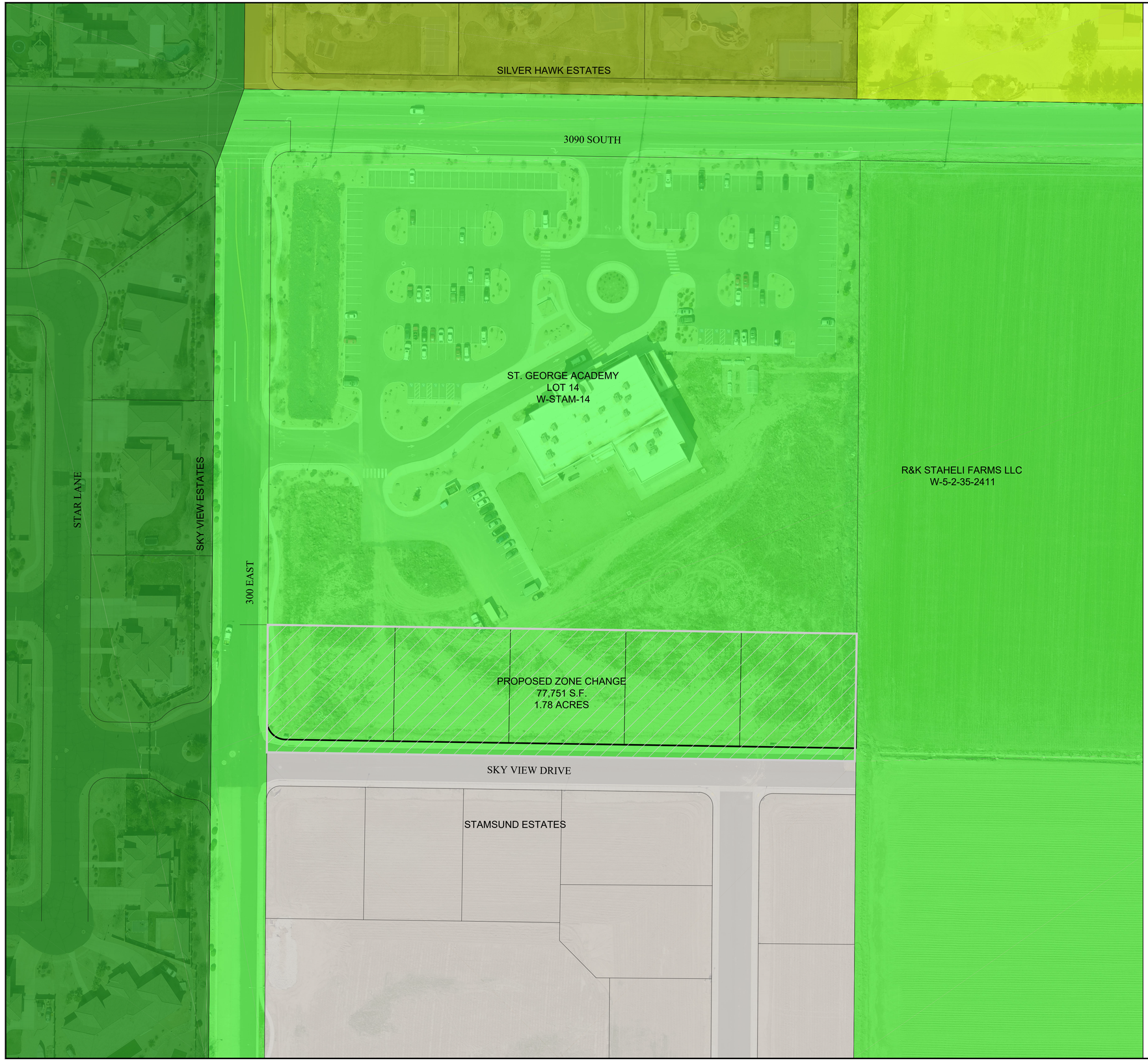
Staff recommends that the Planning Commission recommend approval of Z-21-01, for the zone change request from Agricultural - 20 Ac. Min. (A-20), to the proposed Single-Family

Residential - 15,000 Sq. Ft. Min. (R-1-15) onto the City Council, based on the following findings below.

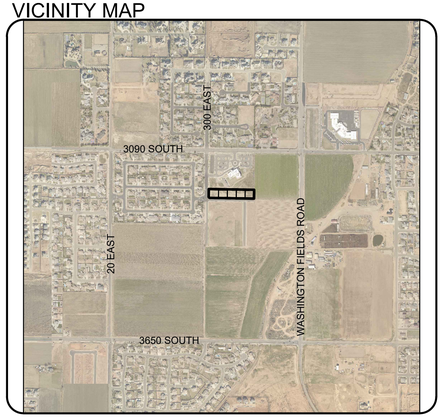
Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.



VICINITY MAP



PROJECT NOTES

DEVELOPER/APPLICANT
BILL COX
201 EAST SAINT GEORGE BOULEVARD
ST. GEORGE, UT 84770
PH: (435) 669-3833

PROPERTY OWNER
ST. GEORGE ACADEMY
380 EAST 3090 SOUTH
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ST. GEORGE, UT 84770
PH: (435) 628-6500
FAX: (435) 628-6553

PROJECT LOCATION
APPROX. 380 EAST AND 3090 SOUTH
WASHINGTON, UT 84780

LEGEND

- ZONE A-20
- ZONE R-1-15
- ZONE RA-1/2
- ZONE RA-1
- ZONE RA-2
- PROPOSED CHANGE TO ZONE R-1-15

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft. (24x36 SHEET)
1 inch = 100 ft. (12x18 SHEET)

NO.	DATE	BY	DESCRIPTION

REVISIONS

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

TITLE: ZONE CHANGE EXHIBIT

PROJECT: STAMSUND ESTATES SUBDIVISION AMENDMENT
WASHINGTON, UTAH

PROJECT # 1569-01
NAME RKB
DATE NOVEMBER 11, 2020
SCALE AS NOTED

SHEET 1 1 OF 1
FILE 1569-01 ZONE CHANGE.dwg

P:\1569-01 Bill Cox St. George Academy Lot Split\Drawings\Exhibit Drawings\1569-01 ZONE CHANGE.dwg, ZC EXHIBIT, 11/16/2020 3:27:47 PM, rkunkel

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 6, 2021

ACTION REQUESTED: Z-21-02 - A request to approve the design and use of a currently PUD-R zoned property of approximately 27.69 acres located at approximately 400 South and Country Way.

APPLICANT: Middon LLC

OWNER: Same as above

ENGINEER: Bush and Gudgell, Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend possible approval to the City Council with conditions

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Background

The applicant is requesting approval of the design/use for their currently PUD-R zoned property which is approximately 27.69 acres in size. The property is located at approximately 400 South Country Way. The property was granted the PUD-R zoning at an earlier date, with the applicant knowing they would have to come back to the city for the specific design and use approval. The applicant is now wishing to have this proposal reviewed.

The PUD-R requires an approved site design before the property can be used as a residential development. This application is proposing 219 detached two-story units (this would have a 7.9 dwelling unit per acre ratio). The surrounding zoning to this project is PUD-R to the north and west, R-1-8 to the south, and Washington County zoning to the east (which is currently a sand and gravel operation).

Staff has a few concerns with the proposed design of the project. Though we understand the applicant is trying to keep costs down to make the homes more affordable by placing them closer together, we feel they are maybe too close to each other (mostly due to the fact they are all two-story in height). Also, there is no proposed outdoor amenity(s) anywhere within the subdivision itself. The overall development has a city park being built within the master planned area (but it is still under construction being done in phases). This individual portion of the entire project is lacking any kind of amenity, and this should be addressed by the applicant. Staff would like to see these two items discussed and addressed.

Recommendation

Staff recommends that the Planning Commission could possibly recommend approval of Z-21-02, for the specific site design/use to the already zoned Planned Unit Development - Residential (PUD-R) (if some adjustments are made), onto the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Residential Zone.

2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.

3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.

4. The elevations of the buildings shall be as portrayed in this submittal.

5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.

6. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

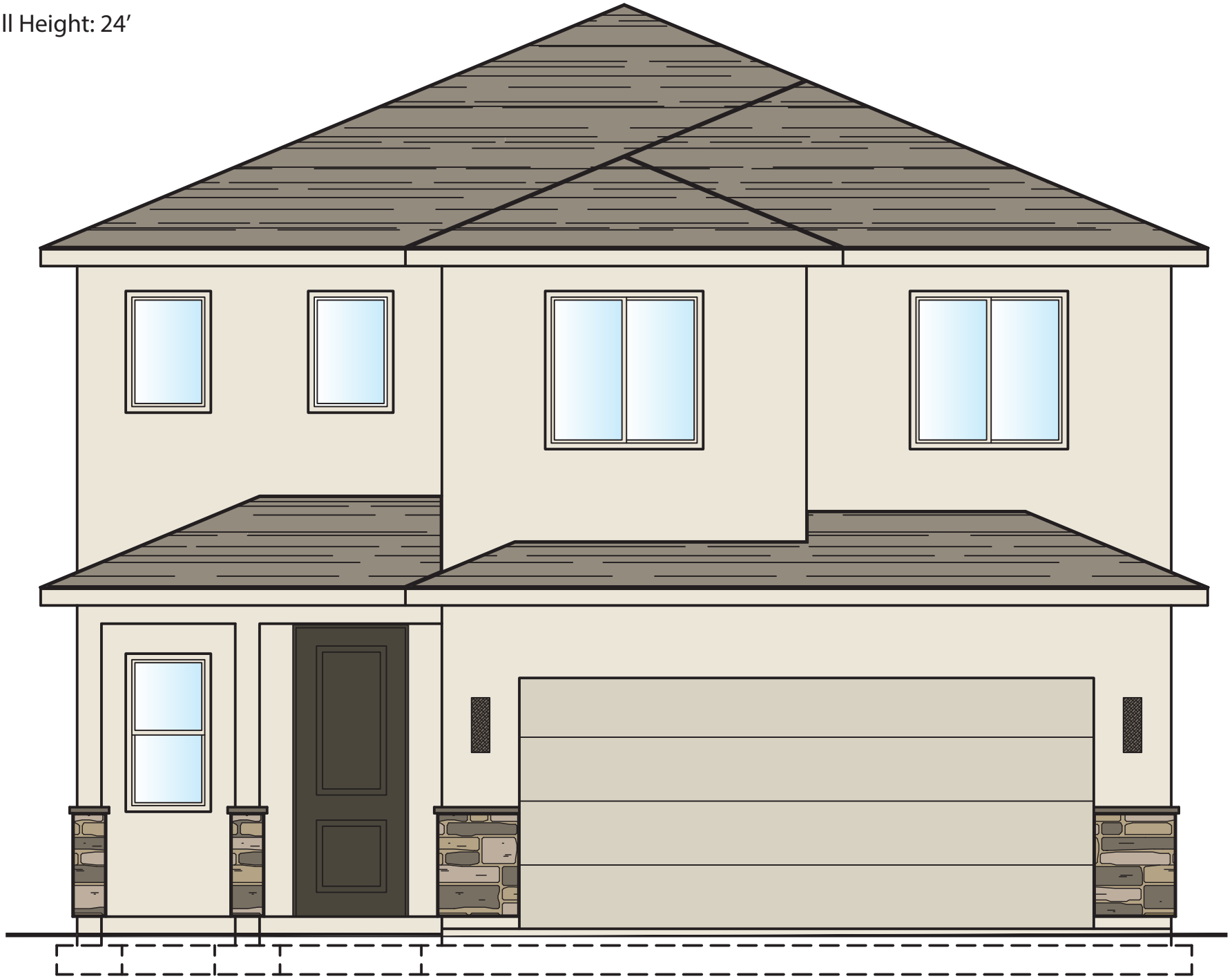
7. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.

8. All driveways to each individual unit will be a minimum of twenty feet (20') wide.

9. There must be a minimum of a fifteen foot landscape strip along the area bordering Country Way as part of this specific development.

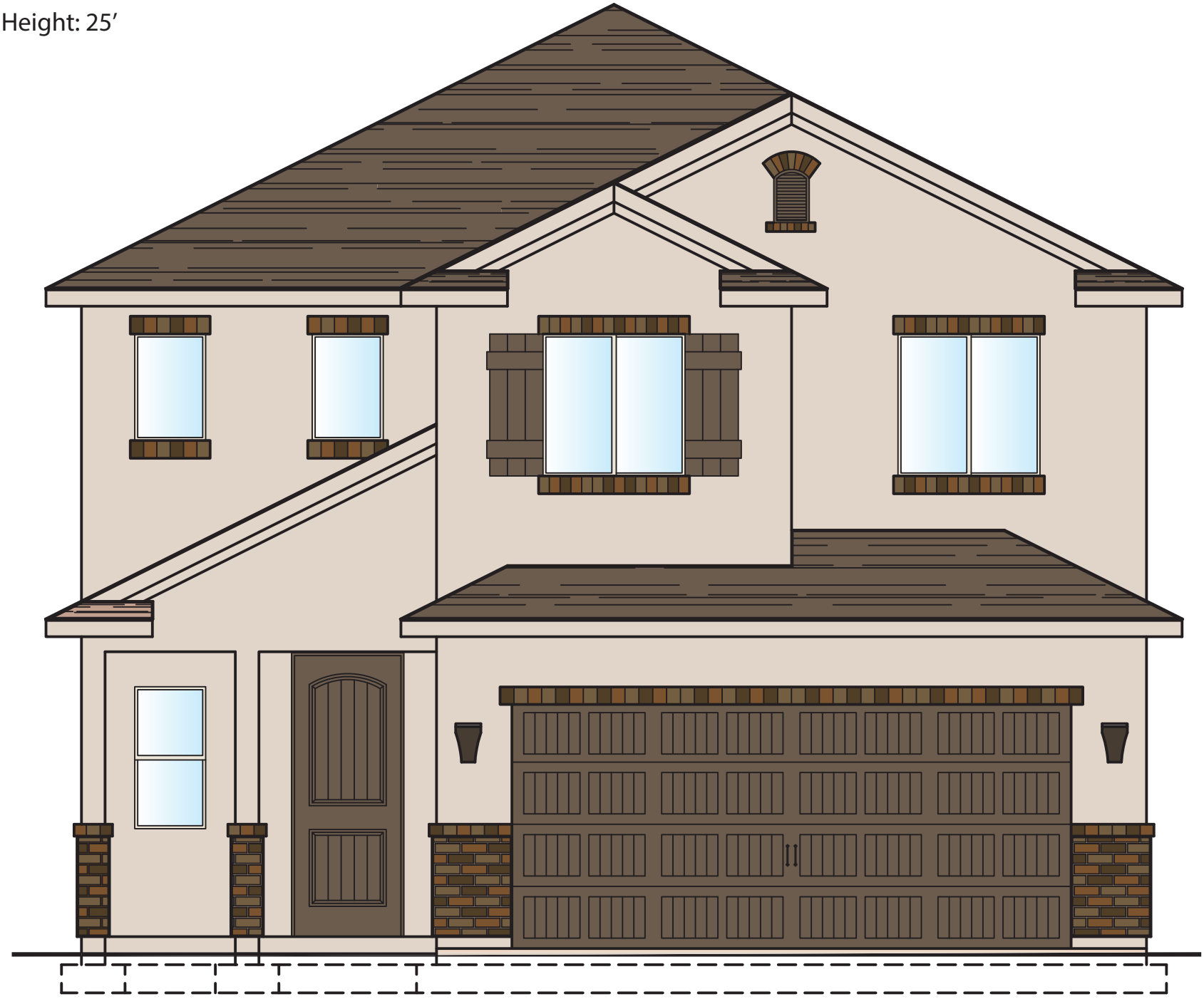
10. Any unresolved flood plain or erosion hazard zone areas must be taken care before any final plats can be applied for to the city.

Overall Height: 24’



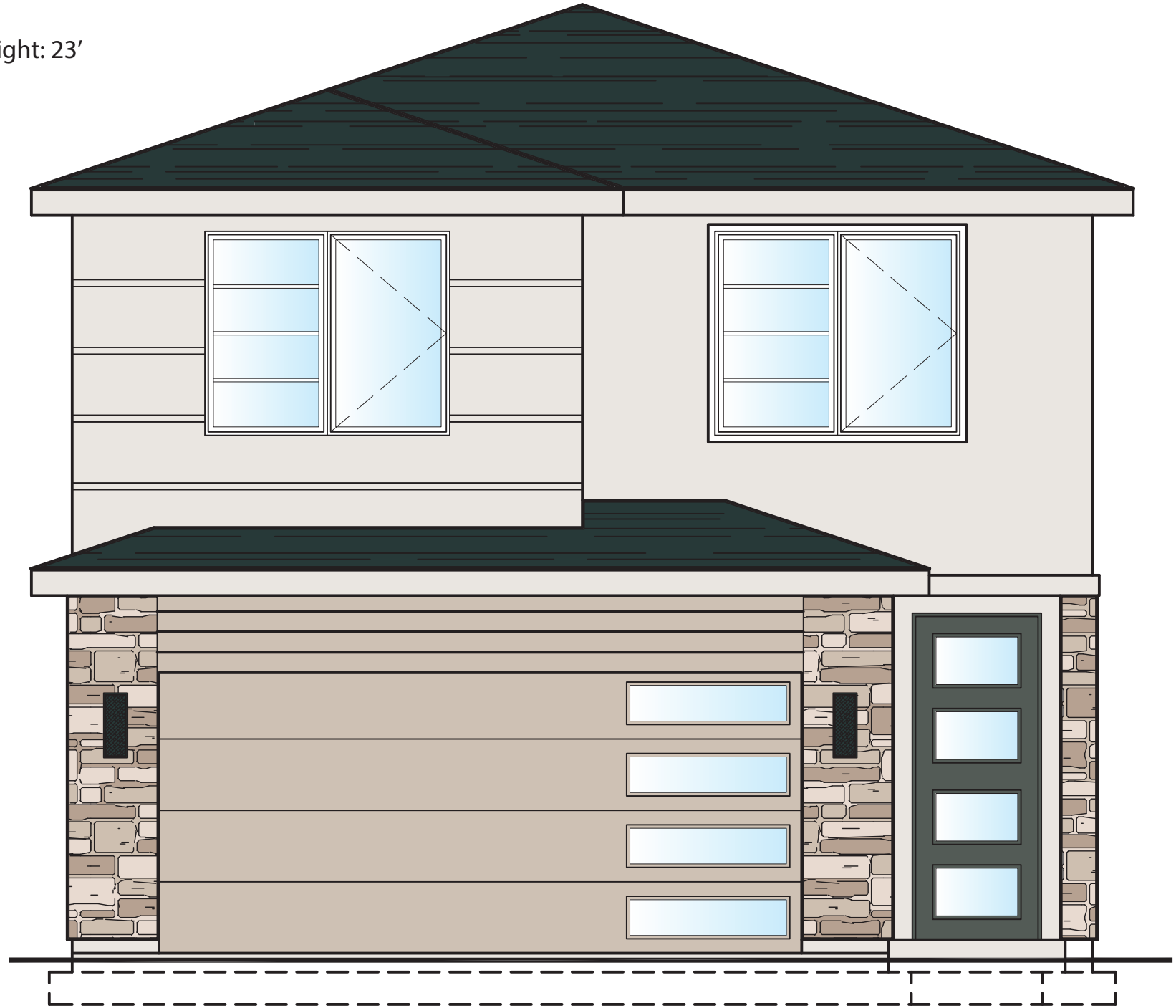
FRONT ELEVATION

Overall Height: 25’



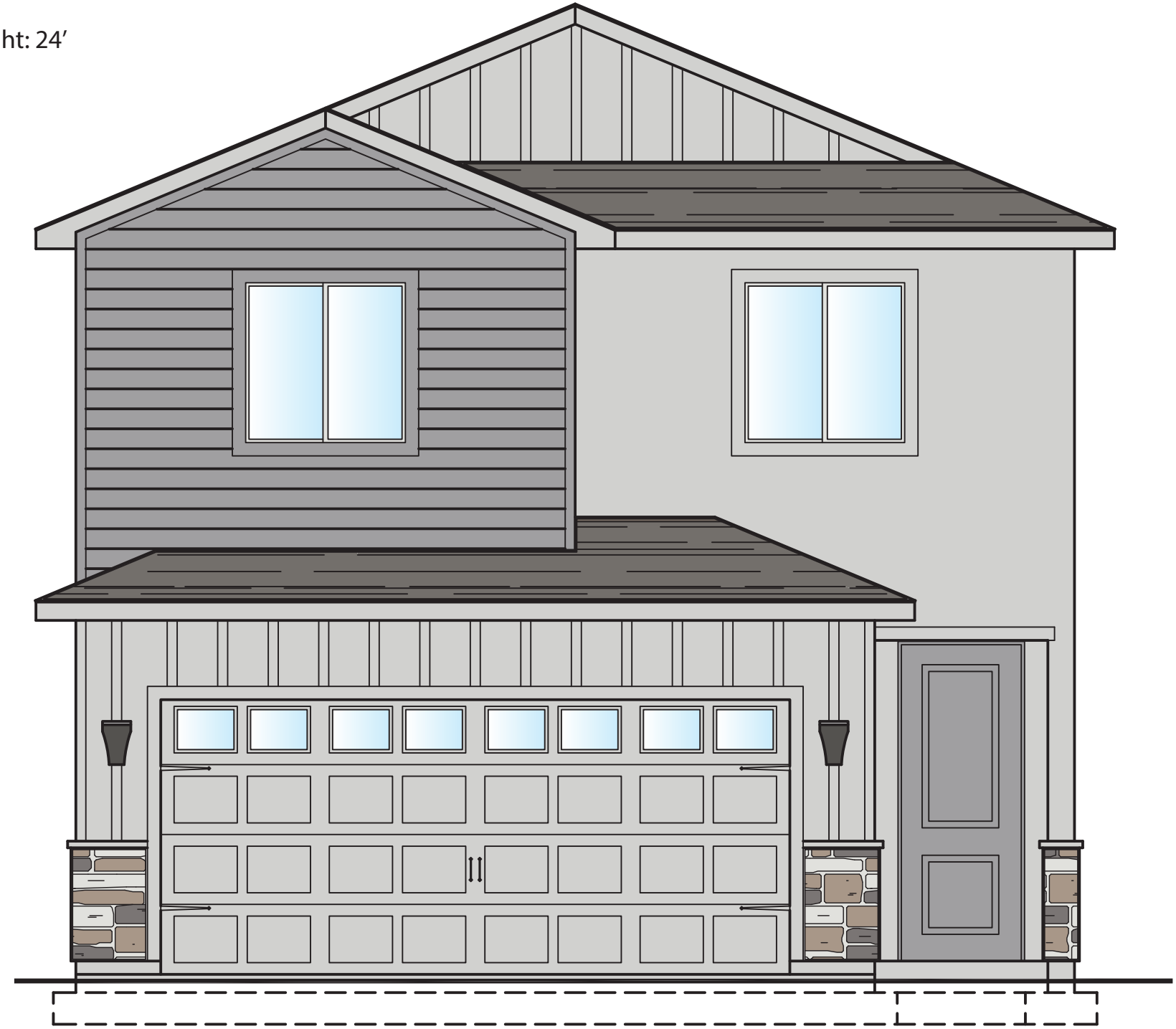
FRONT ELEVATION

Overall Height: 23’

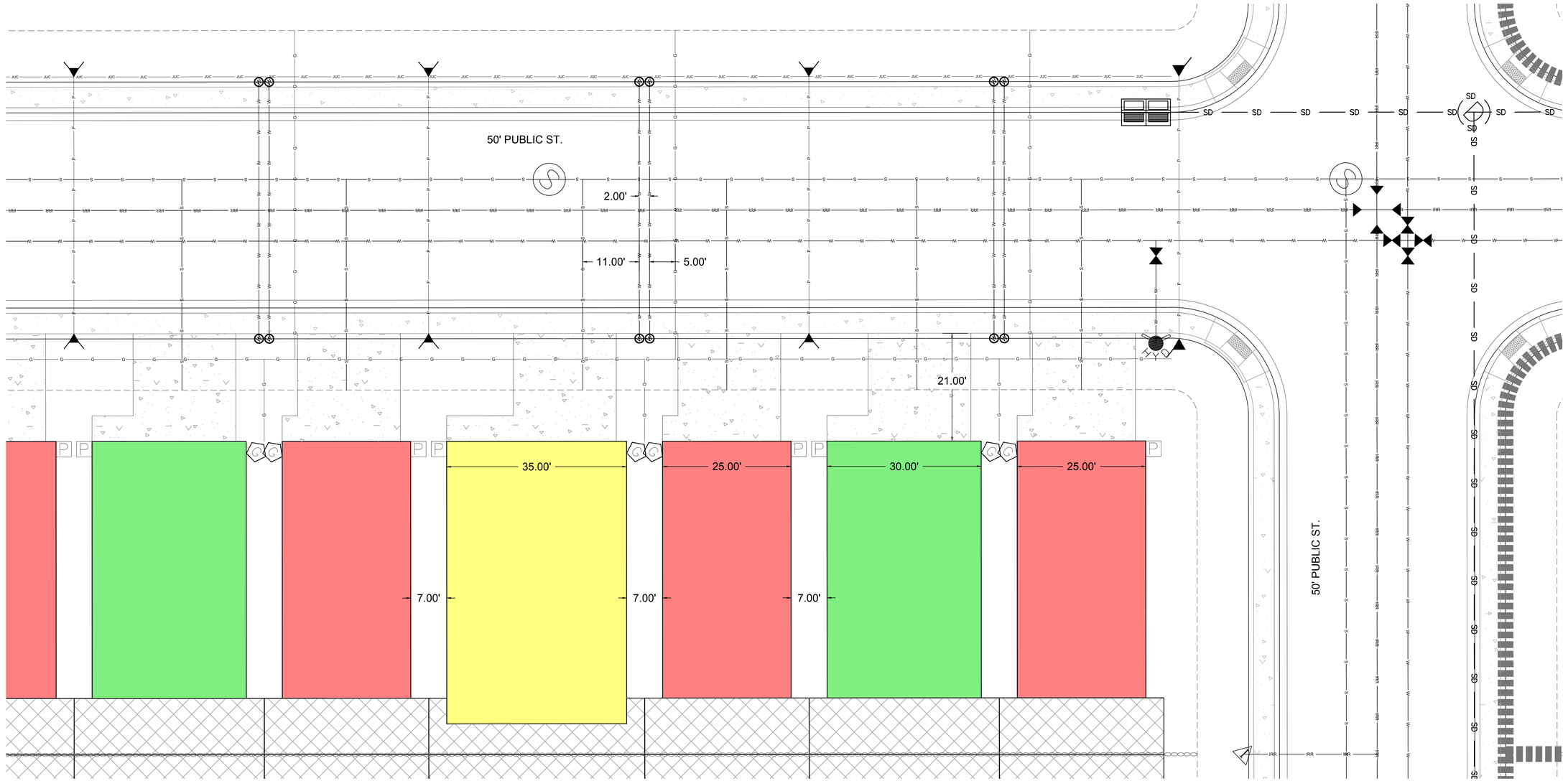


FRONT ELEVATION C

Overall Height: 24’



FRONT ELEVATION D



DOUBLE METER AT LOT LINE OPTION

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

www.bushandgudgell.com

No.	Date	By	Revision

RED TRAILS LATERAL EXHIBIT

SUNRISE VALLEY

AT WASHINGTON, UTAH

DATE: DEC. 2020

DRAWN: CBW

APPROVED: WFM

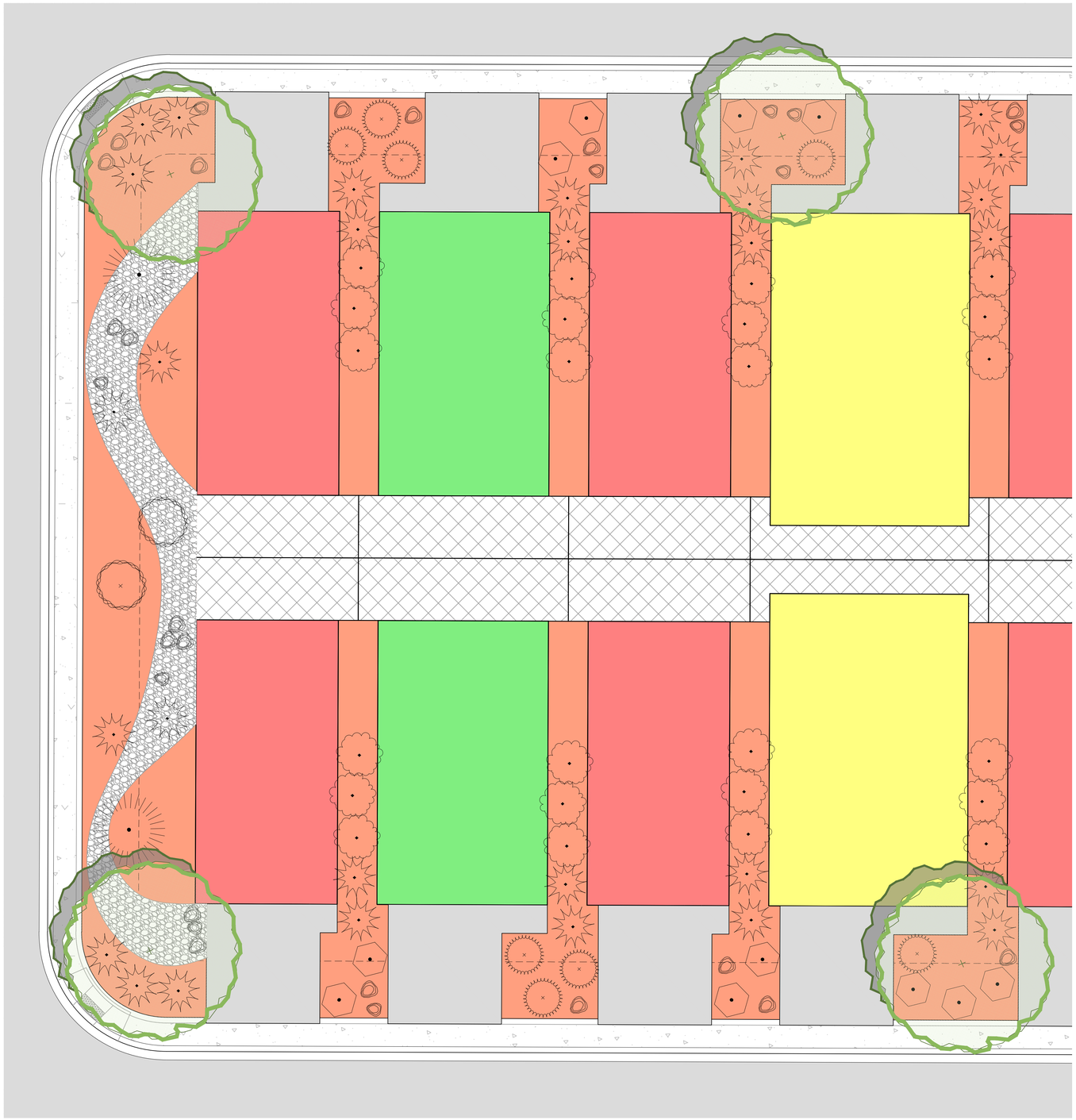
SCALE: 1"= 10'

JOB NO. 201059

SHEET 1 OF 1 SHEETS

FILE: 201059

X:\201000-201999\201059 - Red Waters Pod 3\Drawings\Exhibits\Red Trails Utility Exhibit.dwg



PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Chilopsis linearis	Desert Willow	24" box	per plan
	Fraxinus oxycarpa 'Raywood'	Raywood Ash	24" box	per plan
	Quercus virginiana	Southern Live Oak	24" box	per plan
SHRUBS				
	Caesalpinia gilliesii	Bird of Paradise	5 gal.	48" o.c.
	Calamagrostis x acutifolia	Karl Forester Calamagrostis	5 gal.	42" o.c.
	Chamaerops humilis	Mediterranean Fan Palm	15 gal.	36" o.c.
	Dasylirion wheeleri	Spoon Yucca	5 gal.	42" o.c.
	Leucophyllum x 'Heavenly cloud'	Texas Sage	5 gal.	42" o.c.
	Rhaphiolepis indica 'Pinkie'	Pink Hawthorn	5 gal.	42" o.c.
	Rosa x 'Flower carpet red'	Red Carpet Rose	5 gal.	42" o.c.
	Salvia sylvestris 'Mainacht'	May Night Sage	5 gal.	36" o.c.

3/4" Rock Mulch

Decorative rock mulch

Limited Common Private Back Yard Area

Landscape Boulders

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revision

DATE: DEC 2020
DRAWN: CTL
APPROVED:
SCALE: 1"=10'
JOB NO. 201059

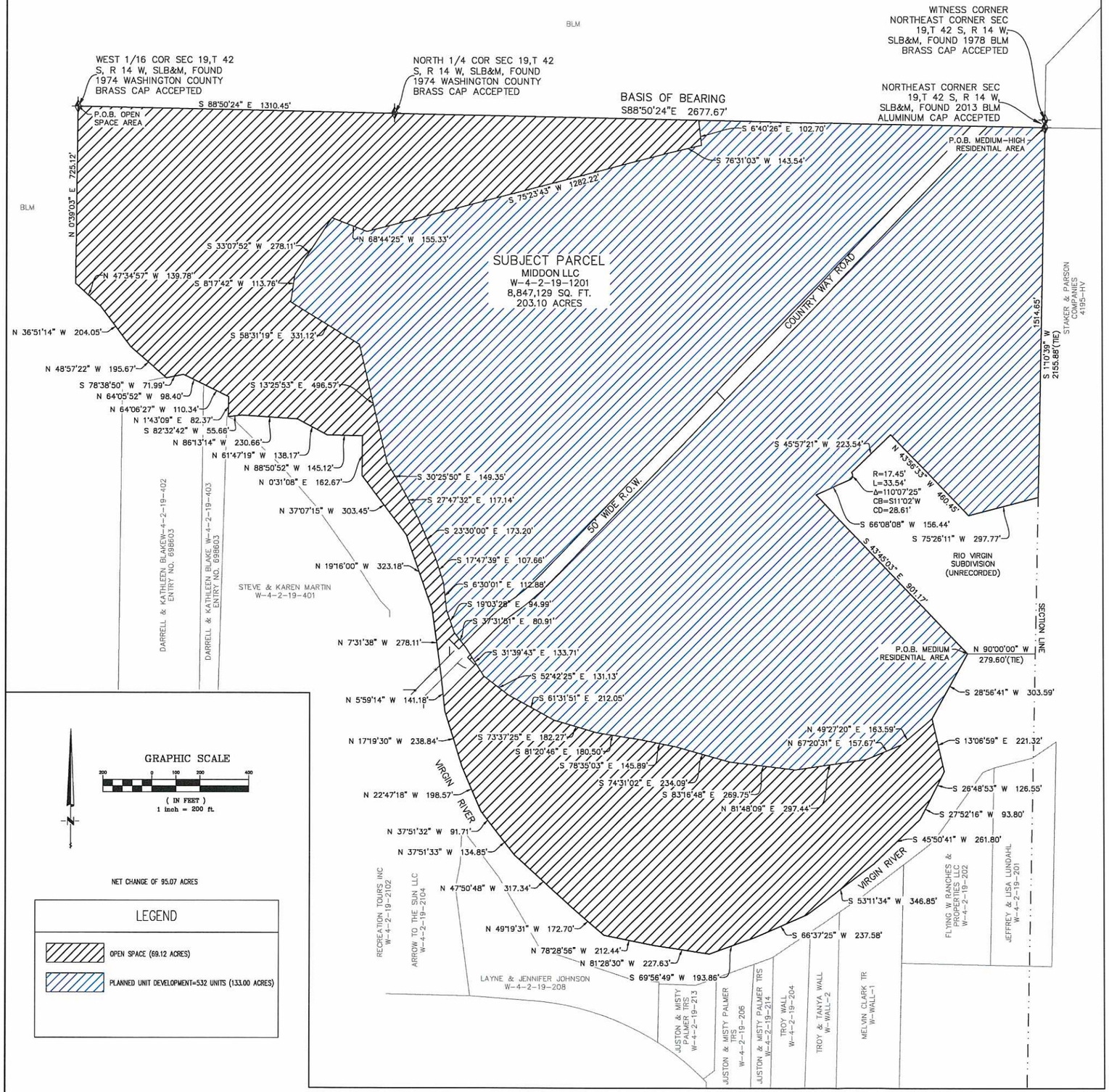
CONCEPT LANDSCAPING EXHIBIT

RED TRAILS AT SUNRISE VALLEY
WASHINGTON, UTAH

SHEET 5 OF 5 SHEETS

FILE: 20059 - ZC LANDSCAPE PLAN

X:\201000-201999\201059 - Red Waters Pod 3\Drawings\Landscape Plans\201059 - ZC Landscape Plan.dwg



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

NET CHANGE OF 95.07 ACRES

LEGEND

- OPEN SPACE (69.12 ACRES)
- PLANNED UNIT DEVELOPMENT=532 UNITS (133.00 ACRES)

BOUNDARY DESCRIPTIONS

PLAN UNIT DEVELOPMENT AREA = 532 UNITS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND RUNNING THENCE SOUTH 01°10'39" WEST ALONG THE SECTION LINE 1514.65 FEET; THENCE SOUTH 75°26'11" WEST 297.77 FEET; THENCE NORTH 43°56'33" WEST 460.45 FEET; THENCE SOUTH 45°57'21" WEST 223.54 FEET; THENCE SOUTHERLY ALONG A 17.45 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 11°02'23" WEST A DISTANCE OF 28.61 FEET, CENTER POINT LIES SOUTH 45°58'41" WEST, THROUGH A CENTRAL ANGLE OF 110°07'25") 33.54 FEET; THENCE SOUTH 66°08'08" WEST 156.44 FEET; THENCE SOUTH 43°45'03" EAST 901.17 FEET; THENCE SOUTH 28°56'41" WEST 303.59 FEET; THENCE SOUTH 49°27'20" WEST 163.59 FEET; THENCE SOUTH 67°20'31" WEST 157.67 FEET; THENCE SOUTH 81°48'09" WEST 297.44 FEET; THENCE NORTH 83°16'48" WEST 269.75 FEET; THENCE NORTH 74°31'02" WEST 234.09 FEET; THENCE NORTH 78°35'03" WEST 145.89 FEET; THENCE NORTH 81°20'46" WEST 180.50 FEET; THENCE NORTH 73°37'25" WEST 182.27 FEET; THENCE NORTH 61°31'51" WEST 212.05 FEET; THENCE NORTH 52°42'25" WEST 131.13 FEET; THENCE NORTH 31°39'43" WEST 133.71 FEET; THENCE NORTH 37°31'51" WEST 80.91 FEET; THENCE NORTH 19°03'28" WEST 94.99 FEET; THENCE NORTH 06°30'01" WEST 112.88 FEET; THENCE NORTH 17°47'39" WEST 107.66 FEET; THENCE NORTH 23°30'00" WEST 173.20 FEET; THENCE NORTH 27°47'32" WEST 117.14 FEET; THENCE NORTH 30°25'50" WEST 149.35 FEET; THENCE NORTH 13°25'53" EAST 496.57 FEET; THENCE NORTH 08°17'42" EAST 113.76 FEET; THENCE NORTH 58°31'19" EAST 331.12 FEET; THENCE NORTH 33°07'52" EAST 278.11 FEET; THENCE SOUTH 68°44'25" EAST 155.33 FEET; THENCE NORTH 75°23'43" EAST 1282.22 FEET; THENCE NORTH 76°31'03" EASE 143.54 FEET; THENCE NORTH 06°40'26" WEST 102.70 FEET TO THE NORTH LINE SAID SECTION; THENCE SOUTH 88°50'24" EAST ALONG THE SECTION LINE 1428.49 FEET TO THE POINT OF BEGINNING.

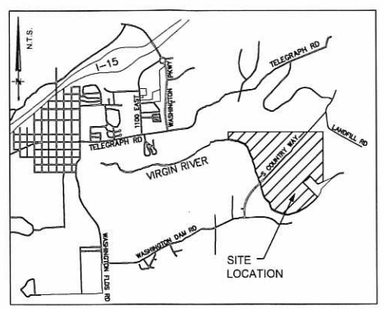
CONTAINING 5,804,753 SQUARE FEET OR 133.26 ACRES (LESS COUNTY ROAD 150,647 SQUARE FEET OR 3.46 ACRES) NET ACREAGE 5,654,106 SQUARE FEET OR 129.80 ACRES

OPEN SPACE AREA:

BEGINNING AT THE WEST SIXTEENTH CORNER (W1/16) CORNER ON THE NORTH LINE OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND RUNNING THENCE SOUTH 88°50'24" EAST ALONG SAID NORTH LINE 1310.45 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°50'24" EAST 1249.19 FEET; THENCE SOUTH 06°40'26" EAST 102.70 FEET; THENCE SOUTH 76°31'03" WEST 143.54 FEET; THENCE SOUTH 75°23'43" WEST 1282.22 FEET; THENCE NORTH 68°44'25" WEST 155.33 FEET; THENCE SOUTH 33°07'52" WEST 278.11 FEET; THENCE SOUTH 08°17'42" WEST 113.76 FEET; THENCE SOUTH 58°31'19" EAST 331.12 FEET; THENCE SOUTH 13°25'53" WEST 496.57 FEET; THENCE SOUTH 30°25'50" EAST 149.35 FEET; THENCE SOUTH 27°47'32" EAST 117.14 FEET; THENCE SOUTH 23°30'00" EAST 173.20 FEET; THENCE SOUTH 17°47'39" EAST 107.66 FEET; THENCE SOUTH 06°30'01" EAST 112.88 FEET; THENCE SOUTH 19°03'28" EAST 94.99 FEET; THENCE SOUTH 37°31'51" EAST 80.91 FEET; THENCE SOUTH 31°39'43" EAST 133.71 FEET; THENCE SOUTH 52°42'25" EAST 131.13 FEET; THENCE SOUTH 61°31'51" EAST 212.05 FEET; THENCE SOUTH 73°37'25" EAST 182.27 FEET; THENCE SOUTH 81°20'46" EAST 180.50 FEET; THENCE SOUTH 78°35'03" EAST 145.89 FEET; THENCE SOUTH 74°31'02" EAST 234.09 FEET; THENCE SOUTH 83°16'48" EAST 269.75 FEET; THENCE NORTH 81°48'09" EAST 297.44 FEET; THENCE NORTH 67°20'31" EAST 157.67 FEET; THENCE NORTH 49°27'20" EAST 163.59 FEET TO THE NORTH BANK OF THE VIRGIN RIVER, THENCE ALONG SAID BANK THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES: 1- SOUTH 13°06'59" EAST 221.32 FEET, 2- SOUTH 26°48'53" WEST 126.55 FEET, 3- SOUTH 27°52'16" WEST 93.80 FEET, 4- SOUTH 45°50'41" WEST 261.80 FEET, 5- SOUTH 53°11'34" WEST 346.85 FEET; 6-SOUTH 66°37'25" WEST 237.58 FEET; 7-SOUTH 69°56'49" WEST 193.86 FEET; 8- NORTH 81°28'30" WEST 227.63 FEET; 9-NORTH 78°28'56" WEST 212.44 FEET; 10- NORTH 49°19'31" WEST 172.70 FEET; 11- NORTH 47°50'48" WEST 317.34 FEET; 12- NORTH 37°51'33" WEST 134.85 FEET; 13-NORTH 37°51'32" WEST 91.71 FEET; 14- NORTH 22°47'18" WEST 198.57 FEET; 15- NORTH 17°19'30" WEST 238.84 FEET; 16-NORTH 05°59'14" WEST 141.18 FEET; 17-NORTH 07°31'38" WEST 278.11 FEET; 18- NORTH 19°16'00" WEST 323.18 FEET AND 19- NORTH 37°07'15" WEST 303.45 FEET, THEN LEAVING SAID BANK AND RUNNING THENCE NORTH 00°31'08" EAST 162.67 FEET; THENCE NORTH 88°50'52" WEST 145.12 FEET; THENCE NORTH 61°47'19" WEST 138.17 FEET; THENCE NORTH 86°13'14" WEST 230.66 FEET; THENCE SOUTH 82°32'42" WEST 55.66 FEET; THENCE NORTH 01°43'09" EAST 82.37 FEET; THENCE NORTH 64°06'27" WEST 110.34 FEET; THENCE NORTH 64°05'52" WEST 98.40 FEET; THENCE SOUTH 78°38'50" WEST 71.99 FEET; THENCE NORTH 48°57'22" WEST 195.67 FEET; THENCE NORTH 36°51'14" WEST 204.05 FEET; THENCE NORTH 47°34'57" WEST 139.78 FEET TO THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°39'03" EAST ALONG THE SECTION LINE 725.12 FEET; TO THE POINT OF BEGINNING.

CONTAINING 3,031,175 SQUARE FEET OR 69.59 ACRES. (LESS COUNTRY WAY ROAD 19,689 SQUARE FEET) NET ACREAGE 3,011,486 OR 69.13 ACRES.

VICINITY MAP



No	Date	By	Revision
1	5/31-19	BRS	UPDATED PUD AND OPEN SPACE BOUNDARIES

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2237 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : CTL/BRS Date : 05/31/2019
Email : GlaserBush@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 200'
Job No : 191001

ZONE CHANGE
LOCATED IN
SECTION 19, T-42-S, R-14-W, SL&RM
WASHINGTON, UTAH
PREPARED FOR: WALT PLUMB

SHEET 1
6 SHEETS
FILE: 191001_ZC

Reviewed
Received 12-16-2020

BLM ZONE: OS

PLUMB HOLDINGS
SG LLC
ZONE: I2

POD 5

RED MESA @
SUNRISE VALLEY

RED TRAILS @
SUNRISE VALLEY

EXISTING
RED WATERS @
SUNRISE VALLEY

COUNTRY WAY

STAKER & PARSON
COMPANIES

RIO VIRGIN
SUBDIVISION
(UNRECORDED)

RIVERBEND @
SUNRISE VALLEY

MARTIN STEVEN W & KAREN TRS
ZONE: OS

PROPOSED
RED WATERS PARK
(6.23 A.C.)

TRAIL BY WASHINGTON CITY

GENESIS LTD #A57571

COUNTRY WAY ESTATES
ZONE: RA-1

MIGUEL ERIK WILLIAM & ANGELA MARIE
ZONE: RA-2

LEGEND

- RED WATERS = 30.20 ACRES
- RIVERBEND = 33.07 ACRES
- RED TRAILS = 27.64 ACRES
- RED MESA = 16.22 ACRES
- POD 5 AREA = 15.94 ACRES
- RED WATERS PARK = 6.23 ACRES
- OPEN SPACE AREA = 67.57 ACRES

TOTAL POD ACREAGE = 129.21 AC
TOTAL ALLOWED UNITS = 532

RED WATERS	= 108 PADS
RIVERBEND	= 113 PADS
RED TRAILS	= 218 UNITS
RED MESA	= 67 PADS
POD 5	= 26
TOTAL	= 532

TOTAL POD ACREAGE = 129.21 AC
TOTAL ALLOWED UNITS = 532

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

BUSH & GUDGELL, INC.
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St. George, Utah 84770
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www.bushandgudgell.com

No.	Revision	By	Date

DATE: NOV. 2020
DRAWN: LEB
APPROVED: MFM
SCALE: 1" = 200'
JOB NO.: 201059

OVERALL CONCEPT
RED TRAILS @ SUNRISE VALLEY
WASHINGTON, UTAH

SHEET 1 OF 5 SHEETS

FILE: 201059 OC Site Plan

X:\201000-201999\201059 - Red Waters Pod 3\Drawings\Zone Change\201059 - Red Waters Pod 3 ZC.dwg



RED TRAILS LEGEND

- TOWNHOMES — 218 UNITS SHOWN
- PUBLIC ROW
- COMMON / OPEN SPACE
- LIMITED COMMON

RED TRAILS CALCULATIONS		
TOWNHOMES	7.32 AC	26.48%
ROAD ROW	7.76 AC	28.08%
COMMON / OPEN SPACE	8.37 AC	30.28%
LIMITED COMMON	4.19 AC	15.16%
TOTAL	27.64 AC	100%
DENSITY = 218 / 27.64 = 7.89 D.U / ACRE		
SETBACKS		
FRONT = 20'		
REAR = 10'		
SIDE = 3.5' (7 BETWEEN BUILDINGS)		

TYPICAL 50' STREET SECTION

RED TRAILS UNIT DETAIL

N.T.S.

OWNER / DEVELOPER

MIDDON LLC
1842 SOUTH 3430 EAST
ST. GEORGE, UT 84790

MELISSA SCOTT
(435) 680-4383

ENGINEERING CONTACT

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

ADAM ALLEN - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

BUSH & GUDGELL, INC.
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www.bushandgudgell.com

DATE: NOV 2020
DRAWN: CDR
APPROVED: MEM
SCALE: 1" = 100'
JOB NO: 201059

SITE PLAN
RED TRAILS @ SUNRISE VALLEY
WASHINGTON, UTAH

SHEET 2 OF 5 SHEETS

FILE: 201059 ZC Site Plan

X:\201000-201999\201059 - Red Waters Pod 3\Drawings\Zone Change\201059 - Red Waters Pod 3 ZC.dwg

BLM ZONE: OS

PROPERTY LINE

PLUMB HOLDINGS
SG LLC
ZONE: I2

FUTURE
RED MESA @
SUNRISE VALLEY

RED TRAILS BOUNDARY

DRAINAGE CHANNEL

COUNTRY WAY
(66' PUBLIC ST)

EXISTING
RED WATERS

FORK CREEK DR

DEEP CREEK DR

RIVERBEND DR

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

RED TRAILS @
SUNRISE VALLEY

STAKER & PARSON
COMPANIES

RED TRAILS BOUNDARY

RIVERBEND @
SUNRISE VALLEY

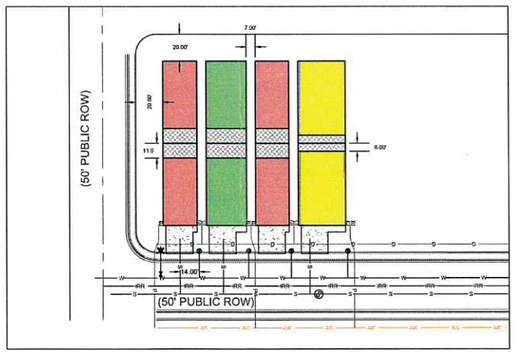
RIO VIRGIN
SUBDIVISION
(UNRECORDED)

LEGEND

- PROPOSED STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED IRRIGATION VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- EASEMENT

RED TRAILS UTILITY DETAIL

N.T.S.



OWNER / DEVELOPER

MIDDON LLC
1842 SOUTH 3430 EAST
ST. GEORGE, UT 84790

MELISSA SCOTT
(435) 680-4383

ENGINEERING CONTACT

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

ADAM ALLEN - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: APRIL 2020
DRAWN: CSW
APPROVED: MFM
SCALE: 1" = 100'
JOB NO. 201059

UTILITY PLAN
RED TRAILS @ SUNRISE VALLEY
WASHINGTON, UTAH

SHEET 3 OF 5 SHEETS

FILE: 201059 ZC Site Plan

X:\201000-201999\201059 - Red Waters Pod 3\Drawings\Zone Change\201059 - Red Waters Pod 3 ZC.dwg

BLM ZONE: OS

PROPERTY LINE

PLUMB HOLDINGS
SG LLC
ZONE: I2

FUTURE
RED MESA @
SUNRISE VALLEY

RED TRAILS BOUNDARY

EXISTING
RED WATERS

COUNTRY WAY
(66' PUBLIC ST)

FORK CREEK DR

DEEP CREEK DR

ROAD B

ROAD A

ROAD D

ROAD E

RIVERBEND DR

FRONT HD

DRAINAGE CHANNEL

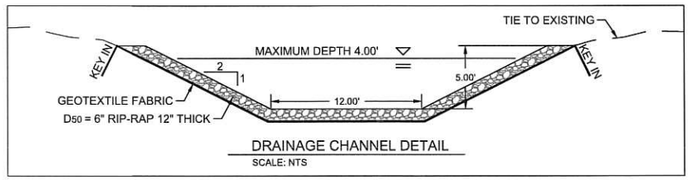
STAKER & PARSON
COMPANIES

RIVERBEND @
SUNRISE VALLEY

RIO VIRGIN
SUBDIVISION
(UNRECORDED)

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- DRAINAGE FLOW
- PAD= 00.0 FINISH PAD ELEVATION
- FLOW LINE
- EASEMENT



DRAINAGE CHANNEL DETAIL
SCALE: NTS

OWNER / DEVELOPER

MIDDON LLC
1842 SOUTH 3430 EAST
ST. GEORGE, UT 84790

MELISSA SCOTT
(435) 680-4383

ENGINEERING CONTACT

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

ADAM ALLEN – PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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www.bushandgudgell.com

No	Date	By	Revision

DATE: APRIL 2020
DRAWN: CBW
APPROVED: WEM
SCALE: 1" = 100'
JOB NO. 201059

GRADING PLAN
RED TRAILS @ SUNRISE VALLEY
WASHINGTON, UTAH

SHEET 4 OF 5 SHEETS

FILE: 201059 ZC Site Plan

X:\201000-201999\201059 - Red Waters Pod 3\Drawings\Zone Change\201059 - Red Waters Pod 3 ZC.dwg



PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Chilopsis linearis	Desert Willow	24" box	per plan
	Fraxinus oxycarpa 'Raywood'	Raywood Ash	24" box	per plan
	Quercus virginiana	Southern Live Oak	24" box	per plan
SHRUBS				
	Caesalpinia gilliesii	Bird of Paradise	5 gal.	48" o.c.
	Calamagrostis x acutifolia	Karl Forester Calamagrostis	5 gal.	42" o.c.
	Chamaerops humilis	Mediterranean Fan Palm	15 gal.	36" o.c.
	Dasylirion wheeleri	Spoon Yucca	5 gal.	42" o.c.
	Leucophyllum x 'Heavenly cloud'	Texas Sage	5 gal.	42" o.c.
	Rhaphiolepis indica 'Pinkie'	Pink Hawthorn	5 gal.	42" o.c.
	Rosa x 'Flower carpet red'	Red Carpet Rose	5 gal.	42" o.c.
	Salvia sylvestris 'Mainacht'	May Night Sage	5 gal.	36" o.c.

1 1/4" Rebel Red Rock Mulch

Decorative rock mulch

Limited Common Area

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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No	Date	By	Revision

DATE: DEC 2020
DRAWN: CTL
APPROVED:
SCALE: 1"=100'
JOB NO. 201059

LANDSCAPE PLAN
RED TRAILS AT SUNRISE VALLEY
WASHINGTON, UTAH

SHEET 5 OF 5 SHEETS

FILE: 2059 - LANDSCAPE PLAN

X:\201000-201999\201059 - Red Waters Pod 3\Drawings\Landscape Plans\201059 - ZC Landscape Plan.dwg

Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
Salt Lake City - St. George
www.bushandgudgell.com

11/11/2020

Washington City
111 North 100 East
Washington City, Utah 84780

Re: Planning Department – Red Trails at Sunrise Valley

The intent of this zone amendment is to provide the needed details for Red Trails at Sunrise Valley of the Red Waters Development. The current Zoning is PUD. Currently Red Trails at Sunrise Valley has 219 Townhome Units. Pod 1 which was previously approved had 108 units and Pod 2 which was previously submitted had 113 units bringing the total to 440 units of the 532 allowed units.

Sincerely,

Adam Allen
Operations Manager
Bush and Gudgell, Inc

BUSH & GUDGELL

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

Drew Ellerman
Director: Community Development
Washington City Planning and Zoning
Washington City, UT

December 1, 2020

RE: PUD Zone Change on Washington Parkway/Main Street

Dear Mr. Ellerman,

The subject parcel is already within a PUD Zone. With this PUD Zone Change Application, the applicant desires to bring forth the details of the planned unit development so that a 161 unit townhome project may be created on the parcel. Please see the attached Exhibit A for reference. Your consideration of this request is greatly appreciated.

Sincerely,

Ryan Lay
Project Manager
Bush and Gudgell

Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
St. George, Utah
www.bushandgudgell.com

Planned Unit Development Zone Change
for
Mangata Townhomes

12/07/2020

Owners: SITLA
675 West 500 South
Salt Lake City, UT 84102

Contact Persons:

Wes Davis, MHD5 Washington LLC 435-668-0378, wdavis@naiexcel.com
Adam Allen, Bush & Gudgell, Inc. 435-673-2337, aallen@bushandgudgell.com

Explanation of project:

The purpose of this submittal is to bring forth the Site design for Mangata Townhomes (Formerly SITLA MHD5 Parcel). Mangata Townhomes will be a traditional Townhome development, with public streets, pedestrian access, outside recreation in the form of a trail, a playground and a multiuse court. All townhomes will also have their own fenced in backyard. We are asking to have the following setbacks: 20' front yard, 20' street side yard, and 20' between buildings. It has a large open space area for recreation and meets all of the cities requirements for landscaping, and open space of a PUD

All Townhomes are designed to have a full 2 car garage, and will have a full 2 car driveway to help with Parking. We are also providing 22 parking stalls on site for Visitor Parking

Mangata Townhomes is bordered by The Brio Subdivision to the West, a PCD, La Venita, R-1-6 to the South and East and SITLA OS to the North

Mangata Townhomes is being developed by MHD5 Washington, LLC, whose principal is Wes Davis. The anticipated home builder will be High Desert Homes. Bush & Gudgell, Inc. is serving as the Project's land planner and engineer with Adam Allen as Project Manager.

The following Exhibits have been included with this application:

- Zone Change Exhibit
- Preliminary Layout, Utility and Grading Plans
- Concept Landscape Plan
- Building Renderings and Floor Plans
- Building Materials Exhibit

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	January 6, 2021
ACTION REQUESTED:	Z-21-04 - A request to approve the design/use of a currently PUD-R zoned property of approximately 22.55 acres located at approximately the southeast corner of Washington Parkway and Main Street.
APPLICANT:	Wes Davis
OWNER:	SITLA
ENGINEER:	Bush and Gudgell, Inc.
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval to the City Council with conditions

---

Background

The applicant is requesting approval of the design/use for this currently PUD-R zoned property which is approximately 22.55 acres in size. The property is located at approximately the southeast corner of Washington Parkway and Main Street. The property earlier this year was granted the PUD-R zoning, with the property owner knowing they would have to come before the city with a site proposal of design and use for review and possible approval. The applicant has returned with this proposal.

The PUD-R requires an approved site design before the property can be used as a residential development. The surrounding zoning to this parcel is Open Space to the north, Brio PCD to the west, AP and R-1-6 to the east and south. The General Plan Land Use designation is Medium High Density Residential (MHD), which carries a 7-12 dwelling unit per acre ratio. This development is proposing a 7.14 d.u./ac. ratio, well within the general plan allowance.

The project design is in compliance with the Planned Unit Development - Residential standards as outlined in the Zoning Regulations, utilizing the Multiple Family Development Standards portion of the PUD-R zone. The applicant is proposing 161 townhome units. Each dwelling will be a 3 bedroom, 2.5 bath, 2 car garage townhome with each unit having a double car driveway. Amenities are in the form of a playground area, sports court, and a trail system with exercise stations scattered throughout the looped trail. The project is proposing several landscaped open corridors throughout the development as well.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-04, for the zone change request from Open Space (OS), to the proposed Planned Unit Development - Commercial (PUD-C), onto the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Commercial Zone.

2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.

3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. 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.

4. The elevations of the buildings shall be as portrayed in this submittal.

5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.

6. Block walls (six feet in height min./max.) will be required along the north, east, west and south boundaries of the development. Details for the required perimeter block walls shall as submitted in the attached exhibits.

7. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

9. All lighting will be directed inward into the sight.

10. All signage will be in accordance with the city's sign ordinance.

B&G PROJECT NUMBER 191259

MANGATA TOWNHOMES

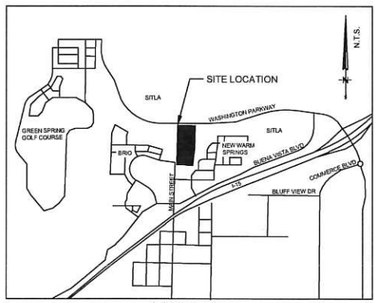
PLANNED DEVELOPMENT ZONE CHANGE

LOCATED IN WASHINGTON, UTAH

SECTION 11, T 42 S, R 15 W, SLB&M

PARCEL # W-5-2-1-122

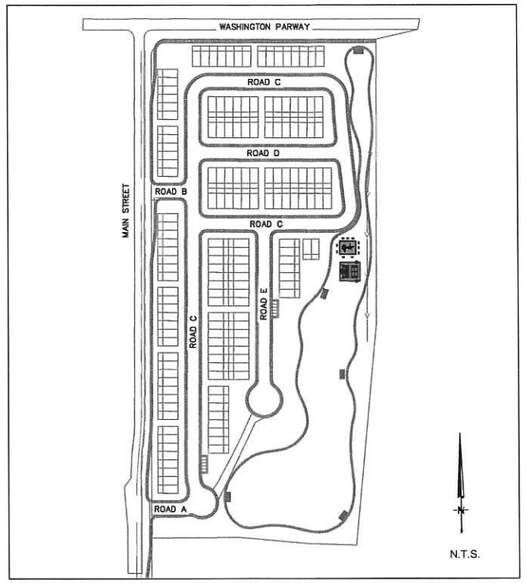
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE & SIGNAGE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN



VICINITY MAP

N.T.S.

PROJECT INFORMATION		
TOWN HOMES	4.25 AC	18.85%
ROAD ROW	3.17 AC	14.06%
COMMON / OPEN SPACE	12.37 AC	54.85%
LIMITED COMMON	2.76 AC	12.24%
TOTAL	22.55 AC	100%
DENSITY = 161 / 22.55 = 7.14 D.U / ACRE		
SETBACKS		
FRONT = 20'		
REAR = 10' (20' BETWEEN BUILDINGS)		
SIDE = 10' (20 BETWEEN BUILDINGS)		
STREET SIDE = 20'		
PERVIOUS AREA	11.00 AC	48.78%
IMPERVIOUS AREA	11.55 AC	51.22%



PROJECT MAP

N.T.S.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES THENCE SOUTH 00°20'21" WEST 1178.39 FEET AND EAST 1266.37 FEET; FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°06'28" EAST 1437.18 FEET; THENCE NORTHEASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 46°01'51" EAST A DISTANCE OF 56.49 FEET), CENTER POINT LIES SOUTH 88°53'33" EAST THROUGH A CENTRAL ANGLE OF 89°50'49", A DISTANCE OF 62.73 FEET; THENCE SOUTH 89°02'44" EAST 635.11 FEET; THENCE SOUTH 01°06'27" WEST 838.68 FEET; THENCE SOUTH 06°19'22" WEST 663.18 FEET; THENCE NORTH 87°18'17" WEST 143.29 FEET; THENCE NORTH 83°55'04" WEST 210.27 FEET; THENCE NORTH 89°19'17" WEST 262.02 FEET; TO THE POINT OF BEGINNING.

CONTAINING 982,469 SQUARE FEET OR 22.55 ACRES.

DECEMBER 2020

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle #4

St. George, Utah 84770

Phone (435) 673-2337

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OWNER / DEVELOPER

NAI EXEL

243 E. ST. GEORGE BLVD. SUITE 200

ST GEORGE, UTAH 84770

WES G. DAVIS

(435) 628-1609

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.

205 EAST TABERNACLE #4

ST GEORGE, UT 84770

ADAM ALLEN – PROJECT MANAGER

(435)-673-2337

No	Date	By	Revision

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DATE: DEC. 2020 DRAWN: CSW/CL APPROVED: WFM SCALE: NOTED JOB NO. 191259

COVER SHEET

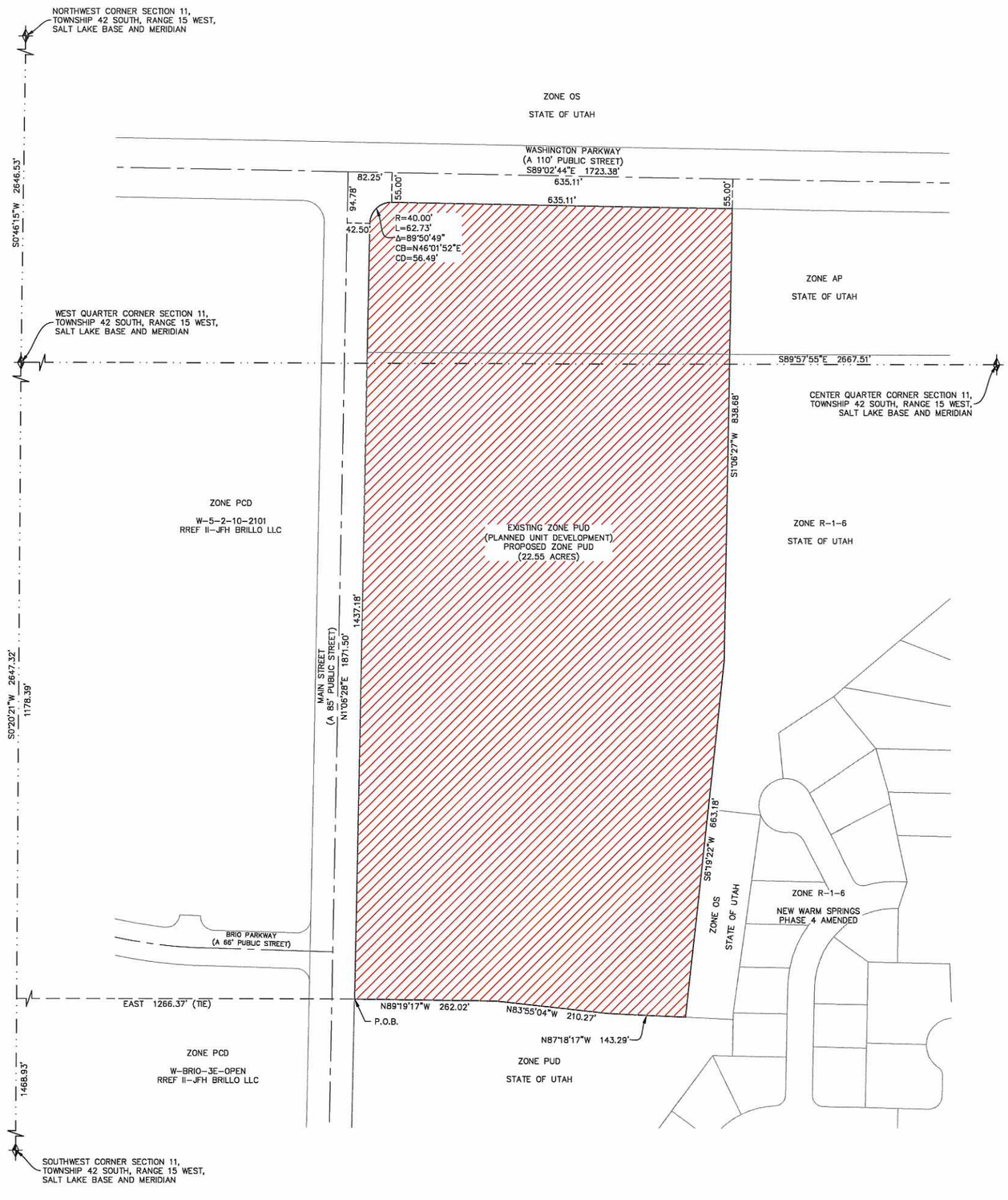
MANGATA TOWNHOMES

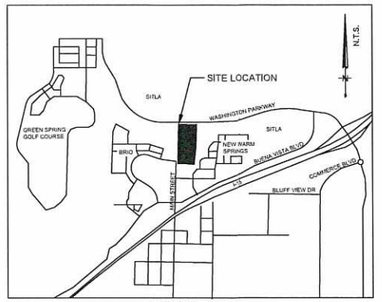
LOCATED IN WASHINGTON, UTAH

SHEET 1

FILE: 1929-SPRINGDALE PLAT

X:\191000-191999\191259 - Sitla Green Springs East Parcel\Drawings\Zone Change\191259 - Cover & Site.dwg





VICINITY MAP
N.T.S.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES THENCE SOUTH 00°20'21" WEST 1178.39 FEET AND EAST 1266.37 FEET; FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°06'28" EAST 1437.18 FEET; THENCE NORTHEASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 46°01'51" EAST A DISTANCE OF 56.49 FEET), CENTER POINT LIES SOUTH 88°53'33" EAST THROUGH A CENTRAL ANGLE OF 89°50'49", A DISTANCE OF 62.73 FEET; THENCE SOUTH 89°02'44" EAST 635.11 FEET; THENCE SOUTH 01°06'27" WEST 838.68 FEET; THENCE SOUTH 06°19'22" WEST 663.18 FEET; THENCE NORTH 87°18'17" WEST 143.29 FEET; THENCE NORTH 83°55'04" WEST 210.27 FEET; THENCE NORTH 89°19'17" WEST 262.02 FEET; TO THE POINT OF BEGINNING.

CONTAINING 982,469 SQUARE FEET OR 22.55 ACRES.

LEGEND

EXISTING ZONE PUD(PLANNED UNIT DEVELOPMENT)
PROPOSED ZONE PUD
(22.55 ACRES)

QUARTER SECTION LINE

SECTION LINE

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

ZONE CHANGE EXHIBIT

LOCATED IN

WEST 1/2 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

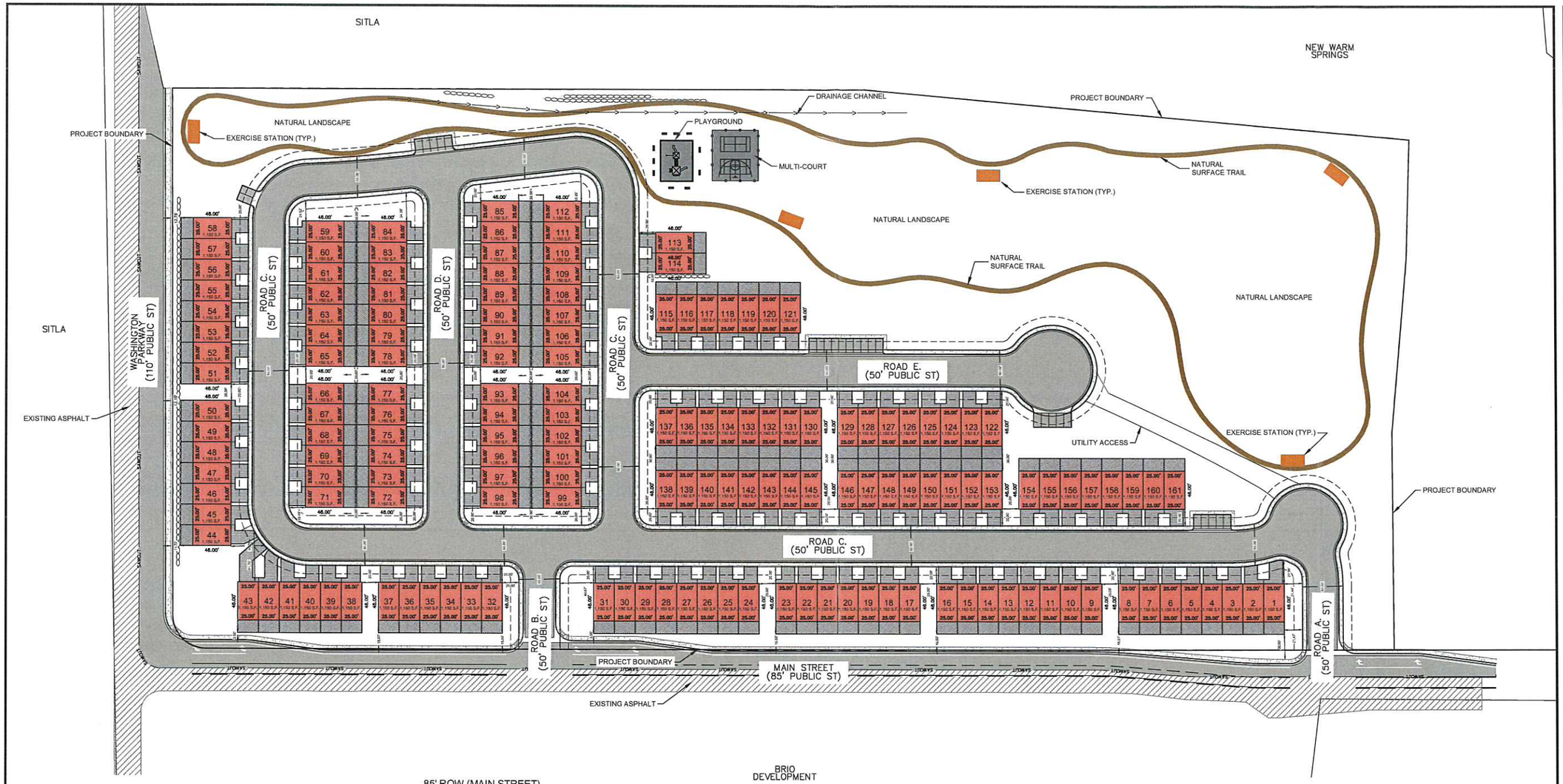
No	Date	By	Revision

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Address: 251 George Blvd. Suite 204
St. George, Utah 84770
Phone (435) 673-2337 Fax (435) 673-3161
www.bushandgudgell.com

Drawn : BAS Date : 12/04/2020
Email : AALLEN@BUSHANDGUDGELL.COM
Checked : AA
Approved : AA
Scale : 1" = 100'
Job No : 191259

ZONE CHANGE EXHIBIT
LOCATED IN
WEST 1/2 OF SECTION 11, T-42-S, R-15-W, SLB&M
WASHINGTON, UTAH, 84780

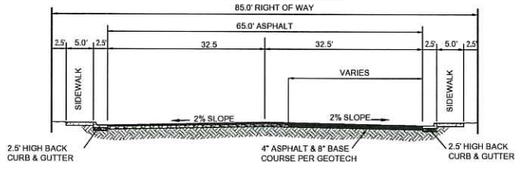
SHEET
1
1
SHEETS
FILE: 191259EXHIBIT



LEGEND

- TOWN HOMES 161 UNITS SHOWN
- PUBLIC ROW
- COMMON / OPEN SPACE
- LIMITED COMMON
- EXISTING ASPHALT
- CURB & GUTTER
- FLOW LINE
- UTILITY EASEMENT
- RETAINING WALL

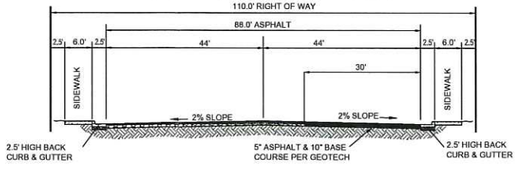
85' ROW (MAIN STREET)



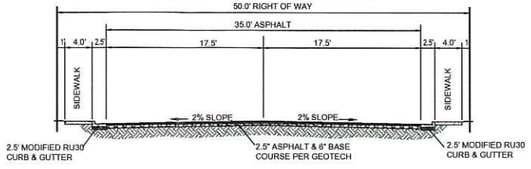
PROJECT INFORMATION		
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SIDE = 10' (20 BETWEEN BUILDINGS)		
STREET SIDE = 20'		
PERVIOUS AREA	11.00 AC	48.78%
IMPERVIOUS AREA	11.55 AC	51.22%

PARKING INFORMATION	
322	GARAGE
322	DRIVEWAY
22	EXTRA VISITOR
666	TOTAL

110' ROW (WASHINGTON PARKWAY)



TYPICAL 50' STREET SECTION



OWNER / DEVELOPER

NAI EXEL
243 E. ST. GEORGE BLVD. SUITE 200
ST GEORGE, UTAH 84770

WES G. DAVIS
(435) 628-1609

ENGINEERING CONTACT

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

ADAM ALLEN – PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE

50 0 30 60 120

(IN FEET)
1 inch = 60 ft.

No	Date	By	Revision

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St. George, Utah 84770
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www.bushandgudgell.com

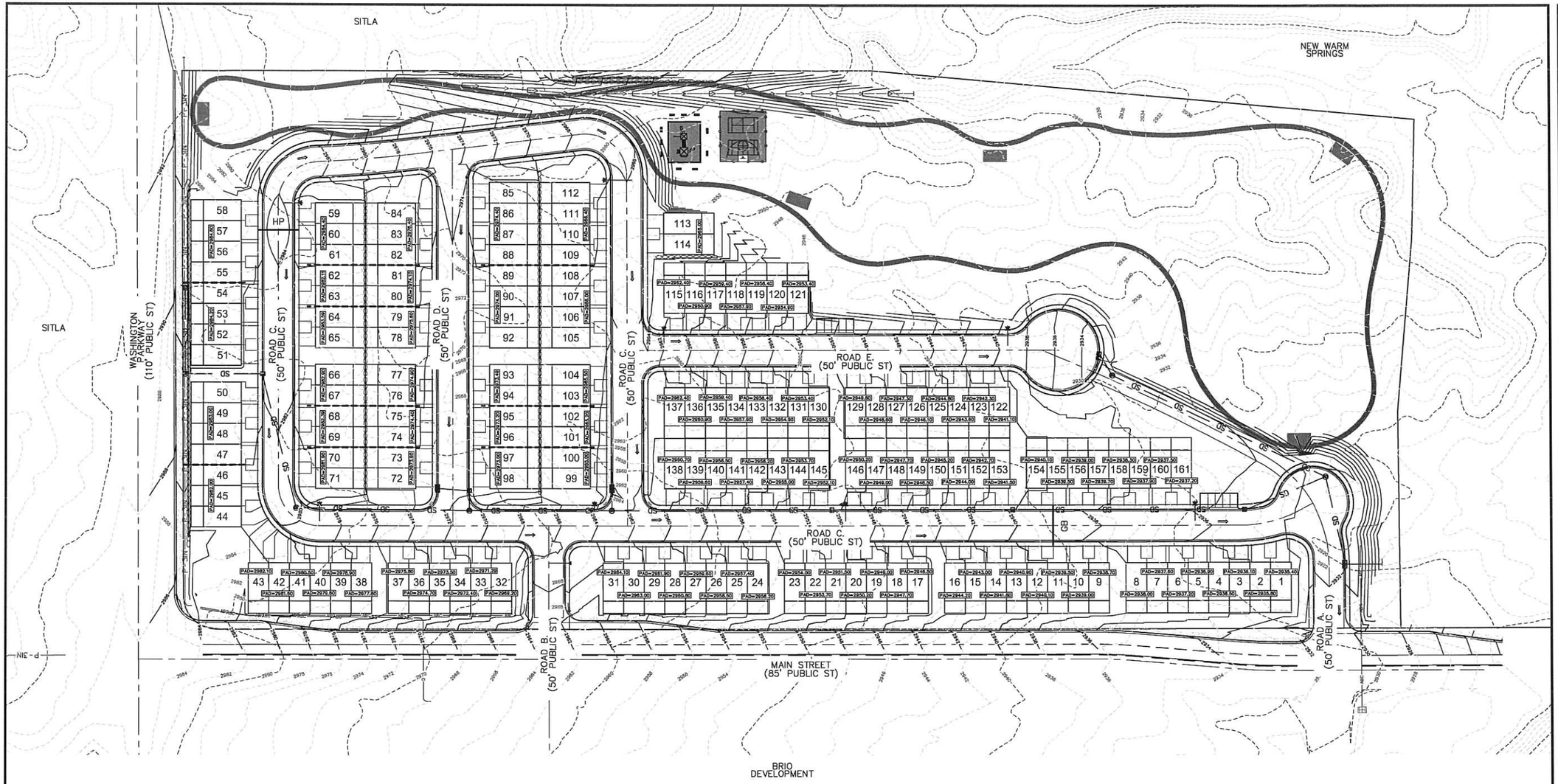
DATE: DEC. 2020
DRAWN: CSW/CS
APPROVED: WFM
SCALE: 1"=60'
JOB NO. 191259

SITE & SIGNAGE PLAN
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET 2

FILE: 1929-HARDENED PLAS

X:\191000-191999\191259 - Sitla Green Springs East Parcel\Drawings\Zone Change\191259 - Cover & Site.dwg



LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- DRAINAGE FLOW
- FINISH PAD ELEVATION
- FLOW LINE
- EASEMENT
- RETAINING WALL
- GB — GRADE BREAK
- HP — HIGH POINT

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

ADAM ALLEN - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

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No	Date	By	Revision

DATE: DEC. 2020
DRAWN: CRW/CGL
APPROVED: WEM
SCALE: 1"=60'
JOB NO. 191259

GRADING & DRAINAGE PLAN
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET 3

FILE: TITLE-WITHOUT PLAT

X:\191000-191999\191259 - Sitla Green Springs East Parcel\Drawings\Zone Change\191259 - Grading & Drainage.dwg

SITLA

NEW WARM SPRINGS

PROJECT BOUNDARY

PROJECT BOUNDARY

SITLA

WASHINGTON PARKWAY (110' PUBLIC ROW)

ROAD C. (50' PUBLIC ST)

ROAD D. (50' PUBLIC ST)

ROAD C. (50' PUBLIC ST)

ROAD E. (50' PUBLIC ST)

DRAINAGE CHANNEL

PROJECT BOUNDARY

ROAD C. (50' PUBLIC ST)

ROAD B. (50' PUBLIC ST)

ROAD A. (50' PUBLIC ST)

PROJECT BOUNDARY

MAIN STREET (85' PUBLIC ROW)

BRIO DEVELOPMENT

LEGEND

- PROPOSED STORM DRAIN PIPE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED IRRIGATION VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- EASEMENT

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OWNER / DEVELOPER

NAI EXCEL
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ST GEORGE, UTAH 84770

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ENGINEERING CONTACT

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205 EAST TABERNACLE #4
ST GEORGE, UT 84770

ADAM ALLEN - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

No	Date	By	Revision

BUSH & GUDGELL, INC.
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DATE: DEC 2020 | DRAWN: CBW/CL | APPROVED: WEM | SCALE: 1"=60' | JOB NO. 191259

UTILITY PLAN
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET 4

FILE: B29-MP0001.DWG

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PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	Chilopsis linearis	Desert Willow	24" box	per plan
	Fraxinus oxycorpa 'Raywood'	Raywood Ash	24" box	per plan
	Pistacia x 'Red push'	Red Push Pistache	24" box	per plan
	Prosopis glandulosa	Honey Mesquite	36" box	per plan
	Quercus virginiana	Southern Live Oak	24" box	per plan
SHRUBS				
	Caesalpinia gilliesii	Bird of Paradise	5 gal.	48" o.c.
	Calamagrostis x acutiflora	Karl Forester Calamagrostis	5 gal.	42" o.c.
	Chamaerops humilis	Mediterranean Fan Palm	15 gal.	36" o.c.
	Dasylirion wheeleri	Spoon Yucca	5 gal.	42" o.c.
	Leucophyllum x 'Heavenly cloud'	Texas Sage	5 gal.	42" o.c.
	Rhaphiolepis indica 'Pinkie'	Pink Hawthorn	5 gal.	42" o.c.
	Rosa x 'Flower carpet red'	Red Carpet Rose	5 gal.	42" o.c.
	Salvia sylvestris 'Mainacht'	May Night Sage	5 gal.	36" o.c.

1 1/4" Rebel Red Rock Mulch

Decorative rock mulch

Local Sourced Turf Sod

OWNER / DEVELOPER
NAI EXCEL
243 E. ST GEORGE BLVD SUITE 200
ST GEORGE, UTAH 84770

WES G. DAVIS
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ADAM ALLEN - PROJECT MANAGER
(435)-673-2337

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

No.	Date	By	Revision

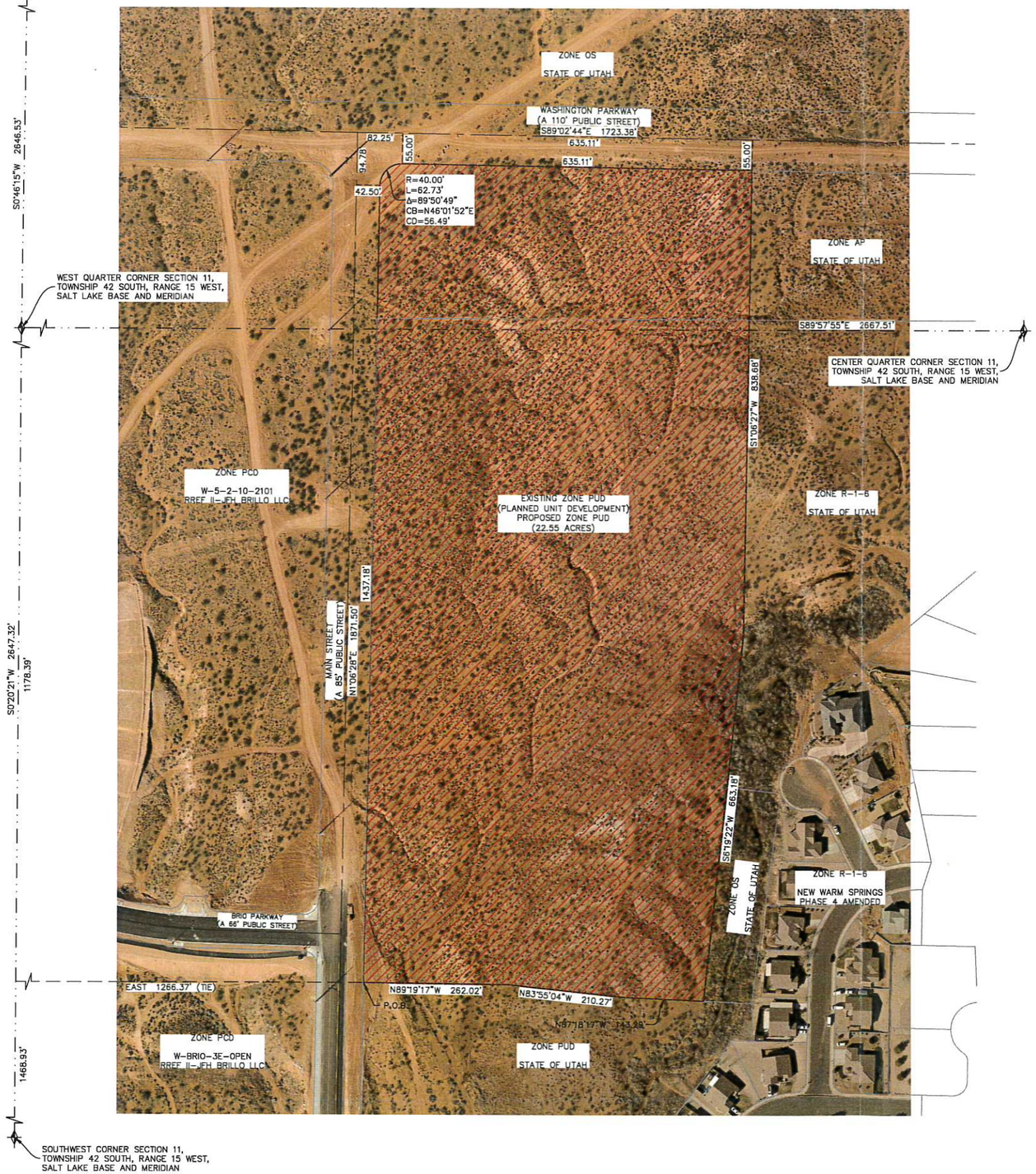
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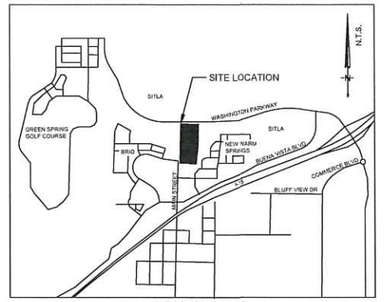
DATE: DEC 2020 | DRAWN: CBW/CA | APPROVED: WEM | SCALE: 1"=50' | JOB NO. 191259

CONCEPT LANDSCAPE PLAN
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET 5

FILE: 1929-MANGATA PLANS





VICINITY MAP
N.T.S.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES THENCE SOUTH 00°20'21" WEST 1178.39 FEET AND EAST 1266.37 FEET; FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°06'28" EAST 1437.18 FEET; THENCE NORTHEASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 46°01'51" EAST A DISTANCE OF 56.49 FEET), CENTER POINT LIES SOUTH 88°53'33" EAST THROUGH A CENTRAL ANGLE OF 89°50'49", A DISTANCE OF 62.73 FEET; THENCE SOUTH 89°02'44" EAST 635.11 FEET; THENCE SOUTH 01°06'27" WEST 838.68 FEET; THENCE SOUTH 06°19'22" WEST 663.18 FEET; THENCE NORTH 87°18'17" WEST 143.29 FEET; THENCE NORTH 83°55'04" WEST 210.27 FEET; THENCE NORTH 89°19'17" WEST 262.02 FEET; TO THE POINT OF BEGINNING.

CONTAINING 982,469 SQUARE FEET OR 22.55 ACRES.

LEGEND

EXISTING ZONE PUD(PLANNED UNIT DEVELOPMENT) PROPOSED ZONE PUD (22.55 ACRES)

QUARTER SECTION LINE

SECTION LINE

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

ZONE CHANGE EXHIBIT

LOCATED IN
WEST 1/2 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

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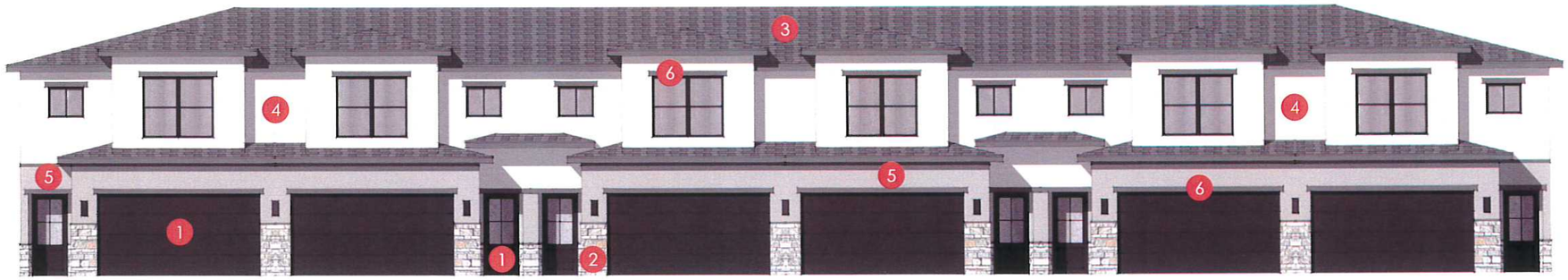
No	Date	By	Revision

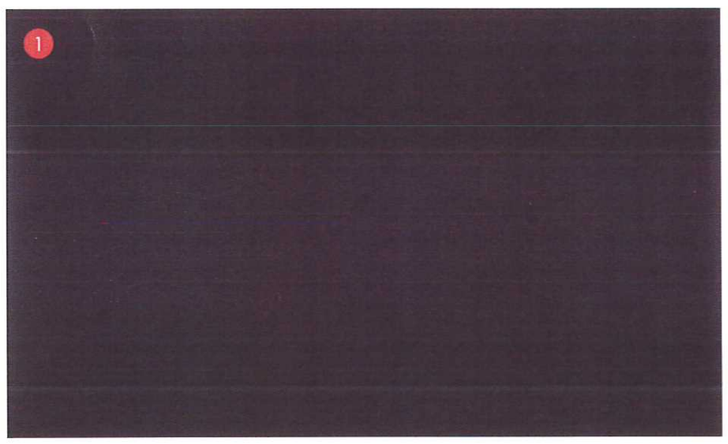
Drawn : PAS Date : 12/04/2020
Email : ALLEN@BUSHANDGUDGELL.COM
Checked : AA
Approved : AA
Scale : 1" = 100'
Job No : 191259

ZONE CHANGE EXHIBIT
LOCATED IN
WEST 1/2 OF SECTION 11, T-42-S, R-15-W, SLB&M
WASHINGTON, UTAH, 84780

SHEET 1
1 SHEETS
FILE: 191259EXHIBIT

CREATIVE DIMENSIONS
ARCHITECTURAL DESIGN





DARK BRONZE METAL



STONE VENEER
ELDORADO STONE - CLIFFSTONE "WHITEBARK"



CONCRETE ROOF TILE
EAGLE ROOFING 4697 OR SIMILAR

4

STUCCO
SHERWIN WILLIAMS SW 7100 "ARCADE WHITE"

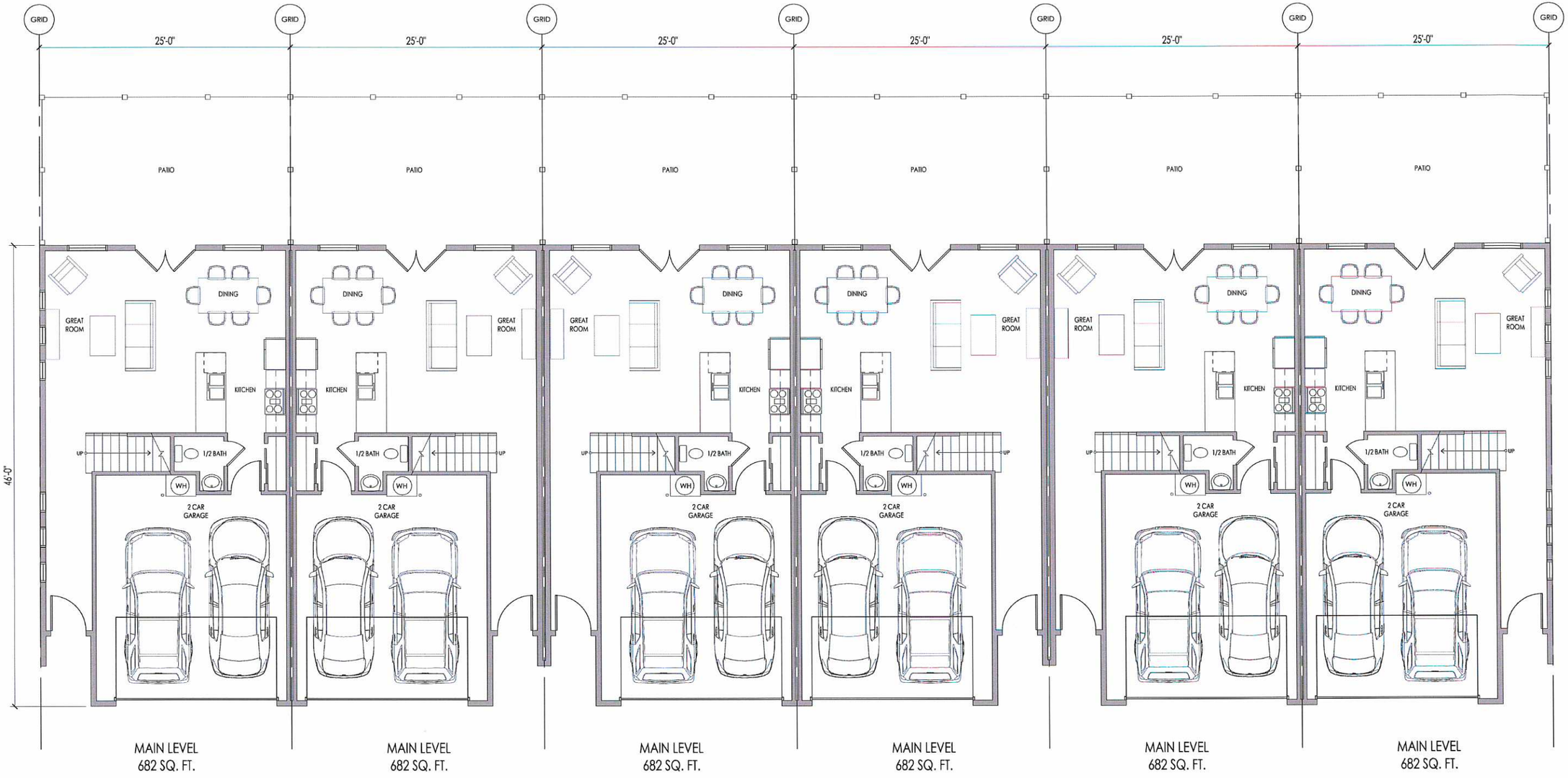


STUCCO
SHERWIN WILLIAMS SW 7641 "COLONNADE GRAY"



STUCCO
SHERWIN WILLIAMS SW 7019 "GAUNTLET GRAY"

CREATIVE DIMENSIONS
ARCHITECTURAL DESIGN



MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

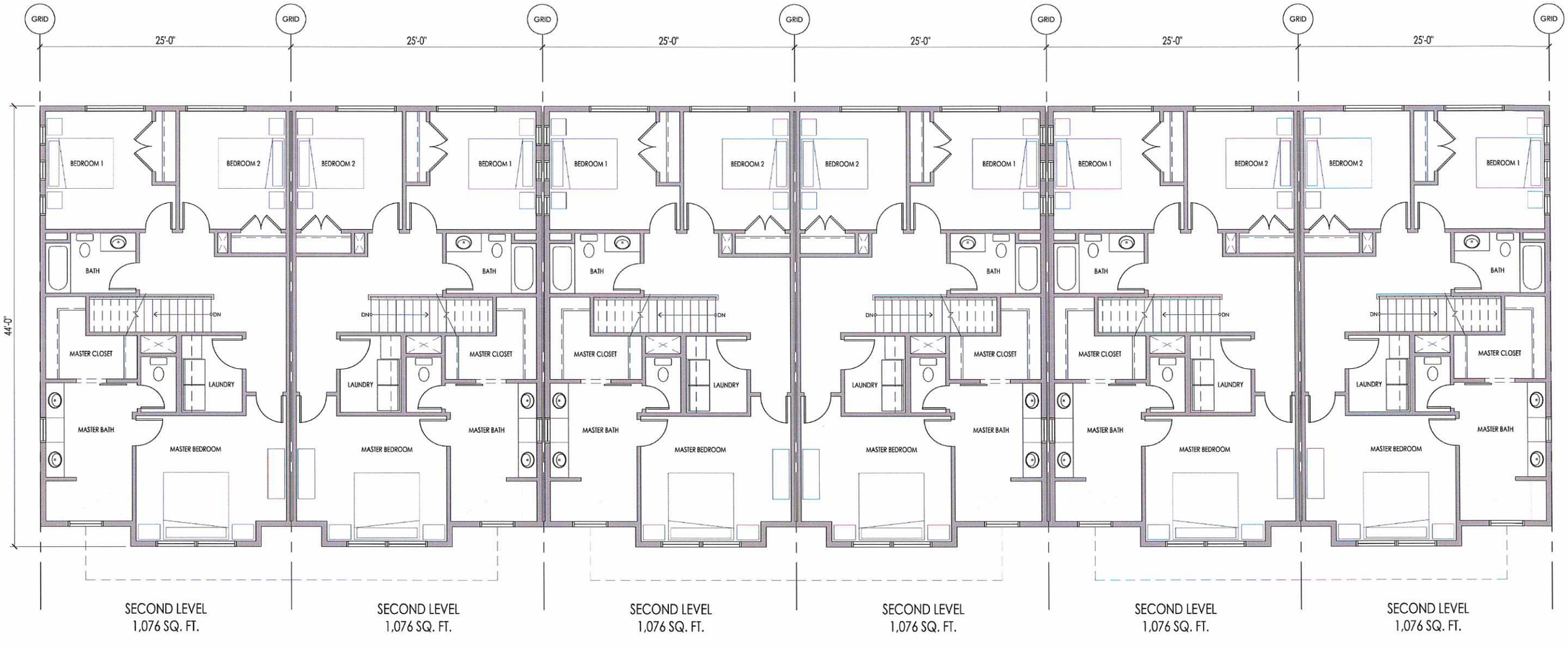
CREATIVE DIMENSIONS
ARCHITECTURAL DESIGN





PERSPECTIVE VIEWS

CREATIVE DIMENSIONS
ARCHITECTURAL DESIGN



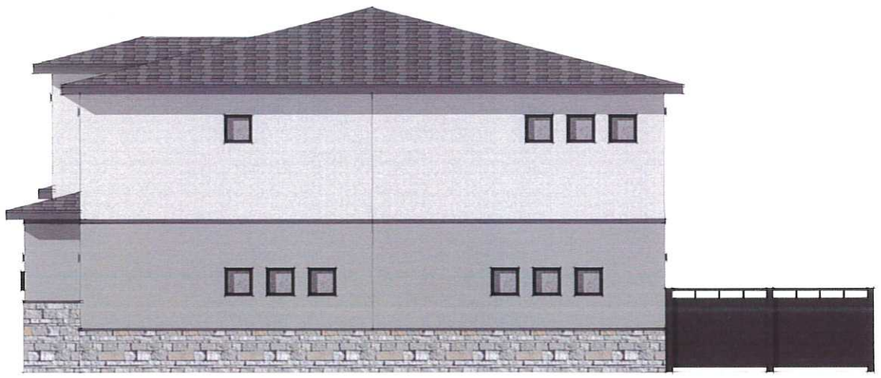
UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

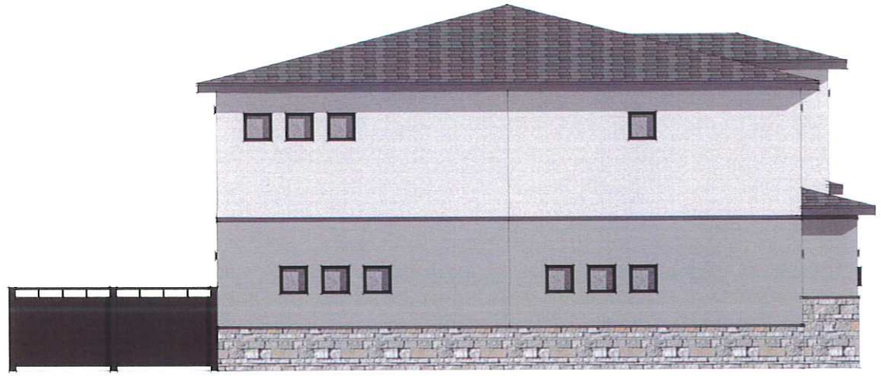
CREATIVE DIMENSIONS
ARCHITECTURAL DESIGN



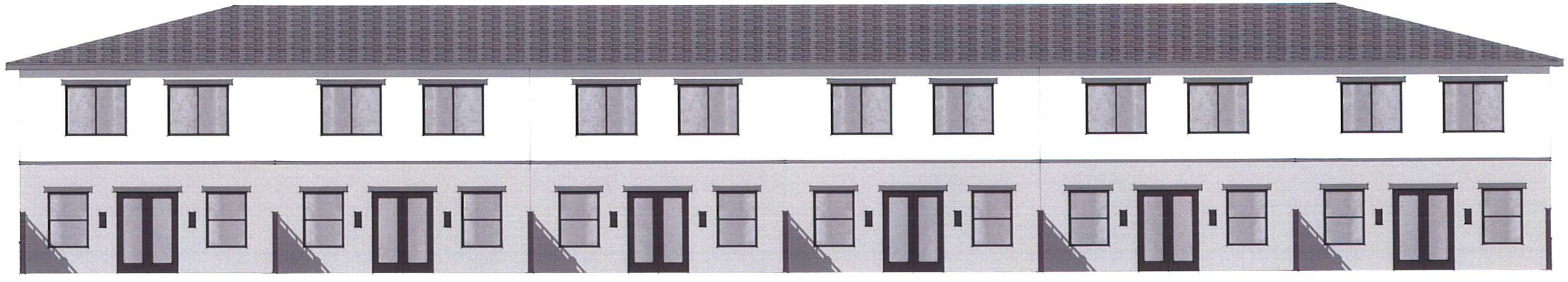
FRONT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



BACK EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

AMENDED LAND USE MASTER PLAN

for

CORAL CANYON

A PLANNED COMMUNITY DEVELOPMENT

CITY OF HURRICANE & CITY OF WASHINGTON, UTAH

by

SunCor
the art of place

Engineering by

ALLIANCE CONSULTING

AMENDED 9-06-2007



PCD ZONING LEGEND

- RESIDENTIAL
- CHURCH
- GOLF COURSE
- COMMERCIAL/INDUSTRIAL
- MULTIFAMILY RECREATIONAL CONDO / TIME SHARE
- OPEN SPACE
- UNDEVELOPED AREA
- COMMERCIAL
- FIRE STATION
- CLUBHOUSE
- SCHOOL
- CHURCH
- PARKS/TRAILWAYS

GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)
1 inch = 600 ft.

CITY OF HURRICANE
PLANNED DEVELOPMENT OVERLAY "PDO"
AREA 10 & 11

CITY OF WASHINGTON
PLANNED COMMUNITY DEVELOPMENT "PCD"
AREA 1-9 & 12

LAND USE TABLE

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.
1.	MIXED RESIDENTIAL	120	411	
	COMMERCIAL-OFFICE			45,000
	COMMERCIAL-RETAIL			180,000
	LODGING	7	275	
	OPEN SPACE	17		
	SCHOOL	9		
	CHURCH	3.6		
	SUB-TOTAL LODGING UNITS		275	
	SUB-TOTAL UNITS	156.6	411	
2.	MIXED RESIDENTIAL	82.6	280	
	OPEN SPACE	20		
	SUB-TOTAL UNITS	102.6	280	
3.	MIXED RESIDENTIAL	162.5	624	
	COMMERCIAL	3		60,000
	SCHOOL	8		
	CHURCH	3		
	OPEN SPACE	38		
	SUB-TOTAL UNITS	214.5	624	
4.	MIXED RESIDENTIAL	82.5	316	
	COMMERCIAL	3		60,000
	SCHOOL	8		
	CHURCH	3		
	SUB-TOTAL UNITS	96.5	316	
5.	MIXED RESIDENTIAL	35	135	
	OPEN SPACE/GOLF COURSE	55		
	SUB-TOTAL UNITS	90	135	
6.	MIXED RESIDENTIAL	57.15	142	
	CHURCH	3		130,680
	OPEN SPACE	14		
	SUB-TOTAL UNITS	74.15	142	
7.	MIXED RESIDENTIAL	49.2	151	
	COMMERCIAL	5		100,000
	OPEN SPACE	18		
	CHURCH	3		
	SUB-TOTAL UNITS	75.2	151	
8.	MIXED RESIDENTIAL	47	180	
	COMMERCIAL	5		100,000
	OPEN SPACE	32		
	SUB-TOTAL UNITS	84	180	
9.	COMMERCIAL	17.32		250,000
	MULTIFAMILY RECREATIONAL	21.94	250	
	OPEN SPACE	16.53		
	SUB-TOTAL UNITS	55.79	250	
10.	COMMERCIAL	83.31		650,000
	MULTIFAMILY RECREATIONAL	10.34	140	
	OPEN SPACE	53.25		
	RESIDENTIAL	47.48	500	
	SUB-TOTAL UNITS	194.38	640	
11.	COMMERCIAL	81.49		850,000
	MULTIFAMILY RECREATIONAL	9.51	101	
	OPEN SPACE	17.39		
	LODGING	0	7	
	SUB-TOTAL LODGING UNITS		7	
	SUB-TOTAL UNITS	108.39	101	
12.	GOLF	223		
13.	MIXED RESIDENTIAL	36.41	161	
	COMMERCIAL	7.82		156,400
	OPEN SPACE	13		
	SUB-TOTAL UNITS	57.23	161	
	TOTAL MIXED RESIDENTIAL UNITS		3391	
	TOTAL LODGING UNITS		282	
	TOTAL UNITS		3873	
	TOTAL COMMERCIAL SQUARE FOOT			2,582,080

AMENDED LAND USE MASTER PLAN

for

CORAL CANYON

A PLANNED COMMUNITY DEVELOPMENT

CITY OF HURRICANE & CITY OF WASHINGTON, UTAH

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COLE WEST HOME

CORAL CANYON

PCD Amendment 2020

CORAL CANYON PCD AMENDMENT

The Purpose of this amendment is to accomplish the following objectives which are driven by market conditions:

1. Allow 5' side setbacks and 10' rear setbacks in area 5 and area 8. Detail shown pg 4 exhibit.

2. Make it clear, that the Developer will install a 10' paved trail on the south side of Telegraph as developments along the south side are improved. The Trail will eventually connect to the existing 10' trail, east of area 4 and west of area 5. Detail shown pg 5 exhibit.

3. Allow nightly rental zoning for Single Family Detached (SFD) units in the northern portion of area 7. Detail shown on pg 6 exhibit.

4. Allow nightly rental zoning for Single Family Attached (SFA) units in area 9. Detail shown on pg 6 exhibit.

5. The Developer will improve Telegraph Street as shown on pg 7 exhibit.

5' & 10' SETBACK REQUIREMENTS IN AREA 5 & AREA 8 | EXHIBIT PG 4

Washington City's Vision Statement and Motto references that Washington City will "be a desirable and livable community for a broad range of incomes and stages in life." This area of Coral Canyon is appropriate for attainable housing. Attainable housing is only feasible when density increases, and infrastructure costs are reduced. In efforts to increase density and offer attainable housing, this PCD amendment would allow for 5' side yard setbacks and a 10' rear setback in the residential portions of area 5 and area 8. These areas would be similar to the 14th Fairway subdivision of Coral Canyon. This development supports the major plan goals that are outlined in Washington City's General Plan, especially to "provide for all housing types while increasing home ownership" and "preserve the beauty, visibility, and function of the unique natural features, environment, and open spaces." The General Plan suggests that "high-density housing should be located near collector and arterial roads, and as buffers between low-density housing and more intensive uses." This amendment will support and help Washington City progress with their general plan.

The Developer will commit to the following mitigating standards for the 5' side setback and 10' rear setback:

- The patio homes will be oriented in such a manner that front porch entries will be adjacent to (mirror) each other lot to lot. Where building floor plan options exist (i.e. optional 3rd bedroom), at least one of the units will be required to have an open courtyard between the two units. This concept is to maximize the feel of open space at the front entries and between homes.
- Side yard walls between units (on property lines) will be limited to the rear yard area(s) only. No front or side yard walls will be allowed to be built in this particular subdivision.
- The five foot areas required as setbacks in the side yards will be landscaped in such a manner to have trees or very large scale bushes planted where there exist window to window matches from each dwelling unit.

TRAIL SYSTEM | PG 5 EXHIBIT

Some years ago, Washington City extended a public trail from Hell Hole towards Coral Canyon. This trail currently dead ends just east of area 4 and west of area 5. This trail will continue along Telegraph St leading to Razor Ridge Park on the east as contemplated in the city's park and recreation master plan along the south side of Telegraph St. This PCD amendment would place the responsibility of constructing this 10' wide city-master-planned trail on the Developer. Construction of this 10' wide trail would be in phases, as adjacent developments are improved. This amendment supports the Washington City General Plan.

NIGHTLY RENTAL ZONING | PG 5 6 EXHIBIT

The intent of this PCD amendment is to have Single Family Detached (SFD) units zoned for nightly rental in the northern portion of area 7. Nightly rental zoning has already been approved for attached units in the southern portion of this same planning area. It is also the intent to have Single Family Attached (SFA) units zoned for nightly rental in area 9. The current pandemic environment has shown the market for nightly rental real estate is strong given the population's interest in staycations in lieu of vacations abroad or destinations within the US. Area 7 and area 9 are ideal location for nightly rental homes based on the following facts: area 7 is surrounded by Telegraph Road and the golf course, there are no adjacent neighborhoods that would be affected. Area 9 is surrounded by Coral Ridge (existing nightly rental), future commercial and Highway 9. We believe that these additional units will help to spur commercial development at the corner of Highway 9 and Telegraph. The Coral Canyon golf course is being updated in 2021. These additional nightly rental units will help to fill rounds at the golf course and will ensure its viability going forward. The request for single family detached nightly rental is somewhat unique in Washington County and will provide a much-needed product type. This amendment will support and help Washington City progress with their general plan.

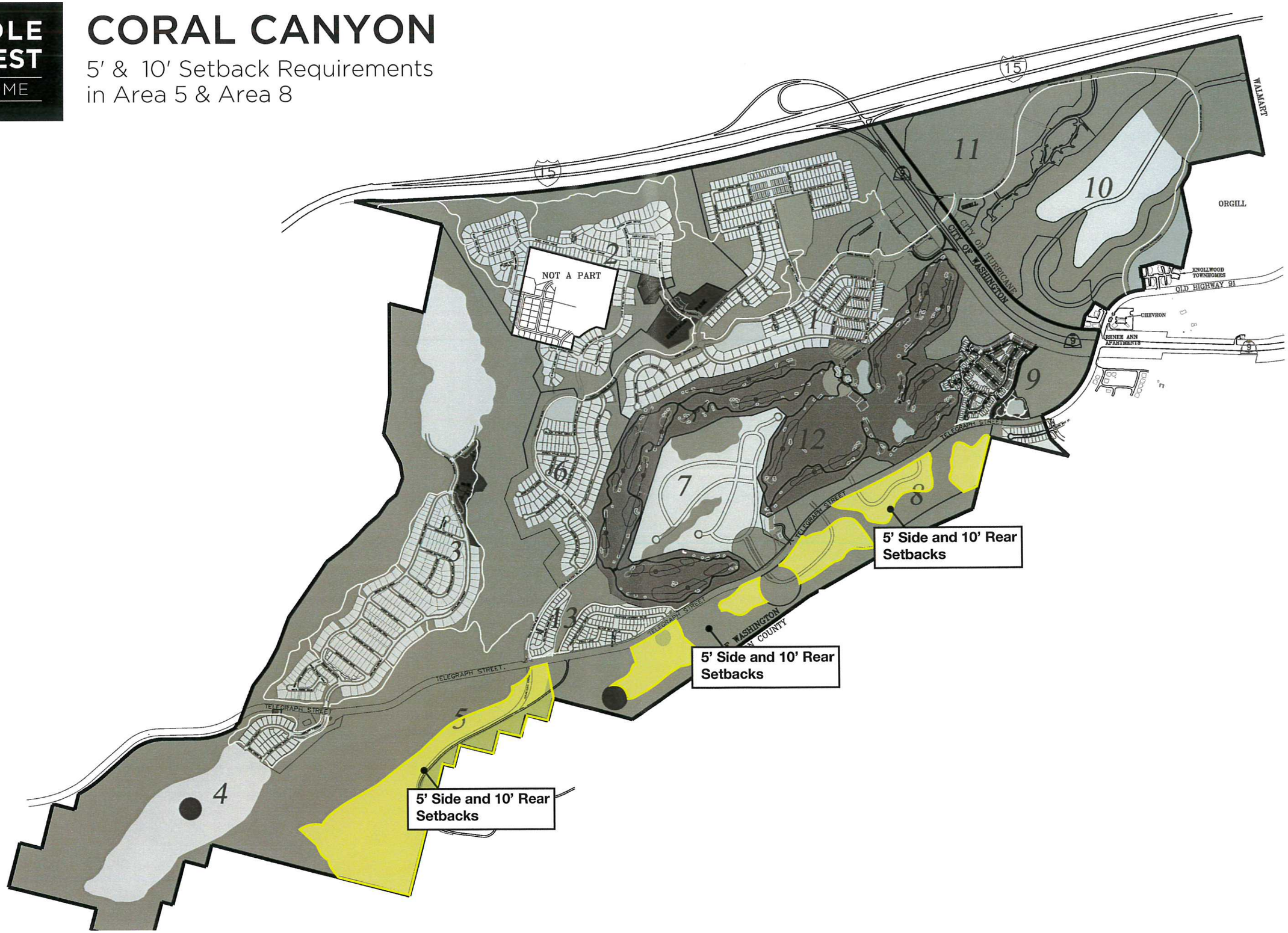
TELEGRAPH IMPROVEMENTS | PG 7 EXHIBIT

Developer will install trail, landscaping and drainage infrastructure (e.g., swale) on the north side of Telegraph in phases as developments on the north side of Telegraph are complete. On the south side of Telegraph the Developer will install storm drain mitigation measures, i.e. a drainage swale, install landscaping in between the drainage swale and a trail, and install a 10' trail that is intended to connect with Washington City's city trail system, as developments are improved. Based on a Traffic Impact Study (TIS), the Developer will improve Telegraph street as needed. Thickness of the existing pavement will need to be increased. See above exhibit for reference, drainage swale (red line in exhibit above) in the 26' wide area of city right of way which will be landscaped (plants shown in exhibit above) between edge of pavement and the developments property line.

COLE WEST HOME

CORAL CANYON

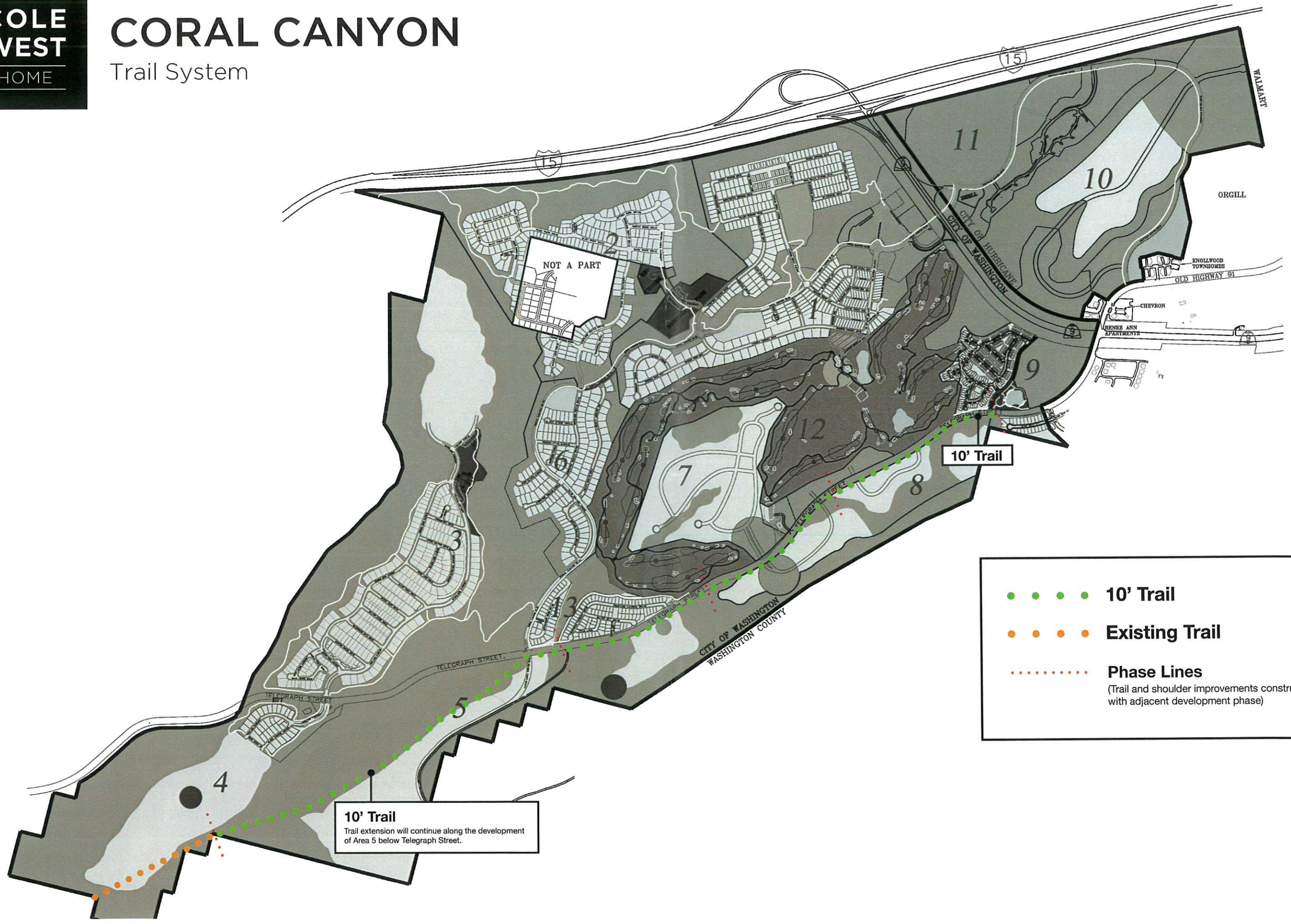
5′ & 10′ Setback Requirements
in Area 5 & Area 8



COLE WEST HOME

CORAL CANYON

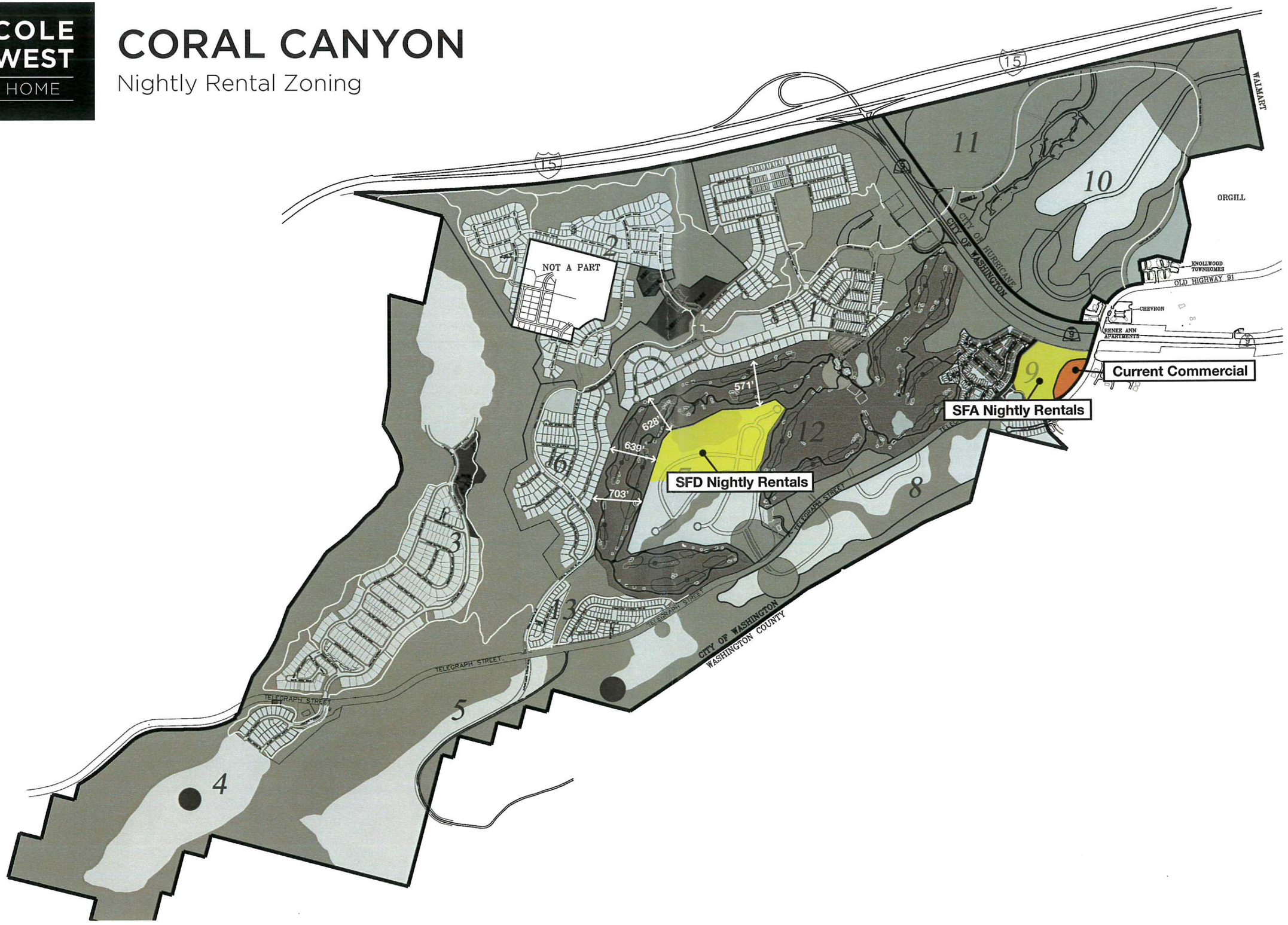
Trail System



COLE WEST HOME

CORAL CANYON

Nightly Rental Zoning



COLE WEST HOME

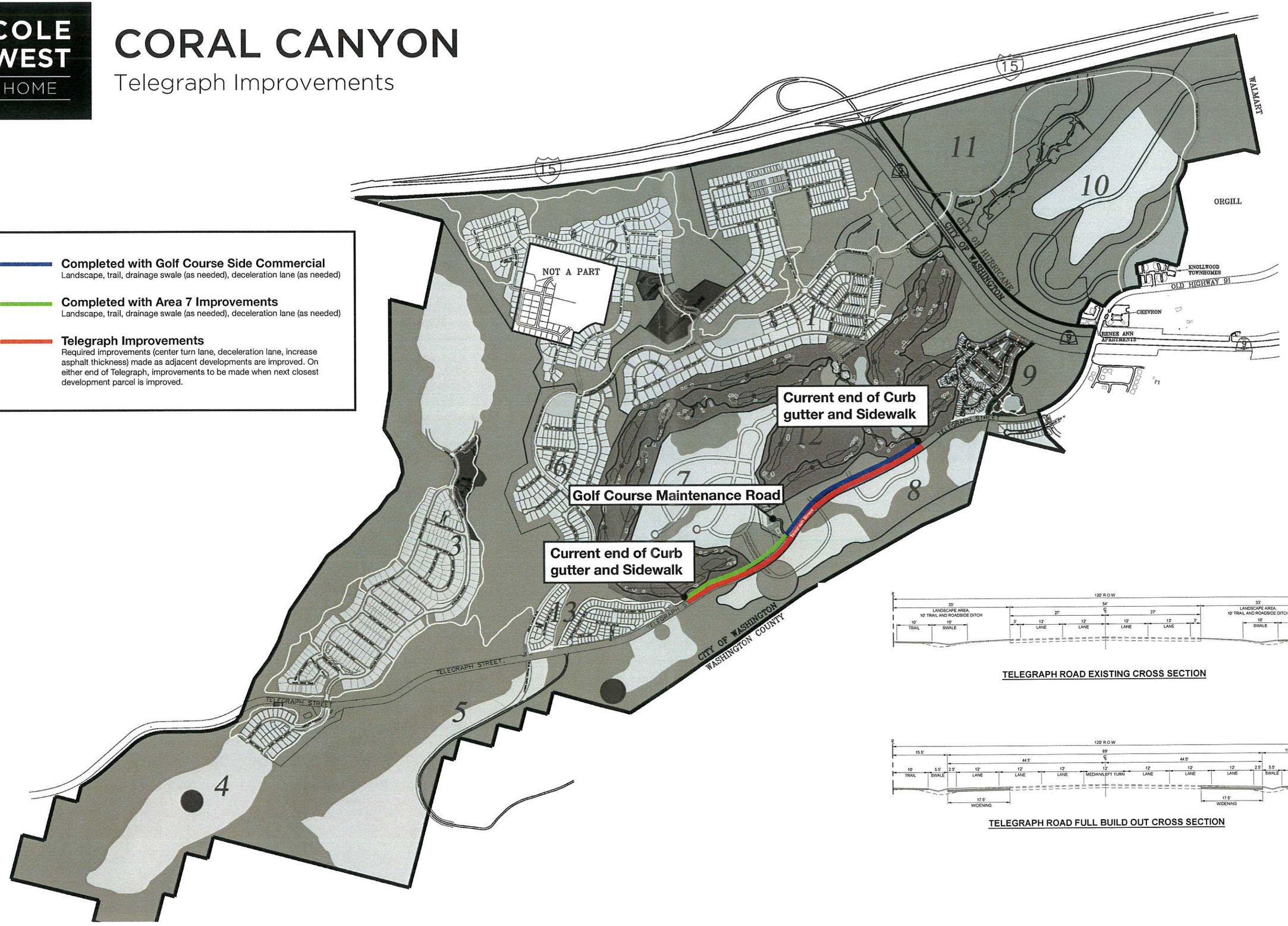
CORAL CANYON

Telegraph Improvements

Completed with Golf Course Side Commercial
Landscape, trail, drainage swale (as needed), deceleration lane (as needed)

Completed with Area 7 Improvements
Landscape, trail, drainage swale (as needed), deceleration lane (as needed)

Telegraph Improvements
Required improvements (center turn lane, deceleration lane, increase asphalt thickness) made as adjacent developments are improved. On either end of Telegraph, improvements to be made when next closest development parcel is improved.



TELEGRAPH ROAD EXISTING CROSS SECTION

TELEGRAPH ROAD FULL BUILD OUT CROSS SECTION

REVISED ZONING COMPARISON

Revision Date: 11.16.2020

Washington City Planning and Zoning Ordinance

Coral Canyon

Proposed 2020 PCD Amendment

Zoning Description and Designation			Maximum Allowable Density (Units/Acre)		Minimum Net Lot Size (Square Feet)		Allowable Building Height (Feet)		Parking Ratio Per Building (Per Unit)		Building Setbacks (in Feet) Front		Side		Rear	
Residential Categories:																
Mixed Residential		M-R														
Residential Production	R-1-8		5.5	8	8,000	6,000	35	35	2	2	20	20-F Gar 10-S Gar	8 + 10	5* *15 Min	10	20
Residential Custom			3.5	3.5	15,000	6,000	35	35	2	2	20	20	8 + 10	8 + 10	10	20
MultiFamily			19	19	6,000	6,000	35	35	1.5	2	20	10 Hse 20 Gar	10	N/A	10	10
Townhouses			19	19	6,000	3,000	35	35	2	2	20	10 Hse 20 Gar	10	5	10	10
Multi-Family Recreational			N/A	19	N/A	3,000	N/A	35	N/A	2	N/A	10 Hse 20 Gar	N/A	5	N/A	10
SFD Patio Home			NA	19	N/A	3,000	N/A	35	N/A	2	20	20 Gar 10 Hse	N/A	5	10	10
Commercial Categories:				*(F.A.R.)*												
Residential Categories:																
Office	AP	O	None	S.D.R	8,500	S.D.R	Per UBC	S.D.R	1/ 200 sq. ft	Z.O.	30	20	10	10	10	10
Town Center	C-2	C-MU	None	S.D.R	None	S.D.R	Per UBC	S.D.R	1/ 200 sq. ft	Z.O.	20	7	0	0	20	20
Neighborhood Comm.	C-2	C-1	None	S.D.R	None	S.D.R	Per UBC	S.D.R	1/ 200 sq. ft	Z.O.	20	20	0	0	20	20
Highway Commercial	C-3	HC	None	S.D.R	None	S.D.R	Per UBC	S.D.R	1/ 200 sq. ft	Z.O.	20	20	0	0	10	10
Restaurant									1 / 3.5 seats	Z.O.						
Hotel									1.5 / unit	Z.O.						
Miscellaneous Categories:																
Golf Course		G		S.D.R		S.D.R		S.D.R		S.D.R		S.D.R		S.D.R		S.D.R
Open Space	OS20	OS		S.D.R	20 Acres	S.D.R	35	S.D.R		S.D.R	50	S.D.R	30	S.D.R	50	S.D.R
Civic		PF		S.D.R		S.D.R		S.D.R		Z.O.		Z.O.		Z.O.		Z.O.
School		PF		S.D.R		S.D.R		S.D.R		Z.O.		Z.O.		Z.O.		Z.O.
Church		PF		S.D.R		S.D.R		S.D.R		Z.O.		Z.O.		Z.O.		Z.O.
Parks and Recreation		P-R		S.D.R		S.D.R		S.D.R		Z.O.		Z.O.		Z.O.		Z.O.

Abbreviation Legend

S.D.R.	Staff Design Review with approvals from Planning Commission and City Council
Gar	Garage
Hse	House
F Gar	Front Entry Garage
S Gar	Side Entry Garage
Z.O.	Zoning ordinance in effect at the time of construction

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 6, 2021

ACTION REQUESTED: Z-21-05, A request to Amend a portion of the Coral Canyon PCD, making changes to the Conceptual Site Plan Map, the Circulation Plan Map, the addition of more vacation rental area within the PCD area, and amending the allowable setbacks in certain areas of the PCD.

APPLICANT: Cole West Home

OWNER: SITLA

ENGINEER: Horrocks Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend item to be tabled until January 20, 2021

Background

The applicant is requesting approval to Amend portions of the Coral Canyon PCD project, as found in the Conceptual Site Plan Map (with associated densities table), Circulation Plan, add more vacation rental land use areas, and amend setbacks for certain areas within the PCD.

DUE TO RECENT INPUT AND FEEDBACK, THE APPLICANT IS WISHING TO TABLE THIS ITEM UNTIL THE JANUARY 20, 2021 MEETING. THIS WILL ALLOW THE APPLICANT TO ADJUST THEIR PROPOSAL IN TRYING TO MEET THE REQUEST AS A RESULT OF THE INPUT AND FEEDBACK THEY HAVE RECEIVED.

Staff's recommendation is to table this item until the January 20, 2021 meeting as asked for by the applicant.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	January 6, 2021
ACTION REQUESTED:	G-21-01, A request to amend the General Plan Land Use Map in the area located at the southeast corner of Washington Fields Road and Washington Dam Road, from the current Low Density Residential (LD) designation to a new proposed Neighborhood Commercial (NCOMM) General Plan Land Use designation.
APPLICANT:	Kimball Gardner
OWNER:	Same
ENGINEER:	Rob Reid
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval to the City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately the southeast corner of Washington Fields Road and Washington Dam Road. The requested area covers approximately 3.76 acres. The current Land Use designation is Low Density Residential (LD). The applicant is seeking approval to have the Land Use designation changed to Neighborhood Commercial (NCOMM) for the possibility to develop the area into a future commercial project.

The surrounding General Plan Land Use designations are Very Low Density Residential (VLD) to the north, Low Density Residential (LD) to the east and south, and Medium Density Residential to the west.

As stated above, the applicant is wishing to amend this parcel, in hopes of selling the current family residential homestead to offer a more suited future commercial development on this very busy intersection within the city. The Neighborhood Commercial designation allows for the Administrative / Professional zoning district, as well as the Community Commercial (C-1) zoning district.

Staff has reviewed the requested change and finds no major problem with the request from Low

Density Residential to the Neighborhood Commercial designation based on the simple fact the intersection that this property sets on is bordered by two of the busiest streets in Washington City. The best use for this property is some kind of commercial use. Residential use(s) at this location are not sound nor safe.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-01 application, to amend the General Plan Land Use Map from the current Low Density Residential (LD) to the proposed Neighborhood Commercial (NCOMM) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

RANCHO VISTA ESTATES

RANCHO VISTA ESTATES

250.00'

500.00'

WASHINGTON DAM ROAD

50.00'

80.00'

75.00'

150.00'

PROPOSED 30' WIDE RIGHT IN/RIGHT OUT DRIVEWAY

PROPOSED 40' WIDE FULL MOVEMENT DRIVEWAY

WASHINGTON FIELDS ROAD

NOTE:
NO ACCESS TO WASHINGTON FIELDS ROAD

PARCEL # W-5-2-26-11011

MEADOW LANE ESTATES

EAST MEADOW LANE

N

THE PROPOSED SITE ACCESS LOCATIONS ARE SHOWN BASED ON INFORMATION FROM THE WASHINGTON CITY ACCESS MANAGEMENT PLAN

0 40' 80'

SCALE: 1"=40'

DATE: 05/15/2020
JOB NO.: 12067-20
DESIGNED BY: PMD
CHECKED BY: RAR
DWG: ACCESS EX

REVISIONS
DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

ACCESS EXHIBIT - OPTION A
FOR
GREGG MCARTHUR
WASHINGTON CITY, UT

SHEET
1
! OF ! SHEETS