
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
January 20, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday January 20, 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. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Invocation:

Pledge of Allegiance:

Acknowledgement that the Planning Commissioners received the forwarded written public comments.

1. APPROVAL OF AGENDA

- a. Approval of the agenda for January 20, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from January 6, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Chaparral Ridge Phase 5 Final Plat located at approximately Lost Ridge Drive and Desperado Drive. Applicant is Kent Rasmussen.
- b. Consideration and recommendation to City Council for the Majestic Hills Phase 3 Final Plat located at approximately 3650 South 1320 East. Applicant is Doug Dennett.
- c. Consideration and recommendation to City Council for The Views Phase 4 at Coral Canyon located at approximately Black Canyon Avenue and Cobble Creek Drive. Applicant is Cole West Home.

5. EXTENSION OF TIME

- a. Consideration to approve an Extension of Time for a Conditional Use Permit C-19-13 for a Recreational Vehicle Resort/Park located at approximately 5000 South between Washington Fields Road and the Southern Parkway. Applicant is Millstream Properties.

6. ROAD DEDICATION

- a. Consideration and recommendation to City Council for the Bonnie Lane and 1100 East Road dedication. Applicant is Washington City.

7. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to the City Council for the Iron Horse Phase 2 & 3 Preliminary Plat Amendment located at approximately 4155 South 1000 East. The purpose for the amendment is to add a phase line between lots 53 and 54 creating an additional Phase 3 containing two lots 54 and 55. Applicant is Lanse Chournos.

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-21-06 to change from OS Open Space to R-1-15 Single Family Residential minimum 15,000 sq ft lots located at approximately the end of Lost Ridge Drive. Applicant is Kent Rasmussen.

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

- b. Table from January 6, 2021: 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. DISCUSSION ITEMS

- a. Training on Planning Commission Protocol.

POSTED this 15th day of January, 2021

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.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 20, 2021

ACTION REQUESTED: Final Plat approval for the Chaparral Ridge, Phase 5 subdivision, located at approximately Lost Ridge Drive and Desperado Drive.

APPLICANT: Kent Rassmussen

OWNER: Omni Development Group

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Chaparral Ridge, Phase 5 subdivision, located at approximately Lost Ridge Drive and Desperado Drive. This particular subdivision is proposing 20 lots on an area covering 7.85 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 June 23, 2008

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 Chaparral Ridge, Phase 5 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.

MORTGAGEE'S CONSENT TO RECORD

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

MANAGER: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ 20____ PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF CACHE VALLEY BANK, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CACHE VALLEY BANK, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CACHE VALLEY BANK, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CACHE VALLEY BANK EXECUTED THE SAME FOR THE 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(4)



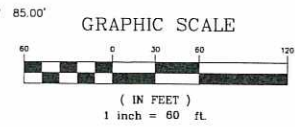
1/4 SECTION LINE

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
SPECIFIES FOUND CONTROL MONUMENT AS SHOWN AND NOTED (CLASS II, REBAR & ALUM).
SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER TO BE SET AT AN OFFSET DISTANCE INTO THE TOP BACK OF CURB).
ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

- BOUNDARY LINE
SECTION LINE
1/4 SECTION LINE
LOT LINE
NO ACCESS LINE
EXISTING LOT LINE
EASEMENT LINE
STREET CENTER LINE
DETENTION AREA AND COMMON SPACE/NO BUILD AREA
SITE DISTANCE RESTRICTION AREA

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Includes curves C1 through C17.



W-5-2-36-2313
ROBERT H. MCPHERSON
SOUTH QUARTER CORNER SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN HCN NO.1112 WASH. CO. REF. NO. A-23-42-15

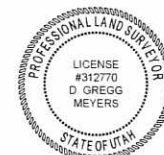
SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE CREATED SAID TRACTS OF LAND FOR THE PURPOSE OF OPEN SPACE, AND TO BE DEDICATED TO WASHINGTON CITY, COUNTY OF WASHINGTON, STATE OF UTAH, AS SHOWN HEREON OR HEREAFTER TO BE KNOWN AS:

MAJESTIC HILLS PHASE 3
BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°43'37" EAST ALONG THE CENTER QUARTER SECTION LINE 620.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°21'55" WEST 664.59 FEET, TO THE SOUTHEAST CORNER OF MAJESTIC HILLS PHASE 2, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE NORTH 00°39'32" EAST ALONG THE EAST LINE OF SAID MAJESTIC HILLS PHASE 2, AND MAJESTIC HILLS PHASE 1, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, 704.89 FEET TO A POINT ON THE SOUTH LINE OF GALILEE HEIGHTS SUBDIVISION, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE SOUTH 89°26'13" EAST ALONG SAID LINE AND ALONG THE SOUTH LINE OF VILLA TOSCANA PHASE 1, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, 665.43 FEET TO A POINT ON SAID CENTER QUARTER SECTION LINE; THENCE SOUTH 00°43'37" WEST 187.50 FEET; THENCE NORTH 89°16'23" WEST 187.50 FEET; THENCE SOUTH 00°43'37" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 00°43'37" WEST 115.80 FEET; THENCE SOUTHEASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 44°19'09" EAST A DISTANCE OF 21.23 FEET), CENTER POINT LIES SOUTH 89°16'23" EAST THROUGH A CENTRAL ANGLE OF 90°05'32", A DISTANCE OF 23.59 FEET; THENCE SOUTH 89°21'55" EAST 187.48 FEET TO A POINT ON SAID SECTION LINE; THENCE SOUTH 00°43'37" WEST ALONG SAID LINE 85.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 439,633 SQUARE FEET OR 10.09 ACRES.



DATE: _____
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR UTAH
LICENSE NUMBER 312770

OWNER'S DEDICATION

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

MAJESTIC HILLS PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO THE PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS PLAT IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____ 20____ AS ENTRY NO. _____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

D&G PROPERTY HOLDINGS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

CACHE VALLEY BANK
(A UTAH CORPORATION)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ 20____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE MANAGER/MEMBER OF D&G PROPERTY HOLDINGS, LLC, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED BY SAID LIMITED LIABILITY COMPANY TO EXECUTE THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

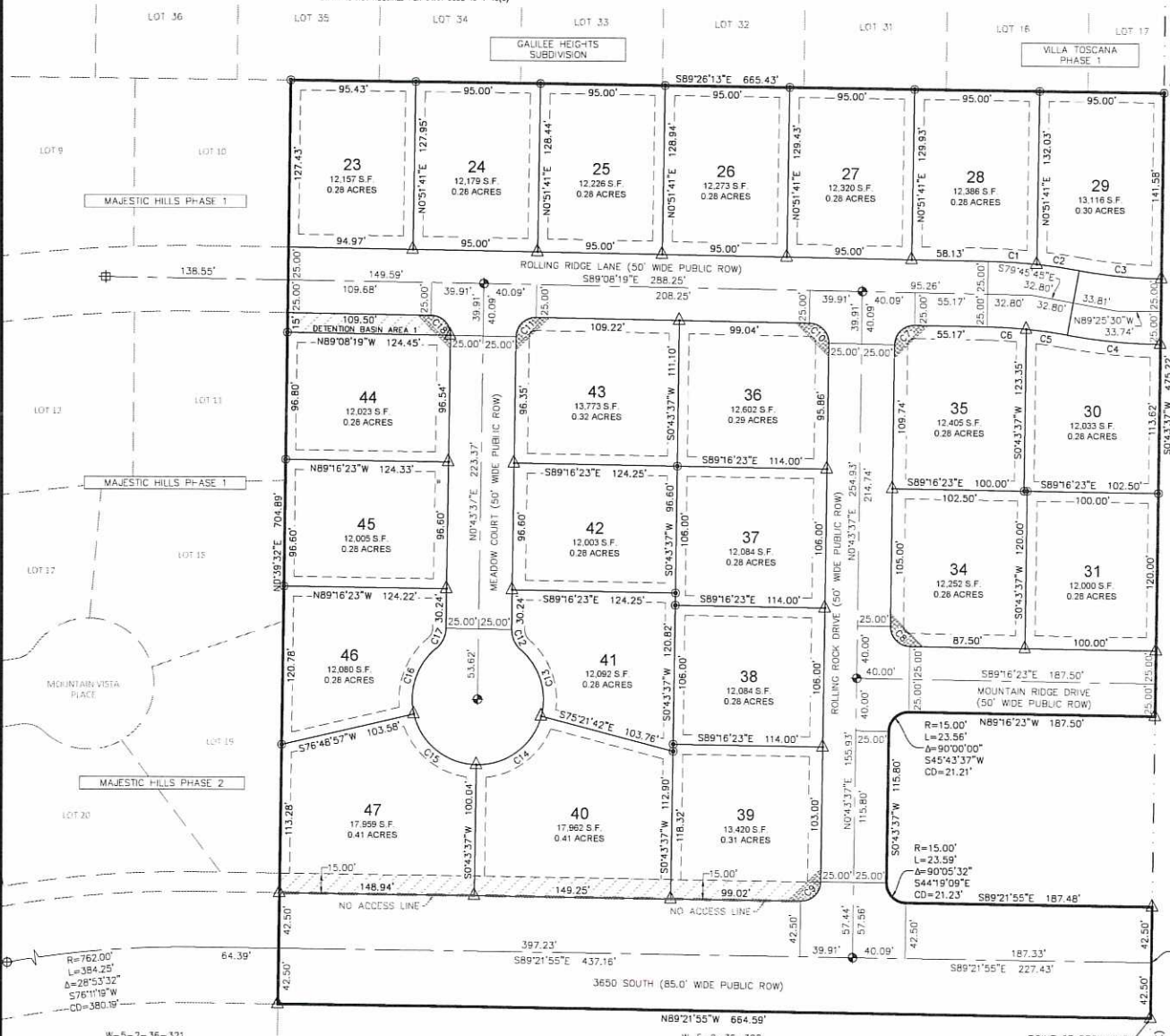
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(4)

GENERAL NOTES

- 1. A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL TESTING SERVICES, INC (GTS). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED 12-13-2018. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
3. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
5. ALL COMMON SPACE 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 LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
6. THIS AREA CONTAINS A SIGHT DISTANCE RESTRICTION. NO STRUCTURES, DRIVEWAYS, 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 ASSIGNS, IN ENFORCING SUCH COMPLIANCE AND FROM ANY AND ALL CLAIMS THAT MAY ARISE CONCERNING THIS RESTRICTION.
7. ALL WALLS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

MAJESTIC HILLS PHASE 3

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



AIRPORT NOTE

ALL OR PART OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVER FLIGHT, NOISE AND POSSIBLE IMPEDIMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460, NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION, NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THIS SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER, CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.

Approval table with columns: APPROVAL OF PUBLIC WORKS, SURVEYOR'S APPROVAL, APPROVAL AS TO FORM, APPROVAL OF THE PLANNING COMMISSION, APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH, TREASURER APPROVAL, RECORDED No.

Revised

received
1-5-21

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
200 East Tabernash, Suite #4
Provo, UT 84601
Phone: (435) 672-8007 Fax: (435) 672-3161
www.bushandgudgell.com



Drawn: BRS Date: DATE
Email: dgme@bushandgudgell.com
Checked: GM
Approved: GM
Scale: 1"=60'
Job No.: 201320

MAJESTIC HILLS PHASE 3
LOCATED IN
SW 1/4 OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
1
SHEETS
FILE: 201320

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 20, 2021

ACTION REQUESTED: Final Plat approval for the Majestic Hills, Phase 3 subdivision, located at approximately 3650 South 1320 East.

APPLICANT: Doug Dennett

OWNER: D & G Property Holdings, LLC

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Majestic Hills, Phase 3 subdivision, located at approximately 3650 South 1320 East. This particular subdivision is proposing 23 lots on an area covering 10.09 acres. The specific location of this subdivision is zoned Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12). The Preliminary Plat was approved back on November 14, 2018

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 Majestic Hills, Phase 3 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

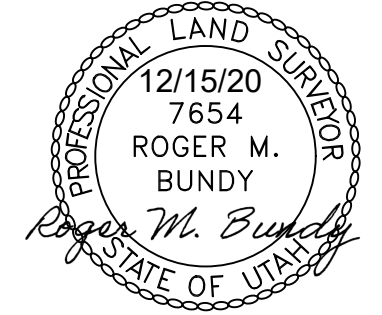
1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped 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.

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 AND EASEMENTS HEREAFTER KNOWN AS:

VEWS AT CORAL CANYON PHASE 4

12/15/20
DATE:



OWNER'S DEDICATION

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

VEWS AT CORAL CANYON PHASE 4

SUBJECT TO THE GENERAL NOTES AND RESTRICTIONS CONTAINED ON THIS PLAT, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADWAYS AND EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN ON THIS PLAT AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE AND DO HEREBY DEDICATE AND CONVEY TO CORAL CANYON MASTER RESIDENTIAL OWNERS ASSOCIATION, FOR THE USE OF ITS MEMBERS AND THE GENERAL PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS HOA TRACTS. THE STATE OF UTAH, EXCEPTS AND RESERVES ITS ENTIRE INTEREST IN THE MINERAL ESTATE, INCLUDING ALL COAL, OIL, AND GAS AND OTHER MINERALS, IN THE DEDICATED AND CONVEYED PARCELS OF LAND. ALL LOTS, PUBLIC ROADWAYS, HOA TRACTS AND EASEMENTS ARE AS NOTED OR SHOWN AND ARE SUBJECT TO THE AMENDED AND RESTATED RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CORAL CANYON DATED APRIL 3, 2002, AND RECORDED AS ENTRY NO. 00759602 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. ALL LOTS, EASEMENTS AND PUBLIC ROADWAYS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, FOR "VEWS AT CORAL CANYON" DATED NOVEMBER 13, 2017, AND RECORDED AS ENTRY NO. 20170045710 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. CW THE VIEWS 1, LLC SOLELY, DOES HEREBY WARRANT TO WASHINGTON CITY ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2021.

CW THE VIEWS 1, LLC

BY: COLIN H. WRIGHT, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME COLIN H. WRIGHT, WHO BEING DULY SWORN SAYS THAT HE IS MANAGER OF CW THE VIEWS 1, LLC A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE HERON OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CW THE VIEWS 1, LLC AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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

**FINAL PLAT
VEWS AT CORAL CANYON
PHASE 4**

A RESIDENTIAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, OF TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M



GENERAL NOTES AND RESTRICTIONS

1. ALL LOT SETBACKS SHALL COMPLY WITH THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 00759602, BOOK 1459, PAGE 1213-1268 AND SHALL COMPLY WITH THE CORAL CANYON PCD MASTER PLAN AS APPROVED BY AND ON FILE WITH WASHINGTON CITY.

2. A GEOTECHNICAL INVESTIGATION WAS PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, P.C. 1420 SOUTH, 270 EAST, SAINT GEORGE, UTAH 84790. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED JULY 15, 2016. THE REPORT IS AVAILABLE FROM THE DEVELOPER, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THE REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

3. TO THE EXTENT THAT WASHINGTON CITY, IN CONNECTION WITH REPAIR, REPLACEMENT OR MAINTENANCE OF PUBLIC UTILITIES, PROVIDES MAINTENANCE OR REPAIRS TO (a) COMMON AREA, OR (b) PRIVATE IMPROVEMENTS LOCATED WITHIN PUBLIC UTILITY EASEMENTS, WHICH MAINTENANCE OR REPAIRS REPRESENT AN UNSATISFIED OBLIGATION OF VIEWS AT CORAL CANYON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO REQUIRE THAT THE VIEWS AT CORAL CANYON HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, ASSESS ITS MEMBERS FOR THE PURPOSE OF REIMBURSING WASHINGTON CITY FOR THE REASONABLE EXPENSES OF ANY SUCH MAINTENANCE OR REPAIRS.

4. SEWER LIFT STATION, AIR VAC VALVES, AND PRESSURIZED SEWER FACILITIES ARE LOCATED WITHIN 300 FEET OF THE PROJECT BOUNDARY.

5. 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES, 5.00 FOOT WIDE ALONG ALL SIDE LOT LINES AND 7.50 FOOT WIDE ALONG ALL REAR LOT LINES BY RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED. SIDE LOT LINE EASEMENTS ARE REDUCED TO 5.00 FEET IN WIDTH TO ALLOW FOR SIDE YARD SETBACKS ALLOWED IN THE CORAL CANYON PCD MASTER PLAN AS APPROVED BY AND ON FILE WITH WASHINGTON CITY.

SUBDIVISION BOUNDARY DESCRIPTION

BEGINNING AT A POINT S0°53'56"W, 75.28 FEET ALONG THE SECTION LINE (BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 18) AND EAST 1022.25 FEET FROM THE WEST 1/4 CORNER OF SECTION 18, T42S, R14W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 2 SUBDIVISION, RECORDED AS DOCUMENT NO. 20180043200 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE ALONG THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 2 SUBDIVISION, THE FOLLOWING NINE (9) COURSES: S45°57'28"E, 246.54 FEET; THENCE N63°18'59"E, 137.17 FEET TO THE POINT OF CURVE OF A 327.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N34°33'08"E; THENCE SOUTHEASTERLY 67.68 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°50'24"; THENCE S67°17'16"E, 17.50 FEET TO THE POINT OF CURVE OF A 15.0 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S22°42'44"W, 29.00 FEET TO THE POINT OF CURVE OF A 272.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 27.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°42'22"; THENCE S61°34'53"E, 820.00 FEET; THENCE LEAVING THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 2 SUBDIVISION RUNNING S20°45'26"W, 15.91 FEET MORE OR LESS TO THE NORTH BOUNDARY OF SECTIONAL LOT 39 OF SECTION 18; THENCE N88°55'02"W, 538.12 FEET MORE OR LESS ALONG SAID BOUNDARY AND THE NORTH BOUNDARY OF SECTIONAL LOT 23 OF SECTION 18; THENCE MORE OR LESS ALONG THE BOUNDARY OF SECTIONAL LOT 23 THE FOLLOWING THREE (3) COURSES: S1°05'05"W, 330.00 FEET; THENCE N88°54'55"W, 495.00 FEET; THENCE S1°05'05"W, 660.00 FEET ALONG THE BOUNDARY OF SECTIONAL LOT 23 AND THE BOUNDARY OF SECTIONAL LOT 27 OF SECTION 18; THENCE N88°54'55"W, 107.63 FEET ALONG THE BOUNDARY OF SECTIONAL LOT 27; THENCE LEAVING SAID BOUNDARY RUNNING N30°46'24"W, 636.15 FEET; THENCE N59°13'36"E, 2.58 FEET; THENCE N30°46'24"W, 125.30 FEET; THENCE N59°13'36"E, 8.13 FEET; THENCE N30°46'24"W, 180.31 FEET; THENCE N59°13'36"E, 24.93 FEET; THENCE N30°46'24"W, 122.32 FEET; THENCE N30°39'24"W, 60.01 FEET TO THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 3 SUBDIVISION RECORDED AS DOCUMENT NO. 20200049415; THENCE ALONG THE BOUNDARY OF VIEWS AT CORAL CANYON PHASE 3 SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: N58°12'10"E, 270.92 FEET; THENCE N60°39'21"E, 115.90 FEET; THENCE N63°18'59"E, 104.38 FEET; THENCE N55°51'20"W, 148.89 FEET; THENCE N44°02'32"E, 247.52 FEET; THENCE N80°31'43"E, 68.41 FEET; THENCE N44°02'32"E, 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.319 ACRES.

STATE OF UTAH

THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

DAVID URE, DIRECTOR

APPROVAL AS TO FORM

SPECIAL ASSISTANT ATTORNEY GENERAL

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE DAVID URE, WHO BEING DULY SWORN DID SAY THAT HE IS DIRECTOR OF THE STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND THAT HE DID DULY ACKNOWLEDGE THAT HE EXECUTED THE HERON OWNER'S DEDICATION ON BEHALF OF THE STATE OF UTAH FOR THE USES AND PURPOSES STATED HEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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

MORTGAGEE CONSENT TO RECORD

WE, MOUNTAIN WEST REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

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

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS _____ OF MOUNTAIN WEST REIT, LLC 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

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

SHEET SUMMARY

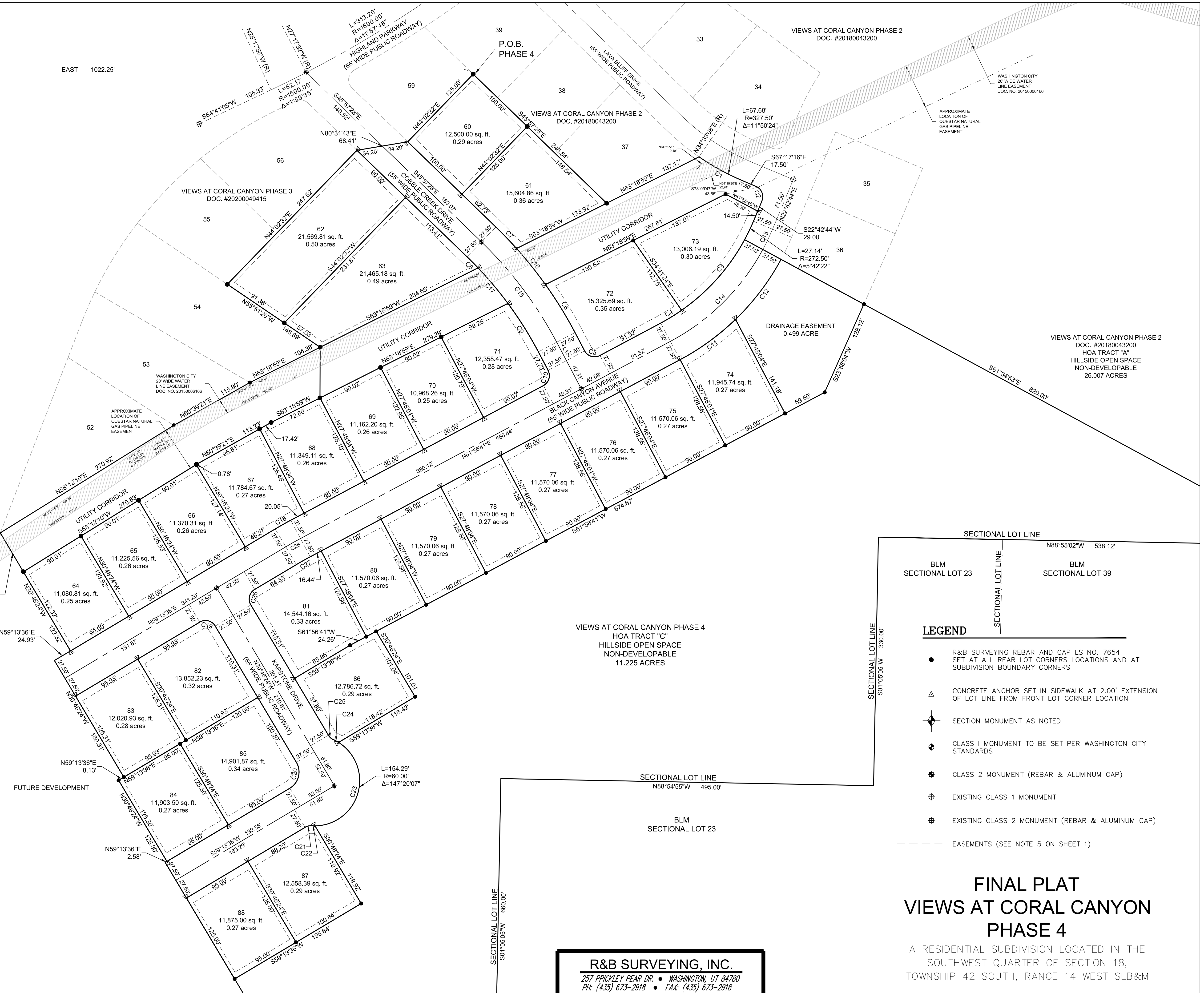
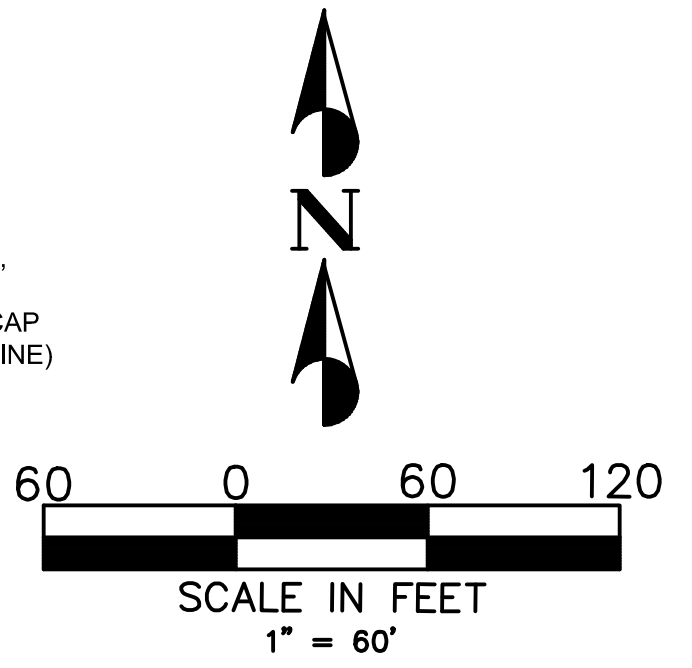
SHEET #1 COVER SHEET
SHEET #2 FINAL PLAT DETAIL DRAWINGS
SHEET #3 OVERALL BOUNDARY (INCLUDES OPEN SPACE)

| | | | | | | |
|---|--|--|--|--|--|----------------------------|
| PUBLIC WORKS APPROVAL | ENGINEER'S APPROVAL | APPROVAL AS TO FORM | APPROVAL OF THE PLANNING COMMISSION | APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH | TREASURER APPROVAL | RECORDED NUMBER |
| THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 2021 | THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 2021. | APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 2021. | 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. | 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. | 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 CITY PUBLIC WORKS | WASHINGTON CITY ENGINEER | WASHINGTON CITY ATTORNEY | WASHINGTON CITY PLANNING COMMISSION CHAIRMAN | ATTEST: CITY RECORDER WASHINGTON CITY MAYOR WASHINGTON CITY | WASHINGTON COUNTY TREASURER | WASHINGTON COUNTY RECORDER |

WEST 1/4 CORNER SEC. 18,
T42S, R14W, SLB&M
FOUND 1978 BLM BRASS CAP
WASH. CO. MON. REF. #P1-42-14

EAST 1/4 CORNER SEC. 13,
T42S, R15W, SLB&M
FOUND 1978 BLM BRASS CAP
(0.33' WEST OF SECTION LINE)

BASIS OF BEARING
S00°53'56"W
S00°53'02"W
2641.60' (M)
2641.30' (HCN)



SECTIONAL LOT LINE

| | | |
|-------------------------|---|-------------------------|
| BLM SECTIONAL LOT 23 | SECTIONAL LOT LINE N88°55'02"W 538.12' | BLM SECTIONAL LOT 39 |
|-------------------------|---|-------------------------|

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 SIDEWALK AT 2.00' EXTENSION OF LOT LINE FROM FRONT LOT CORNER LOCATION
- ⊙ SECTION MONUMENT AS NOTED
- ⊕ CLASS 1 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)
- EASEMENTS (SEE NOTE 5 ON SHEET 1)

FINAL PLAT VIEWS AT CORAL CANYON PHASE 4

A RESIDENTIAL SUBDIVISION LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 42 SOUTH, RANGE 14 WEST SLB&M

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

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 20, 2021

ACTION REQUESTED: Final Plat approval for The Views at Coral Canyon, Phase 4 subdivision, located at approximately Black Canyon Avenue and Cobble Creek Drive.

APPLICANT: Cole West Home

OWNER: SITLA

ENGINEER: Horrocks Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for The Views at Coral Canyon, Phase 4 subdivision, located at approximately Black Canyon Avenue and Cobble Creek Drive. This particular subdivision is proposing 29 lots on an area covering 24.319 acres. The specific location of this subdivision is zoned Coral Canyon Planned Community Development (PCD). The Preliminary Plat was approved back on August 28, 2019

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 Views at Coral Canyon, Phase 4 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.
6. The plat needs to show restrictions on corner lots stating that NO DRIVEWAY ACCESS inside of the corner radius. This needs to be done by a hatched out area on the plat itself and a note as well in the General Note portion of the plat. This needs to be added before moving on to the city council agenda.



Dixie Valley RV Resort

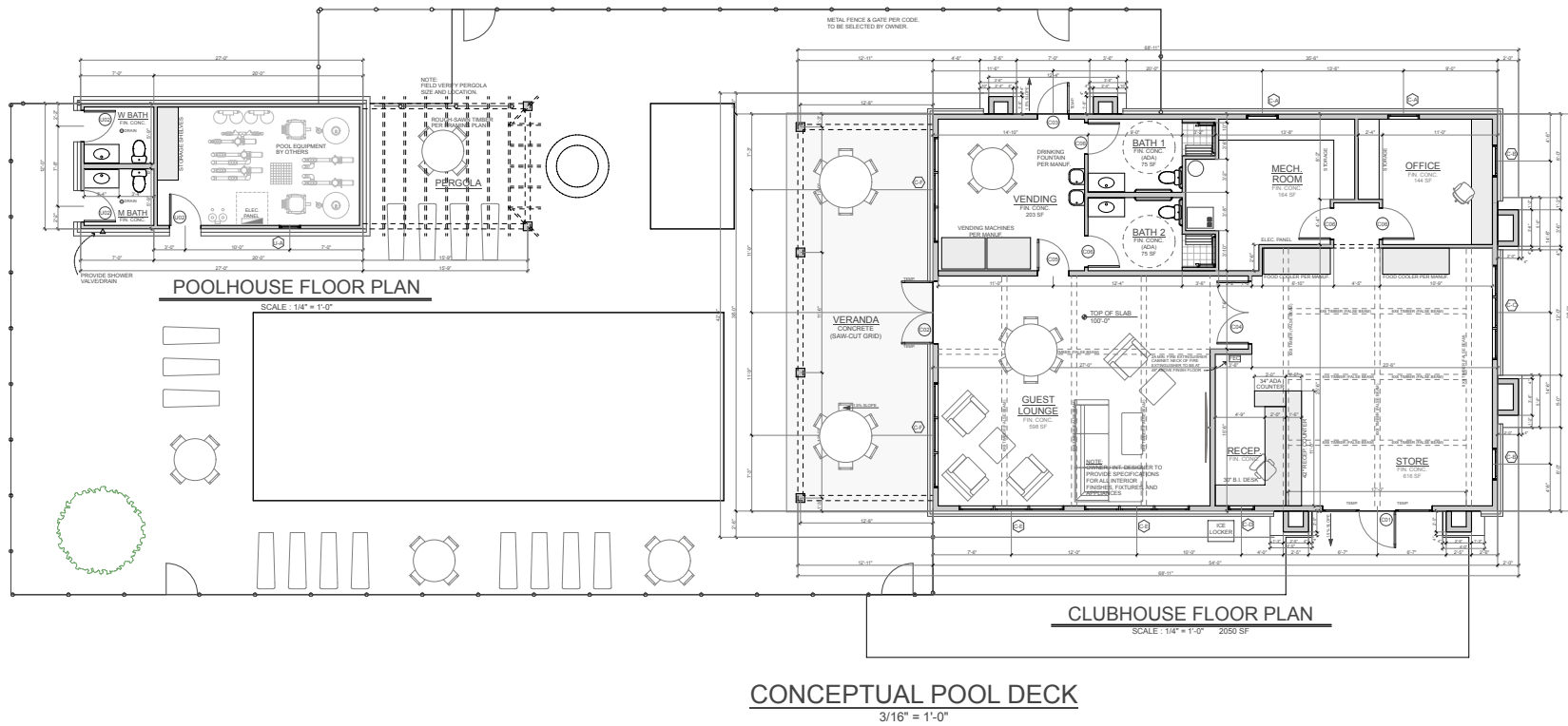
Washington City, Utah

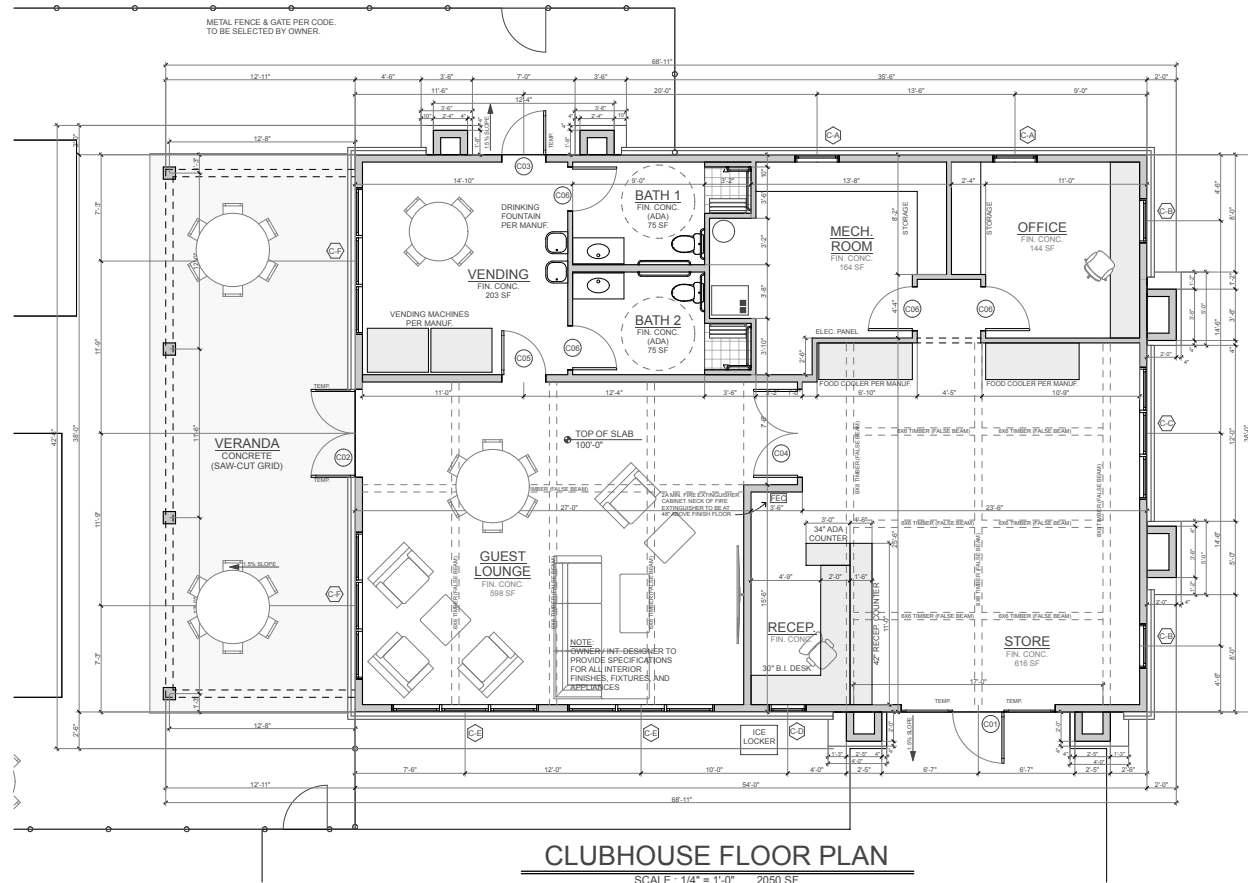


Shaw
Design Group

www.shawdesign.com - 801.859.8187
4949 S. Highland Dr. - Hobbsville, UT 84124

Dixie Valley RV Resort
#Site Full Address
Washington City, Utah





Shaw
Design Group
www.shawdesign.com - 801.859.8187
4995 S. Highland Dr. - Holladay, UT 84124

Dixie Valley RV Resort
Washington City, Utah
#Site Full Address

Clubhouse Floor
Plan
A1



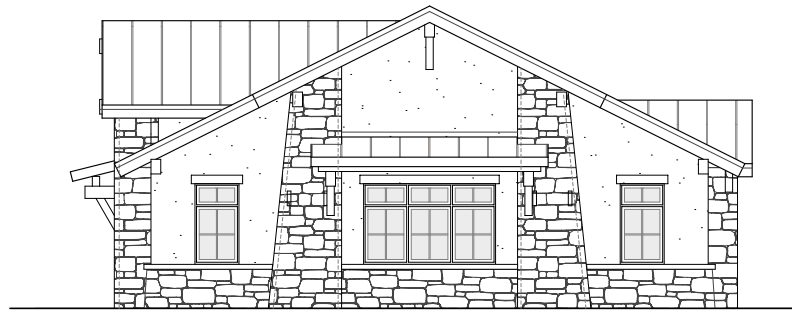
FRONT ELEVATION

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



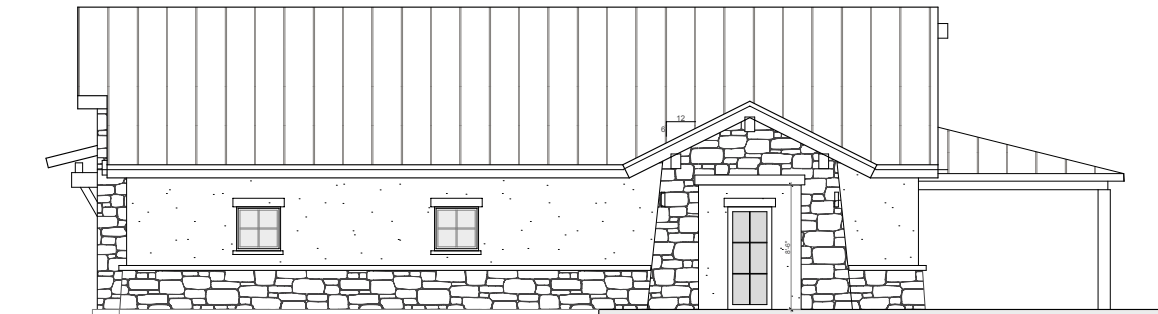
LEFT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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



Shaw
Design Group
www.shawdg.com · 801.859.8187
4949 S. Highland Dr. · Hobbs, UT 84124

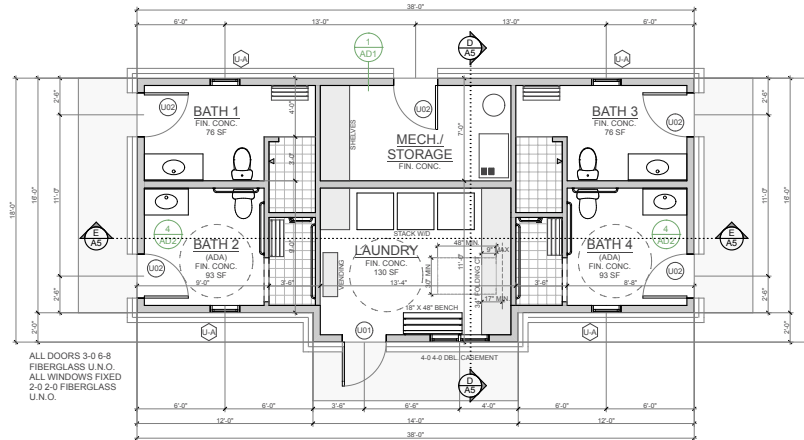
Dixie Valley RV Resort
Washington City, Utah
#Site Full Address

Clubhouse
Elevations

A2



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

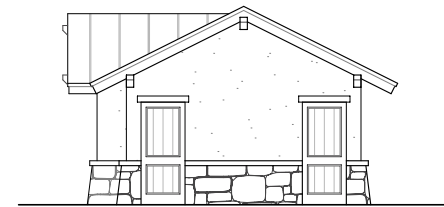


RESTROOM FLOOR PLAN
SCALE : 1/4" = 1'-0"

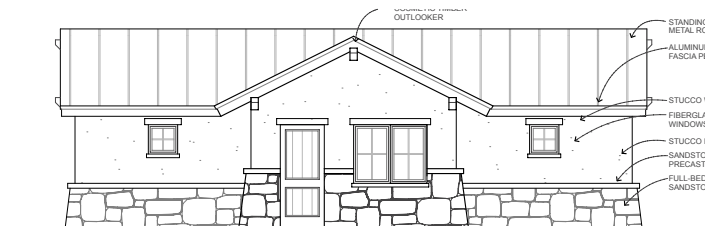
ALL DOORS 3-0-6-8
FIBERGLASS U.N.O.
ALL WINDOWS FIXED
2-0-2-0 FIBERGLASS
U.N.O.



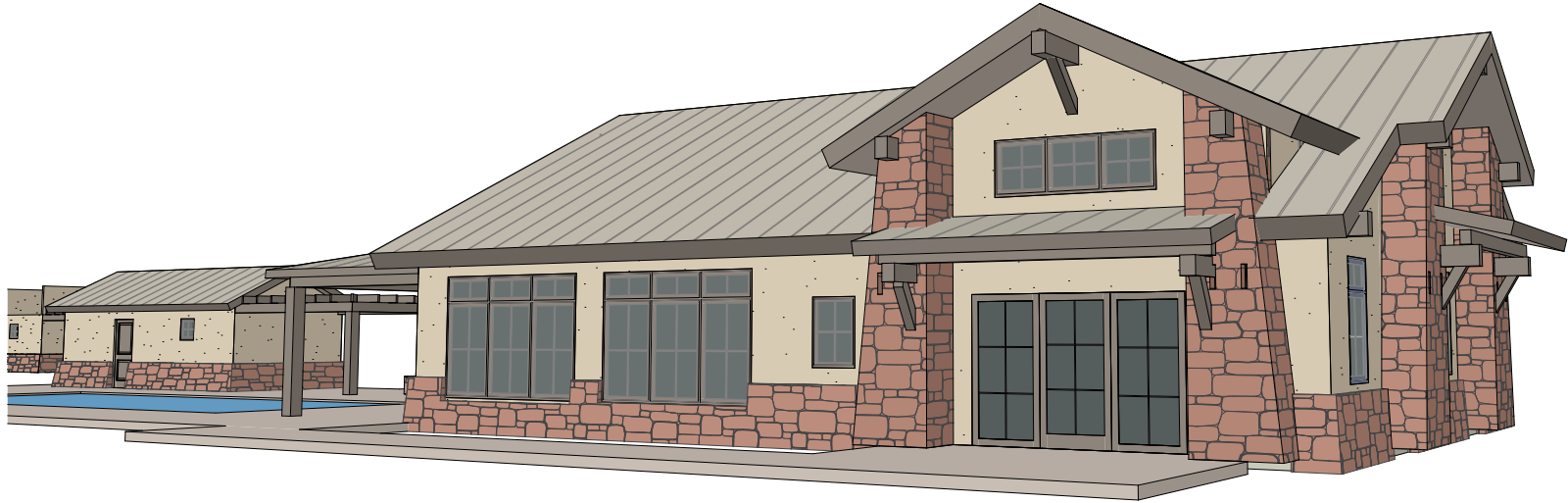
RESTROOM LEFT
SCALE : 1/4" = 1'-0"



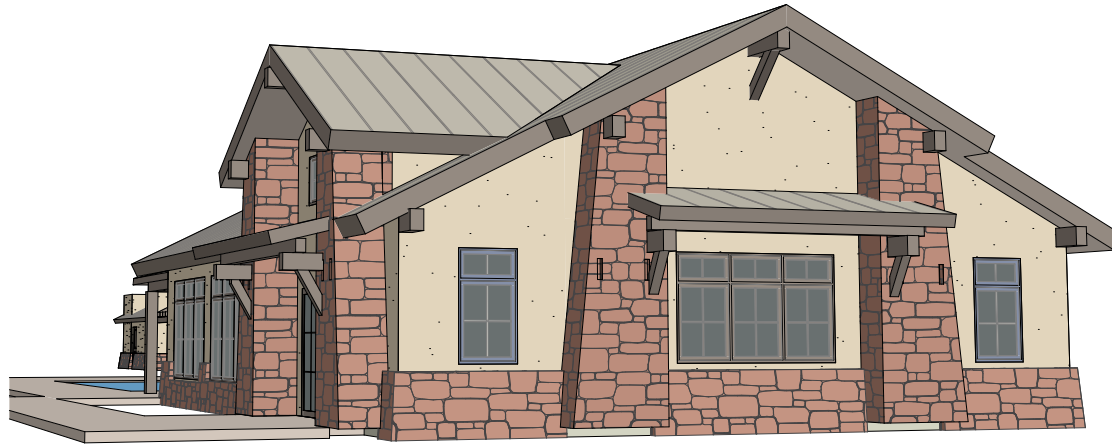
RESTROOM RIGHT
SCALE : 1/4" = 1'-0"



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

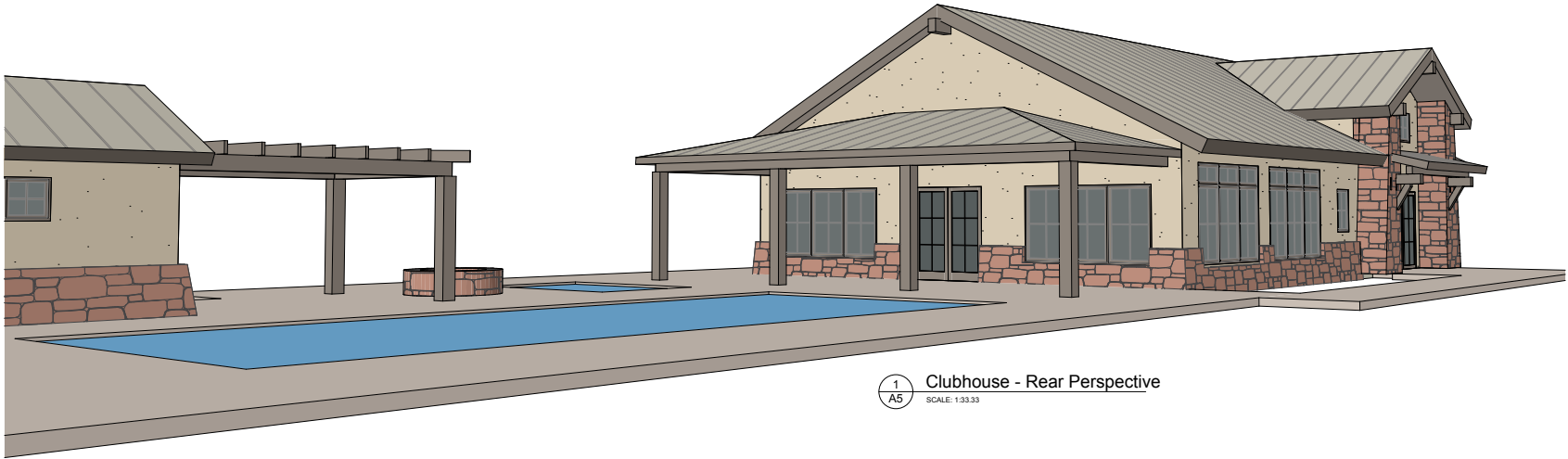


1 Clubhouse - Front Perspective
A4 SCALE: 1:33.33

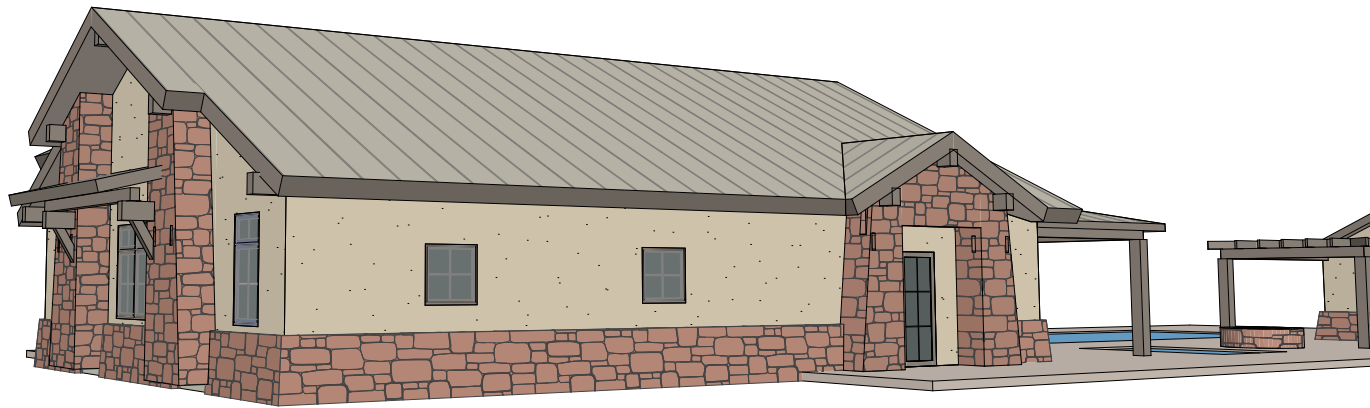


3 Clubhouse - Right Perspective
A4 SCALE: 1:26.57





1 Clubhouse - Rear Perspective
A5 SCALE: 1:33.33



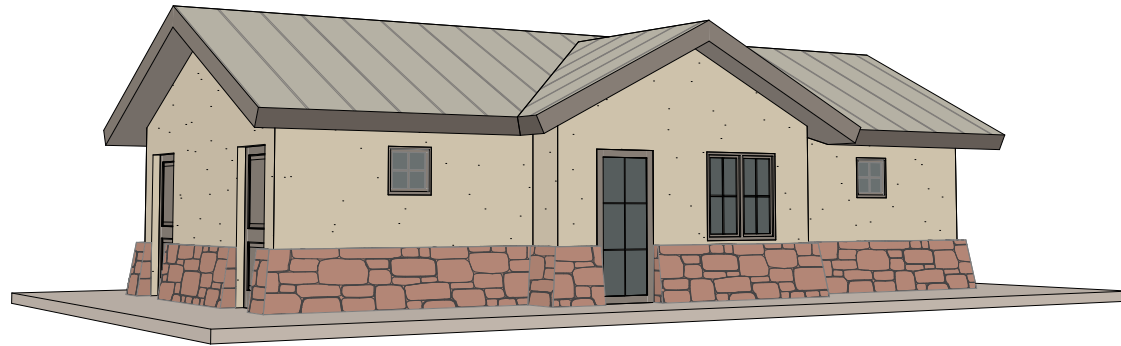
3 Clubhouse - Left Perspective
A5 SCALE: 1:33.33



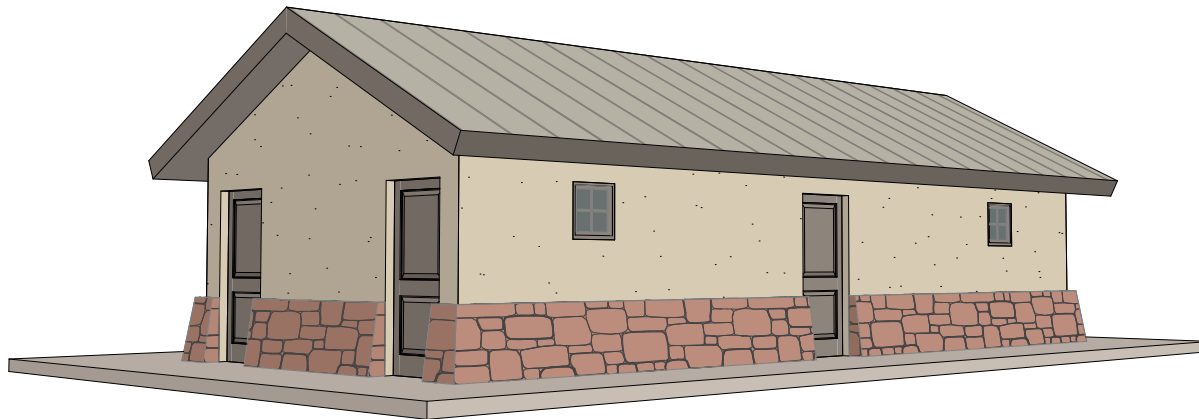
Shaw
Design Group
www.shawdesign.com - 801.859.8187
4995 S. Highland Dr. - Holladay, UT 84124

Dixie Valley RV Resort
Washington City, Utah
#Site Full Address

Clubhouse Model
Views
A5

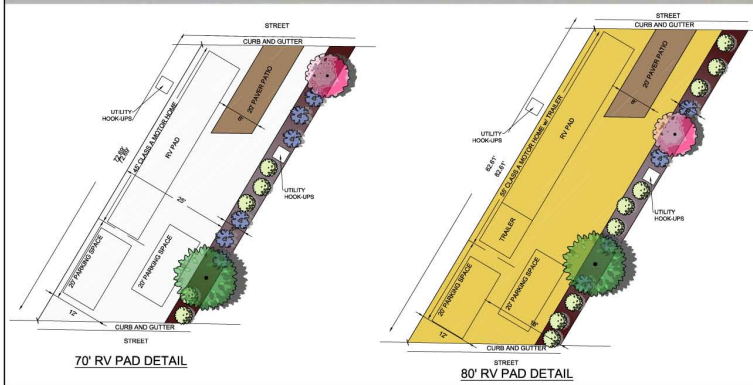
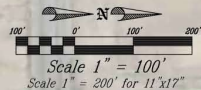


1 Restroom - Front Perspective
A6 SCALE: 1:33.33



2 Restroom - Rear Perspective
A6 SCALE: 1:33.33





- LEGEND**
- NATIVE MIX
 - ROCK FOR RV PADS
 - GRASS FOR COMMON AREA
 - PAVER PATIO
 - 70' RV PAD (113 PADS)
 - 80' RV PAD (110 PADS)
 - TRAILS
 - BOUNDARY BETWEEN RV PARK AND CONVENIENCE STORE
 - PICKLEBALL COURTS
 - TRASH ENCLOSURE
 - PAVILION
 - HORSE SHOE PIT

NOTES

RECREATIONAL VEHICLE PARK PER WASHINGTON CITY CODE 9-13B-2

| | |
|---------------|-----|
| TOTAL RV PADS | 223 |
| PHASE 1 | 121 |
| PHASE 2 | 102 |

UNITS

| | |
|---------------------------------|------------|
| TOTAL AREA | 43.01 AC |
| RV PARK | 37.85 AC |
| CONVENIENCE STORE LOT | 5.17 SF |
| OPEN SPACE | 12.53 AC |
| RV PARK VISITOR PARKING AT PADS | 223 SPACES |
| RV PARK VISITOR PARKING ON SITE | 70 SPACES |
| RV PARK 70' TENANT PARKING | 113 SPACES |
| RV PARK 80' TENANT PARKING | 110 SPACES |
| TOTAL RV PARK TENANT PARKING | 223 SPACES |

CODE REQUIREMENTS

1 OFF-STREET PARKING SPACES ARE REQUIRED PER PAD 9-13B-D-11

1 VISITOR OFF-STREET PARKING SPACE IS REQUIRED PER 5 PADS 9-13B-D-12

| | |
|---------------------------------|------------------|
| RV PARK | 5.9 PADS/AC |
| OPEN SPACE | 29.13% |
| RV PARK VISITOR PARKING AT PADS | 1 SPACE/1 RV PAD |
| RV PARK 70' TENANT PARKING | 1 SPACE/RV PAD |
| RV PARK 80' TENANT PARKING | 1 SPACE/RV PAD |
| TOTAL RV PARK TENANT PARKING | 1 SPACE/RV PAD |

THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL D. BERG P.E.
SERIAL NO. 23556
DATE: 27 NOV 2019

MILLSTREAM
DIXIE VALLEY RV RESORT

PRELIMINARY SITE PLAN

BERG ENGINEERING
RESOURCE GROUP P.C.
380 E Main St Suite 204
Midway, UT 84049
PH: (435) 657-9749

DESIGN BY: FDB
DRAWN BY: FDB

DATE: 27 NOV 2019
REV:

SHEET **2**

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 20, 2021

ACTION REQUESTED: C-19-13, A request for an Extension of Time on an approved Conditional Use Permit for the recreational vehicle resort/park project, located at approximately 5000 South & the Southern Parkway.

APPLICANT: Millstream Properties LLC

OWNER: South Landing Development

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with original conditions

Background

This item was approved back on December 18, 2019 during the regularly scheduled planning commission meeting. The applicant is requesting approval of a six month Extension of Time for the approved Conditional Use Permit. The city code allows for such a request.

The approved CUP is to develop a recreational vehicle resort/park development at this particular location.

The parcel is currently zoned Stucki Farms Planned Community Development (PCD), this kind of use at this location was part of the original approval of the PCD and was required to obtain a conditional use permit approval under regular city code regulations.

Staff has no concerns with this proposal for the six (6) month extension of time requested.

Recommendation

Staff recommends that the Planning Commission approve the Extension of Time for C-19-13, allowing for an additional six (6) months, based on the following original findings and subject to the following original conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or

facility which will contribute to the general well being of the neighborhood and community; and.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.

2. The development of the site shall comply with the development standards of the approved Stucki Farms PCD plan.

3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.

5. The dumpsters will be screened with a block wall on three sides and solid gate(s) on the opening area. Details for this item shall be submitted for review and approval prior to the installation.

7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.

8. The dedication of remaining and proposed roadways (specifically Warner Valley & Washington Fields Road) will be required to be platted along with the boundary of this development through the subdivision process of Washington City.

9. All lighting within the project development will be directed inward to the site.

10. All signage will be in accordance with the adopted sign regulations of the city.

11. All buildings being presented as part of this application will have the same finishes and exterior design as the presented "Club House" exterior design and finishes.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH }
WASHINGTON COUNTY } S.S.

ON THE _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME STEPHEN E. HOWCROFT, WHO BEING DULY SWORN SAYS THAT HE EXECUTED THE HEREON OWNERS DEDICATION FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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

CORPORATE ACKNOWLEDGEMENT

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

ON THE _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN SAYS THAT HE IS PRESIDENT OF GI BUILDER, INC. A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE HEREON OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF GI BUILDER, INC. AND HE ACKNOWLEDGED TO ME THAT GI BUILDER, INC. EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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

PROPERTY OWNERS ASSOCIATION, INC. ACKNOWLEDGEMENT

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

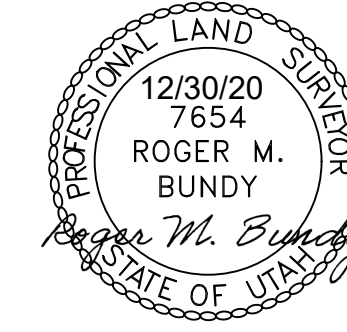
ON THE _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN SAYS THAT HE IS PRESIDENT OF WORLDWIDE SUN RESORT PROEPRTY OWNERS ASSOCIATION, INC., A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE HEREON OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF WORLDWIDE SUN RESORT PROPERTY OWNERS ASSOCIATION, INC. AND HE ACKNOWLEDGED TO ME THAT WORLDWIDE SUN RESORT PROPERTY OWNERS ASSOCIATION, INC. EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTARY COMMISSIONED IN WASHINGTON COUNTY, UTAH (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 FOR LAND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

BONNIE LANE AND 1100 EAST ROADWAY DEDICATION

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S89°40'56"E, 1333.37 FEET TO THE 1/16TH CORNER, AND N1°00'05"E, 609.11 FEET ALONG THE 1/16TH LINE FROM THE SOUTHWEST CORNER OF SECTION 13, T42S, R15W, SLB&M, RUNNING THENCE N1°00'05"E, 226.08 FEET; THENCE S89°43'13"W, 1215.79 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20160048600 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE N0°17'03"W, 50.00 FEET ALONG THE BOUNDARY OF SAID PARCEL; THENCE N89°43'13"E, 1216.90 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20130003361 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N1°00'05"E, 1029.61 FEET ALONG THE EAST LINE OF SAID PARCEL AND ALONG THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20090006174 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER TO THE SOUTHERLY RIGHT OF WAY LINE OF TELEGRAPH STREET (HIGHWAY 91); THENCE N85°25'23"E, 33.78 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT #00374083 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY RIGHT OF WAY LINE OF TELEGRAPH STREET (HIGHWAY 91), RUNNING N85°25'23"E, 18.16 FEET TO THE POINT OF CURVE OF A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S69°50'19"E; THENCE SOUTHWESTERLY 5.35 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'37"; THENCE S1°00'05"W, 88.83 FEET; THENCE S8°46'55"W, 106.17 FEET TO A POINT ON THE WEST LINE OF WORLDWIDE SUN RESORT PHASE ONE SUBDIVISION FILED AS RECORDED NO. 262538 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE S0°11'07"W, 1111.50 FEET ALONG SAID WEST LINE AND AN EXTENSION THEREOF TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 20200029396 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE N89°05'36"W, 52.27 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE HEREON DESCRIBED TRACT OF LAND HEREAFTER KNOWN AS:

BONNIE LAND AND 1100 EAST ROADWAY DEDICATION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROADWAY AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY AND TO EACH PUBLIC UTILITY PROVIDING UTILITY SERVICES, NON-EXCLUSIVE EASEMENTS FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES OVER, ON, UNDER AND ACROSS THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF, _____ 2021.

| | | |
|---------------------|------------------|---|
| OWNER: | OWNER: | OWNER: |
| STEPHEN E. HOWCROFT | GI BUILDER, INC. | WORLDWIDE SUN RESORT PROPERTY OWNERS ASSOC., INC. |
| | BY: _____ | BY: _____ |
| | | ITS: PRESIDENT |
| | | BY: _____ |
| | | ITS: SECRETARY |

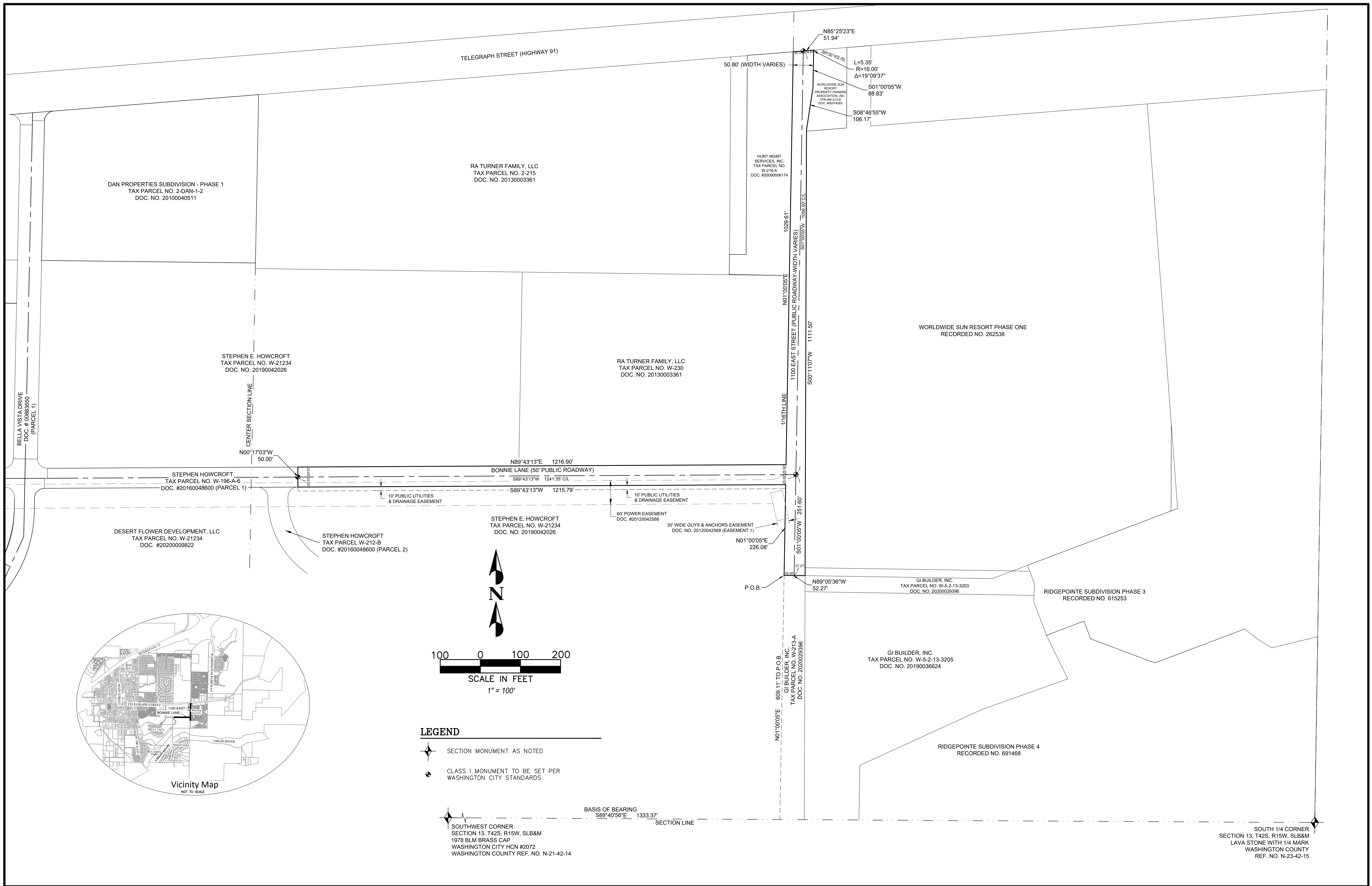
BONNIE LANE AND 1100 EAST ROADWAY DEDICATION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 43 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

| | | | | | | |
|---|--|---|---|--|---|--|
| <p>PUBLIC WORKS APPROVAL</p> <p>THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 2021</p> <p>_____ WASHINGTON CITY PUBLIC WORKS</p> | <p>SURVEYOR'S APPROVAL</p> <p>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.</p> <p>_____ WASHINGTON CITY SURVEYOR</p> | <p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 2021.</p> <p>_____ WASHINGTON CITY ATTORNEY</p> | <p>APPROVAL OF THE PLANNING COMMISSION</p> <p>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.</p> <p>_____ WASHINGTON CITY PLANNING COMMISSION CHAIRMAN</p> | <p>APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH</p> <p>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.</p> <p>ATTEST: CITY RECORDER WASHINGTON CITY</p> <p>_____ MAYOR WASHINGTON CITY</p> | <p>TREASURER APPROVAL</p> <p>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.</p> <p>_____ WASHINGTON COUNTY TREASURER</p> | <p>RECORDED NUMBER</p> <p>_____</p> |
|---|--|---|---|--|---|--|



TELEGRAPH STREET (HIGHWAY 91)

DAN PROPERTIES SUBDIVISION - PHASE 1
TAX PARCEL NO. 2-DAN-1-2
DOC. NO. 20100040511

RA TURNER FAMILY, LLC
TAX PARCEL NO. 2-215
DOC. NO. 20130003361

HUNT MGMT
SERVICES, INC.
TAX PARCEL NO.
W-216-A
DOC. #20090006174

N85°25'23"E
51.94'
L=5.35'
R=16.00'
Δ=19°09'37"
S01°00'05"W
88.83'
S08°46'55"W
106.17'

STEPHEN E. HOWCROFT
TAX PARCEL NO. W-21234
DOC. NO. 20190042026

RA TURNER FAMILY, LLC
TAX PARCEL NO. W-230
DOC. NO. 20130003361

WORLDWIDE SUN RESORT PHASE ONE
RECORDED NO. 262538

BELLA VISTA DRIVE
DOC. # 00883650
(PARCEL 1)

CENTER SECTION LINE

STEPHEN HOWCROFT
TAX PARCEL NO. W-196-A-6
DOC. #20160048600 (PARCEL 1)

BONNIE LANE (50' PUBLIC ROADWAY)
S89°43'13"W 1241.35' CL

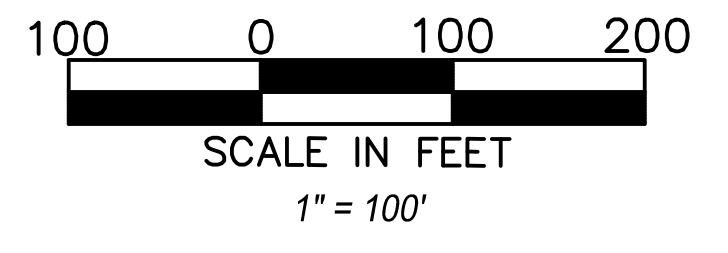
DESERT FLOWER DEVELOPMENT, LLC
TAX PARCEL NO. W-21234
DOC. #20200009822

STEPHEN HOWCROFT
TAX PARCEL W-212-B
DOC. #20160048600 (PARCEL 2)

STEPHEN E. HOWCROFT
TAX PARCEL NO. W-21234
DOC. NO. 20190042026

30' WIDE GUYS & ANCHORS EASEMENT
DOC. NO. 20120042568 (EASEMENT 1)

N01°00'05"E
226.08'



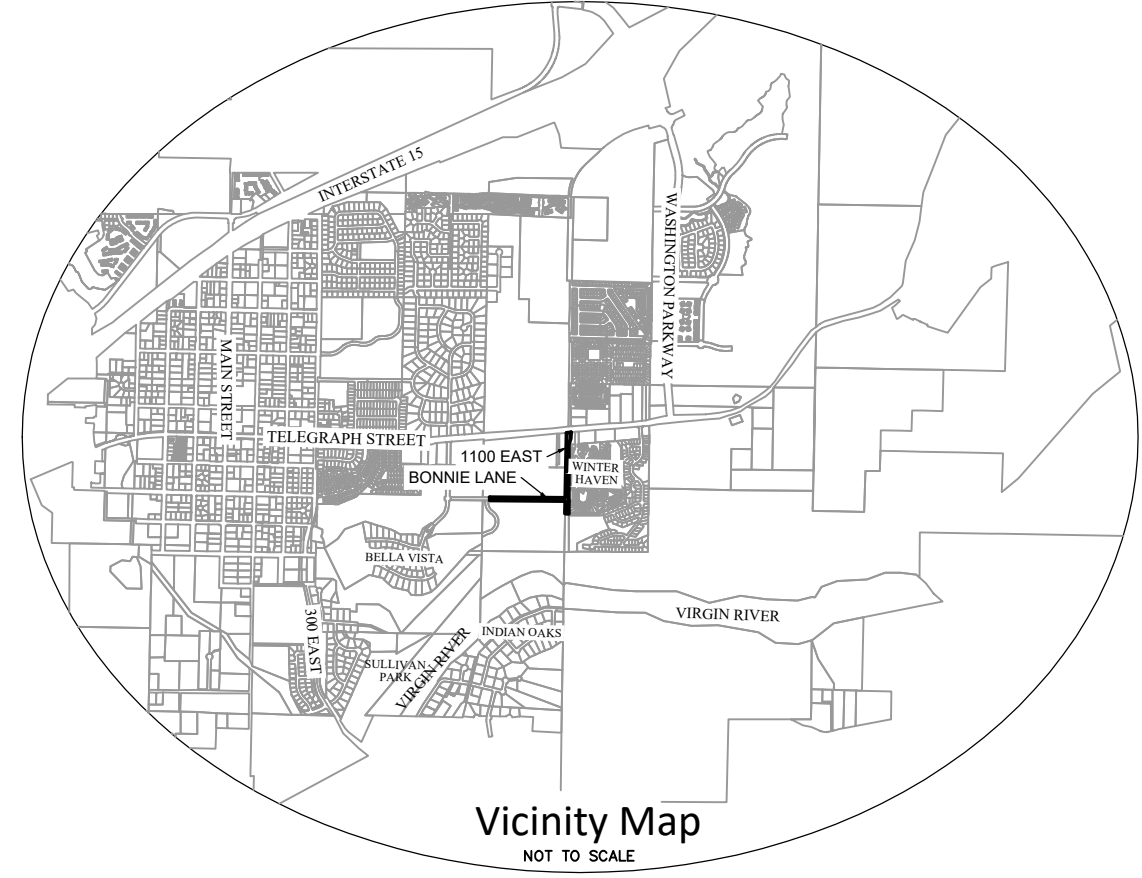
LEGEND

- ◆ SECTION MONUMENT AS NOTED
- ◆ CLASS I MONUMENT TO BE SET PER WASHINGTON CITY STANDARDS

◆ SOUTH WEST CORNER
SECTION 13, T42S, R15W, SLB&M
1978 BLM BRASS CAP
WASHINGTON CITY HCN #2072
WASHINGTON COUNTY REF. NO. N-21-42-14

BASIS OF BEARING
S89°40'56"E 1333.37'

◆ SOUTH 1/4 CORNER
SECTION 13, T42S, R15W, SLB&M
LAVA STONE WITH 1/4 MARK
WASHINGTON COUNTY
REF. NO. N-23-42-15



WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 20, 2021

ACTION REQUESTED: Road Dedication plat approval for a portion of Bonnie Lane and 1100 East

APPLICANT: Stephen Howcroft

OWNER: Stephen Howcroft, GI Builders, Worldwide Sun Resort Property Owners inc.

ENGINEER: R&B Surveying

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 Bonnie Lane and 1100 East. The purpose of this Roadway Dedication is to construct both roads for adjacent developments for a secondary access.

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

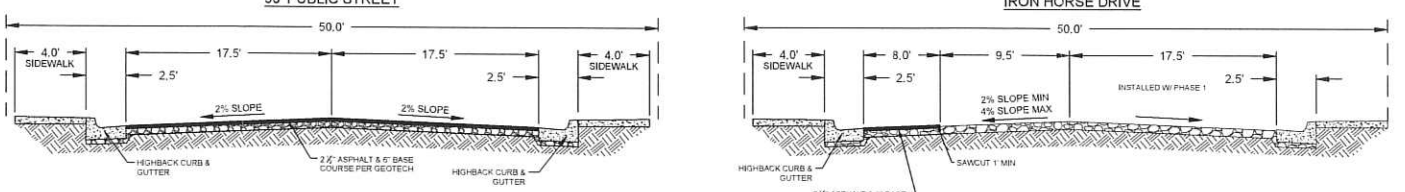
Recommendation

Staff recommends that the Planning Commission recommend approval of the Road Dedication plat for a portion of Bonnie Lane and 1100 East to the City Council.

THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. NO PART OF THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CIVIL SCIENCE, INC.

| NO. | REVISION | DESCRIPTION | DATE |
|-----|----------|-------------|------|
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| | | | |
| | | | |

AMENDED PRELIMINARY PLAT
 IRON HORSE PHASE 2 & 3
 LOCATED IN WASHINGTON, UTAH



NORTHWEST CORNER SECTION 1, TOWNSHIP 43 SOUTH RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (FOUND RING AND LID WITH BRASS MONUMENT STAMPED LS 6362432) (WASH. CO. REF. NO. Z-21-43-15)

WEST 1/4 SECTION 1, TOWNSHIP 43 SOUTH RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 1973 BLM BRASS CAP) (WASH. CO. REF. NO. X-21-43-15)

NORTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (WASH. CO. REF. NO. V-21-43-15)

REFERENCE MONUMENTS TO THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (RING AND LID MONUMENT LS 6481569)

SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (BLM BRASS CAP 1973, HCN #2062) (WASH. CO. REF. NO. R-21-43-15)



OWNER CONTACT
 LANSE CHOURNOS
 2299 E 3770 S
 ST. GEORGE, UT 84790
 lkcfunding@gmail.com

- LEGEND**
- PROPERTY LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - ROCK RETAINING WALL (DESIGNED BY A.G.E.C. INC.)

- KEYED NOTES:**
- 1 30" HIGH BACK CURB & GUTTER
 - 2 4" CONCRETE SIDEWALK
 - 3 ADA ACCESSIBLE SIDEWALK RAMP
 - 4 6" WATERWAY (PER CITY STANDARD)

ADA NOTE:
 SIDEWALK MINIMUM TO BE 5' UNLESS FEDERAL ADA REQUIREMENT SECTION 303.2.4 CAN BE MET FOR PASSING SPACE (5' X 5' AREA AT 200' MAXIMUM SPACING).

GENERAL NOTES

1. A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED . . . A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
3. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
5. ALL COMMON AREA 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 LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.

AIRPORT NOTE

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT, NOISE, AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460. NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION, SPECIFIC HEIGHT RESTRICTIONS, MAY APPLY DEPENDING ON LOCATION. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIGATION EASEMENT (AND/OR SIMILAR DOCUMENTS). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT, OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS, ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 1°03'00" W 62.03 FEET ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND S 88°55'22" E 387.49 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 1, POINT BEING THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20200024924, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID PARCEL THE FOLLOWING TEN (10) COURSES, (1) N 0°36'18" E 251.35 FEET, (2) THENCE N 89°23'42" W 58.99 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, (3) THENCE ALONG THE ARC OF SAID CURVE 11.25 FEET THROUGH A CENTRAL ANGLE OF 32°13'29", TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 138.93 FEET THROUGH A CENTRAL ANGLE OF 158°10'00", TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (5) THENCE ALONG THE ARC OF SAID CURVE 11.03 FEET THROUGH A CENTRAL ANGLE OF 31°36'20", TO THE POINT OF A 375.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (6) THENCE ALONG THE ARC OF SAID CURVE 92.72 FEET THROUGH A CENTRAL ANGLE OF 14°09'53", TO THE POINT OF A 575.00 FOOT COMPOUND CURVE TO THE RIGHT, (7) THENCE ALONG THE ARC OF SAID CURVE 6.22 FEET THROUGH A CENTRAL ANGLE OF 0°37'12", TO A POINT ON THE BOUNDARY OF SUGAR PLUMS IN THE FIELDS PHASE 6, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 89°23'42" E 1050.94 FEET ALONG SAID LINE AND ALONG THE BOUNDARY OF SUGAR PLUMS IN THE FIELDS PHASE 5, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, TO THE SOUTHEAST CORNER OF LOT 5 OF SAID SUGAR PLUMS IN THE FIELDS PHASE 5, THENCE S 1°03'11" W 447.74 FEET ALONG THE WEST LINES OF SECTIONAL LOTS 7 AND 10 TO THE NORTHEAST CORNER OF IRON HORSE PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) N 89°01'12" W 816.39 FEET, (2) THENCE N 81°50'21" W 119.38 FEET, TO THE POINT OF BEGINNING.

CONTAINS 439,164 SQ FT OR 10.08 ACRES MORE OR LESS

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 20, 2021

ACTION REQUESTED: Amended Preliminary Plat approval for the Iron Horse, Phase 2 subdivision, located at approximately 4155 South 1000 East.

APPLICANT: Lanse Chournos

OWNER: La Verkin RV LLC

ENGINEER: Civil Science

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of an Amended Preliminary plat for the Iron Horse, Phase 2 subdivisions, located at approximately 4155 South 1000 East. The reason for this amendment request is to add another Phase, Phase 3 to this development area. Due to difficulty in obtaining storm drain easement and connection, the applicant is needing to split phase 2 into phases 2 & 3, allowing for the storm drain problem to be resolved at a later date as it relates to the two lots (54 & 55) being held up at this time. All the other lots in Phase 2 are ready to move forward at this present time and wish to do so.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the Single-Family Residential - 8,000 sq. ft. min. (R-1-8) zoning of this development. The subdivision(s) also remain in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Preliminary Plat for the Iron Horse, Phases 2 & 3 subdivision(s) to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of March 9, 2016. Staff is wishing to add two additional conditions due to changing requirements since this preliminary plat was first approved (condition #'s 14 & 15).

Findings

1. The amended preliminary plat meets the land use designation as outlined in the General

Plan for the proposed area.

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

Conditions

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

2. Along with condition #1 (above), an offsite storm drain extension will be required for discharge from this site as well as to accommodate pass-through water.

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

4. 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.

5. 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.

6. 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).

7. 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.

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

9. 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.

10. Driveway locations are to be approved by the Public Works Department.
11. 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.
12. A right turn pocket will be required coming off of Washington Fields Road.
13. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
14. Provide an addendum for drainage study and provide LID for these two phases (2 & 3).
15. Show restrictions on corner lots - no driveway access inside the corner radius. The final plat will also show the restricted area and have an associated note in the General Notes section of the final plat.

REVISED ZONING COMPARISON

Revision Date: 1/13/2021

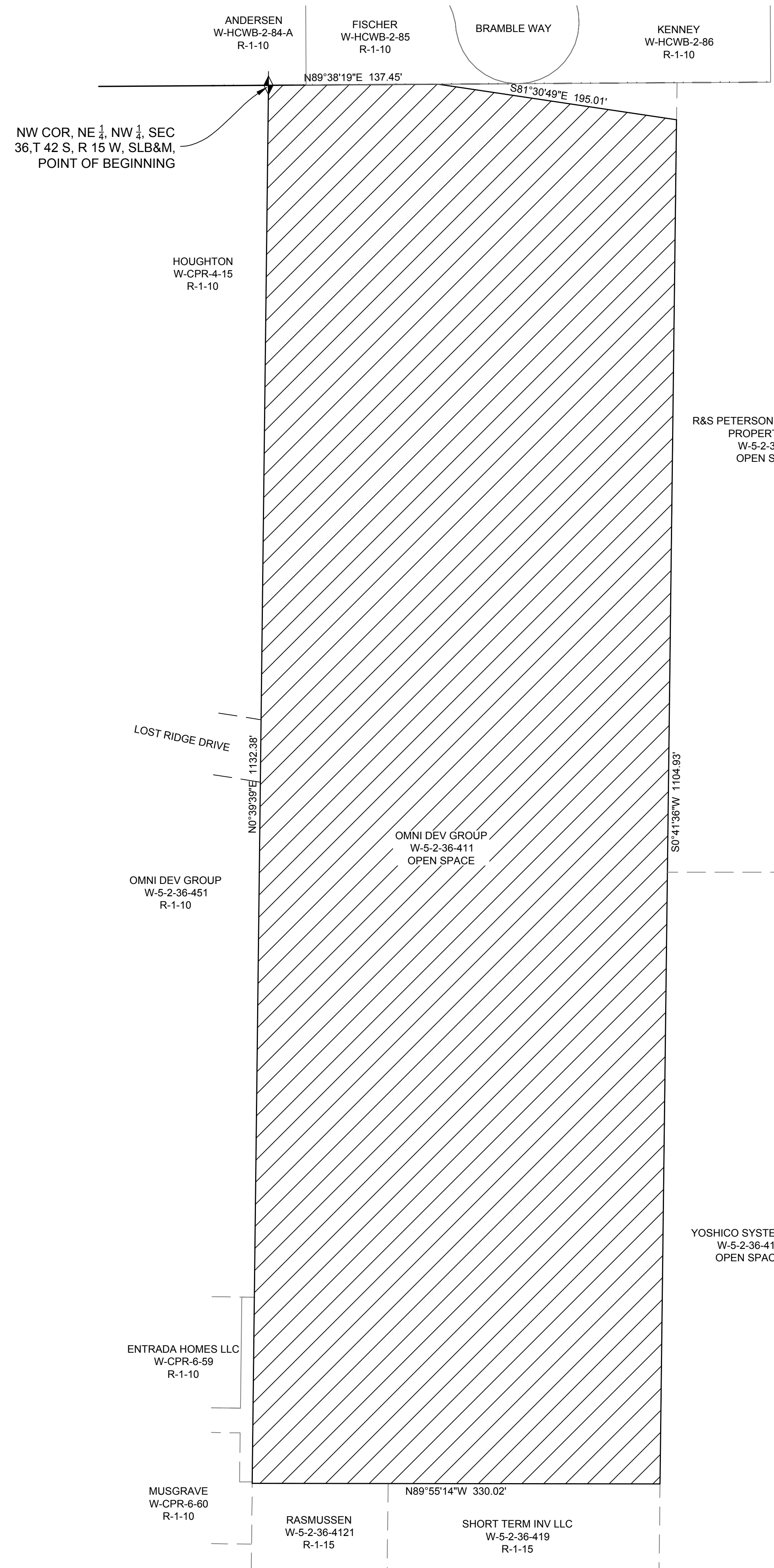
Washington City Planning and Zoning Ordinance

Coral Canyon

| Zoning Description and Designation | | | Maximum Allowable Density | | Minimum Net Lot Size | | Allowable Building Height | | Parking Ratio Per Building | | Building Setbacks (in Feet) | | | | | |
|------------------------------------|--------------|------|---------------------------|--------|----------------------|--------|---------------------------|--------|----------------------------|--------------|-----------------------------|----------------------|--------|--------------------|-----|--------|
| | | | Units/Acre | | Square Feet | | Feet | | Per Unit | | Front | Side | | Rear | | |
| <i>Residential Categories:</i> | | | | | | | | | | | | | | | | |
| 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 5 | 10 | 20 |
| | Areas 5 & 8* | | | | | 3,000 | | | | | | | | | | 10 |
| Residential Custom | | | 3.5 | 3.5 | 15,000 | 6,000 | 35 | 35 | 2 | 2 | 20 | 10 Hse 20 Gar | 8 + 10 | 8 + 10 N/A | 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 | 20 Gar | 10 | 5 | 10 | 10 |
| Multi-Family Recreational | S.D.R. | | 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 |
| <i>Commercial Categories:</i> | | | | | | | | | | | | | | | | |
| <i>Residential Categories:</i> | | | | | | | | | | | | | | | | |
| Office | AP | O | None | S.D.R. | 8,500 | S.D.R. | Per UBC | S.D.R. | 1/ 200 sq. ft | 1/250 sq.ft. | 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 | 1/250 sq.ft. | 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 | 1/250 sq.ft. | 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 | 1/250 sq.ft. | 20 | 20 | 0 | 0 | 10 | 10 |
| Restaurant | | | | | | | | | 1 / 3.5 seats | Z.O. | | | | | | |
| Hotel | | | | | | | | | 1.5 / unit | Z.O. | | | | | | |
| <i>Miscellaneous Categories:</i> | | | | | | | | | | | | | | | | |
| 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

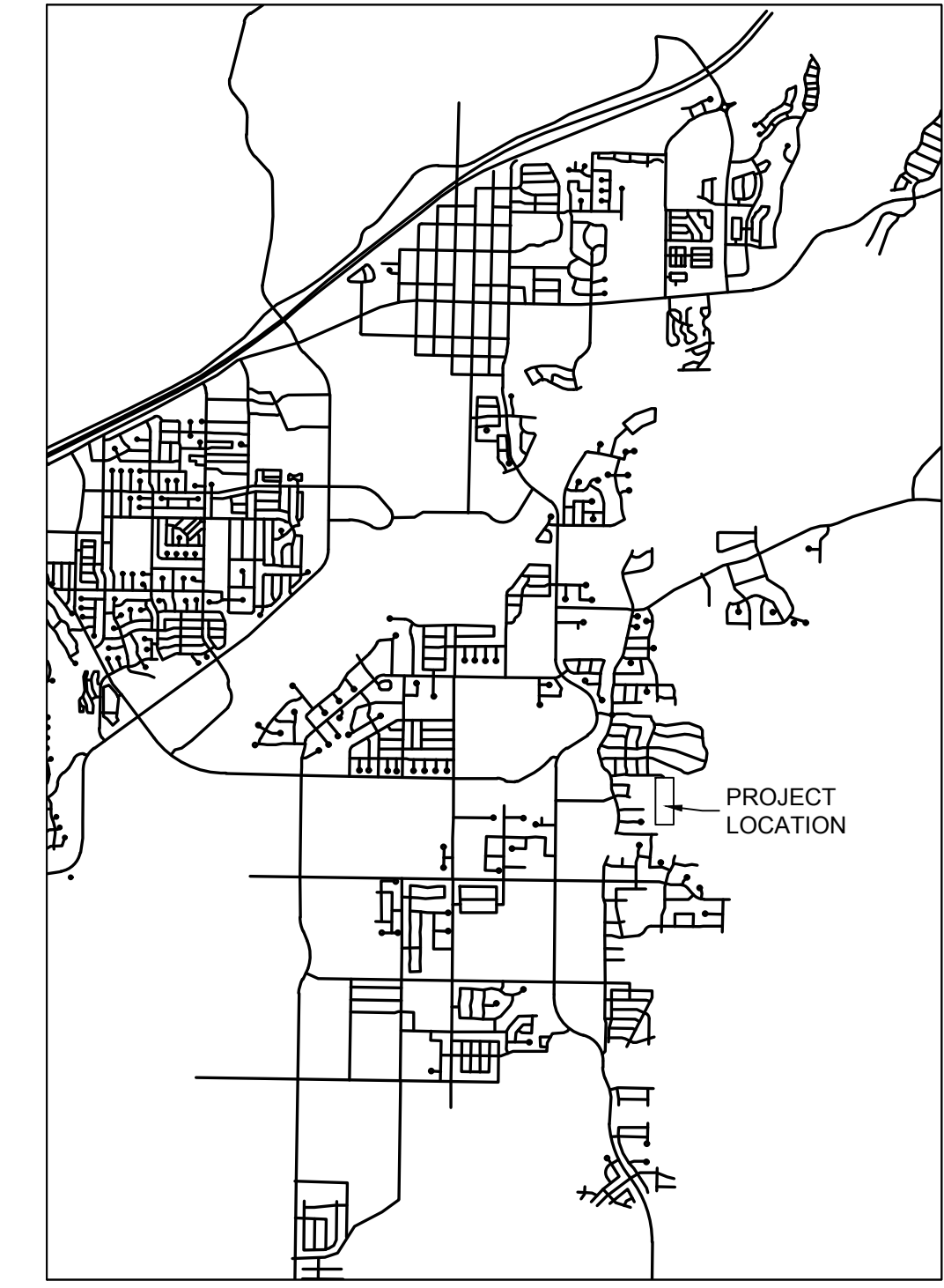
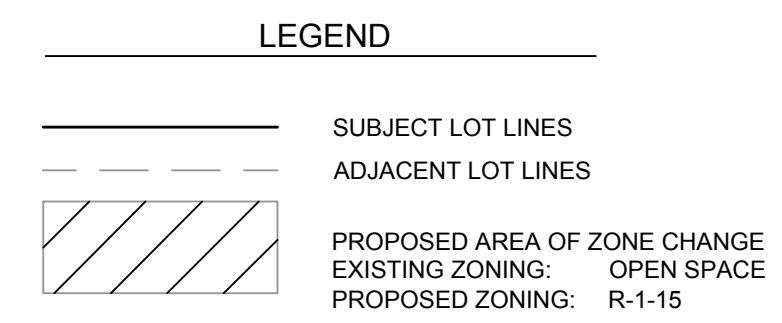
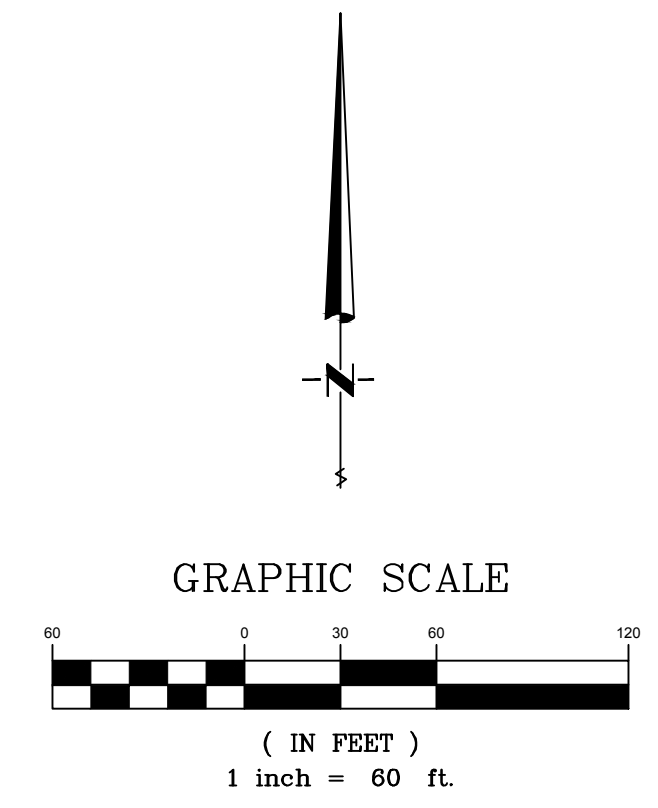
- S.D.R. Staff Design Review with approvals from Planning Commission and City Council
- Gar Garage
- Hse House
- F Gar Front Entry Garage
- S Gar Side Entry Garage
- Z.O. Zoning ordinance in effect at the time of construction



BOUNDARY DESCRIPTION OF ZONE CHANGE AREA

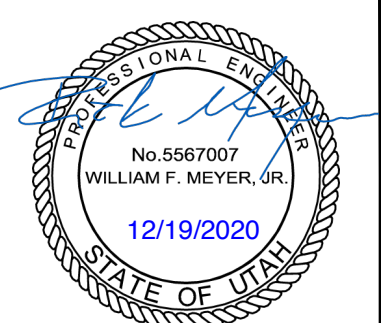
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°38'19" EAST 137.45 FEET, THENCE SOUTH 81°30'49" EAST 195.01 FEET, THENCE SOUTH 00°41'36" WEST 1104.93 FEET, THENCE NORTH 89°55'14" WEST 330.02 FEET, THENCE NORTH 00°39'39" EAST 1132.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 371,569 SQ. FT. OR 8.53 ACRES



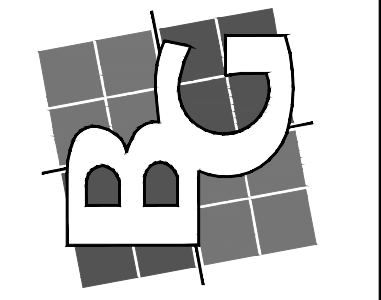
VICINITY MAP
NOT TO SCALE

| CONTENTS | |
|----------|--------------------------|
| 1 | ZONE CHANGE |
| 2 | PRELIMINARY SITE PLAN |
| 3 | PRELIMINARY GRADING PLAN |



| No. | Date | By | Revision |
|-----|------|----|----------|
| | | | |

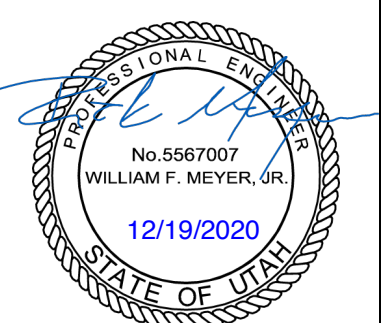
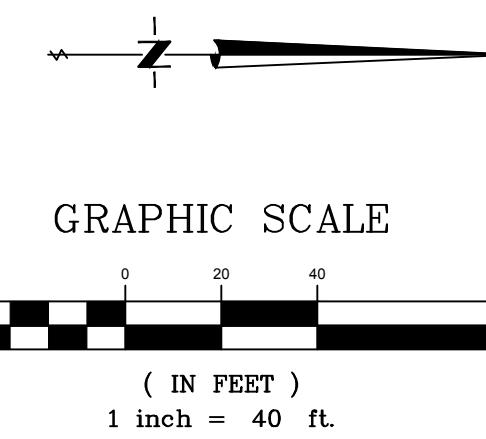
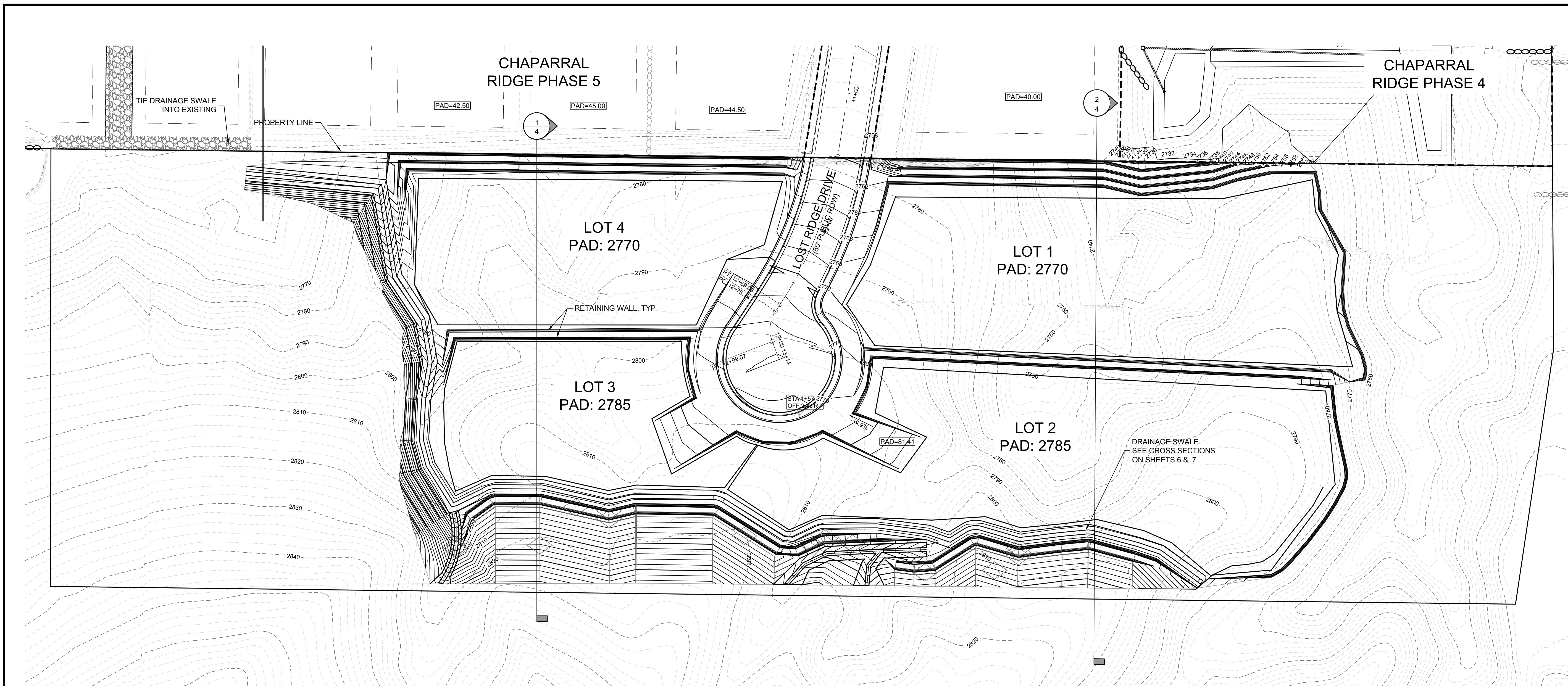
BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161
 www.bushandgudgell.com



DATE: DEC 2020
 DRAWN: RM
 APPROVED:
 SCALE: NOTED
 JOB NO.: 201040

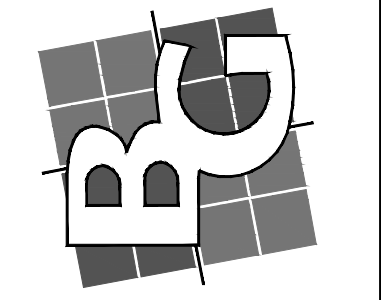
**ZONE CHANGE
 CHAPARRAL HEIGHTS
 WASHINGTON, UTAH**

X:\201000-201999\201040 - CHAPARRAL HEIGHTS\201040 ZC.DWG



| No. | Date | By | Revision |
|-----|------|----|----------|
| | | | |
| | | | |
| | | | |

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 APPROVED:
 SCALE: NOTED
 JOB NO.: 201040

PRELIMINARY GRADING PLAN
 CHAPARRAL HEIGHTS
 WASHINGTON, UTAH

SHEET 3 OF 4 SHEETS
 FILE:

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 20, 2021

ACTION REQUESTED: Z-21-06 - A request to rezone approximately 8.72 acres located at approximately the far east end of Lost Ridge Drive, from the current Open Space (OS) zoning, to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation.

APPLICANT: Kent Rasmussen

OWNER: Clemen Engle

ENGINEER: Bush and Gudgell Inc.

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 8.72 acres, located at approximately the far east end of Lost Ridge Drive. The requested change is from the current zoning of Open Space (OS) 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 8.72 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-1-10 to the west and north, Open Space to the east and south.

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. The property lies within the Hillside Protection Overlay area, and the applicant has already gone through the Hillside committee review process and development conditions as required by the committee will be made part of the preliminary plat.

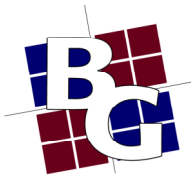
Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-06, for the

zone change request from OPen Space (OS), 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.



Bush and Gudge, Inc.

Engineers • Planners • Surveyors

www.bushandgudge.com

December 21, 2020

Washington City
111 North 100 East
Washington City, Utah 84780

Re: Planning Department – Chaparral Heights

We request that the city of Washington consider a zone change request for the land that is the future location of the Chaparral Heights subdivision. The hillside committee has met and recommended approval of development of this site. The requested zoning of R-1-15 is consistent with the general plan for this area, which is very low density (VLD). The current zoning is open space. Chaparral Heights will consist of 4 lots.

Sincerely,

Rick Meyer, PE
Project Engineer
Bush and Gudge, Inc

CORAL CANYON

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

● ● ● 10' Trail

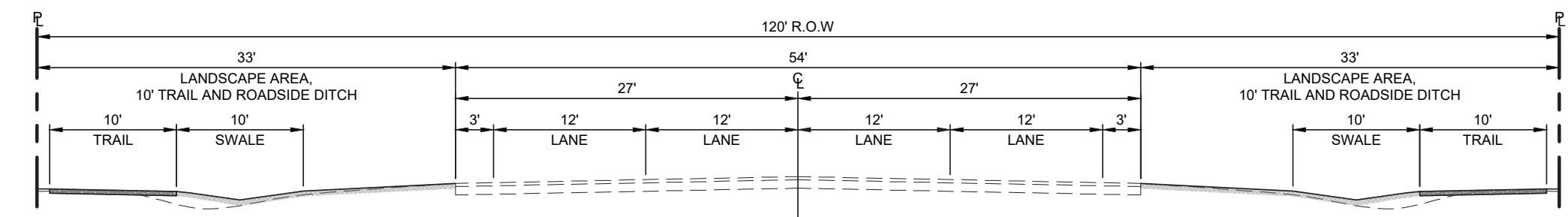
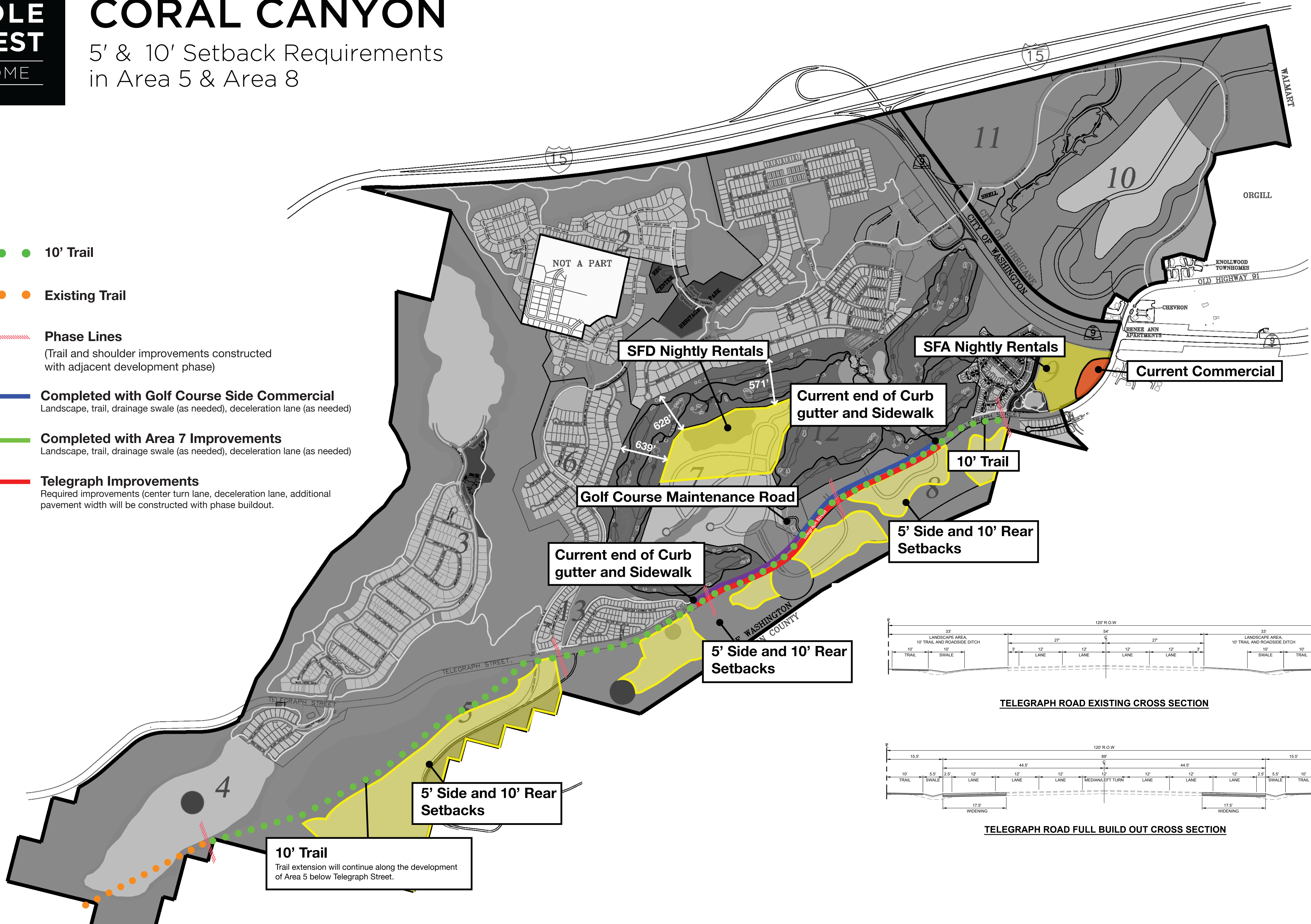
● ● ● Existing Trail

Phase Lines
(Trail and shoulder improvements constructed with adjacent development phase)

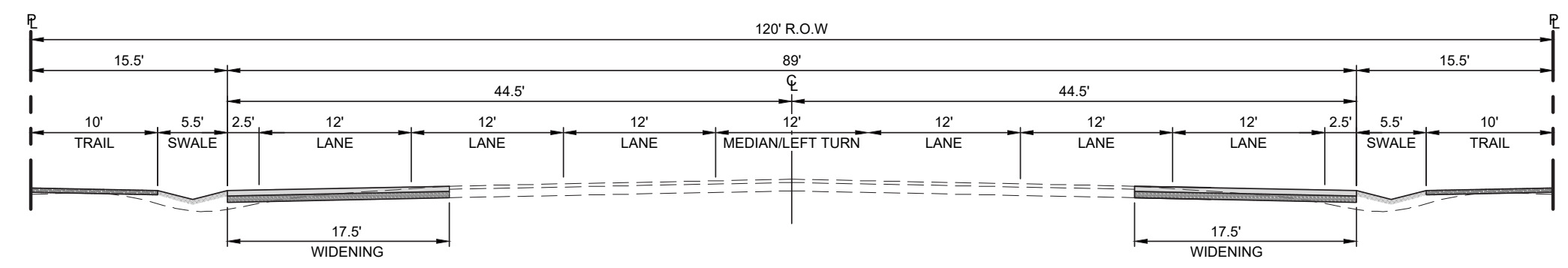
Completed with Golf Course Side Commercial
Landscape, trail, drainage swale (as needed), deceleration lane (as needed)

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

Telegraph Improvements
Required improvements (center turn lane, deceleration lane, additional pavement width) will be constructed with phase buildout.



TELEGRAPH ROAD EXISTING CROSS SECTION



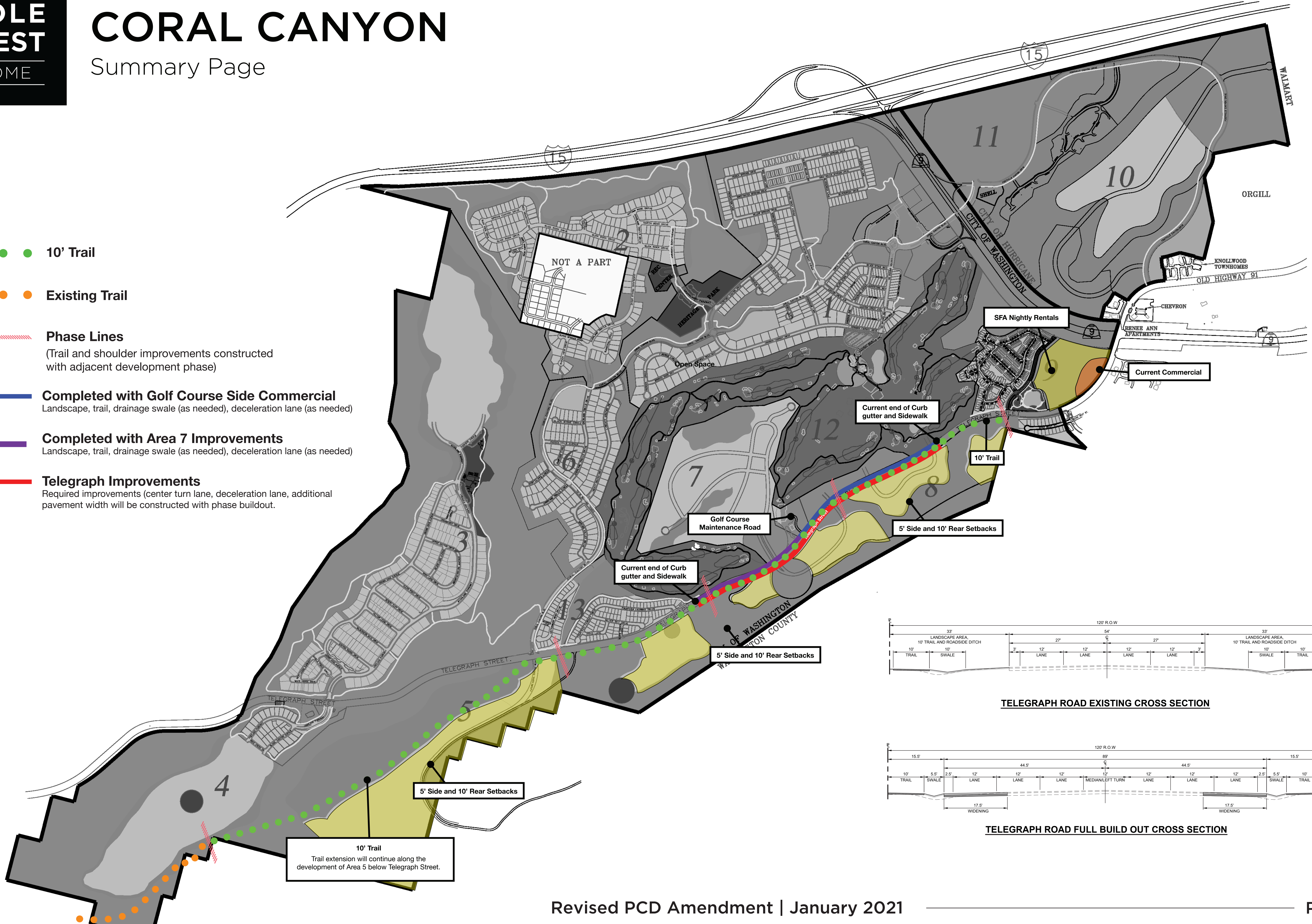
TELEGRAPH ROAD FULL BUILD OUT CROSS SECTION

10' Trail
Trail extension will continue along the development of Area 5 below Telegraph Street.

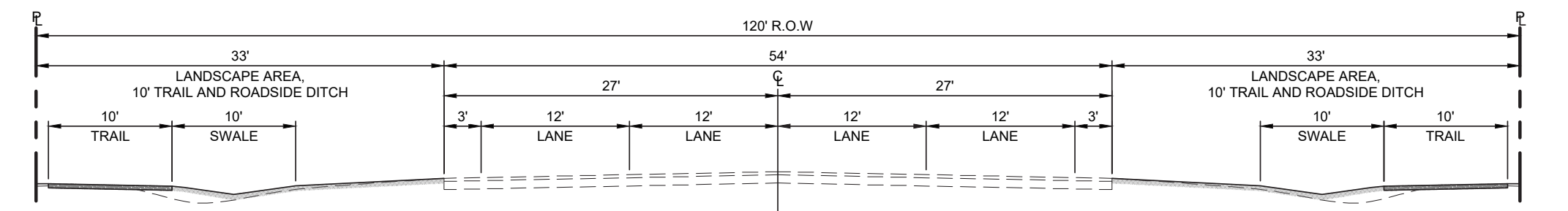
CORAL CANYON

Summary Page

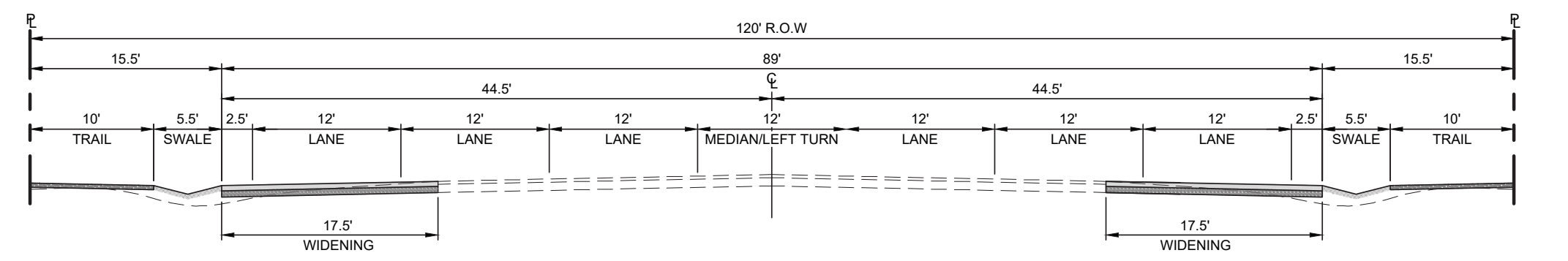
- ● ● **10' Trail**
- ● ● **Existing Trail**
- Phase Lines**
(Trail and shoulder improvements constructed with adjacent development phase)
- Completed with Golf Course Side Commercial**
Landscape, trail, drainage swale (as needed), deceleration lane (as needed)
- Completed with Area 7 Improvements**
Landscape, trail, drainage swale (as needed), deceleration lane (as needed)
- Telegraph Improvements**
Required improvements (center turn lane, deceleration lane, additional pavement width) will be constructed with phase buildout.



10' Trail
Trail extension will continue along the development of Area 5 below Telegraph Street.



TELEGRAPH ROAD EXISTING CROSS SECTION



TELEGRAPH ROAD FULL BUILD OUT CROSS SECTION

**COLE
WEST**
—
HOME
—

CORAL CANYON

Revised PCD Amendment | January 2021

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 5 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 6 exhibit.
3. Allow nightly rental zoning for Single Family Attached (SFA) units in area 9. Detail shown on pg 7 exhibit.
4. The Developer will improve Telegraph Street as shown on pg 8 exhibit.

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

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 6 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 7 EXHIBIT

The intent of this PCD amendment is to have additional 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 9 is an ideal location for nightly rental homes based on the following facts. 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. This amendment will support and help Washington City progress with their general plan.

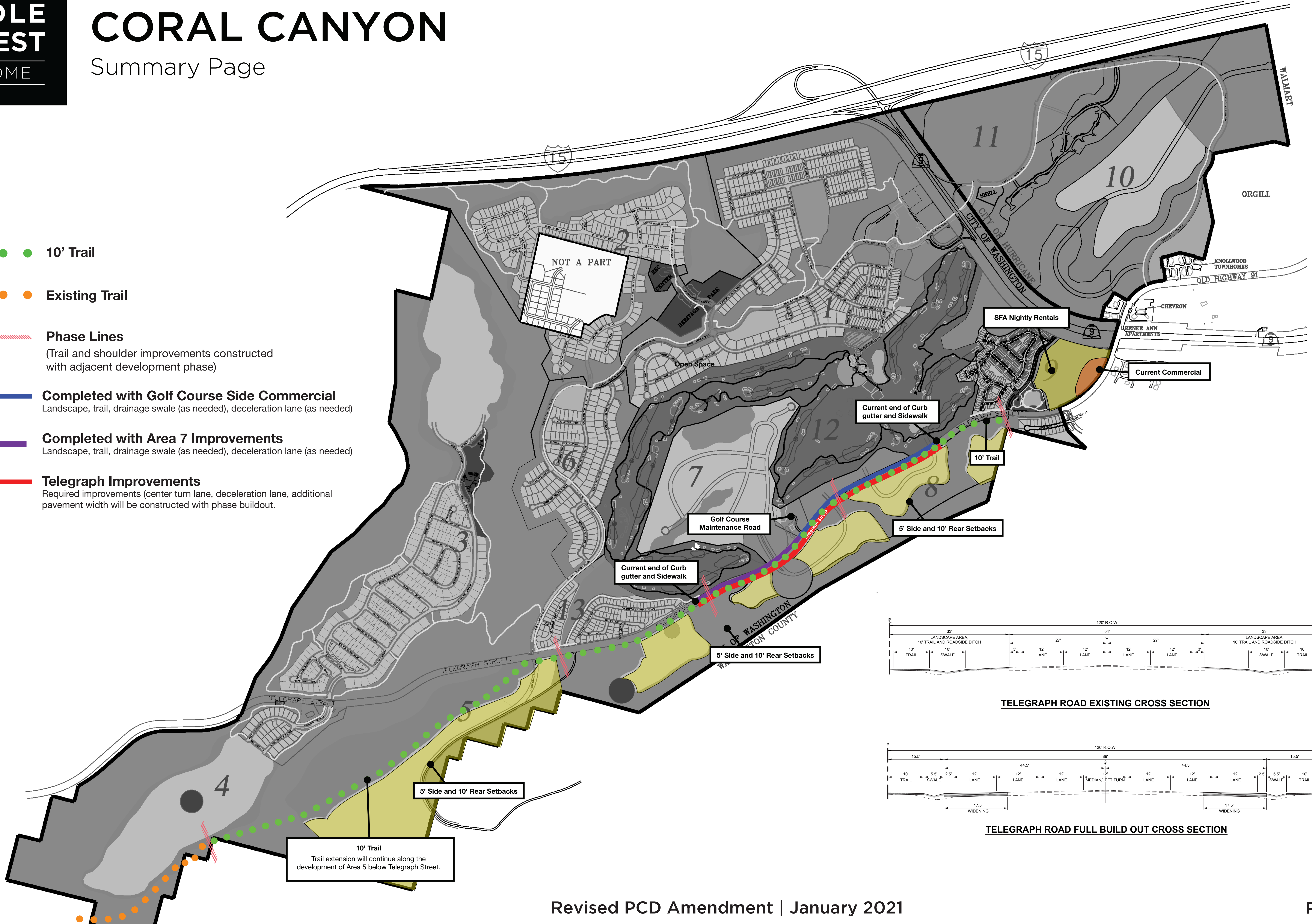
TELEGRAPH IMPROVEMENTS | PG 8 EXHIBIT

Developer is required to fully construct and develop Telegraph Road as development occurs. 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. Right hand turn lanes, center turn lanes and additional pavement width will be required with phase buildout. Overlay of existing asphalt is needed per original design width full width buildout. Additional improvements may be necessary as outlined in Traffic Impact Studies (TIS), as required. See exhibit on page 8 for reference.

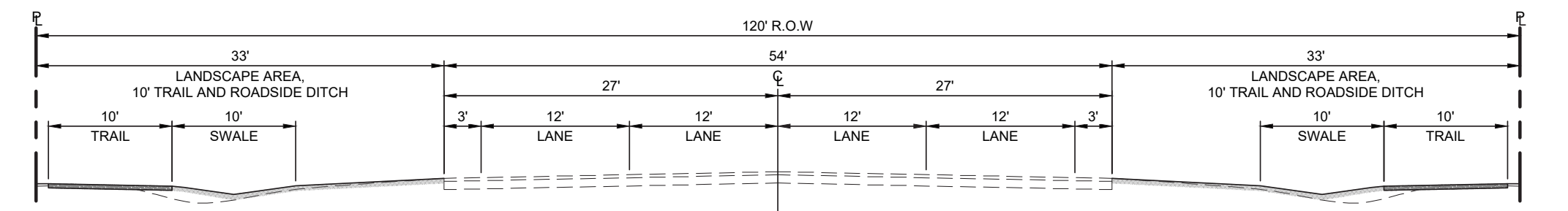
CORAL CANYON

Summary Page

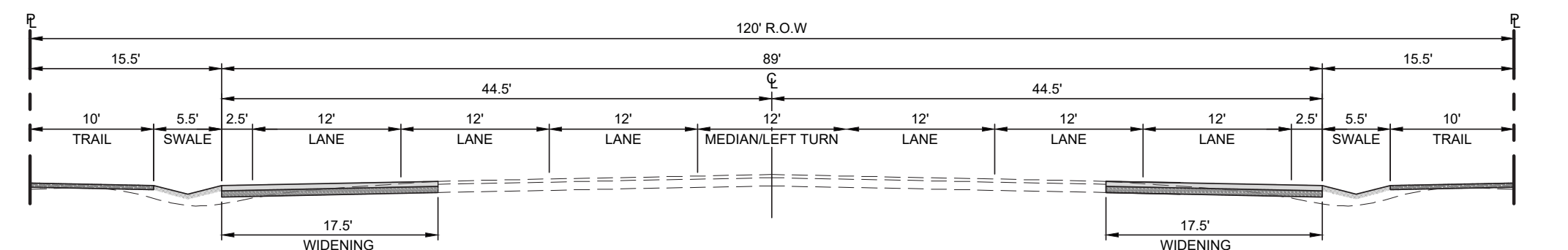
- ● ● **10' Trail**
- ● ● **Existing Trail**
- Phase Lines**
(Trail and shoulder improvements constructed with adjacent development phase)
- Completed with Golf Course Side Commercial**
Landscape, trail, drainage swale (as needed), deceleration lane (as needed)
- Completed with Area 7 Improvements**
Landscape, trail, drainage swale (as needed), deceleration lane (as needed)
- Telegraph Improvements**
Required improvements (center turn lane, deceleration lane, additional pavement width) will be constructed with phase buildout.



10' Trail
Trail extension will continue along the development of Area 5 below Telegraph Street.



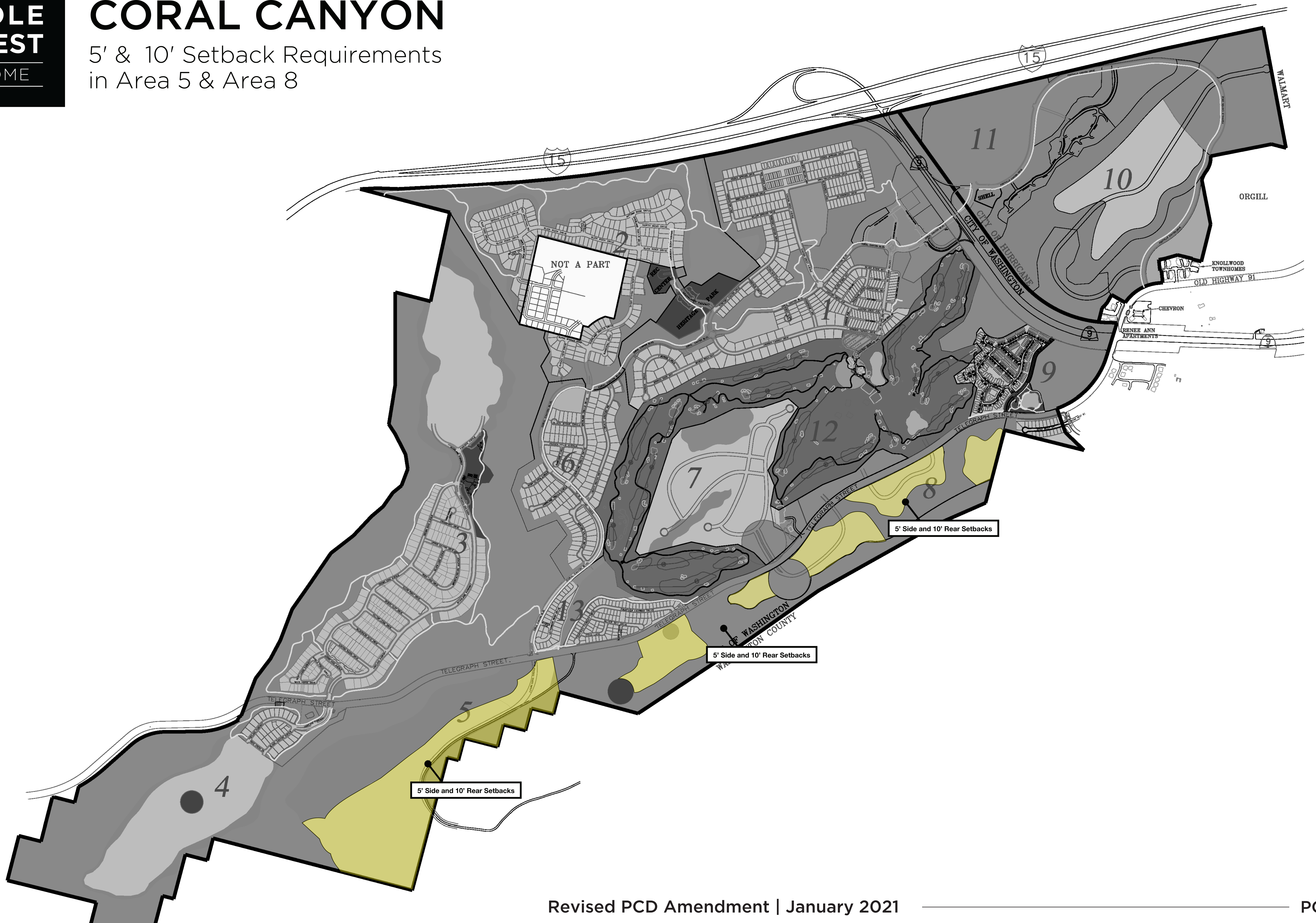
TELEGRAPH ROAD EXISTING CROSS SECTION



TELEGRAPH ROAD FULL BUILD OUT CROSS SECTION

CORAL CANYON

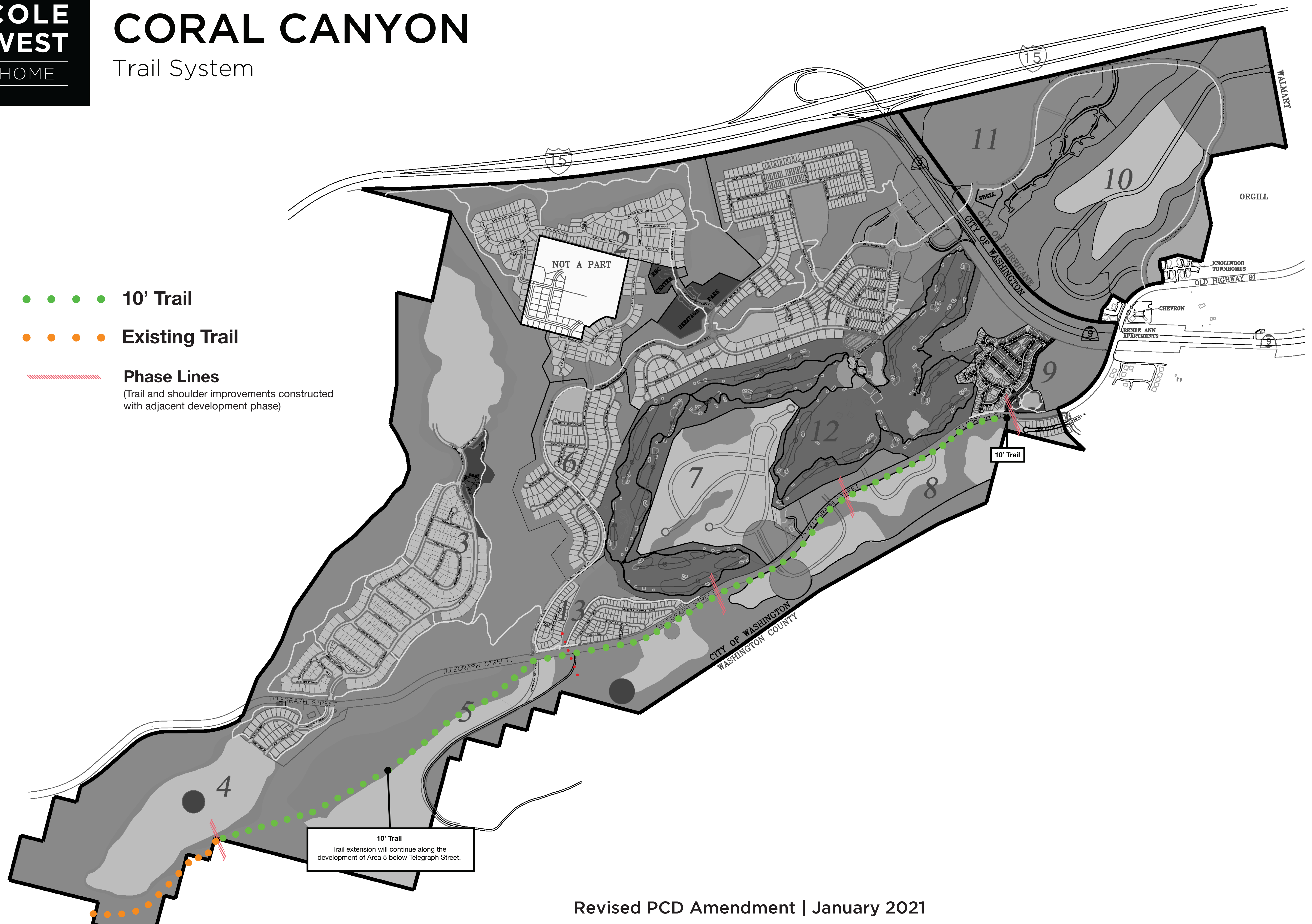
5' & 10' Setback Requirements
in Area 5 & Area 8



CORAL CANYON

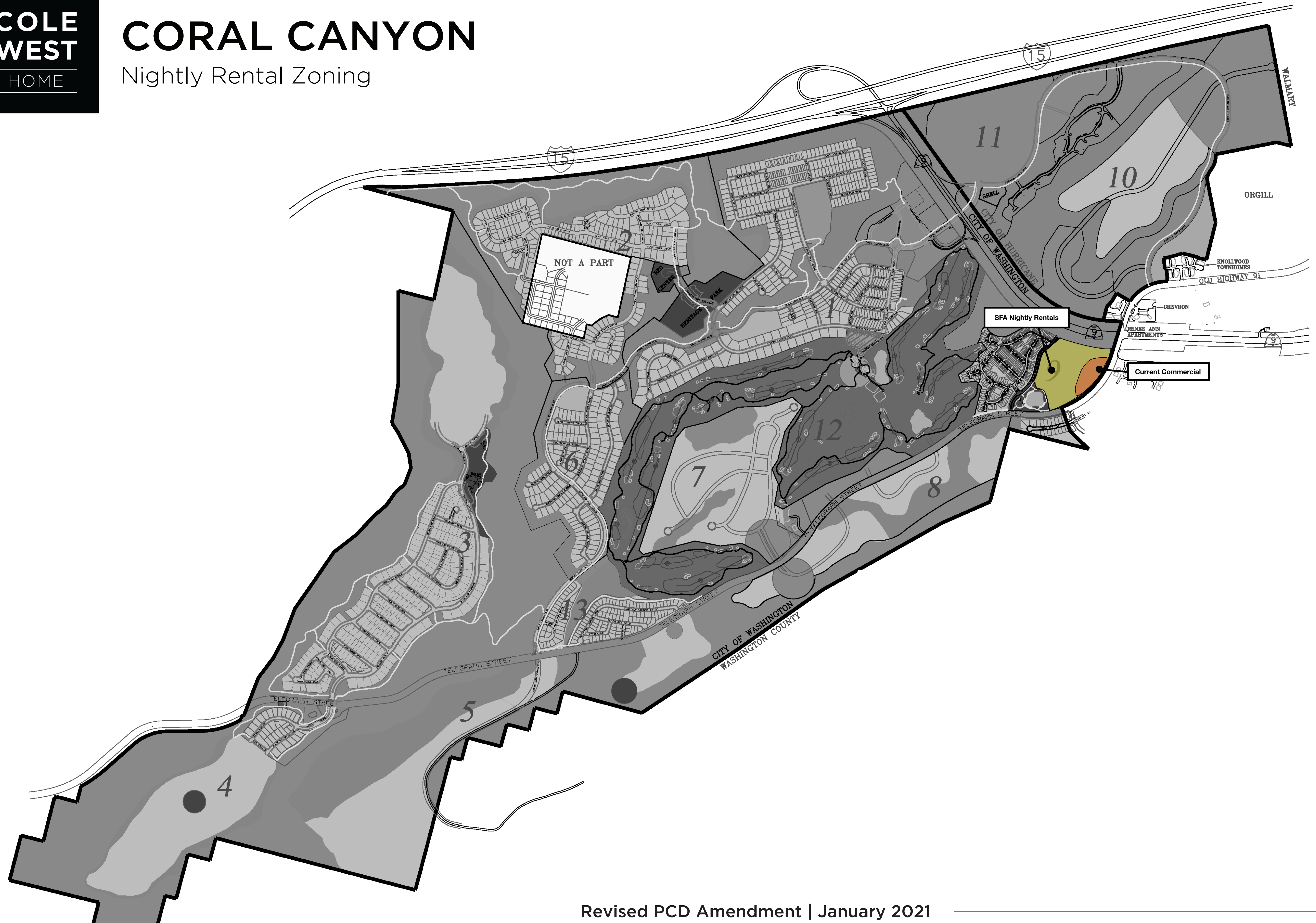
Trail System

- ● ● ● 10' Trail
- ● ● ● Existing Trail
- ▬▬▬▬▬▬ Phase Lines
(Trail and shoulder improvements constructed with adjacent development phase)



CORAL CANYON

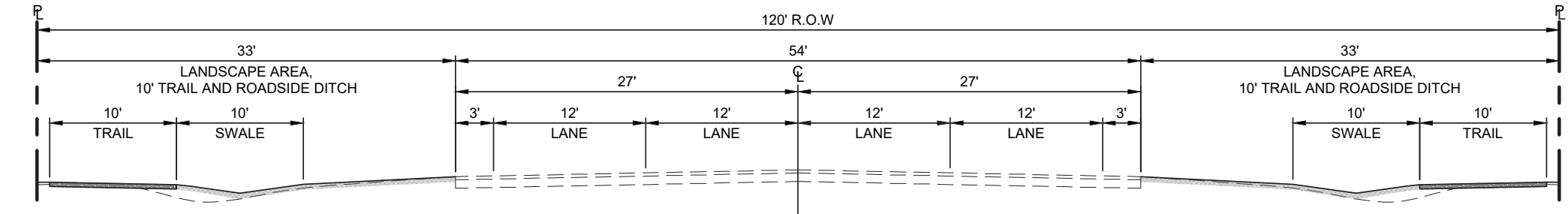
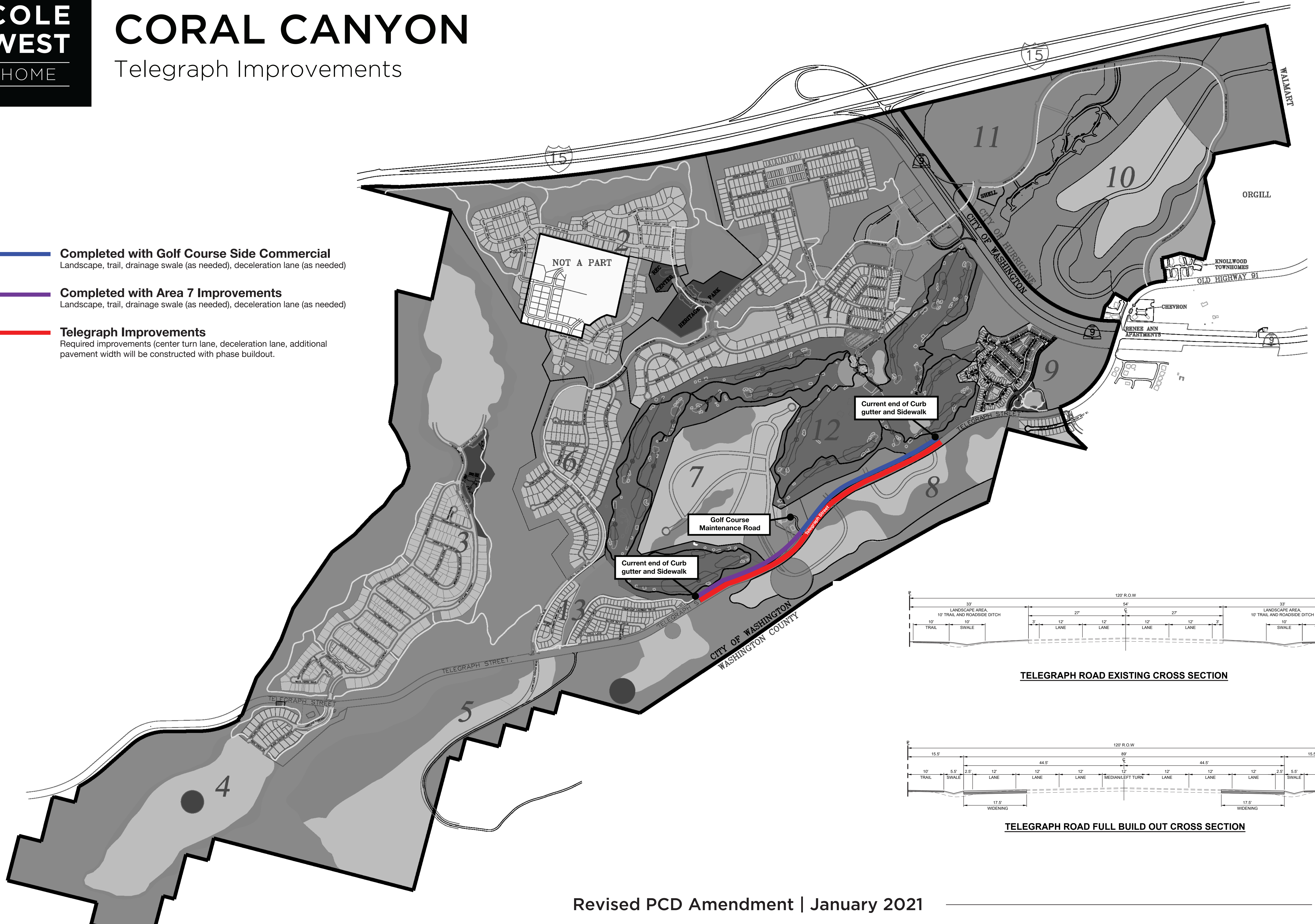
Nightly Rental Zoning



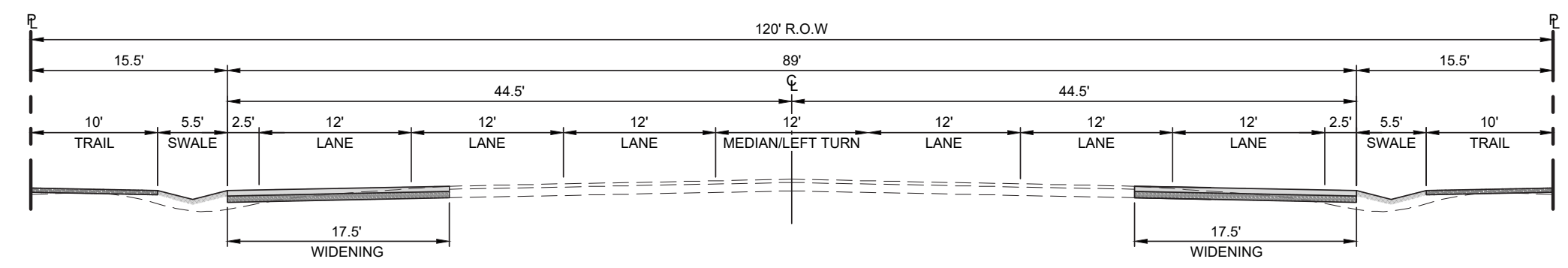
CORAL CANYON

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)
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Required improvements (center turn lane, deceleration lane, additional pavement width) will be constructed with phase buildout.



TELEGRAPH ROAD EXISTING CROSS SECTION



TELEGRAPH ROAD FULL BUILD OUT CROSS SECTION

AMENDED LAND USE MASTER PLAN for CORAL CANYON

A PLANNED COMMUNITY DEVELOPMENT
CITY OF HURRICANE & CITY OF WASHINGTON, UTAH
by



Engineering by



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



LAND USE TABLE

| AREA/SECTION | LAND USE | AREA | UNITS | SQ. FT. |
|--|--------------------------|-------|-------|---------|
| 1 | MIXED RESIDENTIAL | 100 | 411 | 48,000 |
| | COMMERCIAL-OFFICE | 7 | 275 | 100,000 |
| | OFFICE SPACE | 17 | 275 | |
| | LANDSCAPE | 8 | | |
| SUB-TOTAL LOADING UNITS 300 | | | | |
| SUB-TOTAL UNITS 686 | | | | |
| 2 | MIXED RESIDENTIAL | 88.8 | 300 | |
| | OFFICE SPACE | 88.8 | 300 | |
| SUB-TOTAL UNITS 600 | | | | |
| 3 | MIXED RESIDENTIAL | 148.5 | 500 | 80,000 |
| | OFFICE SPACE | 0 | | |
| SUB-TOTAL UNITS 500 | | | | |
| 4 | MIXED RESIDENTIAL | 81.5 | 600 | 60,000 |
| | OFFICE SPACE | 0 | | |
| SUB-TOTAL UNITS 600 | | | | |
| 5 | MIXED RESIDENTIAL | 56 | 150 | |
| | OFFICE SPACE/GOLF COURSE | 50 | 150 | |
| SUB-TOTAL UNITS 300 | | | | |
| 6 | MIXED RESIDENTIAL | 97.8 | 150 | 130,000 |
| | OFFICE SPACE | 12 | | |
| SUB-TOTAL UNITS 150 | | | | |
| 7 | MIXED RESIDENTIAL | 74.15 | 150 | 100,000 |
| | OFFICE SPACE | 14 | | |
| SUB-TOTAL UNITS 150 | | | | |
| 8 | MIXED RESIDENTIAL | 97.8 | 150 | 100,000 |
| | OFFICE SPACE | 0 | | |
| SUB-TOTAL UNITS 150 | | | | |
| 9 | MIXED RESIDENTIAL | 17.25 | 100 | 300,000 |
| | COMMERCIAL/RECREATIONAL | 18.00 | 200 | |
| SUB-TOTAL UNITS 300 | | | | |
| 10 | MIXED RESIDENTIAL | 83.3 | 100 | 600,000 |
| | COMMERCIAL | 83.25 | 500 | |
| SUB-TOTAL UNITS 600 | | | | |
| 11 | MIXED RESIDENTIAL | 86.45 | 101 | 900,000 |
| | COMMERCIAL/RECREATIONAL | 17.55 | 2 | |
| SUB-TOTAL LOADING UNITS 300 | | | | |
| SUB-TOTAL UNITS 100 | | | | |
| 12 | MIXED RESIDENTIAL | 88.5 | 101 | 100,400 |
| | COMMERCIAL | 1.00 | | |
| SUB-TOTAL UNITS 101 | | | | |
| TOTAL UNITS RESIDENTIAL UNITS 3000 | | | | |
| TOTAL LOADING UNITS 3000 | | | | |
| TOTAL COMMERCIAL SQUARE FOOT 3,300,000 | | | | |

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

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

**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

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

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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

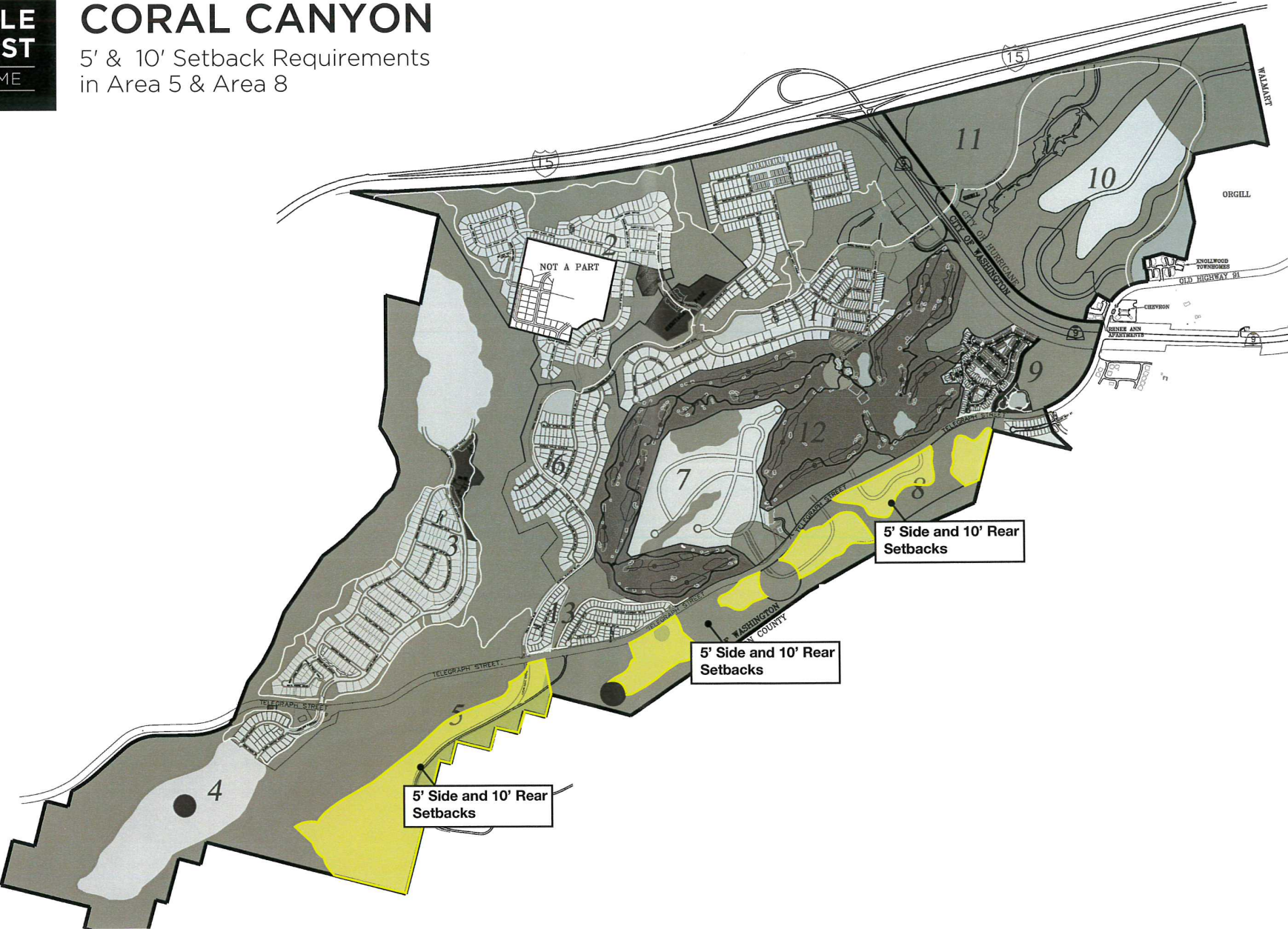
The intent of this PCD amendment is to have Single Family Detached (SFD) units zoned for nightly rental in the northern portion of area 7. Nightly rental zoning has already been approved for attached units in the southern portion of this same planning area. It is also the intent to have Single Family 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.

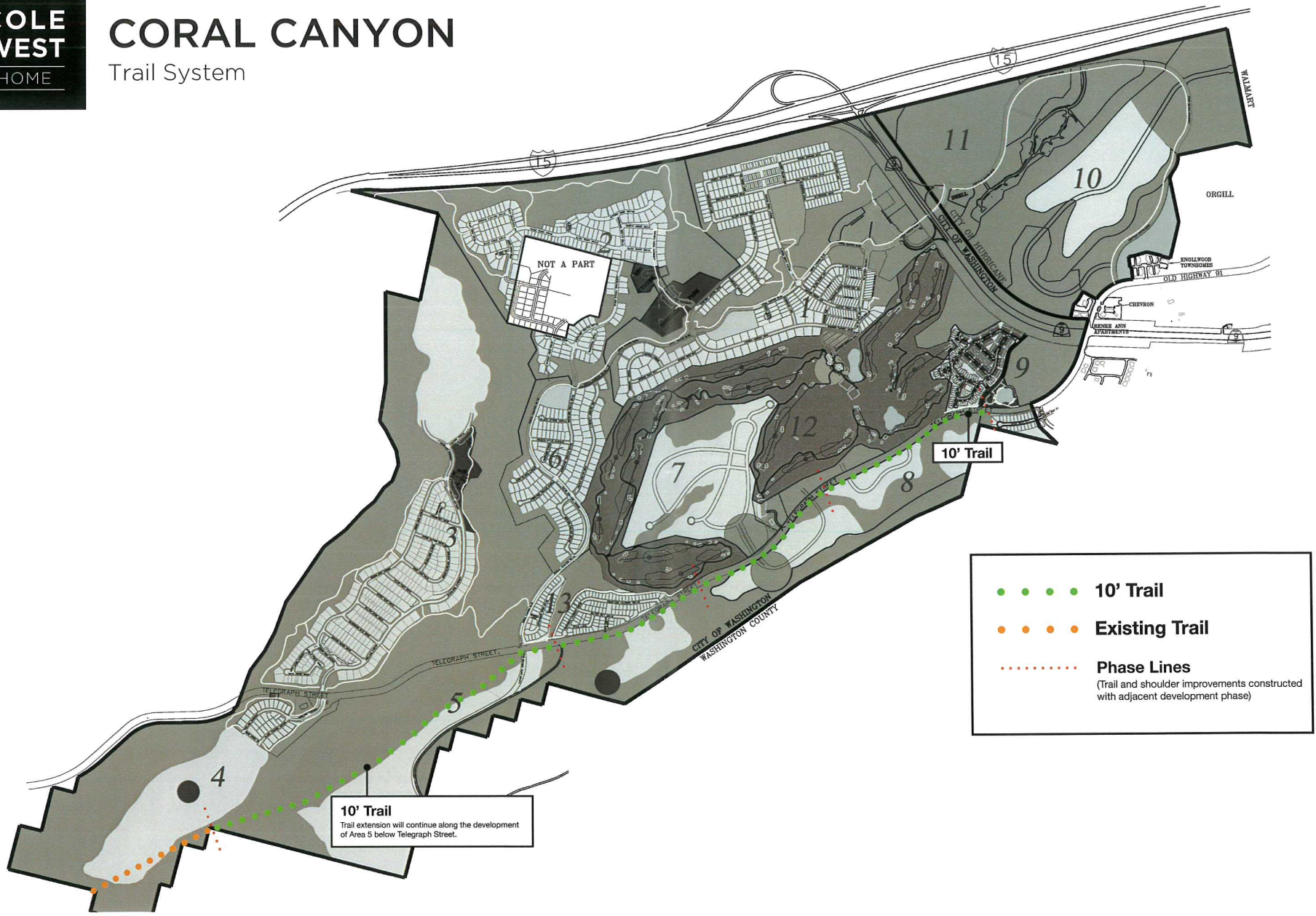
CORAL CANYON

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



CORAL CANYON

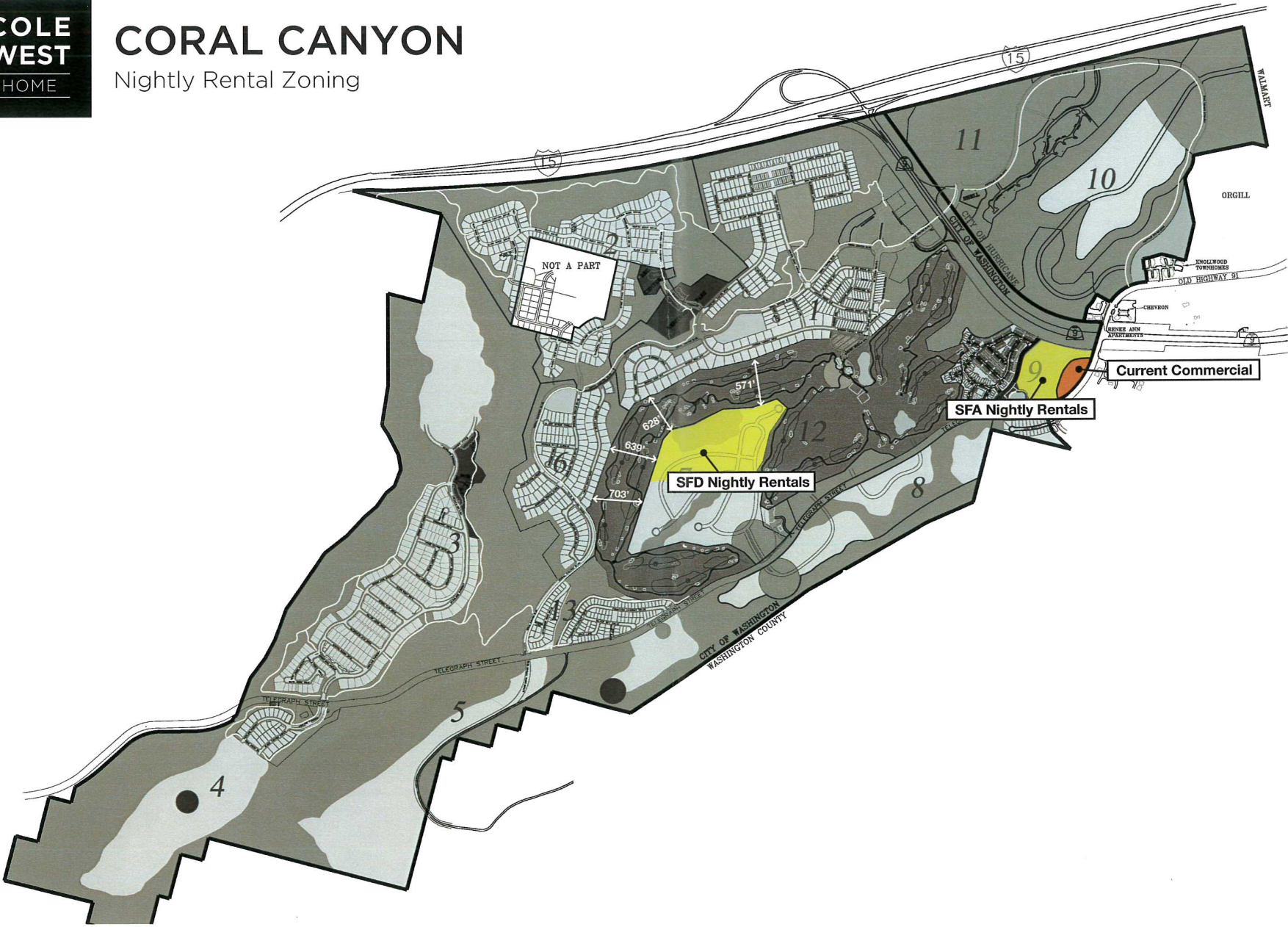
Trail System



- ● ● ● **10' Trail**
- ● ● ● **Existing Trail**
- ● ● ● **Phase Lines**
(Trail and shoulder improvements constructed with adjacent development phase)

CORAL CANYON

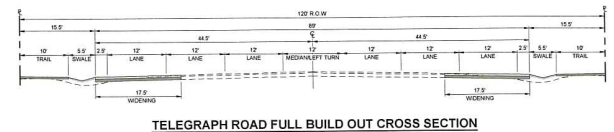
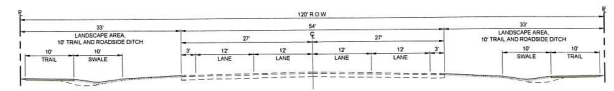
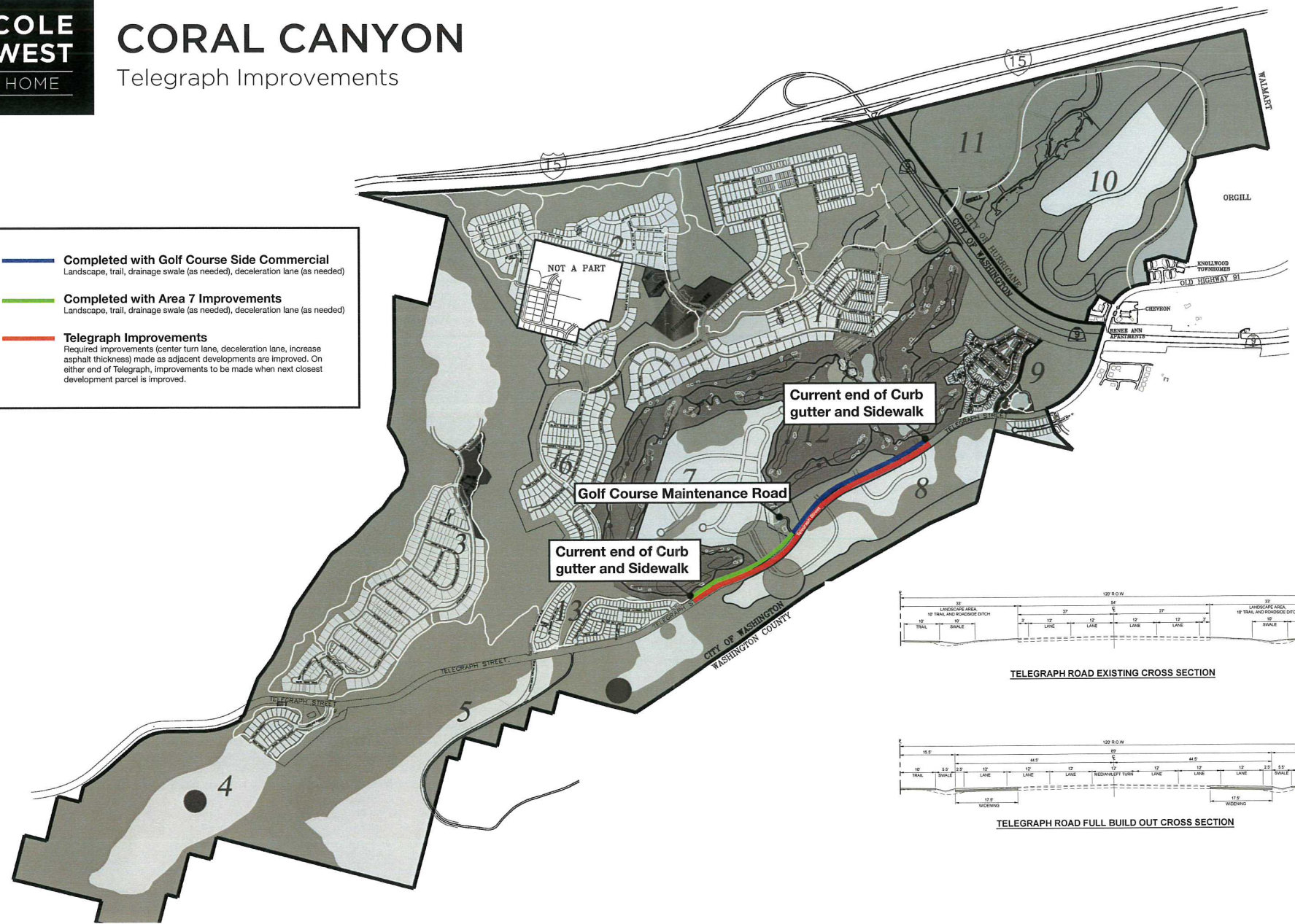
Nightly Rental Zoning



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.



REVISED ZONING COMPARISON

Revision Date: 11.16.2020

Proposed 2020 PCD
Amendment

Washington City Planning and Zoning Ordinance
Coral Canyon

| Zoning Description and Designation | Maximum Allowable Density | | Minimum Net Lot Size | | Allowable Building Height | | Parking Ratio Per Building | | Building Setbacks (in Feet) | | | | | | | | | | | | | | |
|--|---------------------------|------|----------------------|-------|---------------------------|-------|----------------------------|-------|--|----------------------|-----|----------|--------|---------|-----|-------|--|--|--|--|--|--|--|
| | Units/Acre | | Square Feet | | Feet | | Per Unit | | Front | Side | | | Rear | | | | | | | | | | |
| <i>Residential Categories:</i> | | | | | | | | | | | | | | | | | | | | | | | |
| Mixed Residential Residential Production | R-1-8 | M-R | 5.5 | 8 | 8,000 | 6,000 | 35 | 35 | 2 | 2 | 20 | 20-F Gar | 8 + 10 | 5* | 10 | 20 | | | | | | | |
| Residential Custom MultiFamily | | | 3.5 | 3.5 | 15,000 | 6,000 | 35 | 35 | 2 | 2 | 20 | 10-S Gar | 8 + 10 | *15 Min | 10 | 20 | | | | | | | |
| Townhouses | | | 19 | 19 | 6,000 | 6,000 | 35 | 35 | 1.5 | 2 | 20 | 10 Hse | 10 | N/A | 10 | 10 | | | | | | | |
| Multi-Family Recreational | | | N/A | 19 | N/A | 3,000 | N/A | 35 | N/A | 2 | N/A | 20 Gar | N/A | 5 | N/A | 10 | | | | | | | |
| 5FD Patio Home | | | N/A | 19 | N/A | 3,000 | N/A | 35 | N/A | 2 | 20 | 10 Hse | N/A | 5 | 10 | 10 | | | | | | | |
| <i>Commercial Categories:</i> | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Residential Categories:</i> | | | | | | | | | | | | | | | | | | | | | | | |
| 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 Restaurant Hotel | C-3 | HC | None | S.D.R | None | S.D.R | Per UBC | S.D.R | 1/ 200 sq. ft 1 / 3.5 seats 1.5 / unit | Z.O. Z.O. Z.O. | 20 | 20 | 0 | 0 | 10 | 10 | | | | | | | |
| <i>Miscellaneous Categories:</i> | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | PI | | 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 20, 2021

ACTION REQUESTED: Z-21-05, A request to Amend a portion of the Coral Canyon PCD, making changes to the Land Use Master Plan Map (updating the “Trailways” portion AND changing area 9 from an all commercial area to a proposed nightly rental area); Also, update to the agreement in regards to Telegraph Street improvements; Also amending the “Revised Zoning Comparison chart in Section 2 along with the verbiage found in Section 3, Chapter 4.2(G) Setbacks and Lot Coverage - by adding five foot side yard and ten foot rear yard setbacks specifically in Areas 5 & 8.

APPLICANT: Cole West Home

OWNER: SITLA

ENGINEER: Horrocks Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to Amend portions of the Coral Canyon PCD project, as found in the Land Use Master Plan Map (update trailways along Telegraph St. and proposing nightly rental area added to Area 9), Development of Telegraph Street, And verbiage update found in Section 3, Chapter 4.2(G) Setbacks and Lot Coverage.

More specifically:

Changes in Section 2, the Land Use Master Plan map:

The amendment is to update the Coral Canyon PCD Land Use Master Plan map, by first: adding an extended Trailway along the southeast site Telegraph Street with the city approved ten foot (10’) trail from Area 4 to Area 9 as shown in the attached exhibit. And second: a proposal to expand the use of recreational multi-family (vacation/short term) use found in Area 9 (Coral Ridge) into the existing commercial use area of Area 9, leaving roughly 4 to 4.5 acres to commercial use and adding thirteen (13) acres (+/-) to vacation/short term townhomes use.

Also in Section 2, a proposal to amend the “Revised Zoning Comparison” chart to allow for new setback regulations for Areas 5 & 8 only, calling for five foot (5’) side yard setbacks along with ten foot (10’) rear yard setbacks in these two Areas.

Changes in Section 3, Chapter 4.2(G) Setbacks and Lot Coverages:

Updating the verbiage as it relates to the changes proposed in the Revised Zoning Comparison chart, allowing for Areas 5 & 8 to have five foot (5’) side yard setbacks along with ten foot (10’) rear yard setbacks in these two Areas.

Update the agreement on Telegraph Street improvements from Area 13 to Area 8/9 with improved street cross-sections for this stretch of the Telegraph roadway as shown in the attachment to this report.

Staff has reviewed the proposed changes and amendment, and staff supports the majority of the proposal. The item of concern is the new expansion of the “multi-family recreational - vacation short/term of Area 9. The city feels there is currently a sufficient number of vacation rental units within Coral Canyon and throughout other areas of the city.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-05, for the zone change request, Amending portions of the Coral Canyon PCD project plan, to the City Council, with staff’s considerations, based on the following findings and subject to the conditions below:

Findings

1. That the requested zoning amendment conforms to the intent of the land use designation of the General Plan.
2. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above) are implied to the remaining Brio PCD project plan.

Conditions

Only the amendments as outlined above (with associated exhibits/ maps), are made part of this amendment to the Coral Canyon PCD project plan.