Washington City
An Oasis of Opportunity

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

Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
February 17, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday February 17, 2021 at 5:30 PM. The Planning Commission will host in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah. Should you wish to come to the city office the meeting will enforce social distancing and masks are required. Occupancy is limited to 20.

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

Invocation:
Pledge of Allegiance:

1. APPROVAL OF AGENDA
    a. Approval of the agenda for February 17, 2021.
2. APPROVAL OF MINUTES
    a. Approval of the minutes from February 3, 2021.
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. FINAL PLAT
    a. Consideration and recommendation to City Council for the Red Waters at Sunrise Valley Phase 2 Final Plat located at approximately 600 South 2700 East. Applicant is Middon LLC.
5. ROAD DEDICATION
    a. Consideration to approve a conceptual Plan for the 1165 East Bulloch Street Road Dedication. Applicant is Dave Holman

6. PLAT AMENDMENT

A limit of 20 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.

a. Public Hearing for consideration and recommendation to City Council for the Cotton Town Village Plat Amendment and extended. The purpose for the amended and extended is to redefine and create new lots with the exception of lots 4 located at approximately 300 West Telegraph. Applicants are George and Kathy Staheli.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:00 PM the day before the meeting. After that time only in person comments will be taken

7. PRELIMINARY PLAT

A limit of 20 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.

a. Public Hearing for consideration and recommendation to City Council for the Brio Phase 5A and 5D Preliminary Plat located at approximately Gemstone Way and Camino Borde. Applicant is Cole West Home.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:00 PM the day before the meeting. After that time only in person comments will be taken.

b. Public Hearing for consideration and recommendation to City Council for the Brio Phase 6A Preliminary Plat located at approximately Via Del Sol and Camino Borde. Applicant is Cole West Home.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:00 PM the day before the meeting. After that time only in person comments will be taken.

c. Public Hearing for consideration and recommendation to City Council for The Island at Coral Canyon located at approximately 3300 East 1100 North. Applicant is Cole West Home.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:00 PM the day before the meeting. After that time only in person comments will be taken.

d. Public Hearing for consideration and recommendation to the City Council for the Grapevine Crossing at Sienna Hills Preliminary Plat located at approximately Washington Parkway and Grapevine Crossing Road North. Belliston Construction, Inc.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:00 PM the day before the meeting. After that time only in person comments will be taken.

e. Public Hearing for consideration and recommendation to City Council for the Majestic Fields Preliminary Plat located at approximately Majestic Drive and Washington Fields Road. Applicant is Immaculate Homes, Jason Christensen.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:00 PM the day before the meeting. After that time only in person comments will be taken.

8. ZONE CHANGE

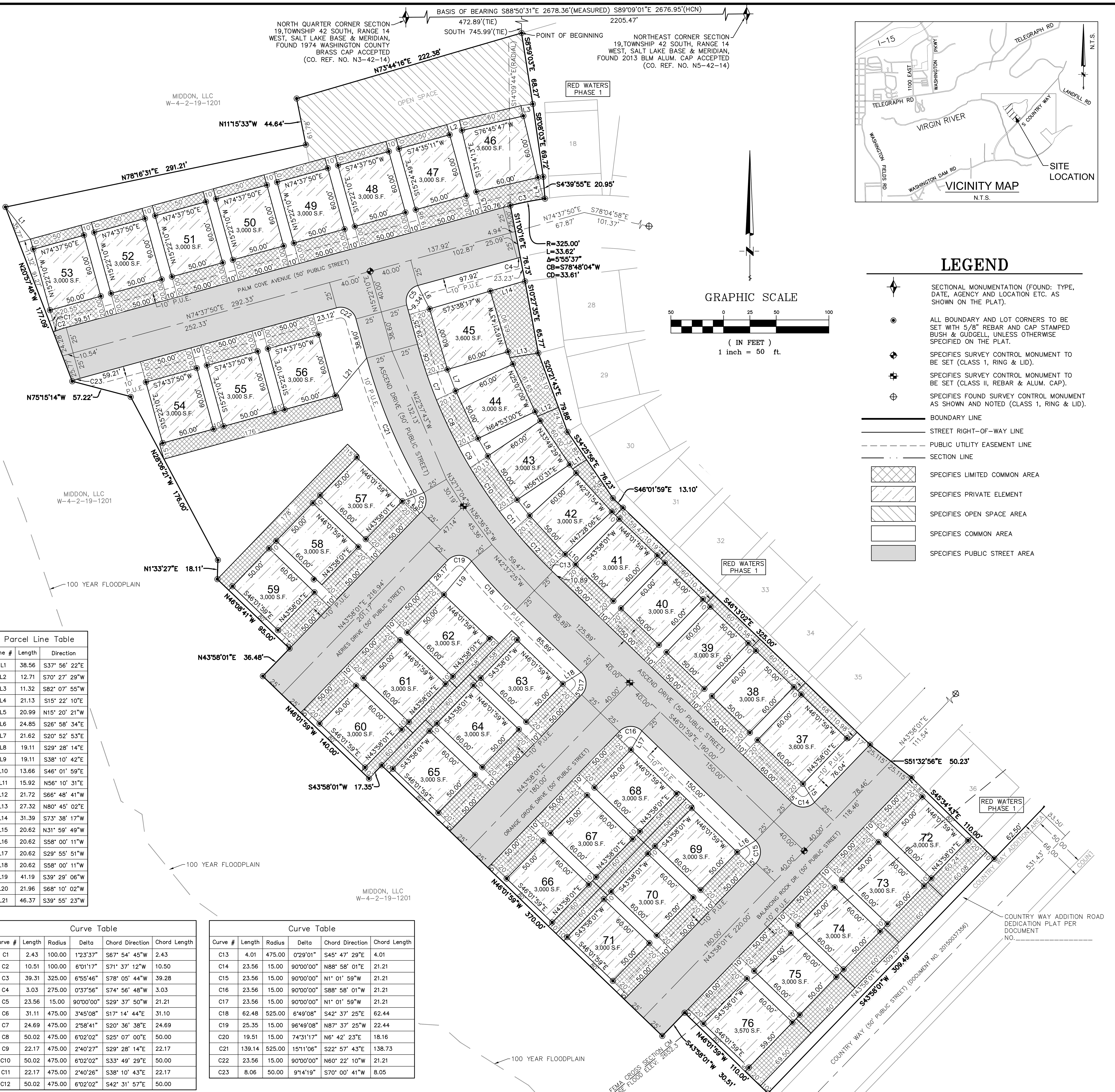
A limit of 20 people will be allowed in the Council Chambers at a time, Mask and social distancing must be maintained.

a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-03 to change from PUD Planned Unit Development to R-1-10 Single Family Residential minimum of 10,000 sq ft lots located at approximately 300 East 4800 South. Applicant is Silverleaf Properties LLC,

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:00 PM the day before the meeting. After that time only in person comments will be taken.

POSTED this day of , 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.



Parcel Line Table		
Line #	Length	Direction
L1	38.56	S37° 56' 22"E
L2	12.71	S70° 27' 29"W
L3	11.32	S82° 07' 55"W
L4	21.13	S15° 22' 10"E
L5	20.99	N15° 20' 21"W
L6	24.85	S26° 58' 34"E
L7	21.62	S20° 52' 53"E
L8	19.11	S29° 28' 14"E
L9	19.11	S38° 10' 42"E
L10	13.66	S46° 01' 59"E
L11	15.92	N56° 10' 31"E
L12	21.72	S66° 48' 41"W
L13	27.32	N80° 45' 02"E
L14	31.39	S73° 38' 17"W
L15	20.62	N31° 59' 49"W
L16	20.62	S58° 00' 11"W
L17	20.62	S29° 55' 51"W
L18	20.62	S58° 00' 11"W
L19	41.19	S39° 29' 06"W
L20	21.96	S68° 10' 02"W
L21	46.37	S39° 55' 23"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	2.43	100.00	1°23'37"	S67° 54' 45"W	2.43
C2	10.51	100.00	6°01'17"	S71° 37' 12"W	10.50
C3	39.31	325.00	6°55'46"	S78° 05' 44"W	39.28
C4	3.03	275.00	0°37'56"	S74° 56' 48"W	3.03
C5	23.56	15.00	90°00'00"	S29° 37' 50"W	21.21
C6	31.11	475.00	3°45'08"	S17° 14' 44"E	31.10
C7	24.69	475.00	2°58'41"	S20° 36' 38"E	24.69
C8	50.02	475.00	6°02'02"	S25° 07' 00"E	50.00
C9	22.17	475.00	2°40'27"	S29° 28' 14"E	22.17
C10	50.02	475.00	6°02'02"	S33° 49' 29"E	50.00
C11	22.17	475.00	2°40'26"	S38° 10' 43"E	22.17
C12	50.02	475.00	6°02'02"	S42° 31' 57"E	50.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	4.01	475.00	0°29'01"	S45° 47' 29"E	4.01
C14	23.56	15.00	90°00'00"	N88° 58' 01"E	21.21
C15	23.56	15.00	90°00'00"	N1° 01' 59"W	21.21
C16	23.56	15.00	90°00'00"	S88° 58' 01"W	21.21
C17	23.56	15.00	90°00'00"	N1° 01' 59"W	21.21
C18	62.48	525.00	6°49'08"	S42° 37' 25"E	62.44
C19	25.35	15.00	96°49'08"	N87° 37' 25"W	22.44
C20	19.51	15.00	74°31'17"	N6° 42' 23"E	18.16
C21	139.14	525.00	15°11'06"	S22° 57' 43"E	138.73
C22	23.56	15.00	90°00'00"	N60° 22' 10"W	21.21
C23	8.06	50.00	9°14'19"	S70° 00' 41"W	8.05

SURVEYOR'S CERTIFICATE

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

RED WATERS AT SUNRISE VALLEY PHASE 2

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

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF RED WATERS PHASE 1, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 88°50'31" EAST ALONG THE SECTION LINE 472.89 FEET AND SOUTH 745.99 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID RED WATERS PHASE 1 THE FOLLOWING TWELVE (12) COURSES: 1) SOUTH 08°59'03" EAST 68.27 FEET, 2) SOUTH 08°08'03" EAST 69.72 FEET, 3) SOUTH 04°39'55" EAST 20.95 FEET, 4) WESTERLY ALONG A 325.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 78°48'04" WEST A DISTANCE OF 33.61 FEET), CENTER POINT LIES SOUTH 08°14'07" EAST THROUGH A CENTRAL ANGLE OF 05°55'37", A DISTANCE OF 33.62 FEET, 5) SOUTH 11°00'16" EAST 76.73 FEET, 6) SOUTH 10°27'35" EAST 65.77 FEET, 7) SOUTH 20°21'43" EAST 79.88 FEET, 8) SOUTH 34°25'56" EAST 76.23 FEET, 9) SOUTH 46°01'59" EAST 13.10 FEET, 10) SOUTH 46°13'02" EAST 325.00 FEET, 11) SOUTH 51°32'56" EAST 50.23 FEET, AND 12) SOUTH 45°34'43" EAST 110.00 FEET; THENCE SOUTH 43°58'01" WEST 309.49 FEET; THENCE NORTH 46°01'59" WEST 110.00 FEET; THENCE SOUTH 43°58'01" WEST 30.51 FEET; THENCE NORTH 46°01'59" WEST 370.00 FEET; THENCE SOUTH 43°58'01" WEST 17.35 FEET; THENCE NORTH 46°01'59" WEST 140.00 FEET; THENCE NORTH 43°58'01" EAST 36.48 FEET; THENCE NORTH 46°08'41" WEST 95.00 FEET; THENCE NORTH 01°33'27" EAST 18.11 FEET; THENCE NORTH 28°06'21" WEST 176.00 FEET; THENCE NORTH 75°15'14" WEST 57.22 FEET; THENCE NORTH 20°57'46" WEST 177.09 FEET; THENCE NORTH 78°16'31" EAST 291.21 FEET; THENCE NORTH 11°15'33" WEST 44.64 FEET; THENCE NORTH 73°44'16" EAST 222.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING 378,665 SQUARE FEET OR 8.69 ACRES.

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

DATE:
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR UTAH
LICENSE NUMBER 312770

OWNER'S DEDICATION

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED CONCURRENTLY WITH THIS PLAT AND ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

MELON DEVELOPMENT, INC.
(A UTAH CORPORATION)

BY: ____________________
ITS: ____________________

CORPORATE 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/SHE IS __________________ OF MELON DEVELOPMENT, INC., AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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

GENERAL NOTES

1. ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.

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

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

4. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.

5. BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON, LIMITED COMMON AND PRIVATE STREET AREAS.

6. ALL COMMON AND LIMITED COMMON AREAS AND SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR DRIVES, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.

7. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED FEBRUARY 26TH, 2020. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

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

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

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

RED WATERS AT SUNRISE VALLEY PHASE 2

LOCATED IN
NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

APPROVAL OF PUBLIC WORKS

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

PUBLIC WORKS, WASHINGTON CITY

ENGINEER APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF ____________, A.D. 20____

ENGINEER, WASHINGTON CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE ____ DAY OF ____________, A.D. 20____.

CITY ATTORNEY, WASHINGTON CITY

APPROVAL OF THE PLANNING COMMISSION

ON THIS THE ____ DAY OF ____________ A.D. 20____ THE PLANNING COMMISSION OF WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.

CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH

WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF ____________ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

ATTEST: CITY RECORDER, WASHINGTON CITY

MAYOR, WASHINGTON CITY

TREASURER APPROVAL

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

WASHINGTON COUNTY TREASURER

RECORDED No.

WASHINGTON COUNTY RECORDER

No	Date	By	Revision

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

Drawn : BRS/GM Date : 1-12-2021
Email : GMEYERS@BUSHANDGUDGELL.COM
Checked : GM
Approved : GM
Scale : 1"=50'
Job No : 201064

RED WATERS AT SUNRISE VALLEY PHASE 2
LOCATED IN
NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1
1 SHEETS
FILE: 201064

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 17, 2021
ACTION REQUESTED:	Final Plat approval for the Red Waters at Sunrise Valley, Phase 2 subdivision, located at approximately 600 South and 2700 East.
APPLICANT:	Middon LLC
OWNER:	Middon LLC
ENGINEER:	Bush and Gudgell Inc.
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a final plat for the Red Waters at Sunrise Valley, Phase 2 subdivision, located at approximately 600 South 2700 East. This particular subdivision is proposing 40 lots on an area covering 8.69 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on November 13, 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 Red Waters at Sunrise Valley, Phase 2 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.

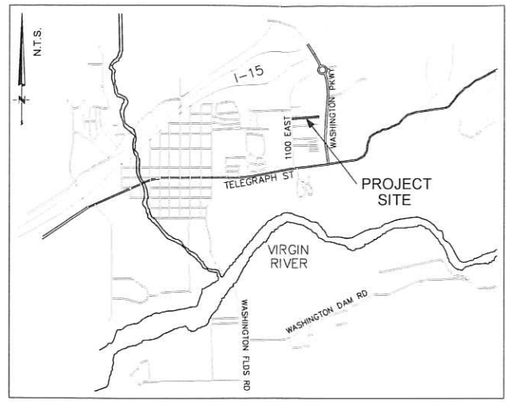
LEGEND

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

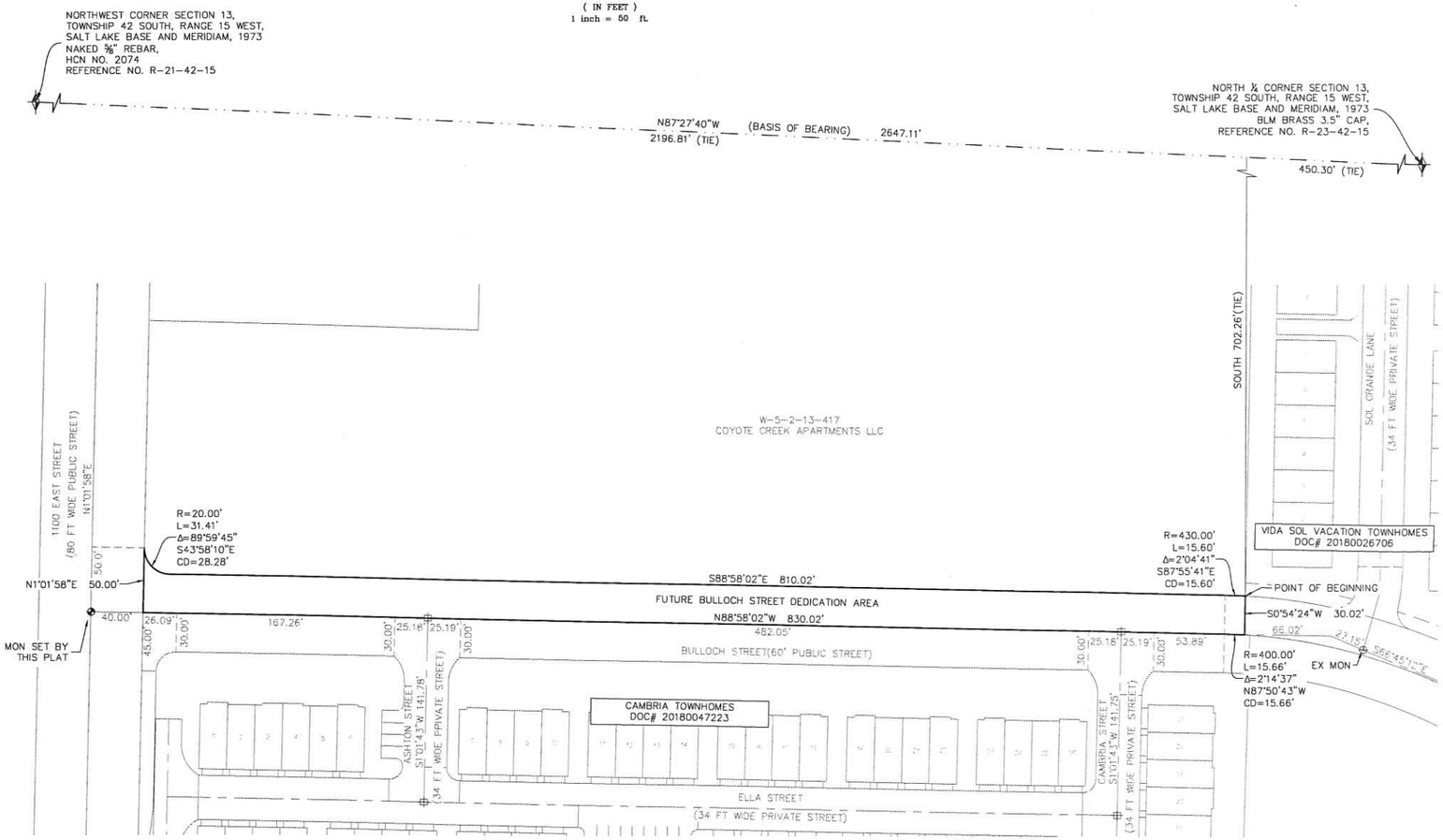
——— BOUNDARY LINE
— · — SECTION LINE
— - — CENTER LINE RIGHT-OF-WAY

GRAPHIC SCALE

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



VICINITY MAP



SURVEYOR'S CERTIFICATE

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

BULLOCH STREET ROAD DEDICATION PLAT

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 87°27'40" WEST ALONG THE SECTION LINE 450.30 FEET AND SOUTH 702.26 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°54'24" WEST 30.02 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF CAMBRIA TOWNHOMES, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) WESTERLY ALONG A 400.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 87°50'43" WEST A DISTANCE OF 15.66 FEET), CENTER POINT LIES SOUTH 03°16'35" WEST THROUGH A CENTRAL ANGLE OF 02°14'37", A DISTANCE OF 15.66 AND 2) NORTH 88°58'02" WEST 830.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 1100 EAST STREET; THENCE NORTH 01°01'58" EAST ALONG SAID LINE 50.00 FEET; THENCE SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 43°58'10" EAST A DISTANCE OF 28.28 FEET), CENTER POINT LIES SOUTH 88°58'17" EAST THROUGH A CENTRAL ANGLE OF 89°59'45", A DISTANCE OF 31.41 FEET; THENCE SOUTH 88°58'02" EAST 810.02 FEET; THENCE EASTERLY ALONG A 430.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 87°55'41" EAST A DISTANCE OF 15.60 FEET), CENTER POINT LIES SOUTH 01°01'58" WEST THROUGH A CENTRAL ANGLE OF 02°04'41", A DISTANCE OF 15.60 FEET, TO THE POINT OF BEGINNING.

RIGHT OF WAY ENCOMPASSES 25,455 SQUARE FEET OR 0.58 ACRES.

DATE:
BUSH AND GUDGELL INC.

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

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

OWNER'S DEDICATION

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

BULLOCH STREET ROAD DEDICATION PLAT

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

SOUTHERN UTAH TITLE COMPANY
(A UTAH CORPORATION)

BY: _____

ITS: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE PRESIDENT OF SOUTHERN UTAH TITLE COMPANY, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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

BULLOCH STREET ROAD DEDICATION PLAT

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

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

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

No.	Date	By	Revision

Drawn : PAS Date : 01/07/2021
Email : DMEYERS@BUSHANDGUDGELL.COM
Checked : DGM
Approved : DGM
Scale : 1" = 50'
Job No : 211007

BULLOCH STREET ROAD DEDICATION PLAT
LOCATED IN
NW 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1 SHEETS
FILE: 211007

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

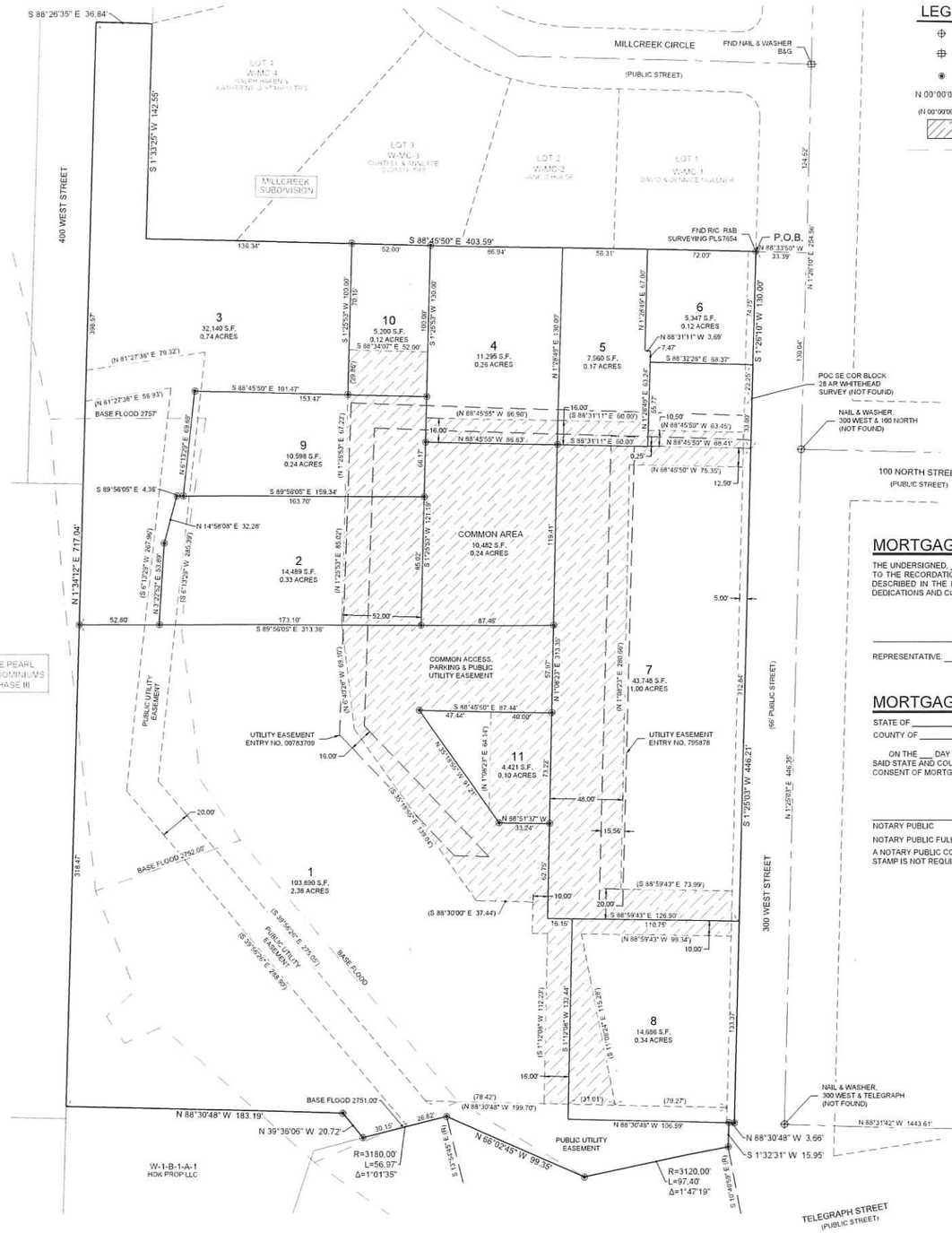
HEARING DATE:	February 17, 2021
ACTION REQUESTED:	Road Dedication plat approval for a portion of Bulloch Street.
APPLICANT:	Overland Corporation.
OWNER:	Overland Corporation.
DESIGN:	Bush & Gudgell
REVIEWED BY:	Brandon Wright Public Works
RECOMMENDATION:	Recommend approval from the Planning Commission to the City Council.

Background

The applicant is requesting approval of the road dedication plat for a portion of Bulloch Street. The purpose of this Roadway Dedication is to Dedicate the North half of Bulloch Street for access into the new Coyote Creek Apartment Development.
The Public Works Department has reviewed the plat and approved the design.

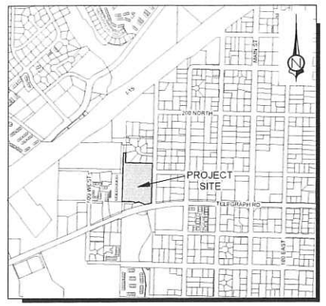
Recommendation

Staff recommends approval of the Road Dedication Plat for a portion of Bulloch Street from the Planning Commission.



LEGEND

- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- N 00°00'00" E — LOT DIMENSION LABEL
- (N 00°00'00" E) — EASEMENT LABEL
- COMMON ACCESS, PARKING AND PUBLIC UTILITY EASEMENT
- FEMA FLOOD PLAIN LIMITS



VICINITY MAP
(1" = 1000)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR CACHE VALLEY BANK, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT 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.

_____

REPRESENTATIVE: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT __ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

_____
NOTARY PUBLIC — COMMISSION NUMBER: _____

NOTARY PUBLIC FULL NAME: _____ — MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, COMMON AREA AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

COTTON TOWN VILLAGE AMENDED & EXTENDED

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

_____
DATE

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR No.9481170 TRAVIS W. SANDERS STATE OF UTAH

_____
TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 1°26'10" E 97.00 FEET ALONG THE EAST LINE OF BLOCK 28, AR WHITEHEAD SURVEY, AS RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, FROM THE SOUTHEAST CORNER OF SAID BLOCK 28, ALSO LOCATED IN SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE WEST RIGHT OF WAY OF 300 WEST STREET THE FOLLOWING TWO (2) COURSES, (1) S 1°26'10" W 130.00 FEET, (2) THENCE S 1°25'03" W 446.21 FEET; THENCE N 88°30'48" W 3.66 FEET; THENCE S 1°32'31" W 15.95 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TELEGRAPH STREET, SAID POINT ALSO BEING ON A 3120.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 10°40'59" E, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES, (1) ALONG THE ARC OF SAID CURVE 97.40 FEET THROUGH A CENTRAL ANGLE OF 1°47'19", (2) THENCE N 66°02'45" W 99.35 FEET, TO A POINT ON A 3180.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 13°54'45" E, (3) THENCE ALONG THE ARC OF SAID CURVE 56.97 FEET THROUGH A CENTRAL ANGLE OF 1°01'35", THENCE N 39°36'06" W 20.72 FEET; THENCE N 88°30'48" W 183.19 FEET, TO A POINT ON THE EAST BOUNDARY OF PEARL CONDOMINIUMS PHASE III, AS RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON THE CENTERLINE OF A VACATED PORTION OF 400 WEST STREET; THENCE N 1°34'12" E 717.04 FEET ALONG SAID BOUNDARY AND CENTERLINE; THENCE S 88°26'35" E 36.84 FEET; THENCE S 1°33'25" W 142.55 FEET; THENCE S 88°45'50" E 403.59 FEET ALONG THE SOUTH BOUNDARY OF MILLCREEK SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, TO THE POINT OF BEGINNING.

CONTAINS 263,853 SQ FT OR 6.06 ACRES MORE OR LESS

AMENDMENT NARRITIVE

THE PURPOSE OF THIS AMENDED AND EXTENDED PLAT IS TO REDEFINE AND CREATE NEW LOTS WITH THE EXCEPTION OF LOTS 4, 5, 6, 7 & 8. THE SOUTHERN SUBDIVISION BOUNDARY WAS EXTENDED TO INCLUDE ADDITIONAL PROPERTY, TO MORE CLEARLY DEFINE THE PUBLIC UTILITY EASEMENT ON THE WESTERN PORTION OF THE PLAT AND THE COMMON ACCESS, PARKING AND PUBLIC UTILITY EASEMENT WAS MODIFIED TO BETTER FIT EXISTING CONDITIONS.

OWNER'S DEDICATION

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

COTTON TOWN VILLAGE AMENDED & EXTENDED

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, PUBLIC STREETS, COMMON AREA 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 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 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ AS _____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

COTTONTOWN VILLAGE, LLC
(A UTAH LIMITED LIABILITY COMPANY)

_____
(MANAGING/MEMBER)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

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

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

COTTON TOWN VILLAGE AMENDED & EXTENDED

LOCATED IN :

SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND BLOCK 28 & 19 AR WHITEHEAD SURVEY

WASHINGTON COUNTY - WASHINGTON, UTAH

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

CivilScience Engineers / Surveyors / Solutions
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

COTTON TOWN VILLAGE AMENDED & EXTENDED
LOCATED IN
SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN AND BLOCK 28 & 19 AR WHITEHEAD SURVEY

PROJ.#: FF19070.12
DRAWN BY: PJW
CHECKED BY: TWS
DATE: 1/07/2021
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
1

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 17, 2021
ACTION REQUESTED:	Amended Final Plat approval for the Cotton Town Village Amended and Extended subdivision, located at approximately the northwest corner of 300 West and Telegraph Street.
APPLICANT:	George and Kathy Staheli
OWNER:	Cotton Town Village 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 Final plat for the Cotton Town Village Amended & Extended subdivision, located at approximately the northwest corner of 300 West and Telegraph Street. The reason for this amendment and extended request, is simply to redefine existing lots and create new lots with the exception of lots 4, 5, 6, 7 & 8; extend the southern subdivision boundary to include additional granted property; more clearly define the Public Utility Easement on the western portion of the plat; along with updating the common access, parking area and Public Utility Easement located in the common parking area to better fit current/existing conditions. The subdivision is going from 8 lots to the new 11 lots and the acreage of has increased from 5.947 acres to the new 6.06 acres

Staff has reviewed the proposed amended and extended final plat and finds it conforms to the original PUD zoning of this development. The subdivision also remains in compliance with the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Cotton Town Village Amended and Extended subdivision - changing the total of lot numbers (and lot sizes and locations) as well as an increase of xx acres, onto the City Council, based on the following original findings and subject to the following original conditions:

Findings

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

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

Conditions

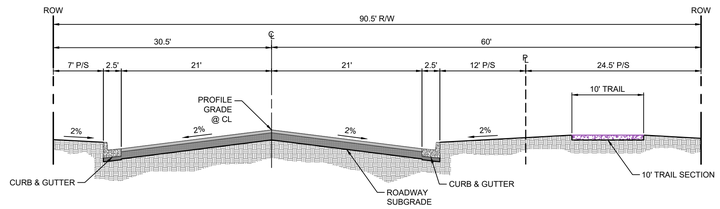
1. All improvements shall be completed or bonded for prior to recording the final plat.

2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

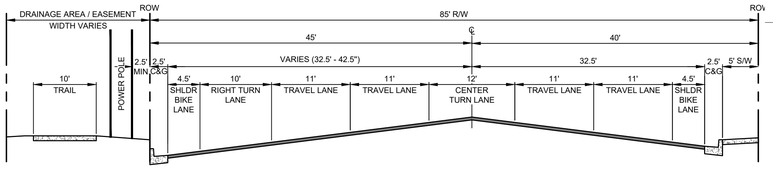
4. Where applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners”, shall be changed to read as “Property Owners and/or Home Owners Association”.

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



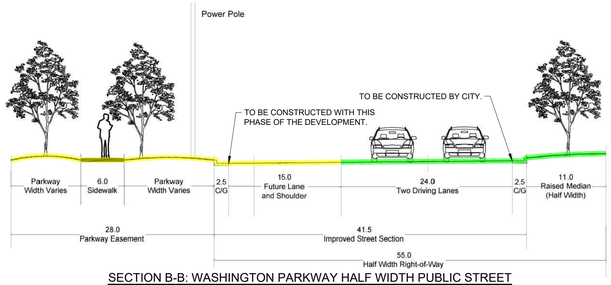
SECTION A-A: 90.5' PUBLIC STREET

RIALTO PARKWAY

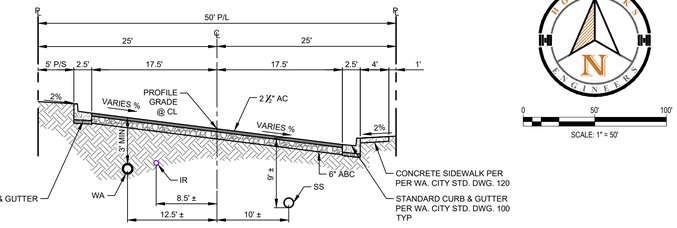


SECTION D-D: PUBLIC STREET

MAIN STREET



SECTION B-B: WASHINGTON PARKWAY HALF WIDTH PUBLIC STREET



SECTION C 39' PRIVATE STREET

CAMINO BORDE

BRIO PHASE 5A:
BEGINNING AT A POINT N0°46'17"E, 69.90 FEET ALONG THE SECTION LINE AND EAST, 481.63 FEET FROM THE WEST 1/4 CORNER OF SECTION 11, T4S, R15W, SLB&M (N0°46'17"E, 10.06 FEET FROM A RING & LID MONUMENT ON THE SECTION LINE AT THE CENTER OF CAMINO OSO), SAID POINT BEING ON THE BOUNDARY OF BRIO PHASE 4C SUBDIVISION, RUNNING THENCE N7°49'45"E, 111.50 FEET; THENCE N81°57'21"W, 14.63 FEET; THENCE N8°15'33"E, 145.28 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WASHINGTON PARKWAY, A 110.00 FOOT WIDE PUBLIC ROADWAY, AS SHOWN ON THE "ROADWAY DEDICATION PLAT OF WASHINGTON PARKWAY AND MAIN STREET" FILES AS DOCUMENT NO. 20180022079 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING ON AN 1805.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N8°15'33"E; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY 230.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°18'14"; THENCE S89°02'44"E, 429.55 FEET TO THE POINT OF CURVE OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 62.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°09'12" TO A POINT ON THE WEST LINE OF MAIN STREET, AN 85.00 FOOT WIDE PUBLIC ROADWAY; THENCE S1°06'28"W, 285.21 FEET ALONG SAID WEST LINE OF MAIN STREET; THENCE N89°02'42"W, 248.86 FEET; THENCE N48°38'02"W, 81.03 FEET; THENCE N89°02'42"W, 138.93 FEET; THENCE N83°33'06"W, 19.50 FEET TO THE POINT OF CURVE OF A 502.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N83°33'06"W; THENCE NORTHEASTERLY 12.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°28'18"; THENCE N85°01'24"W, 19.50 FEET TO THE POINT OF CURVE OF A 2062.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N1°28'13"E; THENCE NORTHWESTERLY 228.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°21'34" TO THE POINT OF BEGINNING.

CONTAINING 4.682 ACRES.

BRIO PHASE 5D:
BEGINNING AT A POINT N0°46'17"E, 263.87 FEET ALONG THE SECTION LINE AND WEST, 153.14 FEET FROM THE EAST 1/4 CORNER OF SECTION 10, T42S, R15W, SLB&M (N0°46'17"E, 204.02 FEET FROM A RING & LID MONUMENT ON THE SECTION LINE AT THE CENTER OF CAMINO OSO), SAID POINT BEING ON THE BOUNDARY OF BRIO PHASE 4D SUBDIVISION, RUNNING THENCE N28°06'44"E, 256.93 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WASHINGTON PARKWAY, A 110.00 FOOT WIDE PUBLIC ROADWAY, AS SHOWN ON THE "ROADWAY DEDICATION PLAT OF WASHINGTON PARKWAY & MAIN STREET" FILED AS DOCUMENT #20180022079 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING ON AN 1805.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N26°01'25"E; THENCE SOUTHEASTERLY 559.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°45'55"; THENCE S8°15'33"W, 145.28 FEET; THENCE S81°57'21"E, 14.63 FEET; THENCE S7°49'45"W, 111.50 FEET TO THE POINT OF CURVE OF A 2062.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N7°49'45"E; THENCE NORTHWESTERLY 664.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°27'12" TO THE POINT OF BEGINNING.

CONTAINING 3.600 ACRES.

PHASE 5A AREA SUMMARY

DESCRIPTION	AREA (acres)
RESIDENTIAL LOTS (29)	3.93
OPEN SPACE	0.00
R.O.W.	0.75
PHASE TOTAL	4.68

PHASE 5D AREA SUMMARY

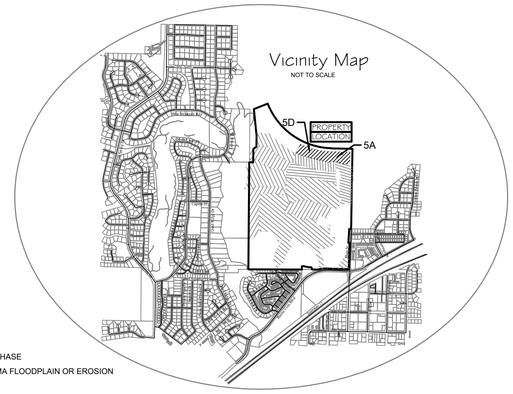
DESCRIPTION	AREA (acres)
RESIDENTIAL LOTS (29)	3.05
OPEN SPACE	0.00
R.O.W.	0.55
PHASE TOTAL	3.60

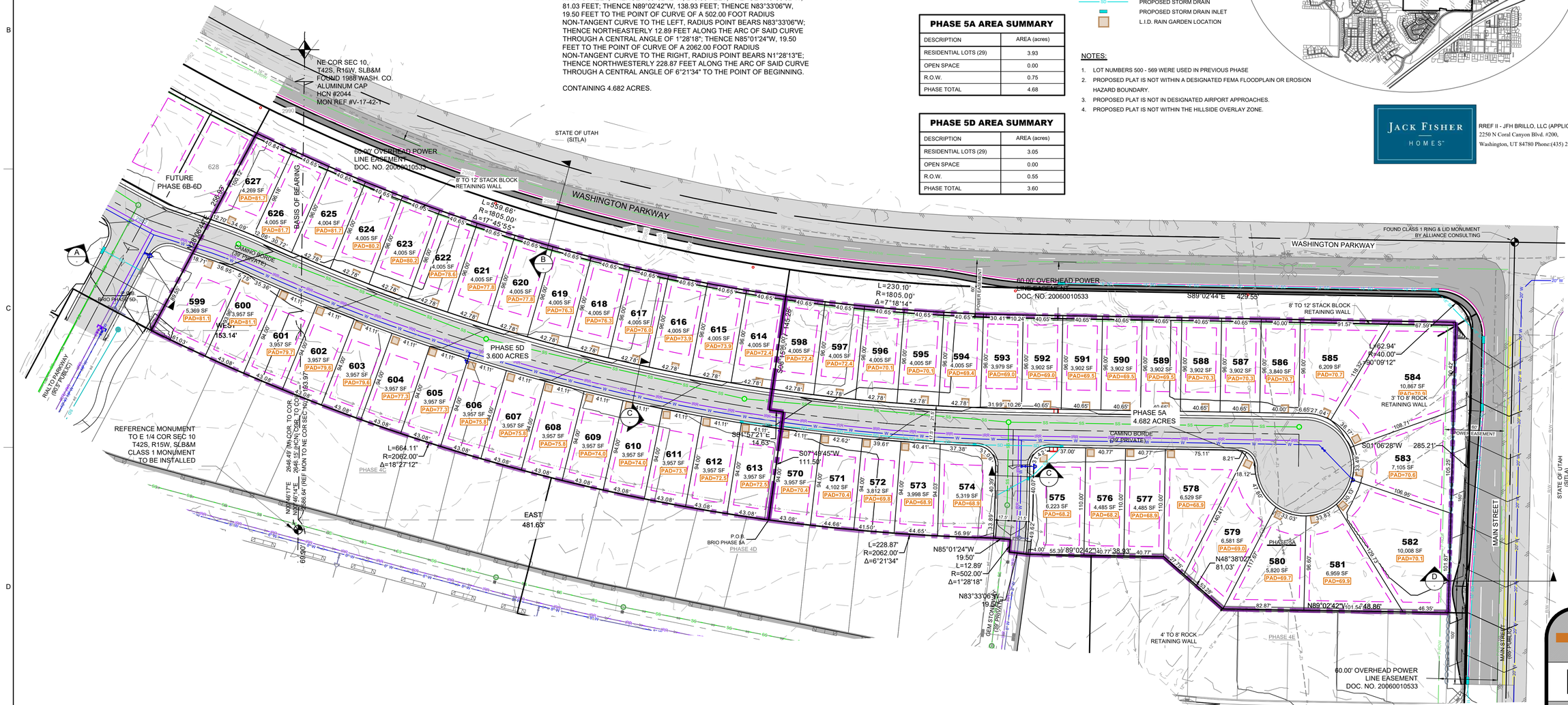
LEGEND:

- EXISTING IRRIGATION
- EXISTING IRRIGATION VALVE
- EXISTING WATER
- EXISTING WATER VALVE
- EXISTING AIR VAC
- EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING POWER POLE
- PROPOSED IRRIGATION
- PROPOSED IRRIGATION VALVE
- PROPOSED WATER
- PROPOSED WATER VALVE
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- L.I.D. RAIN GARDEN LOCATION

NOTES:

1. LOT NUMBERS 500 - 569 WERE USED IN PREVIOUS PHASE
2. PROPOSED PLAT IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN OR EROSION HAZARD BOUNDARY.
3. PROPOSED PLAT IS NOT IN DESIGNATED AIRPORT APPROACHES.
4. PROPOSED PLAT IS NOT WITHIN THE HILLSIDE OVERLAY ZONE.





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

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

REVISIONS
REV # | DATE
*SEE GENERAL NOTES SHEET

DRAWING INFO
DATE 03-02-2020
DESIGNED AC
DRAWN TC
CHECKED AC
PROJECT SG-490-1705

REGISTERED PROFESSIONAL ENGINEER
PAUL A. TURNER
7370627-2200
STATE OF UTAH

JACK FISHER HOMES

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

BRIO SUBDIVISION PHASE 5A & 5D

WASHINGTON, UT

PRELIMINARY PLAT

PHASE 5A & 5D

PRE-1

PAGE 01

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 17, 2021
ACTION REQUESTED:	Preliminary plat approval for the Brio 5A and 5D subdivisions, located at approximately Gemstone Way and Camino Borde.
APPLICANT:	Cole West Home
OWNER:	RREF II - JFH BRILLO, LLC
ENGINEER:	Horrocks Engineers
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

---

Background

The applicant is requesting approval of a Preliminary plat for the Brio 5A and 5D subdivisions, located at approximately Gemstone Way and Camino Borde. The applicant is proposing 58 lots on an area of coverage of 8.282 acres. The zoning designation at this particular location is Brio Planned Community Development (PCD). The surrounding zoning is Open Space to the north, PUD-R to the east, and Brio PCD to the west and south.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Brio 5A & 5D subdivisions to the City Council, based on the following findings and subject to the following conditions:

Findings

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

2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

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

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

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:
    A. A title report.
    B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

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

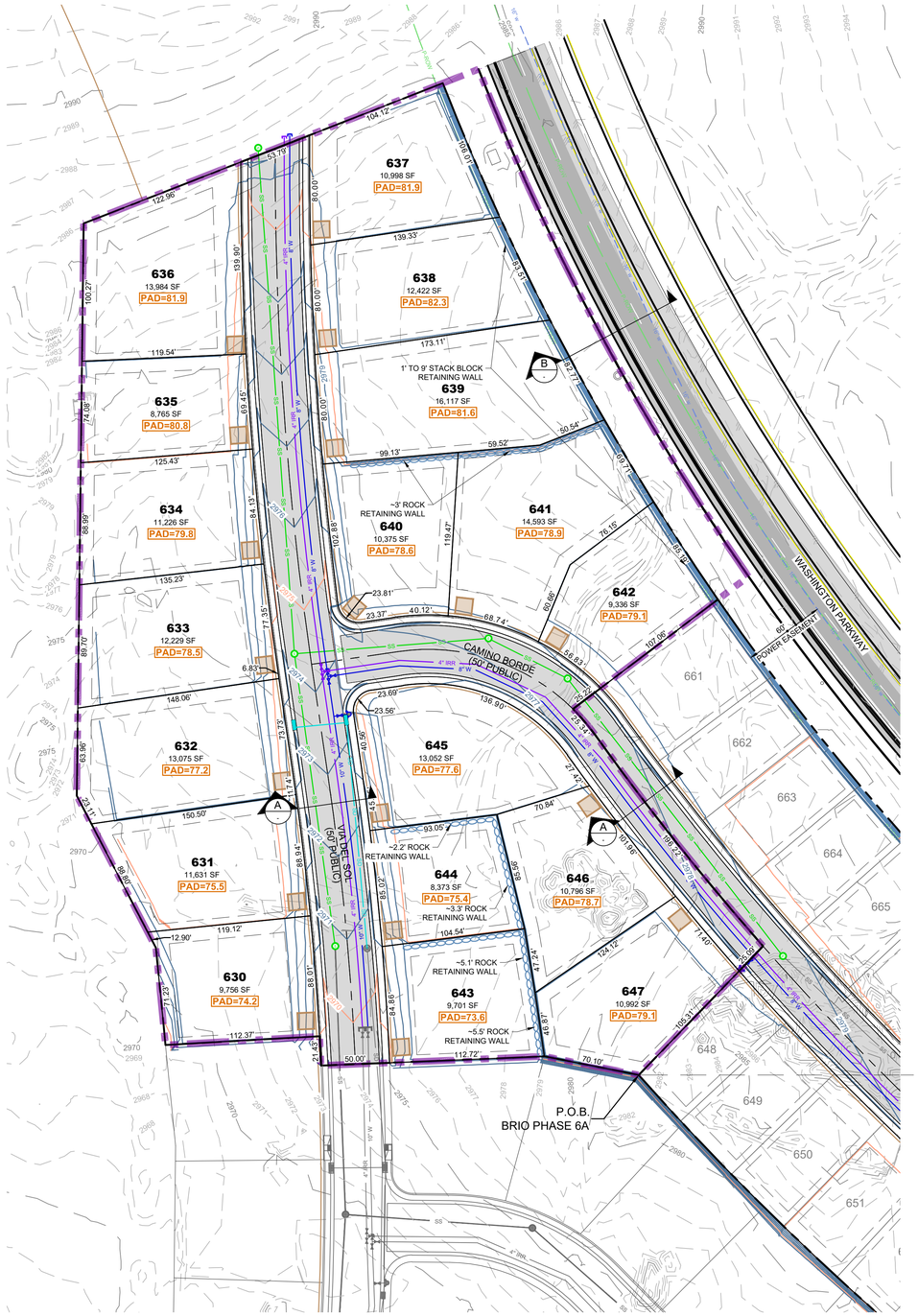
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

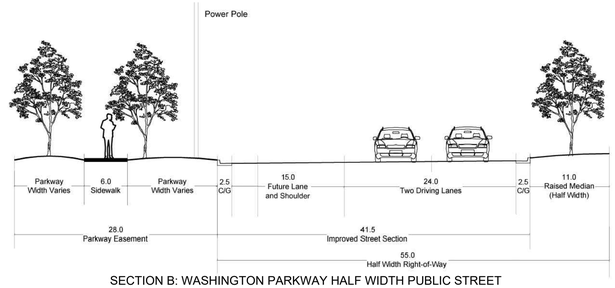
9. Driveway locations are to be approved by the Public Works Department.

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

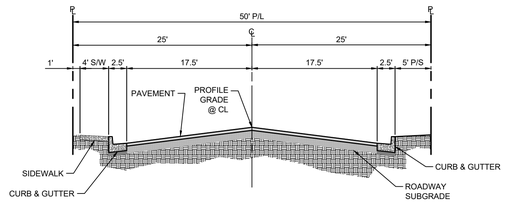
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

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



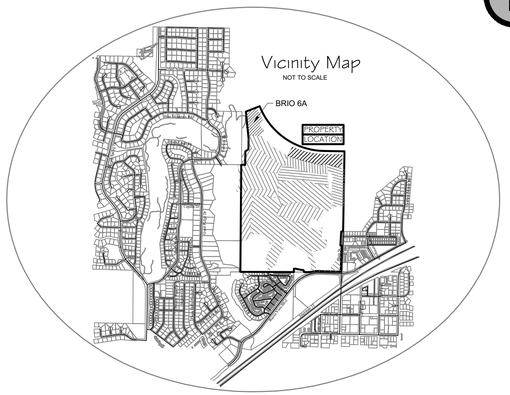


SECTION B: WASHINGTON PARKWAY HALF WIDTH PUBLIC STREET



SECTION A: 50' PUBLIC STREET

CAMINO BORDE & VIA DEL SOL





BASIS OF BEARING
2586.64' (REF MON TO NE COR SEC 10)
N00°46'17"E
2646.49' (M) COR. TO COR.
2646.15' (HCN) COR. TO COR.
N00°46'14"E

NE COR SEC 10,
T42S, R15W, SLB&M
FOUND 1988 WASH. CO.
ALUMINUM CAP
HCN #2044
MON REF #V-17-42-1

WEST
810.80'
722.66'

REFERENCE MONUMENT
TO E 1/4 COR SEC 10
T42S, R15W, SLB&M
CLASS 1 MONUMENT
TO BE INSTALLED

E 1/4 COR SEC 10
T42S, R15W, SLB&M
1988 WASH. CO. AL. CAP
REMOVED DURING
CONSTRUCTION
(FALLS IN LOT)
HCN #2045
MON REF #P-1-42-15

2647.05'
2646.73' (GRID)
2515.98'
S00°20'24"W (MEAS)

SE COR SEC 10
T42S, R15W, SLB&M
FOUND R&B SURVEYING
REBAR & CAP
HCN #2046
MON REF #R-17-42-15

BRIO PHASES 6A BOUNDARY DESCRIPTION:

BEGINNING AT A POINT N0°46'17"E, 722.66 FEET ALONG THE SECTION LINE AND WEST, 810.80 FEET FROM THE EAST 1/4 CORNER OF SECTION 10, T42S, R15W, SLB&M (N0°46'17"E, 662.81 FEET FROM A RING & LID MONUMENT ON THE SECTION LINE AT THE CENTER OF CAMINO OSO), SAID POINT BEING ON THE BOUNDARY OF BRIO PHASE 2C SUBDIVISION, RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: N78°48'29"W, 70.10 FEET; THENCE S87°37'27"W, 162.72 FEET TO THE POINT OF CURVE OF A 2075.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S87°27'17"W; THENCE NORTHWESTERLY 21.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°35'31"; THENCE S86°43'09"W, 112.37 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY AND RUNNING N5°41'38"W, 71.23 FEET; THENCE N27°29'26"W, 124.81 FEET; THENCE N0°41'16"E, 417.03 FEET; THENCE N68°38'58"E, 308.73 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WASHINGTON PARKWAY, A 110.00 FOOT WIDE PUBLIC ROADWAY, AS SHOWN ON THE "ROAD DEDICATION PLAT OF WASHINGTON PARKWAY & MAIN STREET" FILED AS DOCUMENT #20180022079 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING ON AN 1805.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N68°39'14"E; THENCE SOUTHEASTERLY 419.55 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°19'04"; THENCE S52°55'13"W, 160.14 FEET TO THE POINT OF CURVE OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S44°43'20"W; THENCE SOUTHEASTERLY 25.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°40'46" TO THE POINT OF CURVE OF A 1958.27 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY 196.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°44'28"; THENCE S43°57'50"W, 130.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.136 ACRES.

PHASE 6A AREA SUMMARY	
DESCRIPTION	AREA (acres)
RESIDENTIAL LOTS (18)	4.80
R.O.W. - 6A	1.07
WASHINGTON PARKWAY	0.27
PHASE TOTAL	6.14

LEGEND:

- EXISTING IRRIGATION
- EXISTING IRRIGATION VALVE
- EXISTING WATER
- EXISTING WATER VALVE
- EXISTING AIR VAC
- EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN
- EXISTING POWER POLE
- PROPOSED IRRIGATION
- PROPOSED IRRIGATION VALVE
- PROPOSED WATER
- PROPOSED WATER VALVE
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- L.I.D. RAIN GARDEN LOCATION

NOTES:

1. LOT NUMBERS 600 - 629 WERE USED IN PREVIOUS PHASE
2. PROPOSED PLAT IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN OR EROSION HAZARD BOUNDARY.
3. PROPOSED PLAT IS NOT IN DESIGNATED AIRPORT APPROACHES.
4. PROPOSED PLAT IS NOT WITHIN THE HILLSIDE OVERLAY ZONE.

JACK FISHER HOMES

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

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

REVISIONS
REV # | DATE
*SEE GENERAL NOTES SHEET

DRAWING INFO
DATE 01-04-2021
DESIGNED SA
DRAWN TC
CHECKED PM
PROJECT SG-490-1705

PROFESSIONAL ENGINEER
RICHARD D. PAGE
7370627-2202
STATE OF UTAH

BRIO SUBDIVISION PHASE 6A

WASHINGTON, UT

PRELIMINARY PLAT

PHASE 6A

PRE-1

PAGE 01

H:\2016\Brio\Phase 6A\Project Data\02 CAD\2.03 Sheet Files\Preliminary Plat\Brio 6A Preliminary Plat.dwg - PrePlat - 2/12/2021 01:01pm, ShannonM

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 17, 2021
ACTION REQUESTED:	Preliminary plat approval for the Brio 6A subdivision, located at approximately Via Del Sol and Camino Borde.
APPLICANT:	Cole West Home
OWNER:	RREF II - JFH BRILLO, LLC
ENGINEER:	Horrocks Engineers
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

---

Background

The applicant is requesting approval of a Preliminary plat for the Brio 6A subdivision, located at approximately Via Del Sol and Camino Borde. The applicant is proposing 18 lots on an area of coverage of 6.136 acres. The zoning designation at this particular location is Brio Planned Community Development (PCD). The surrounding zoning is Open Space to the north, east and west, and Brio PCD to the south.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Brio 6A subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

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

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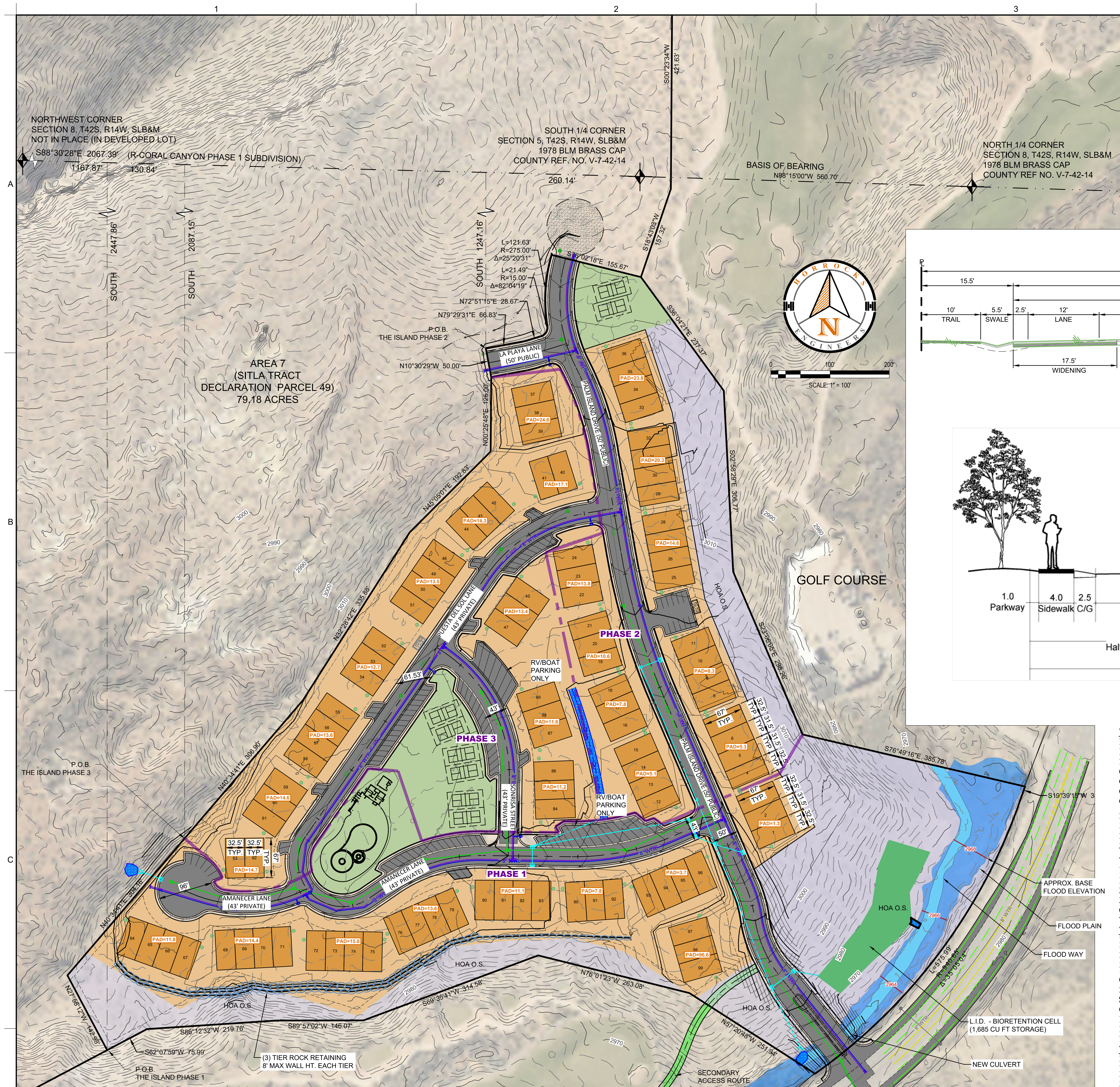
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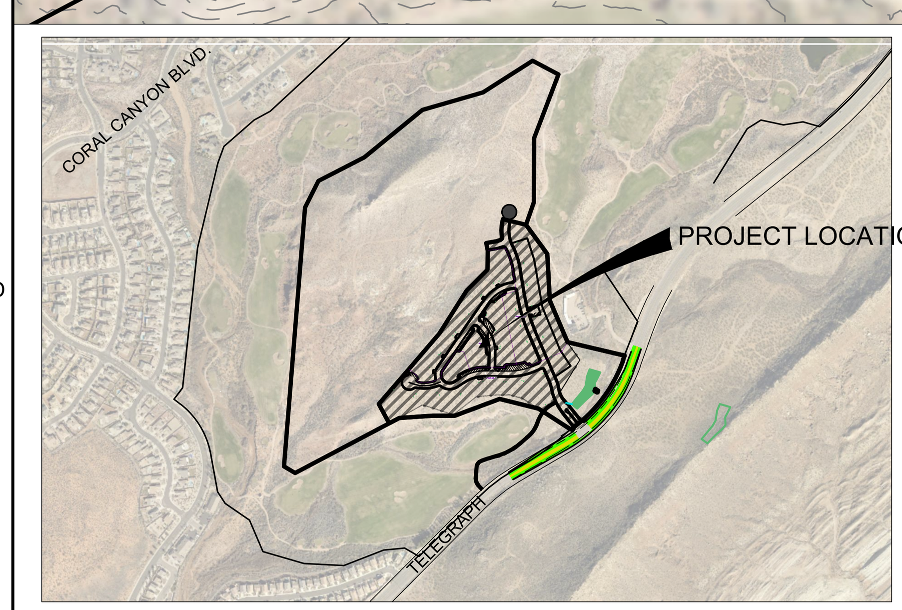
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11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

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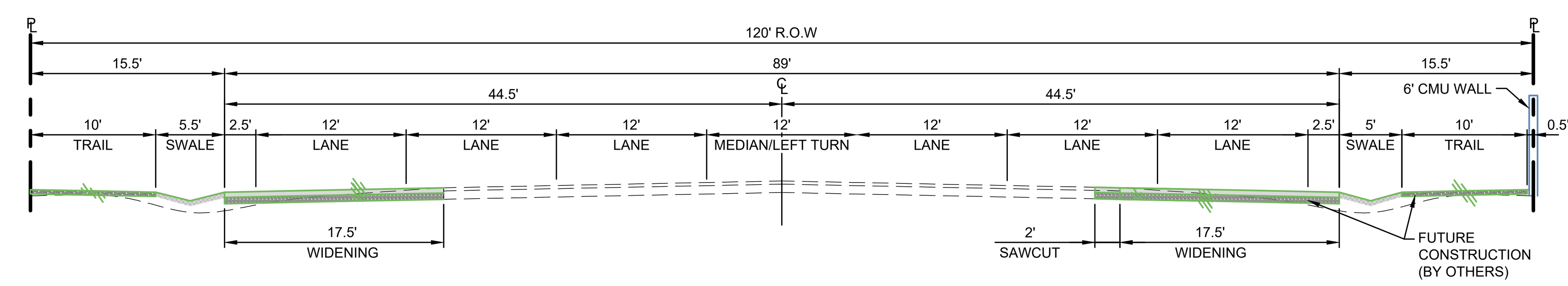
VICINITY MAP

NOT TO SCALE

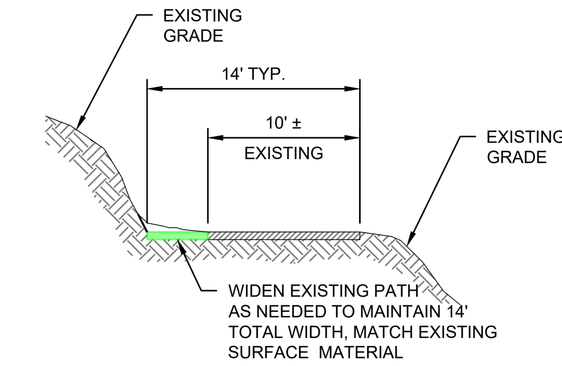
Located in Section 8, Township 42 South, Range 14 West, SLB&M

LEGEND

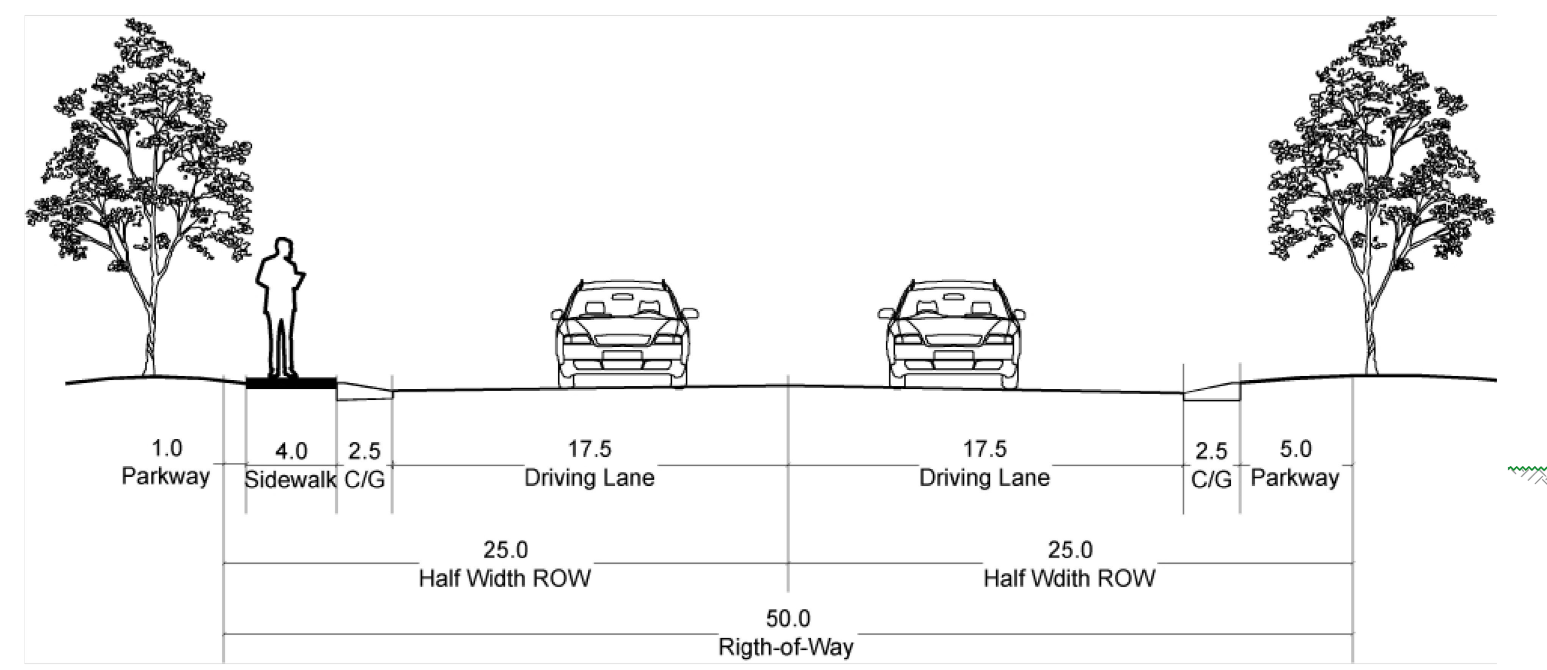
EXISTING WATER LINE (8" UNLESS OTHERWISE NOTED)	PROPOSED WATER LINE (8" UNLESS OTHERWISE NOTED)
EXISTING WATER VALVE	PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT	PROPOSED SEWER MANHOLE
EXISTING SEWER MANHOLE	PROPOSED 8" SEWER MAIN
EXISTING 8" SEWER MAIN	PROPOSED STORM DRAIN
EXISTING DRAINAGE	PROPOSED CURB INLET
EXISTING 10' CONTOUR MAJOR	PROPOSED STORM DRAIN MANHOLE
EXISTING 2' CONTOUR MINOR	PROPOSED SECONDARY IRRIGATION
EXISTING SECONDARY IRRIGATION	PROPOSED PHASE LINE
EXISTING PHASE LINE	CLASS I & II SURVEY MONUMENTS
	HARVEST AND REUSE RAIN BARREL



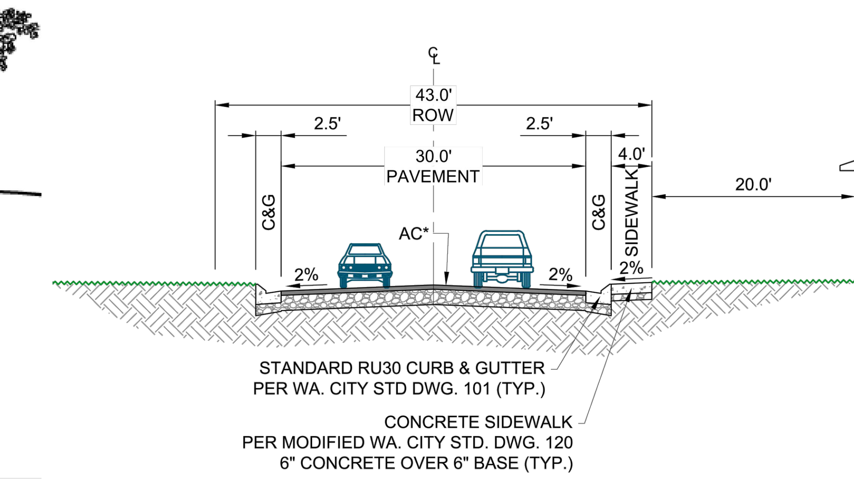
TELEGRAPH STREET
FULL BUILD OUT CROSS SECTION



SECONDARY ACCESS ROUTE



50' PUBLIC RESIDENTIAL



43' PRIVATE RESIDENTIAL

CORAL CANYON AREA 7 BOUNDARY DESCRIPTION

THE ISLAND PHASE 1: CONTAINING 11.133 ACRES.
BEGINNING AT A POINT WHICH IS S88°30'28"E, 1167.87 FEET ALONG THE SECTION LINE (N88°30'28"W, 899.27 FEET ALONG THE SECTION LINE FROM THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, A 1978 BLM BRASS CAP) AND SOUTH, 2447.86 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, (BASIS OF BEARING IS N88°15'00"W BETWEEN THE NORTH 1/4 CORNER OF SECTION 8, A 1978 BLM BRASS CAP, AND THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, A BLM BRASS CAP) SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF CORAL CANYON GOLF COURSE, RUNNING THENCE N27°58'12"W, 142.98 FEET; THENCE N40°34'41"E, 304.16 FEET; THENCE S49°25'19"E, 58.47 FEET TO THE POINT OF CURVE OF A 66.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 34.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'27"; THENCE S68°24'51"W, 14.98 FEET TO THE POINT OF CURVE OF A 20.94 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N73°45'07"E; THENCE SOUTHEASTERLY 23.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°33'17" TO THE POINT OF CURVE OF A 208.50 FOOT RADIUS NON-TANGENT COMPOUND CURVE, RADIUS POINT BEARS N9°14'32"E; THENCE NORTHEASTERLY 155.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°37'37" TO THE POINT OF CURVE OF A 54.50 FOOT RADIUS NON-TANGENT REVERSE CURVE, RADIUS POINT BEARS N73°07'22"E; THENCE NORTHEASTERLY 39.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°37'34"; THENCE N34°27'57"E, 162.87 FEET; THENCE S85°14'24"E, 50.63 FEET; THENCE S18°48'09"E, 124.86 FEET TO THE POINT OF CURVE OF A 303.51 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S18°48'09"E; THENCE NORTHEASTERLY 103.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°35'10"; THENCE S89°12'59"E, 129.75 FEET; THENCE N33°29'06"W, 11.58 FEET; THENCE N56°30'54"E, 17.22 FEET TO THE POINT OF CURVE OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS N3°00'24"E; THENCE NORTHEASTERLY 121.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°47'52"; THENCE S50°27'35"E, 22.62 FEET; THENCE N70°00'45"E, 14.77 FEET; THENCE S52°42'46"E, 17.63 FEET; THENCE N66°34'41"E, 216.26 FEET; THENCE N30°15'22"E, 76.32 FEET; THENCE S76°49'16"E, 385.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TELEGRAPH ROAD PHASE 3, AS SHOWN AND DESCRIBED IN RECORDING ENTRY NO. 00911944 FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: S19°39'15"W, 34.74 FEET TO THE POINT OF CURVE OF A 940.65 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 575.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°05'04"; THENCE N57°20'48"W, 251.94 FEET ALONG AN EXTENDED LINE OF THE BOUNDARY OF SAID CORAL CANYON GOLF COURSE; THENCE CONTINUING ALONG THE BOUNDARY OF CORAL CANYON GOLF COURSE THE FOLLOWING FIVE (5) COURSES: N76°01'23"W, 263.08 FEET; THENCE S69°35'41"W, 314.58 FEET; THENCE S89°57'02"W, 146.07 FEET; THENCE S86°12'32"W, 219.76 FEET; THENCE S62°07'59"W, 75.99 FEET TO THE POINT OF BEGINNING.

THE ISLAND PHASE 2: CONTAINING 5.918 ACRES.
BEGINNING AT A POINT WHICH IS S88°30'28"E, 1807.24 FEET ALONG THE SECTION LINE (N88°30'28"W, 768.43 FEET ALONG THE SECTION LINE FROM THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, A 1978 BLM BRASS CAP) AND SOUTH, 1247.16 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, (BASIS OF BEARING IS N88°15'00"W BETWEEN THE NORTH 1/4 CORNER OF SECTION 8, A 1978 BLM BRASS CAP, AND THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, A BLM BRASS CAP), RUNNING THENCE N79°29'31"E, 66.83 FEET; THENCE N72°51'15"E, 28.67 FEET TO THE POINT OF CURVE OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 21.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°04'19" TO THE POINT OF CURVE OF A 275.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 121.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°20'31"; THENCE S76°02'18"E, 155.67 FEET; THENCE S36°04'21"E, 237.37 FEET; THENCE S2°58'29"E, 305.77 FEET; THENCE S23°06'05"E, 298.26 FEET; THENCE S30°15'22"W, 76.32 FEET; THENCE S66°34'41"W, 216.26 FEET; THENCE N52°42'46"W, 17.63 FEET; THENCE S70°00'45"W, 14.77 FEET; THENCE N50°27'35"W, 22.62 FEET TO THE POINT OF CURVE OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N16°47'28"W; THENCE SOUTHWESTERLY 54.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°47'15"; THENCE N12°19'41"W, 460.73 FEET; THENCE N70°54'52"E, 101.58 FEET; THENCE N9°44'09"W, 136.37 FEET TO THE POINT OF CURVE OF A 474.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S80°16'24"W; THENCE NORTHWESTERLY 150.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°10'45"; THENCE S83°08'17"W, 117.36 FEET; THENCE N10°30'29"W, 50.00 FEET TO THE POINT OF BEGINNING.

THE ISLAND PHASE 3: CONTAINING 6.571 ACRES.
BEGINNING AT A POINT WHICH IS S88°30'28"E, 1298.71 FEET ALONG THE SECTION LINE (N88°30'28"W, 260.14 FEET ALONG THE SECTION LINE FROM THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, A 1978 BLM BRASS CAP) AND SOUTH, 2087.15 FEET FROM THE NORTHWEST CORNER OF SECTION 8, T42S, R14W, SLB&M, (BASIS OF BEARING IS N88°15'00"W BETWEEN THE NORTH 1/4 CORNER OF SECTION 8, A 1978 BLM BRASS CAP, AND THE SOUTH 1/4 CORNER OF SECTION 5, T42S, R14W, SLB&M, A BLM BRASS CAP), RUNNING THENCE N40°34'41"E, 306.90 FEET; THENCE N32°28'42"E, 335.88 FEET; THENCE N45°05'01"E, 192.83 FEET; THENCE N0°25'48"E, 125.00 FEET; THENCE N83°08'17"E, 117.36 FEET TO THE POINT OF CURVE OF A 474.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S62°05'39"W; THENCE SOUTHEASTERLY 150.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°10'45"; THENCE S9°44'09"E, 136.37 FEET; THENCE S70°54'53"W, 101.58 FEET; THENCE S12°19'41"E, 460.73 FEET TO THE POINT OF CURVE OF A 353.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N8°00'13"W; THENCE WESTERLY 67.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'38"; THENCE S56°30'54"W, 17.22 FEET; THENCE S33°29'06"E, 11.58 FEET; THENCE N89°12'59"W, 129.75 FEET TO THE POINT OF CURVE OF A 303.51 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 103.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°35'10"; THENCE N18°48'09"W, 124.86 FEET; THENCE N85°14'24"W, 50.63 FEET; THENCE S34°27'57"W, 162.87 FEET TO THE POINT OF CURVE OF A 54.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S65°15'04"E; THENCE SOUTHEASTERLY 39.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°37'34" TO THE POINT OF CURVE OF A 208.50 FOOT RADIUS NON-TANGENT REVERSE CURVE, RADIUS POINT BEARS N33°23'05"W; THENCE SOUTHWESTERLY 155.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°37'37" TO THE POINT OF CURVE OF A 20.94 FOOT RADIUS COMPOUND CURVE; THENCE NORTHWESTERLY 23.60 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°33'17"; THENCE N68°24'51"E, 14.98 FEET TO THE POINT OF CURVE OF A 66.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, RADIUS POINT BEARS S70°34'07"W; THENCE NORTHWESTERLY 34.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'27"; THENCE N49°25'19"W, 58.47 FEET TO THE POINT OF BEGINNING.

THE ISLAND

DESCRIPTION	TOTAL (Acres)
TOWNHOMES (99)	6.4
DEVELOPED COMMON OPEN SPACE	4.9
H.O.A. / AMENITY	1.6
H.O.A. NATURAL OPEN SPACE (O.S.)	5.9
ROW (PRIVATE+PUBLIC STREET)	4.8
PHASE TOTAL	23.6
RV/BOAT PARKING SPACES	17
OFFSITE PARKING SPACES PROVIDED	99

THE ISLAND AT CORAL CANYON

DESCRIPTION	SETBACKS		
	FRONT	SIDE	REAR
TOWNHOMES (99)	10' FOR HOUSE - 20' FOR GARAGE	5' MIN. 10' TOTAL BETWEEN BUILDINGS	10'

CORAL CANYON™

COLE WEST HOME (APPLICANT)
2250 N Coral Canyon Blvd. #200,
Washington, UT 84780 Phone:(435) 275-2901

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

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

REVISIONS	
REV #	DATE

*SEE GENERAL NOTES SHEET

DRAWING INFO	
DATE	01-11-2021
DESIGNED	AC
DRAWN	SM
CHECKED	TC
PROJECT	SG-484-1704

REGISTERED PROFESSIONAL ENGINEER 7370627-2202 PAUL MOGLE STATE OF UTAH 01-11-21

THE ISLAND AT CORAL CANYON

WASHINGTON CITY, UTAH

PRELIMINARY PLAT

PRE-01

H:\!2015\SG-433-1510 Coral Canyon\Project Data\Area 7\02 CAD\2.03 Sheet Files\Preliminary Plat\2020 Area 7 Preliminary Plat.dwg - Layout1 - 2/04/2021 02:25pm, paulm

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 17, 2021
ACTION REQUESTED:	Preliminary plat approval for The Island at Coral Canyon subdivision, located at approximately 3300 East 1100 North.
APPLICANT:	Cole West Home
OWNER:	SITLA
ENGINEER:	Horrocks Engineers
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Preliminary plat for The Island at Coral Canyon subdivision, located at approximately 3300 East 1100 North. The applicant is proposing 99 lots on an area of coverage of 23.621 acres. The zoning designation at this particular location is Coral Canyon Planned Community Development (PCD). The surrounding zoning is PCD to the north, east, west, and south. This particular subdivision/area is zoned for vacation/short term rental use(s). Each townhome unit will have a two car garage and a double-wide driveway.

There will be developed a secondary emergency access in conjunction with the existing cart path associated with the golf course located on the southwest side of this project proposal. The design of the secondary emergency access will be reviewed and approved by both the fire department and public works department.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for The Island at Coral Canyon subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

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

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

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:
    A. A title report.
    B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

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

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

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

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

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

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

13. There will be required a secondary emergency access in conjunction with the existing golf cart path located on the southwest side of this project proposal. The design of the secondary emergency access will be reviewed and approved by both the fire department and public works department.

14. The main amenity area shown in phase 1 of this development will be required to be completed before 33% of the units in phase 1 receive their certificate of occupancy.

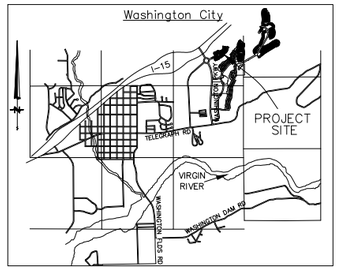
BOUNDARY DESCRIPTION

BEGINNING AT A POINT N1°02'42"E 1975.93 FEET ALONG THE SECTION LINE AND N88°57'18"W 1400.30 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED "ROAD PARCEL" AND RUNNING THENCE S18°55'23"E 69.19 FEET; THENCE S55°04'08"W 289.44 FEET TO THE POINT OF A 163.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 28.92 FEET THROUGH A CENTRAL ANGLE OF 10°10'01"; THENCE S65°14'10"W 113.20 FEET TO THE POINT OF A 10.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 15.84 FEET THROUGH A CENTRAL ANGLE OF 90°46'18"; THENCE S25°31'58"E 25.89 FEET; THENCE S64°28'02"W 129.92 FEET TO THE POINT OF A 357.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 51.57 FEET THROUGH A CENTRAL ANGLE OF 8°16'37"; THENCE S72°44'28"W 57.56 FEET; THENCE S64°28'02"W 68.13 FEET TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 78.57 FEET THROUGH A CENTRAL ANGLE OF 90°01'47"; THENCE N25°30'13"W 186.97 FEET; THENCE N25°30'13"W 5.49 FEET TO A POINT ON THE WASHINGTON PARKWAY RIGHT-OF-WAY; ENTRY NO. 880228, BOOK 1639, PAGE 710, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID RIGHT-OF-WAY 102.00 FEET; THENCE N25°30'13"W 40.51 FEET; THENCE N64°28'02"E 150.21 FEET; THENCE N25°31'58"W 111.48 FEET; THENCE N11°43'11"W 37.40 FEET; THENCE N12°27'13"W 63.50 FEET; THENCE N34°07'37"E 42.33 FEET; THENCE N47°46'40"E 22.52 FEET; THENCE N64°28'02"E 180.43 FEET TO THE POINT OF A 38.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 8.66 FEET THROUGH A CENTRAL ANGLE OF 13°03'49"; THENCE N77°31'51"E 53.73 FEET; THENCE N12°28'09"W 5.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N12°28'09"W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N77°31'51"E 60.00 FEET TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N77°31'51"E; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S12°28'09"E 5.00 FEET; THENCE N77°31'51"E 162.43 FEET TO THE POINT OF A 137.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 85.88 FEET THROUGH A CENTRAL ANGLE OF 35°55'04"; THENCE N41°36'48"E 55.68 FEET TO THE POINT OF A 137.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 71.38 FEET THROUGH A CENTRAL ANGLE OF 29°50'44"; THENCE N11°46'04"E 76.14 FEET; THENCE N78°13'56"W 5.00 FEET TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N78°13'56"W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N11°46'04"E 60.00 FEET; THENCE S78°13'56"E 312.50 FEET TO THE POINT OF A 5.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 7.85 FEET THROUGH A CENTRAL ANGLE OF 89°59'53"; THENCE N11°46'04"E 14.99 FEET; THENCE S78°13'56"E 113.00 FEET; THENCE S11°46'04"W 15.00 FEET TO A POINT OF A 5.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 7.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S11°46'04"W 60.00 FEET TO THE POINT OF A 5.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S11°46'04"W; THENCE ALONG THE ARC OF SAID CURVE 7.85 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S11°46'04"W 122.24 FEET TO THE POINT OF A 456.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 478.54 FEET THROUGH A CENTRAL ANGLE OF 60°03'45" TO THE POINT OF BEGINNING.

CONTAINS 599,786 SQ FT OR 13.77 ACRES MORE LESS

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	80.00	11.55	8°16'26"	S68°36'15"W	11.54
C2	120.00	17.33	8°16'26"	N68°36'15"E	17.31
C3	383.55	74.94	11°11'43"	S70°03'54"W	74.82
C4	5.00	8.02	91°52'06"	N58°24'12"W	7.19
C5	180.00	8.02	2°33'06"	S13°44'42"E	8.02
C6	15.00	12.90	49°16'06"	N9°36'48"E	12.50
C7	5.00	2.07	23°40'30"	N46°05'07"E	2.05
C8	357.00	19.08	3°03'46"	N65°59'50"E	19.08
C9	357.00	32.49	5°12'51"	N70°08'08"E	32.48
C10	15.00	26.89	102°42'29"	S63°49'26"E	23.43
C11	5.00	7.85	90°00'00"	S32°31'51"W	7.07
C12	456.50	45.42	5°42'03"	N74°40'50"E	45.40
C13	508.55	103.73	11°41'12"	S70°18'38"W	103.55
C14	5.00	7.73	88°37'22"	N31°50'33"E	6.99
C15	20.00	31.42	90°00'00"	N57°28'09"W	28.28
C16	20.00	31.42	90°00'00"	S32°31'51"W	28.28
C17	5.00	7.85	90°00'00"	S57°28'09"E	7.07
C18	343.50	53.01	8°50'34"	N73°06'34"E	52.96
C19	343.50	238.12	39°43'03"	N48°49'46"E	233.38
C20	343.50	103.13	17°12'10"	N20°22'09"E	102.75
C21	5.00	7.85	90°00'00"	N33°13'56"W	7.07
C22	20.00	31.42	90°00'00"	S56°46'04"W	28.28
C23	137.00	35.68	14°55'22"	N19°13'45"E	35.58
C24	137.00	35.68	14°55'22"	N34°09'07"E	35.58
C25	137.00	13.79	5°46'03"	N44°29'49"E	13.79
C26	137.00	72.09	30°09'00"	N62°27'21"E	71.26



LEGEND
- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR (2' INTERVAL)
- PROJECT BOUNDARY
- PUBLIC STREET & SIDEWALK/TRAIL

EAST 1/4 CORNER SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
REBAR & PLASTIC CAP (STAMPED B&C)
COUNTY REFERENCE NO. 125-42-15

STREET C (GRID STREET NAMES WILL BE USED) 60 FOOT PUBLIC RIGHT OF WAY

STREET A (GRID STREET NAMES WILL BE USED) 60 FOOT PUBLIC RIGHT OF WAY

STREET B (GRID STREET NAMES WILL BE USED) 60 FOOT PUBLIC RIGHT OF WAY

GRAPEVINE CROSSING ROAD NORTH

WASHINGTON PARKWAY

LID RETENTION AREA

STATE OF UTAH

FUTURE DEVELOPMENT

COPPERLEAF AT SIENNA HILLS

POINT OF BEGINNING
S18°55'23"E 69.19'

N88°57'18"W (TIE LINE)
1400.30'

N 1°02'42" E (BASIS OF BEARING)
1975.93'

690.28'
2666.21' (CORNER TO CORNER)

SOUTHEAST 1/4 CORNER, SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
1973 BLM BRASS CAP (DEMOLISHED)
NGS POINT NO. 2150 (WITNESS CORNER SET)

WITNESS CORNER SET ON SECTION LINE WITH A 3" BRASS CAP IN RING & LID COUNTY REFERENCE NO. R25-42-15

S 89°14'37" E
78.39'

1 — 34,489 S.F. 0.79 ACRES
2 — 37,730 S.F. 0.87 ACRES
3 — 34,254 S.F. 0.79 ACRES
4 — 38,830 S.F. 0.89 ACRES
5 — 48,755 S.F. 1.12 ACRES
6 — 51,786 S.F. 1.19 ACRES
7 — 48,794 S.F. 1.12 ACRES
8 — 41,595 S.F. 0.95 ACRES
9 — 46,407 S.F. 1.07 ACRES

ACCESS NOTE:
A CROSS ACCESS AGREEMENT WILL BE IN PLACE FOR ALL ADJACENT LOTS TO PROVIDE LEGAL ACCESS TO EACH LOT.

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

OWNER / DEVELOPER
SCHOOL INSTITUTIONAL TRUST LANDS ADMINISTRATION (SITLA)
2303 NORTH CORAL CANYON BLVD
WASHINGTON, UT 84780
AARON LANGSTON
435-652-2950

BELLISTON CONSTRUCTION, INC.
(DEVELOPMENT LEASE)
1490 S. SEMINOLE WAY
WASHINGTON CITY, UT 84780
TROY BELLISTON
435-229-3785

GRAPEVINE CROSSING
(NTS)
90' RIGHT OF WAY
(MAY BE LARGER IN SOME AREAS DUE TO TURN LANES OR ADDITIONAL LANES AS PER THE TRAFFIC STUDY)
68.0' ASPHALT
20.0' LANDSCAPE (8.0' COMMON AREA, 2', 5.0' WALK, 5.0') | 2.5' | 34.0' | CL | 34.0' | 2.5' | 20.0' LANDSCAPE (5.0', 10.0' TRAIL COMMON AREA, 5.0')
2% SLOPE
2.5' HIGH BACK CURB & GUTTER | ASPHALT & BASE COURSE PER GEOTECH | ASPHALT & BASE COURSE PER GEOTECH | 2.5' HIGH BACK CURB & GUTTER

TYPICAL 60' COMMERCIAL ACCESS STREET
(NTS)
60.0' RIGHT OF WAY
45.0' ASPHALT
5.0' SIDEWALK | 2.5' | 22.5' | CL | 22.5' | 2.5' | 5.0' SIDEWALK
2% SLOPE
2.5' HIGH BACK CURB & GUTTER | ASPHALT & BASE COURSE PER GEOTECH | 2.5' HIGH BACK CURB & GUTTER

PRELIMINARY PLAT
GRAPEVINE CROSSING AT SIENNA HILLS

LOCATED IN
NE 1/4 & SE 1/4 OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

No	Date	By	Revision

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE:(435) 668-5293 - SURVEY SCHEDULE:(435) 256-2109

Drawn : MDR — Date : JAN. 2021
Email : MARCRAINES@GMAIL.COM
Checked : JAR
Approved : JAR
Scale : 1" = 60'
Job No : 181082

GRAPEVINE CROSSING AT SIENNA HILLS
LOCATED IN
NE 1/4 & SE 1/4 OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1 SHEETS
FILE: 181082PP

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 17, 2021
ACTION REQUESTED:	Preliminary plat approval for the Grapevine Crossing at Sienna Hills subdivision, located at approximately Washington Parkway and Grapevine Crossing.
APPLICANT:	Belliston Construction Inc.
OWNER:	SITLA
ENGINEER:	High Point Engineering & Surveying
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Preliminary plat for the Grapevine Crossing at Sienna Hills subdivision, located at approximately Washington Parkway and Grapevine Crossing. The applicant is proposing 9 lots on an area of coverage of 13.77 acres. The zoning designation at this particular location is Sienna Hills Planned Community Development (PCD). The surrounding zoning is PCD to the north, east, west, and south.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Grapevine Crossing at Sienna Hills subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

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

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

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:
    A. A title report.
    B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

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

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

9. 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.

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

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

12. The required Detention Area has not been added to the plat. Before this item moves onto city council, the basin must be added to the plat and labeled as “Detention Area / Common Area / LID Area.

13. The water line currently shown in the middle of lot #1, needs to be relocated so as to not be in the way when building(s) are placed over it in the development stage of the project.

PRELIMINARY PLAT OF

MAJESTIC FIELDS

JANUARY, 2021

PLAT DATA

LOCATION:	LOCATED IN THE NE ¼ OF THE SE ¼ OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN IN WASHINGTON CITY, WASHINGTON COUNTY, UTAH EAST OF WASHINGTON FIELDS ROAD AND SOUTH OF MAJESTIC DRIVE (3090 SOUTH)
PARCEL ID:	W-5-2-35-216 AND W-5-2-35-217
ZONING:	R1-10
PARCEL AREA:	9.36 ACRES
PLATTED AREA:	9.36 ACRES
TOTAL LOTS:	23
BENCHMARK:	CLASS 1 MONUMENT AT INTERSECTION OF WASHINGTON FIELDS ROAD & MAJESTIC DRIVE (3090 S.). MONUMENT ELEV = 2650.48
LID APPROACH:	DISCONNECT IMPERVIOUS AREAS ON INDIVIDUAL LOTS AND CONSTRUCT A BIOSWALE BETWEEN THE PRIMARY STORM OUTFALL AND THE DETENTION BASIN.
ACCESS MGMT:	SPACING BETWEEN ROADWAY #1 AND MAJESTIC DRIVE = 540' (500' REQ'D)

LEGAL DESCRIPTION

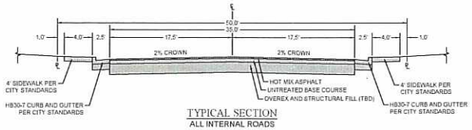
BEGINNING AT A POINT NORTH 89°07'11" WEST, 531.13 FEET ALONG THE CENTER SECTION LINE AND SOUTH, 33.02 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF MAJESTIC DRIVE (3090 SOUTH), A PUBLIC ROADWAY, RUNNING THENCE SOUTH 14°13'12" WEST, 371.79 FEET; THENCE SOUTH 26°03'14" WEST 293.07, THENCE SOUTH 89°07'09" WEST 524.99 FEET MORE OR LESS TO THE EAST LINE OF WASHINGTON FIELDS ROAD; THENCE NORTH 00°22'40" EAST 601.75 FEET ALONG SAID EAST LINE TO A POINT ON A TANGENT CURVE TO THE RIGHT, CHORD BEARS NORTH 45°37'32" EAST 35.51 FEET; THENCE 39.49 FEET ALONG SAID CURVE TO A POINT ON THE SOUTH LINE OF MAJESTIC DRIVE; THENCE SOUTH 89°07'21" EAST 715.71 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

AIRPORT NOTE

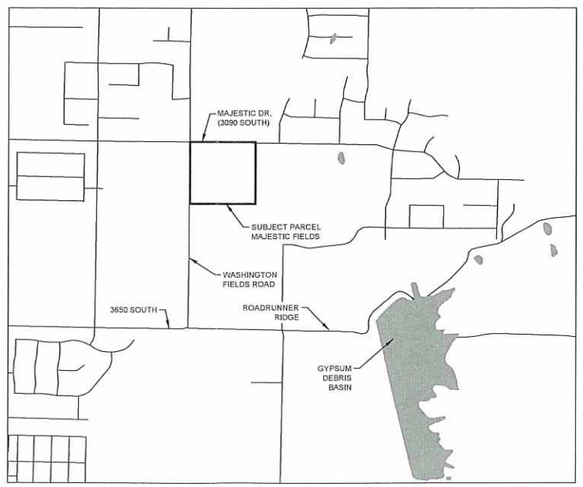
ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVER FLIGHT, NOISE AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460, NOTICE OF PROPOSED CONSTRUCTION AND/OR 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 AVIATION EASEMENT AND/OR SIMILAR DOCUMENT(S).

WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSE 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 WAVER 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.

CONTACT INFORMATION	
OWNER	JOSH B. FOREMASTER, MARETT F. LOPERENA, AND MCKAYLE F. HATCH MARETT LOPERENA | 435-229-8330 | mloperena2@gmail.com
ENGINEER	MAINLINE ENGINEERING LLC TAYLOR RICKS | 435-669-2261 | tricks@mainline-eng.com
DEVELOPER	IMMACULATE HOMES KYLE CLARK | 435-363-6768 | kyle@buildimmaculate.com



TYPICAL SECTION
ALL INTERNAL ROADS



VICINITY MAP

GRAPHIC SCALE
60 0 60 120
(IN FEET)

NOTES

1. A BLANKET PUE AND DRAINAGE EASEMENT IS GRANTED ON THE ENTIRE PARCEL OF LAND LABELED COMMON AREA/DETENTION AREA/DRAINAGE EASEMENT/BIOSWALE.
2. MAINTENANCE OF THIS COMMON AREAS IS THE RESPONSIBILITY OF THE MAJESTIC FIELDS HOMEOWNERS ASSOCIATION AND OR PROPERTY OWNERS.

received
1/29/2021

revised

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

IMMACULATE HOMES
321 NORTH MALL DRIVE
SUITE T102
ST. GEORGE, UT 84790

CHECKED BY	PBG
DRAWN BY	TAR
DATE	1/29/21
PROJECT	MAJESTIC FIELDS
CLIENT PROJ. #	N/A
MAINLINE PROJ. #	21-005
SHEET NAME	PRELIMINARY PLAT
SHEET	1

Taylor Ricks
PROFESSIONAL ENGINEER

P:\2021\21-005 - Immaculate - Majestic Fields\Plans\Preliminary_Plat.dwg Jan 29, 2021 - 1:03pm

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 17, 2021
ACTION REQUESTED:	Preliminary plat approval for the Majestic Fields subdivision, located at approximately the southeast corner of Majestic Drive and Washington Fields Road.
APPLICANT:	Immaculate Homes / Jason Christensen
OWNER:	Josh Foremaster, Marett Loperena, McKayle Hatch
ENGINEER:	Mainline Engineering
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Preliminary plat for the Majestic Fields subdivision, located at approximately the southeast corner of Majestic Drive and Washington Fields Road. The applicant is proposing 23 lots on an area of coverage of 9.36 acres. The zoning designation at this particular location is Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10). The surrounding zoning is R-1-15 and RA-1 to the north, Ag-20 to the west, east and south.

These two parcels were recently rezoned into the R-1-10 zoning designation. The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Majestic Fields subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as

conditioned.

Conditions

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

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

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:
    A. A title report.
    B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

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

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

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

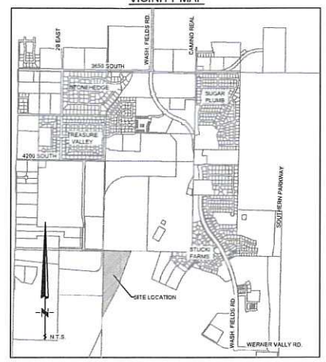
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

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

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



VICINITY MAP



BOUNDARY DESCRIPTIONS

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°55'08" EAST 848.62 FEET ALONG THE NORTH LINE OF SAID SECTION 11; THENCE SOUTH 20°37'37" WEST 1151.51 FEET; THENCE SOUTH 28°12'11" WEST 1005.24 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 11; THENCE NORTH 0°56'01" EAST 1979.87 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

LEGEND

EXISTING ZONE PCD(PLANNED COMMUNITY DEVELOPMENT) PROPOSED ZONE R-1-10 (21.04 ACRES)

QUARTER SECTION LINE

SECTION LINE

ZONE CHANGE EXHIBIT

LOCATED IN

NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2537 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : BRS Date : 12/01/20
Email : gmayers@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 150'
Job No : 201142

ZONE CHANGE EXHIBIT
LOCATED IN
NE 1/4 CORNER OF SECTION 11, T-43-S, R-15-W, SLB&M
WASHINGTON, UT

SHEET 1
1 SHEETS
FILE: 201142 ZONE CHANGE

K:\201000-201999\201142 - Silverleaf Parcel Layout\Drawings\Zone Change\201142 - Zone Change.dwg

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: February 17, 2021

ACTION REQUESTED: Z-21-03 - A request to rezone approximately 21.04 acres located at approximately 300 East 4800 South, from the current Planned Community Development (PCD) zoning, to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation.

APPLICANT: Silverleaf Properties LLC

OWNER: Same as above

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 21.04 acres, located at approximately 300 East and 4800 South. The requested change is from the current zoning of Planned Community Development (PCD), to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation.

The R-1-10 request is for the purpose of developing the 21.04 acres into a future residential development.

This particular location has a General Plan Land Use designation of Low Density Residential (LD). The surrounding zoning to this parcel is R-1-10 to the north, Stucki Farms PCD to the east and south, and City of St. George zoning to the west.

Staff has no concerns with the proposed zone change as outlined. This area is currently part of the Stucki Farms master planned area, but is located on the other side of the ridge from the main developed area of Stucki Farms. The owners/developers of Stucki Farms have been wanting to sell this parcel for quite some time now, and are fine with the area being vacated out of their PCD.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-03, for the zone change request from Stucki Farms Planned Community Development (PCD), to the proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation, 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.