
Public Notice of Electronic Meeting
Washington City Planning Commission
Regular Meeting Agenda
March 3, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will hold a meeting on Wednesday March 3, 2021 at 5:30 PM. The Planning Commission will meet 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 meeting the following will be enforced.
Required to wear masks.
Limit of 20 people in the City Council Chambers.
6 Feet distancing.

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

Meeting Called to order:
Invocation:
Pledge of Allegiance:

1. APPROVAL OF AGENDA
 - a. Approval of the agenda for March 3, 2021.
2. APPROVAL OF MINUTES
 - a. Approval of the minutes from 2021.
3. PRO TEM FOR 2021
 - a. Approval of Pro Tem for 2021.
4. DECLARATION OF ABSTENTIONS & CONFLICTS

5. 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 Crimson Park Townhomes Preliminary Plat Amendment located at approximately 550 East Treasure Valley Road. The purpose for the amendment is to add 3 units in the future explosion area noted on the approved plat. Applicant is Ryan Thomas.

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

6. SUBDIVISION 6 LOT VACATION

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 request for Rusted Hills Phase 3 Lots 47 through 52, 6 lots to be vacation located at approximately 3342 South to 3358 South Camino Real. Applicants are Ralph and Katherine Staheli.

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

7. MINOR SUBDIVISION

- a. Consideration to approve a conceptual Plan for the Heartland 6 Lot Minor Subdivision Final Plat located at approximately 3342 South to 3358 South Camino Real. Applicant is Katherine Staheli.

8. CONDITIONAL USE PERMIT

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 to consider approval of a Conditional Use Permit C-21-01 request for a Daycare located at approximately 143 South Desert Saguaro Lane. Applicant is Rose Elise Jessop.

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

9. 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 Finlay Farm Preliminary Plat located at approximately 300 East 4300 South. Applicant is Cardiff Wales L C.

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

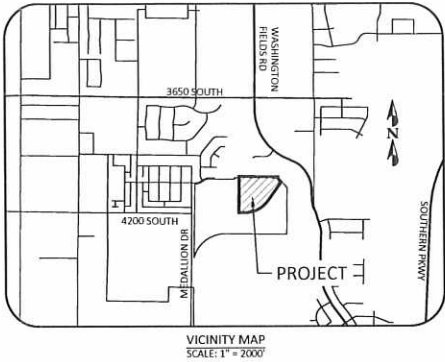
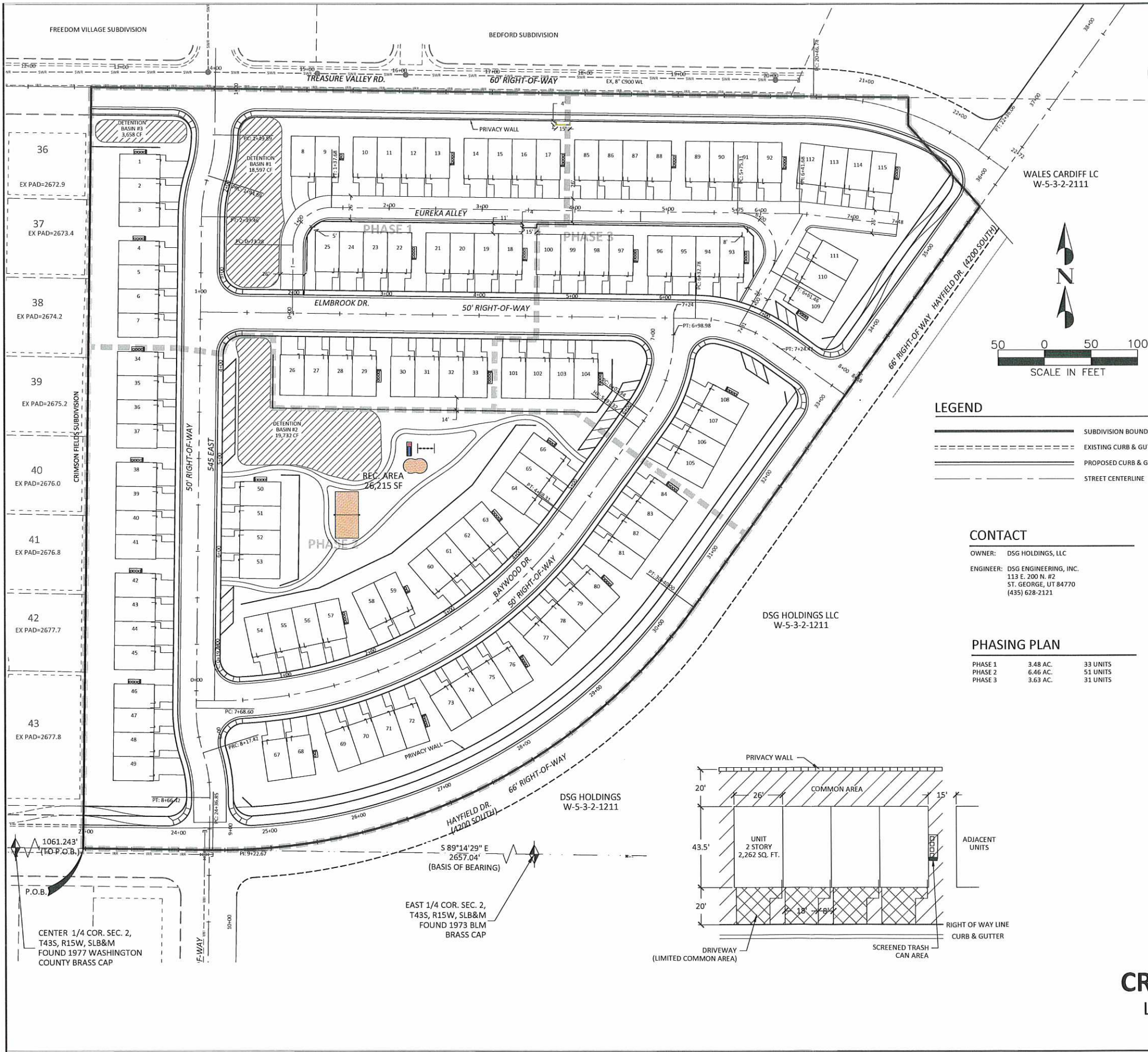
- b. Tabled from February 17, 2021: Continuation of the Public Hearing to review only conditions made at the February 17, 2021 meeting. One that a secondary access to meet fire code and if the access can go through a floodplain. Second that the HOA is not part of Coral Canyon. Three that 25 foot height is followed. Four that the issue with extra trash be dealt with. Consider and make a recommendation to the City Council for The Island at Coral Canyon located at approximately 3300 East 1100 North. Applicant is Cole West Home.

POSTED this 26th day of February, 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.



LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING SOUTH 89°14'29" EAST ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1061.243 FEET FROM THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, (BASIS OF BEARING BEING SOUTH 89°14'29" EAST BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 2), AND RUNNING THENCE NORTH 00°44'19" EAST 819.587 FEET; THENCE SOUTH 89°15'41" EAST 880.761 FEET; THENCE SOUTH 0°43'54" WEST 30.050 FEET; THENCE SOUTH 41°14'38" EAST 116.370 FEET; THENCE SOUTH 35°43'48" WEST 531.239 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 628.000 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 55°01'43", A DISTANCE OF 603.150 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE NORTH 89°14'29" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 139.263 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.567 ACRES

SITE DATA:

CURRENT GENERAL PLAN: MHD
CURRENT ZONE: PUD
AREA: 13.57 ACRES
UNITS: 115
DENSITY: 8.47 DU/AC

OPEN SPACE/Common Area Provided: 4.97 ACRES (37%)
RECREATION SPACE REQUIRED: 23,000 SF (1000 SF + 200 SF PER UNIT OVER 5 UNITS)
RECREATION SPACE PROVIDED: 26,301 SF

DETENTION REQ'D: 59,440 CU. FT.
DETENTION PROVIDED: 59,440 CU. FT.

IMPERVIOUS AREA: 8.60 ACRES (63%)

PARKING REQUIRED: 23 (1 STALL PER 5 UNITS)
PARKING PROVIDED: 24

AMENITIES:
1. PLAYGROUND
2. TOT LOT
3. SAND VOLLEYBALL COURT
4. WALKING PATHS

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 WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.

LEGEND

- SUBDIVISION BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- STREET CENTERLINE

CONTACT

OWNER: DSG HOLDINGS, LLC
ENGINEER: DSG ENGINEERING, INC.
113 E. 200 N. #2
ST. GEORGE, UT 84770
(435) 628-2121

PHASING PLAN

PHASE 1	3.48 AC.	33 UNITS
PHASE 2	6.46 AC.	51 UNITS
PHASE 3	3.63 AC.	31 UNITS

Amended Preliminary Plat for
CRIMSON PARK TOWNHOMES
Located in Section 2, Township 43 South,
Range 15 West, SLB&M



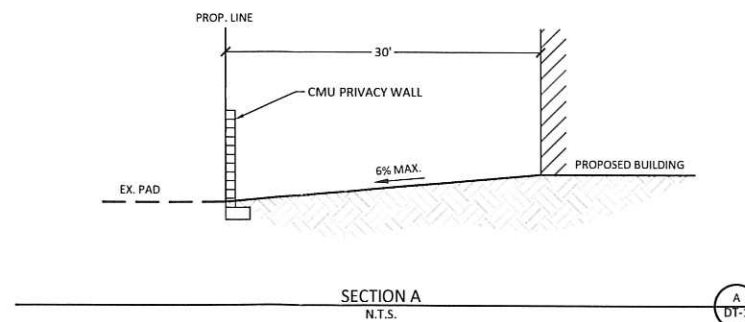
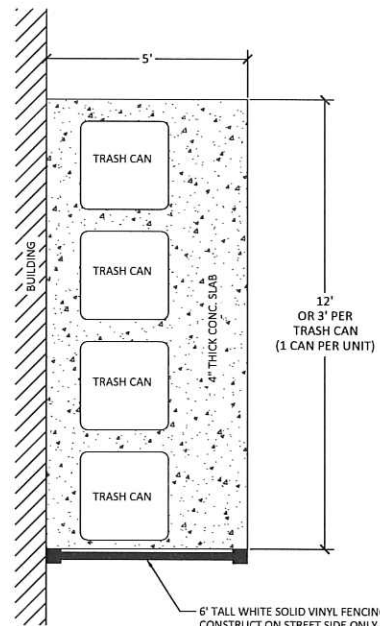
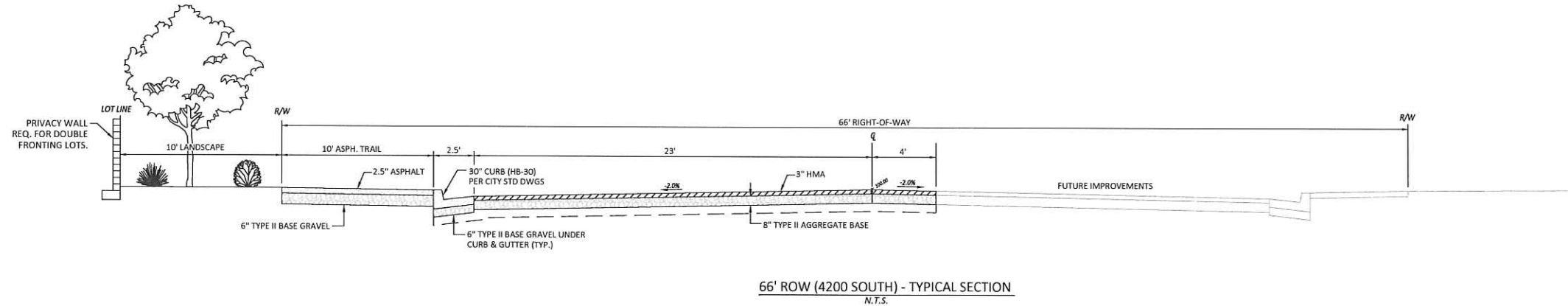
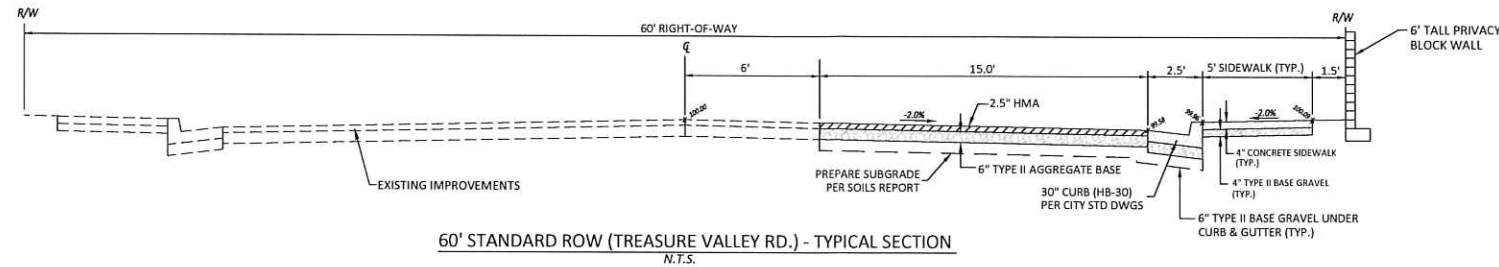
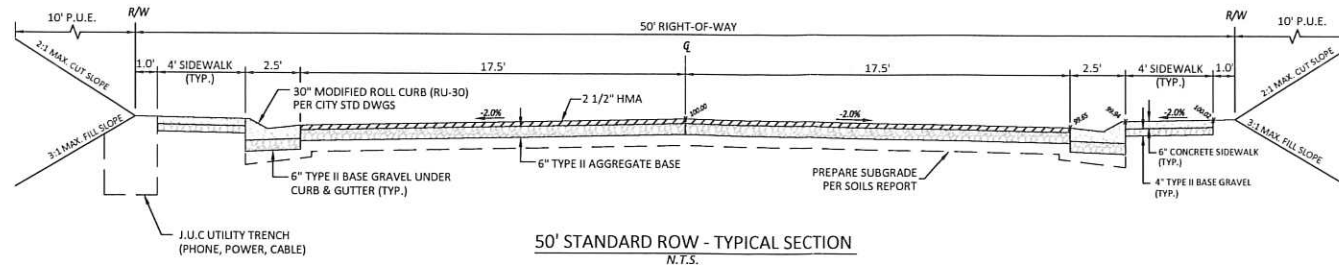
NO.	DESCRIPTION	DATE	APPROVED

CRIMSON PARK
SUBDIVISION
WASHINGTON CITY, UTAH
AMENDED PRELIMINARY PLAT

PROJECT NAME:
SHEET NAME:
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	FEB 2021
PM:	SK
DRAWN BY:	SK
DESIGNED BY:	SK
CHECKED BY:	SK
PROJECT NO.:	18-019
SCALE:	1"=50'
SHEET NUMBER:	P-1



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME: **CRIMSON PARK SUBDIVISION**
WASHINGTON CITY, UTAH
SHEET NAME: **AMENDED PRELIMINARY PLAT**

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	FEB 2021
PM:	SK
DRAWN BY:	SK
DESIGNED BY:	SK
CHECKED BY:	SK
PROJECT NO.:	18-019
SCALE:	1"=50'

SHEET NUMBER:
P-3
3 OF 3 TOTAL

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 3, 2021

ACTION REQUESTED: Amended Preliminary Plat approval for the Crimson Park Townhomes subdivision, located at approximately 550 East Treasure Valley Road.

APPLICANT: Ryan Thomas

OWNER: DSG Holdings LLC and Desert Canyons Development Inc.

ENGINEER: DSG Engineering Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of an Amended Preliminary plat for the Crimson Park Townhomes subdivision, located at approximately 550 East Treasure Valley Road. The reason for this amendment request is to add 3 more townhome units to this development. Recently the approved PUD Zoning was amended in adding the extra units, the applicant is now pursuing the amendment to the Preliminary Plat.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the Planned Unit Development - Residential (PUD-R) zoning of this development. The subdivision also remains in compliance to the Subdivision Ordinance of the City.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Preliminary Plat for the Crimson Park Townhomes subdivision to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of October 23, 2019.

Findings

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

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

Conditions

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

2. 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. Though outside of the subdivision boundary, the street labeled "Hayfield Drive" (which is the north-east continuation of 4200 South) will be required to be in place between the far east end of Treasure Valley Road and Washington Fields Road before any final plat(s) can be applied for. This was a requirement given by the city council during the zoning approval process.

13. The subdivision shall conform to the standards of the approved PUD - Residential (Multiple Family Development) Zoning of this development.

14. The detention pond areas are to be as much grass as possible (as design will allow), to be used as a play area for the residents.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 3, 2021

ACTION REQUESTED: Vacation of six lots out of the Rusted Hills, Phase 3 subdivision, located at approximately 3342 through 3358 South Camino Real (lots 47 through 52).

APPLICANT: Katherine Staheli

OWNERS: Staheli Family, Kale Goodman, Brad Stewart

ENGINEER: ProValue Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval to vacate six lots out of the existing Rusted Hills, Phase 3 subdivision, located at approximately 3342 through 3358 South Camino Real (lots 47 through 52). The reason for this request vacation of lots is due to an oversight back when the final plat of Rusted Hills Phase 3 was recorded.

The Staheli Family (Ralph and Katherine) were co-applicants/owners, with Mr. Doug Dennett when the Rusted Hills subdivision was going through the development process. There was an agreement between the two parties that when the plat was recorded that the six lots in question (lots 47-52 owned by the Staheli's) were not to be part of the Home Owners Association nor restricted by the CC&R's of Rusted Hills Phase 3 subdivision. Unfortunately, when the plat was recorded along with the CC&R's, these six lots were mistakenly left in with the rest of the lots of the subdivision.

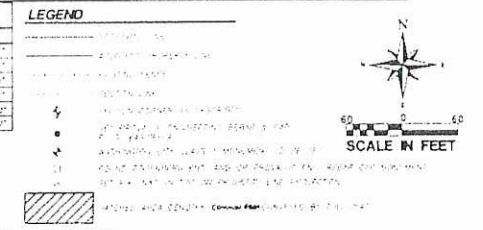
This plat vacation application is trying to fix the oversight of the six lots (47-52) accidentally left under the control of the HOA and the CC&R's of Rusted Hills Phase 3.

Staff has reviewed the proposed vacation of Lots 47-52 of the Rusted Hills Phase 3 subdivision and finds no concerns by the city to allow the removal of these six. Staff's only request is that an application for a Minor Subdivision run concurrently with this vacation application that these six lots will be placed into once vacated. That proposed minor subdivision is called Heartland.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Vacation of lots 47 through 52 of the Rusted Hills Phase 3 subdivision, onto the City Council.

LINE TABLE			LINE TABLE			CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END	DELTA	CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END	DELTA	CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END	DELTA	CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END	DELTA
1	1.51	215.22	1	1.51	215.22	21	6.06	60.20	6.06	60.20	215.22	21	6.06	60.20	6.06	60.20	215.22	21	6.06	60.20	6.06	60.20	215.22	21	6.06	60.20	6.06	60.20	215.22
2	1.51	215.22	2	1.51	215.22	22	6.06	60.20	6.06	60.20	215.22	22	6.06	60.20	6.06	60.20	215.22	22	6.06	60.20	6.06	60.20	215.22	22	6.06	60.20	6.06	60.20	215.22
3	1.51	215.22	3	1.51	215.22	23	6.06	60.20	6.06	60.20	215.22	23	6.06	60.20	6.06	60.20	215.22	23	6.06	60.20	6.06	60.20	215.22	23	6.06	60.20	6.06	60.20	215.22
4	1.51	215.22	4	1.51	215.22	24	6.06	60.20	6.06	60.20	215.22	24	6.06	60.20	6.06	60.20	215.22	24	6.06	60.20	6.06	60.20	215.22	24	6.06	60.20	6.06	60.20	215.22
5	1.51	215.22	5	1.51	215.22	25	6.06	60.20	6.06	60.20	215.22	25	6.06	60.20	6.06	60.20	215.22	25	6.06	60.20	6.06	60.20	215.22	25	6.06	60.20	6.06	60.20	215.22
6	1.51	215.22	6	1.51	215.22	26	6.06	60.20	6.06	60.20	215.22	26	6.06	60.20	6.06	60.20	215.22	26	6.06	60.20	6.06	60.20	215.22	26	6.06	60.20	6.06	60.20	215.22
7	1.51	215.22	7	1.51	215.22	27	6.06	60.20	6.06	60.20	215.22	27	6.06	60.20	6.06	60.20	215.22	27	6.06	60.20	6.06	60.20	215.22	27	6.06	60.20	6.06	60.20	215.22
8	1.51	215.22	8	1.51	215.22	28	6.06	60.20	6.06	60.20	215.22	28	6.06	60.20	6.06	60.20	215.22	28	6.06	60.20	6.06	60.20	215.22	28	6.06	60.20	6.06	60.20	215.22
9	1.51	215.22	9	1.51	215.22	29	6.06	60.20	6.06	60.20	215.22	29	6.06	60.20	6.06	60.20	215.22	29	6.06	60.20	6.06	60.20	215.22	29	6.06	60.20	6.06	60.20	215.22
10	1.51	215.22	10	1.51	215.22	30	6.06	60.20	6.06	60.20	215.22	30	6.06	60.20	6.06	60.20	215.22	30	6.06	60.20	6.06	60.20	215.22	30	6.06	60.20	6.06	60.20	215.22
11	1.51	215.22	11	1.51	215.22	31	6.06	60.20	6.06	60.20	215.22	31	6.06	60.20	6.06	60.20	215.22	31	6.06	60.20	6.06	60.20	215.22	31	6.06	60.20	6.06	60.20	215.22
12	1.51	215.22	12	1.51	215.22	32	6.06	60.20	6.06	60.20	215.22	32	6.06	60.20	6.06	60.20	215.22	32	6.06	60.20	6.06	60.20	215.22	32	6.06	60.20	6.06	60.20	215.22



SURVEYOR'S CERTIFICATE

1. STEVEN BRANT WHEELER, PROFESSIONAL LAND SURVEYOR, NUMBER 45222, WHILE IN COMPLIANCE WITH TITLE 26, CHAPTER 26, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, PURSUANT TO THE COURT ORDERED REPLEVIN, WAS UNDER AN OBLIGATION TO BE KNOWN AS PLATED WHILE PLATE 2, LOCATED IN WASHINGTON CO., WASHINGTON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 12-23-1(2) UNLESS IT WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.


 STEVEN ROBERT MOXLEY 202 445-0033

 7-13-2015
 Dr. J

NARRATIVE

THE UNDERGROUND WAS DONE AT THE REQUEST OF JOHNSON ENGINEERING DEVELOPMENT CORP. TO OBTAIN A FLOODPLAIN ELEVATION TO BE USED AS A FLOODPLAIN MAP.

THE JACOBS OF BARRACLOUGH IS LOCATED 1/4 MILE WEST OF THE WEST QUARTER CORNER TO THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 WEST, OF THE SALT LAKE BASIN AND NEARBY.

REFERENCES: UNITED STATES PATENT 2,741,421 FOR FLOODPLAIN ENGINEERING
UNITED STATES PATENT 2,741,421 FOR FLOODPLAIN ENGINEERING
UNITED STATES PATENT 2,741,421 FOR FLOODPLAIN ENGINEERING
RECORD OF SURVEY OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 WEST, OF THE SALT LAKE BASIN AND NEARBY
RECORD OF SURVEY OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 WEST, OF THE SALT LAKE BASIN AND NEARBY

[illegible][illegible]

ACKNOWLEDGMENT

STATE OF WASH
COUNTY OF WASHINGTON

ON THIS 14TH DAY OF JULY 2015, I, SCOTT R. HARRIS, PERSONALLY APPEARED BEFORE THE UNDERSIGNED ACTARY PUBLIC IN AND FOR THE STATE OF WASH. AND CERTIFIED TO ME THAT SCOTT R. HARRIS IS THE SIGNATORY PRESIDENT OF THE WASHINGTON POLICE ASSOCIATION, INC. WHOSE NAME DOES APPEAR ON THE STATE OF THE NAMES REGISTRATION, AND THAT HE ACKNOWLEDGED THAT HE EXECUTES THE SAME.

[illegible]

On this 18 day of December, 2018, I, J. HAZEN, personally appeared before the undersigned notary public in and for said State of Utah, said State of Utah being duly sworn, and being duly sworn and said he is the owner of the foregoing property and fully acknowledged that he executed said deed.

WITNESS my hand and seal of office at Washington County, Utah

3.22.18

BY COMMISSIONER, UTAH

J. HAZEN
Mayor Pro Tem
City of Salt Lake
By Commission Clerk in and for
COMMISSIONER, UTAH

FINAL PLAT OF:
RUSTED HILLS PHASE 3

LOCATED IN THE SE 1/4 OF SECTION 35 & THE
SW 1/4 OF SECTION 36, T42S, R15W, S1BAM
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PUBLIC WORKS DEPT. FOR WASHINGTON CITY, HAVE ON THE 28 DAY OF August AD 2016, REVIEWED THE PLANNING COMMISSION FILE AND HAVE RECOMMENDED THE SAME FOR ACCEPTANCE BY WASHINGTON CITY. <i>John C. Patten</i> PUBLIC WORKS WASHINGTON CITY	THE HEREIN SUBMISSION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE ON THE 28 DAY OF August AD 2016. <i>Ronald Carter</i> ENGINEER WASHINGTON CITY	APPROVED AS TO FORM THIS 18 DAY OF Sept AD 2016. <i>[Signature]</i> CITY ATTORNEY WASHINGTON CITY	ON THIS 30 DAY OF June AD 2016, THE PLANNING COMMISSION OF THE WASHINGTON CITY PLANNING DEPARTMENT HAS REVIEWED THE FINAL PLAT AND HAVING FOUND THAT IT COMPLEIES WITH THE REQUIREMENTS OF THE CITY PLANNING COMMISSION, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVES SAID SUBMISSION FOR ACCEPTANCE BY WASHINGTON CITY. <i>[Signature]</i> CHIEF PLANNING COMMISSION WASHINGTON CITY	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE PLANNING COMMISSION FILE AND HAVE AUTHORIZED THE MAYOR AND CITY COUNCIL, IN THE WHOLETY OF THE MEETING OF THE 28 DAY OF August AD 2016, HEREBY ACCEPTS AND OBLIGATIONS FOR THE PLAT. <i>[Signature]</i> ATTORNEY CITY RECORDS WASHINGTON CITY <i>[Signature]</i> MAYOR WASHINGTON CITY	I, WASHINGTON COUNTY TREASURER DEPTEN ON THE 28 DAY OF August AD 2016, HAVE REVIEWED THE PLAT AND HAVE RECEIVED THE NECESSARY FEES, LUT AND TAXES FOR THE PLANNING COMMISSION PLAT HAVE BEEN PAID. <i>[Signature]</i> WASHINGTON COUNTY TREASURER	DOC # 20160016184 <i>[Barcode]</i> <i>[Signature]</i> WASHINGTON COUNTY RECORDER

FINAL FLAT OF:
RUSTED HILLS PHASE 3

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SE 1/4 OF SECTION 35 & THE SW 1/4 OF SECTION 36, T42S, R15W, S15E.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 3, 2021

ACTION REQUESTED: Approval for the Heartland Minor Subdivision, located at approximately 3342 South to 3358 South Camino Real .

APPLICANT: Katherine Staheli

OWNER: Ralph and Katherine Staheli, Kale Goodman, Brad Stewart

ENGINEER: ProValue

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval for the Heartland Subdivision plat, located at approximately 3342 through 3358 South Camino Real. The applicant is wishing to have these six lots recorded following their vacation from the Rusted Hills Phase 3 subdivision.

The proposed minor subdivision is currently zoned Residential/Agricultural - One Ac. Min. (RA-1), with the surrounding zoning of RA-1 to the north, south and east, and Ag 20 to the west.

Staff has reviewed the requested proposal, and the proposed Heartland Subdivision, conforms to the standards as set forth in the Zoning Regulations and Subdivision Ordinance of the city.

Recommendation

Staff recommends that the Planning Commission recommend approval of the proposed Heartland Subdivision, to the City Council based on the following findings and subject to the following conditions:

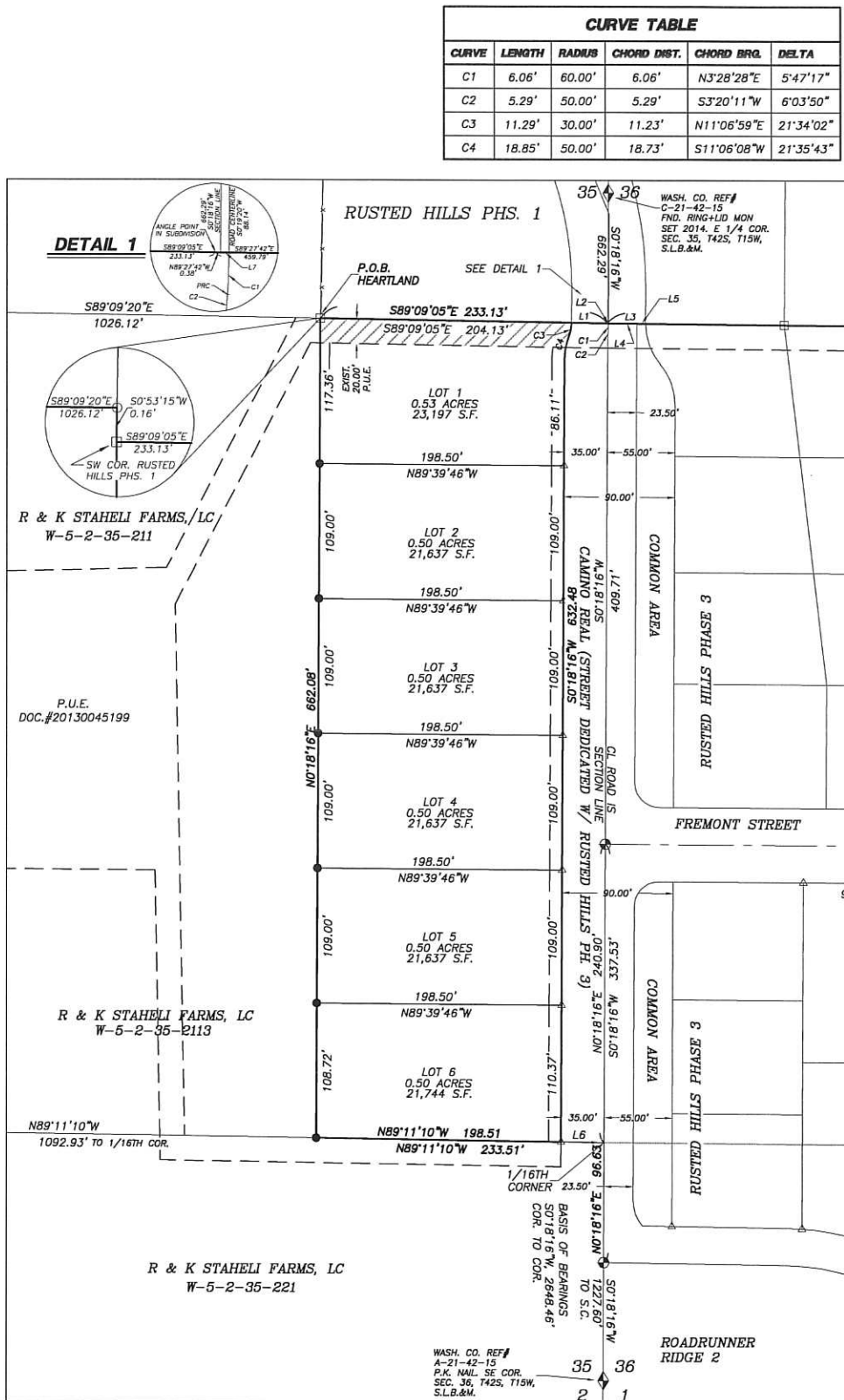
Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Washington City Subdivision Ordinance as

outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.
5. The shared access area between lots 1 and 4 needs to be adjusted by calling it a "Public Utility & Drainage Easement and Ingress & Egress Easement". Also, the area highlighted between lot 1 and 4 (this easement area) needs to be extended twenty more feet into lots 2 and 3.

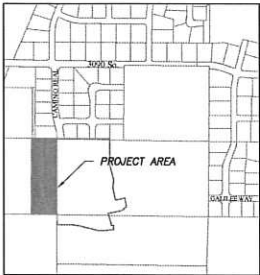


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	6.06'	60.00'	6.06'	N3°28'28"W	5°47'17"
C2	5.29'	50.00'	5.29'	S3°20'11"W	6°03'50"
C3	11.29'	30.00'	11.23'	N11°06'59"E	21°34'02"
C4	18.85'	50.00'	18.73'	S11°06'08"W	21°35'43"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	29.01'	N89°09'05"W
L2	0.99'	S89°27'40"E
L3	30.00'	S89°27'42"E
L4	22.89'	N89°27'42"W
L5	7.12'	S89°27'42"E
L6	35.00'	N89°11'10"W

GENERAL NOTES:

- ALL PUBLIC UTILITIES EASEMENTS ARE 7.50 FEET WIDE ALONG ALL SIDE AND REAR PROPERTY LINES, AND 10.00 FEET WIDE, ADJACENT TO ALL CITY STREETS, UNLESS OTHERWISE NOTED.
- NOTE: LOTS 1 IS SUBJECT TO AN EXISTING 20.00 FOOT WIDE PUBLIC UTILITIES/DRAINAGE EASEMENT (DOC. #20130045199), ALONG THE NORTH PROPERTY LINES.
- ALL REAR AND INTERIOR PROPERTY CORNERS ARE MARKED WITH A 5/8" REBAR CAP MONUMENT, STAMPED PROVALUE ENG. PLS 4938769 OR PLS 7837685.
- ALL SIDE LOT LINE BEARINGS SHALL BE PROJECTED INTO THE TOP BACK CURB AND SET WITH A P.K. NAIL.



VICINITY MAP
N.T.S.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, KALE & KAYLEE GOODMAN, WHO BEING DULY SWORN DID SAY THEY ARE THE SIGNERS OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

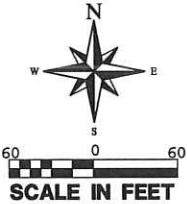
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CURRENT OWNERSHIP

- LOT 1 = R&K STAHELI FARMS LLC.
LOT 2 = KALE & KAYLEE GOODMAN
LOT 3 = BRAD & LORA STEWART
LOT 4 = R&K STAHELI FARMS LLC
LOT 5 = R&K STAHELI FARMS LLC
LOT 6 = R&K STAHELI FARMS LLC

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- WASHINGTON CITY CLASS 1 MONUMENT TO BE SET
- FOUND ROSENBERG ENG. AND OR PROVALUE ENG. REBAR CAP MONUMENT
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- HATCHED AREA DENOTES EXISTING 20' P.U.E. & DRAINAGE EASEMENT



SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS HEARTLAND, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

CHAD J. HILL, P.L.S. #7837685



2-9-2021
DATE

NARRATIVE

THIS SUBDIVISION WAS DONE AT THE REQUEST OF RALPH STAHELI TO CREATE A SUBDIVISION OF LAND TO BE KNOWN AS HEARTLAND. THE BASIS OF BEARINGS IS S00°18'16"W, 2548.46 FEET FROM THE WEST QUARTER CORNER TO THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN. REFERENCES: RUSTED HILLS PHASE 1 FINAL PLAT BY ROSENBERG ENGINEERING. RUSTED HILLS PHASE 2 & 3 FINAL PLATS BY PROVALUE ENGINEERING. "AMENDED" RECORD OF SURVEY OF SECTION 36, T42S, R15W, S.L.B.&M. BY PROVALUE ENGINEERING. FILE #6186-13. RECORD OF SURVEY OF SECTION 35, T42S, R15W, S.L.B.&M. BY PROVALUE ENGINEERING. FILE #6206-14. FOR SECTION 35 & 36, T42S, R15W, BREAKDOWN, SEE RECORDS OF SURVEY BY PROVALUE ENGINEERING. FILE #6186-13 & #6206-14.

HEARTLAND DESCRIPTION: TAX #W-5-2-35-211, W-5-2-36-3431

BEGINNING AT THE SOUTHWEST CORNER OF RUSTED HILLS SUBDIVISION PHASE 1, SAID POINT OF BEGINNING BEING LOCATED S00°18'16"W, ALONG THE SECTION LINE, 662.29 FEET, N89°27'42"W, 0.38 FEET, AND N89°09'05"W, 233.13 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°09'05"E, ALONG THE SOUTH LINE OF SAID RUSTED HILLS PHASE 1, 204.13 FEET; THENCE DEPARTING SAID LINE AND RUNNING ALONG THE WEST RIGHT-OF-WAY LINE OF CAMINO REAL, THE FOLLOWING THREE (3) COURSES: SOUTHERLY ALONG THE ARC OF A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 11.29 FEET, HAVING A CENTRAL ANGLE OF 21°34'02" (RADIUS POINT BEARS N89°40'21"W, CHORD BEARS: S11°06'59"W 11.23 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT 18.85 FEET, HAVING A CENTRAL ANGLE OF 21°35'43" (CHORD BEARS: S11°06'08"W 18.73 FEET); THENCE S00°18'16"W 632.48 FEET; THENCE DEPARTING SAID COURSE AND RUNNING N89°11'10"W, ALONG THE 1/16TH LINE, 198.51 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°18'16"E 662.08 FEET; to the POINT OF BEGINNING. CONTAINING 131,487 SQUARE FEET OR 3.019 ACRES.

SUBJECT TO AND TOGETHER WITH THAT PORTION OF AN EXISTING PUBLIC UTILITIES EASEMENT, AS DESCRIBED IN THAT CERTAIN EASEMENT DEED, DOCUMENT NO. 20130045199, WASHINGTON COUNTY RECORDS.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND, FOR GOOD AND VALUABLE CONSIDERATIONS RECEIVED, DOES HEREBY WARRANT, DEDICATE AND CONVEY TO THE CITY OF WASHINGTON, AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PARCELS OF LAND DESCRIBED AND SHOWN ON THIS PLAT AS INTENDED FOR THE PERPETUAL USE OF THE PUBLIC AS ROADS, TRAILS AND EASEMENTS FOR UTILITIES OR OTHER PUBLIC USE AS MAY BE DETERMINED BY CITY.

OWNER-R&K STAHELI FARMS LLC DATE KALE GOODMAN DATE BRAD STEWART DATE
RALPH STAHELI, MANAGER
KAYLEE GOODMAN DATE LORA STEWART DATE

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, RALPH STAHELI, MANAGER OF R&K STAHELI FARMS, LLC, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, BRAD & LORA STEWART, WHO BEING DULY SWORN DID SAY THEY ARE THE SIGNERS OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

FINAL PLAT OF:
HEARTLAND

LOCATED IN THE SE 1/4 OF SECTION 35, T42S,
R15W, S.L.B.&M.
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE WASHINGTON CITY, HAVE THIS THE ____ DAY OF ____ A.D. 20____, REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY WASHINGTON CITY, UT.	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 CITY COUNCIL HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON CITY, UT.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF ____ A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF ____ A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	
PUBLIC WORKS WASHINGTON CITY	ENGINEER WASHINGTON CITY	CITY ATTORNEY WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY	ATTEST: CITY RECORDER WASHINGTON CITY MAYOR WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

REVISIONS		DATE	BY
NO.	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
52 South 850 West, Suite 207 B
Hurricane City, Utah 84711
Phone: (435) 668-4501 Fax: (435) 668-4501
Cell: (435) 950-5071 CHAD HILL



FINAL PLAT OF:
HEARTLAND
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SE 1/4 OF SECTION 35, T42S, R15W, S.L.B.&M.

DATE: 2-9-2021
SCALE: 1"=60'
JOB NO.
21-002
SHEET NO:
1 OF 2

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEE'S, BY SIGNING THIS PLAT, DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

- a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
- b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT; OR
- c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

ZACHARY RENSTROM, GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

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

ON THIS THE DAY OF , PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, RONALD W. THOMPSON, WHO BEING DULY SWORN DID SAY HE IS THE GENERAL MANAGER OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT BY APPROPRIATE AUTHORITY AND THAT HE ACKNOWLEDGED BEFORE ME THAT WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT FOR ITS STATED PURPOSES.

RESIDING IN WASHINGTON COUNTY, UTAH

MY COMMISSION EXPIRES: NOTARY PUBLIC

OWNERS ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RALPH STAHLEI, MANAGER OF R&K STAHLEI FARMS, LC, KALE & KAYLEE GOODMAN, AND BRAD & LORA STEWART, DO HEREBY ACKNOWLEDGE AND CONSENT TO THE CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

R&K STAHLEI FARMS, LLC KALE GOODMAN DATE BRAD STEWART DATE
RALPH STAHLEI, MANAGING MEMBER
KAYLEE GOODMAN DATE LORA STEWART DATE

ACKNOWLEDGMENT

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

ON THIS THE DAY OF , PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, RALPH STAHLEI, MANAGER OF R&K STAHLEI FARMS, LC, WHO BEING DULY SWORN DID SAY HE IS THE SIGNER OF THE WATER IMPACT FEE ACKNOWLEDGEMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGMENT

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

ON THIS THE DAY OF , PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, KALE AND KAYLEE GOODMAN, WHO BEING DULY SWORN DID SAY THEY ARE THE SIGNERS OF THE WATER IMPACT FEE ACKNOWLEDGEMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACKNOWLEDGMENT

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

ON THIS THE DAY OF , PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, BRAD AND LORA STEWART, WHO BEING DULY SWORN DID SAY THEY ARE THE SIGNERS OF THE WATER IMPACT FEE ACKNOWLEDGEMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

MY COMMISSION EXPIRES: NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNERS ACKNOWLEDGEMENT OF WATER IMPACT FEES

THE UNDERSIGNED, OF AMERICA FIRST FEDERAL CREDIT UNION, MORTGAGEE OF RECORD DO HEREBY CONSENT TO THE OWNER ACKNOWLEDGEMENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: PRINT FOR: AMERICA FIRST FEDERAL CREDIT UNION

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 IS THE SENIOR VICE PRESIDENT OF AMERICA FIRST FEDERAL CREDIT UNION, AND THAT EXECUTED THE FOREGOING "MORTGAGEE'S CONSENT TO OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES" ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF IT'S BOARD OF DIRECTORS AND DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATE THEREIN.

MY COMMISSION EXPIRES: NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, SENIOR VICE PRESIDENT OF AMERICA FIRST FEDERAL CREDIT UNION, MORTGAGEE OF RECORD, DO HEREBY CONSENT TO THE RECORDING OF THIS SUBDIVISION PLAT KNOWN AS HEARTLAND.

PRINT NAME: SENIOR VICE PRESIDENT OF ZIONS FIRST NATIONAL BANK

ACKNOWLEDGMENT

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

ON THIS THE DAY OF , PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, OF AMERICA FIRST FEDERAL CREDIT UNION KNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

MY COMMISSION EXPIRES: NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNERS ACKNOWLEDGEMENT OF WATER IMPACT FEES

THE UNDERSIGNED, OF ZIONS FIRST NATIONAL BANK, MORTGAGEE OF RECORD DO HEREBY CONSENT TO THE OWNER ACKNOWLEDGEMENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

BY: PRINT FOR: ZIONS FIRST NATIONAL BANK

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 IS THE SENIOR VICE PRESIDENT OF ZIONS FIRST NATIONAL BANK, AND THAT EXECUTED THE FOREGOING "MORTGAGEE'S CONSENT TO OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES" ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF IT'S BOARD OF DIRECTORS AND DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATE THEREIN.

MY COMMISSION EXPIRES: NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, SENIOR VICE PRESIDENT OF , MORTGAGEE OF RECORD, DO HEREBY CONSENT TO THE RECORDING OF THIS SUBDIVISION PLAT KNOWN AS HEARTLAND.

PRINT NAME: SENIOR VICE PRESIDENT OF ZIONS FIRST NATIONAL BANK

ACKNOWLEDGMENT

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

ON THIS THE DAY OF , PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, OF ZIONS FIRST NATIONAL BANK KNOWLEDGED THAT HE EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

MY COMMISSION EXPIRES: NOTARY PUBLIC

FINAL PLAT OF:
HEARTLAND

LOCATED IN THE SE 1/4 OF SECTION 35 & THE
SW 1/4 OF SECTION 36, T42S, R15W, S.L.B.&M.
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
89 South 850 West, Suite 200 B
Hurricane City, Utah 84713
Phone: (435) 668-8387 Cell: 801-455-1111
Fax: (435) 558-3107 CAD: HILL



FINAL PLAT OF:
HEARTLAND
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SE 1/4 OF SECTION 35 & THE SW 1/4 OF SECTION 36, T42S, R15W, S.L.B.&M.

DATE: 2-9-2021
SCALE: 1"=60'
JOB NO:
21-002

SHEET NO:
2 OF 2

Child Care Licensing Program Menus

Week 1								
Meal				Monday	Tuesday	Wednesday	Thursday	Friday
Breakfast (Serve all 3 components)	Age 1-2	Age 3-4	Age 5-6					
Milk* Fruit, vegetable or 100% juice Grain/bread or alternate** Alternate Cereal (cold or hot)*** or pasta Other non-creditable items	½ cup ¼ cup ½ slice ½ serving ¼ cup	¾ cup ½ cup ½ slice ½ serving ¼ cup	1 cup ½ cup 1 slice 1 serving ½ cup	Milk Banana Whole wheat cinnamon toast	Milk Orange wedges English muffin Fruit preserve	Milk Peaches Cold cereal	Milk Strawberries Buttermilk pancakes Apricot glaze	Milk Kiwi Oatmeal muffin
Morning Snack**** (Serve 2 of the 5 components listed)	Age 1-2	Age 3-4	Age 5-6					
Milk* Fruit, vegetable or 100% juice Meat (lean, poultry or fish) or alternate Tofu or other soy product Cheese Large egg Cooked Dry beans and peas Yogurt, plain or flavored unsweetened Peanut butter Nuts Grain/bread or alternate** Alternate Cereal (cold or hot)*** or pasta	½ cup ½ cup ½ oz. ½ oz. ½ oz. ½ 1/8 cup ¼ cup 1 Tbsp ½ oz. ½ slice ½ serving ¼ cup	½ cup ½ cup ½ oz. ½ oz. ½ oz. ½ 1/8 cup ¼ cup 1 Tbsp ½ oz. ½ slice ½ serving ¼ cup	1 cup ¾ cup 1 oz. 1 oz. 1 oz. ½ 1/8 cup ¼ cup 2 Tbsp 1 oz. 1 slice 1 serving ½ cup	Celery sticks Peanut butter	Fresh broccoli and carrots Whole wheat crackers	Apple slices	Cherry tomatoes String cheese	Milk Animal crackers

Child Care Licensing Program Menus

Meal				Monday	Tuesday	Wednesday	Thursday	Friday
Lunch (Serve all 5 of the components listed)	Age 1-2	Age 3-4	Age 5-6					
Milk* Meat (lean, poultry or fish) or alternate Tofu or other soy product Cheese Large egg Cooked beans Peanut butter Nuts Yogurt, plain or flavored unsweetened Fruit or 100% juice Vegetable Grain/bread or alternate** Alternate Cereal (cold or hot)*** or pasta	½ cup 1 oz. 1 oz. 1 oz. ½ each ¼ cup 2 Tbsp ½ oz. ½ cup 1/8 cup 1/8 cup ½ slice ½ serving ¼ cup	¾ cup 1 ½ oz. 1 ½ oz. 1 ½ oz. ¾ each ¾ cup 3 Tbsp ¾ oz. ¾ cup ¼ cup ¼ cup ½ slice ½ serving ¾ cup	1 cup 2 oz. 2 oz. 2 oz. 1 each ½ cup 4Tbsp 1 oz. 1 cup ½ cup ½ cup 1 slice 1 serving ½ cup	Milk Low Sodium chicken noodle soup Strawberries Green Salad Oyster crackers	Milk Fish Sticks Cantaloupe Mixed vegetables Whole wheat roll	Milk Chicken salad sandwiches on whole wheat bread Grapes Celery	Milk Whole grain pasta salad with vegetables, cheese and cooked black beans Mandarin oranges	Milk Teriyaki chicken Pineapple Green beans Brown rice
Afternoon Snack**** (Serve 2 of the 5 components listed)	Age 1-2	Age 3-4	Age 5-6					
Milk* Fruit, vegetable or 100% juice Meat (lean, poultry or fish) or alternate Tofu or other soy product Cheese Large egg Cooked Dry beans and peas Yogurt, plain or flavored unsweetened Peanut butter Nuts Grain/bread or alternate** Alternate Cereal (cold or hot)*** or pasta	½ cup ½ cup ½ oz. ½ oz. ½ oz. ½ each 1/8 cup ¼ cup 1 Tbsp ½ oz. ½ slice ½ serving ¼ cup	½ cup ½ cup ½ oz. ½ oz. ½ oz. ½ each 1/8 cup ¼ cup 1 Tbsp ½ oz. ½ slice ½ serving 1/3 cup	1 cup ¾ cup 1 oz. 1 oz. 1 oz. ½ each 1/8 cup ¼ cup 2 Tbsp 1 oz. 1 slice 1 serving 3/4 cup	Whole grapes Mixed nuts	Fruit and yogurt parfait with granola	Blueberries Graham crackers	Banana Peanut butter Whole wheat toast	Fruit kabob (seasonal fruit) with yogurt dip

Child Care Licensing Program Menus

Week 2								
Meal				Monday	Tuesday	Wednesday	Thursday	Friday
Breakfast (Serve all 3 components)	Age 1-2	Age 3-4	Age 5-6					
Milk* Fruit, vegetable or 100% juice Grain/bread or alternate** Alternate Cereal (cold or hot)*** or pasta Other non-creditable items	½ cup ½ cup ½ slice ½ serving ¼ cup	¾ cup ½ cup ½ slice ½ serving ¼ cup	1 cup ½ cup 1 slice 1 serving ½ cup	Milk Orange wedges Banana bread	Milk Strawberries Cold cereal	Milk Whole wheat blueberry pancakes Syrup	Milk Applesauce Bagel Cream cheese	Milk Banana Oatmeal Brown sugar
Morning Snack**** (Serve 2 of the 5 components listed)	Age 1-2	Age 3-4	Age 5-6					
Milk* Fruit, vegetable or 100% juice Meat (lean, poultry or fish) or alternate Tofu or other soy product Cheese Large egg Cooked Dry beans and peas Yogurt, plain or flavored unsweetened Peanut butter Nuts Grain/bread or alternate** Alternate Cereal (cold or hot)*** or pasta	½ cup ½ cup ½ oz. ½ oz. ½ oz. ½ 1/8 cup ¼ cup 1 Tbsp ½ oz. ½ slice ½ serving ¼ cup	½ cup ½ cup ½ oz. ½ oz. ½ oz. ½ 1/8 cup ¼ cup 1 Tbsp ½ oz. ½ slice ½ serving ¼ cup	1 cup ¾ cup 1 oz. 1 oz. 1 oz. ½ 1/8 cup ¼ cup 2 Tbsp 1 oz. 1 slice 1 serving ½ cup	Plums String cheese Whole grain wheat thins	Carrots Hummus Pita chips	Celery Peanut butter	Grapes Trail mix with nuts, granola, dried fruits	Apple slices Goldfish crackers

Child Care Licensing Program Menus

Meal				Monday	Tuesday	Wednesday	Thursday	Friday
Lunch (Serve all 5 of the components listed)	Age 1-2	Age 3-4	Age 5-6					
Milk* Meat (lean, poultry or fish) or alternate Tofu or other soy product Cheese Large egg Cooked beans Peanut butter Nuts Yogurt, plain or flavored unsweetened Fruit or 100% juice Vegetable Grain/bread or alternate** Alternate Cereal (cold or hot)*** or pasta	½ cup 1 oz. 1 oz. 1 oz. ½ each ¼ cup 2 Tbsp ½ oz. ½ cup 1/8 cup 1/8 cup ½ slice ½ serving ¼ cup	¾ cup 1 ½ oz. 1 ½ oz. 1 ½ oz. ¾ each ¾ cup 3 Tbsp ¾ oz. ¾ cup ¾ cup ¾ cup ½ slice ½ serving ¾ cup	1 cup 2 oz. 2 oz. 2 oz. 1 each ½ cup 4Tbsp 1 oz. 1 cup ¼ cup ½ cup 1 slice 1 serving ½ cup	Milk Nachos with black beans and cheese Pineapple Cucumber slices	Milk Grilled cheese sandwich Tomato soup Apples (Whole wheat bread)	Milk Chicken nuggets Peaches Cauliflower Whole wheat roll	Milk Stir fry with beef, vegetables, and low sodium soy sauce Mandarin oranges Brown rice	Milk Turkey burger on a whole wheat bun, with lettuce, tomatoes, pickles Pears Cherry tomatoes
Afternoon Snack**** (Serve 2 of the 5 components listed)	Age 1-2	Age 3-4	Age 5-6					
Milk* Fruit, vegetable or 100% juice Meat (lean, poultry or fish) or alternate Tofu or other soy product Cheese Large egg Cooked Dry beans and peas Yogurt, plain or flavored unsweetened Peanut butter Nuts Grain/bread or alternate** Alternate Cereal (cold or hot)*** or pasta	½ cup ½ cup ½ oz. ½ oz. ½ oz. ½ each 1/8 cup ¼ cup 1 Tbsp ½ oz. ½ slice ½ serving ¼ cup	½ cup ½ cup ½ oz. ½ oz. ½ oz. ½ each 1/8 cup ¼ cup 1 Tbsp ½ oz. ½ slice ½ serving 1/3 cup	1 cup ¾ cup 1 oz. 1 oz. 1 oz. ½ each 1/8 cup ¼ cup ¼ cup 2 Tbsp 1 oz. 1 slice 1 serving 3/4 cup	Cherry tomatoes and snap peas	Milk Oatmeal raisin cookie	Bananas Peanut butter Graham crackers	Yogurt Strawberries	Salsa Fat free refried beans Baked corn chips

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 3, 2021

ACTION REQUESTED: C-21-01 - A request for a Conditional Use Permit for a Daycare facility, located at 143 South Desert Saguaro Lane.

APPLICANT: Rose Jessop

OWNER: Same

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: No recommendation on this agenda

Background

The applicant is requesting approval of a Conditional Use Permit to operate a daycare facility out of her home in a residential neighborhood, located at 143 South Desert Saguaro Lane. The daycare will run from 7:30 a.m. to 6:00 p.m. Monday through Friday. The applicant is requesting a number of 16 children (which is the maximum for in-home use) be approved for this daycare facility. With the 16 children requested, a second caregiver will always be required to be on-premises. The home will be required to be inspected by the Building Department and Fire Department, and given approval from both for the proposed use.

The daycare will be held in the home in the designated area (garage area) as shown on the attached exhibit(s), with an area fenced off at the back of the home for outdoor recreation time. A drop off and pick up plan will need to be in place to mitigate any traffic congestion or concerns.

Staff has reviewed the request, and has a few concerns as it relates to the property/location itself. The development is a subdivision with smaller homes and all the surrounding land around each home is labeled as common or limited-common area. The yard areas around all these homes in the subdivision are somewhat small in size. The streets are private, making them smaller than the standard residential streets in size (could be problematic in drop-off/pick-up circumstances). Staff just feels the location is limited in all the areas mentioned above. Staff will make note that the applicant intends on this location being a temporary location until a commercial location can be built and utilized. So if the Commission wants to consider a temporary (or time limited) approval, that is something that could be considered.

Recommendation

Staff has no recommendation for the Planning Commission due to concerns at the location. If the Planning Commission wishes to do some sort of an approval C-21-01, allowing for a daycare facility at 143 South Desert Saguaro Lane, then it could be based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. The daycare will be limited to operating hours of 7:30 a.m. to 6:00 p.m. on Mondays through Friday.
3. The maximum number of children will be no greater than sixteen (16), as outlined in the state adopted regulations (including a second caregiver always on the premises).
4. The children shall be kept in the home or backyard area during operating hours (unless arriving or departing at the beginning or end of each day).
5. A copy of the approved State of Utah license for Daycare facility will be kept current and on file at the Community Development Department offices.
6. Inspections by both the Building Department and Fire Department will need to be approved before the daycare operations begin.
7. A drop-off/pick-up schedule plan will need to be provided to city staff in the Community Development Department (and approved) before any daycare sessions begin.
8. A possible temporary or limited approval ending date to be determined by the Commission.



Early Adventures

Daily Schedule - Preschool & Up

TIME	ACTIVITY
7:30 – 8:00 AM	Welcome! Good Morning! Children arrive; teachers greet parents and interact with the preschoolers, coloring, table toys, play dough, etc.
8:00 – 8:30 AM	Breakfast
8:30 – 8:45 AM	Bathroom & Wash Up Routine
8:45 – 9:00 AM	Circle Time / Group Time
9:00 – 9:30 AM	Arts & Crafts
9:30 – 9:45 AM	Math Time
9:45 – 10:00 AM	Literacy Activities
10:00 – 10:15 AM	Science / Discovery Time
10:15 – 11:15 AM	Outside Play and Gross Motor Activities
11:15 – 11:45 AM	Bathroom & Wash Up Routine then Lunch.
11:45 – 12:45 PM	Outside Play or Free Play (Inside)
12:45 – 1:00 PM	Story Time - Interactive Songs – Finger Rhymes
1:00 – 3:00 PM	Bathroom & Wash Up Routine. Nap time for younger children, quiet time for older children, older children can rest and watch TV or play quietly.
3:00 – 3:30 PM	Snack Time
3:30 – 4:00 PM	Special Activities – view lesson plans
4:00 – 4:30 PM	Free Play / Play Dough / Coloring / Cutting / Table Toys
4:30 – 5:00 PM	Outside Play or Free Play (Inside)

Please keep in mind: This schedule can change.

Outdoor play will depend on the weather.

The schedule shown above is for preschoolers ages 2.5 to 6 years.

Our preschool curriculum offers children experiences which emphasize emotional and social development as well as the development of cognitive, language, physical, sensory perception, spatial ability, creative expression, and self-awareness.

Our Creative Curriculum For Preschool Children offers themed lesson plans that offer a fun and engaging day. Our preschool curriculum offers lots of hands on play for little learners.

Our preschool curriculum helps the children to build friendships as they learn to communicate with each other as their language skills develop. Through age-appropriate activities, our preschool curriculum encourages growth and exploration.

Preschoolers will have fun, age appropriate activities that involve their five senses and the world around them. Some of the activities they engage in include: art and sensory experiences, singing songs, finger rhymes, doing puzzles, hearing stories, using play dough, learning their letters, numbers, shapes and colors.

Children will be introduced to each week's themed lesson plans through songs, rhymes, stories and fun hands on activities.

Some fun sensory activities the children will participate in each month are playing with water or playing with rice in a sand table.

Early Adventures

Daily Schedule - Infant

TIME	ACTIVITY
7:30 - 8:00 AM	Welcome! Children arrive; teachers greet parents and interact with the babies. Sit babies in your lap and offer them rattles & chew toys.
8:00 - 8:30 AM	Free play time: floor time, tummy time, or snuggles and singing.
8:30 - 9:00 AM	Breakfast for older babies / bottles offered to younger babies. Holding, snuggling & rocking.
9:00 - 9:15 AM	Diaper Routine.
9:15 - 9:30 AM	Touch and sensory exploration activities with discovery bins.
9:30 - 10:30 AM	Snack time for older babies/ bottles offered to younger Babies. Outdoor time, stroller walks, easy pushes on the baby swing.
10:30 - 11:30AM	Diaper routine then nap time.
11:30 - 12:30 PM	Lunch time for older babies / bottles offered to younger babies, holding, snuggling, & rocking.
12:30- 12:45 PM	Diaper routine
12:45- 1:00 PM	Touch and sensory exploration activities with discovery bins.
1:00 – 2:00 PM	Diaper routine. Afternoon nap
2:00 – 3:00 PM	Snack time for older babies/ bottles offered to younger Babies. Outdoor time, stroller walks or easy pushes on the baby swing.
3:00 - 3:30 PM	Free play time: floor time & tummy time
3:30 - 4:30 PM	Hold babies in your lap and offer them rattles & chew toys.
4:30 - 5:30 PM	Greet parents and say goodbye to children.

Please keep in mind: This schedule is only a general guideline. This schedule is flexible and will be changed to adjust to baby's needs.

Naps, snacks, lunch and bottles will be adjusted to the baby's own schedule.

Outdoor play will depend on the weather.

Diapers are changed every 2 hours or more often if needed.

Parents are welcome to visit unannounced at any time

Baby Group Time

During the day, when babies are up, awake, happy and being social we will place the babies near each other for a baby group time experience.

This will be a fun learning experience for the babies to see each other as we interact with the babies using, pictures or stuffed animals, reading a story, or singing songs.

Outdoor Play

Outdoor play time for a young baby may consist of a walk in the stroller, sitting in teachers lap while hearing songs or stories, rocking in a chair with teacher or gentle pushes in a baby swing (when the baby can sit up unattended).

Older babies outside time may consist of (same as above) or sitting on a playpen pad or a thick blanket outside with age appropriate toys.

Discovery Baskets

Older babies will have fun each day exploring the discovery baskets which contain materials to explore at their own pace.

These items will be fun sensory items of different shapes and textures.

Early Adventures

Daily Schedule – Toddler

TIME	ACTIVITY
7:00 - 8:00 AM	Welcome! Children arrive; teachers greet parents and interact with toddlers. Free Play
8:00 - 8:30 AM	Breakfast
8:30 – 8:45 AM	Diaper Routine
8:45- 9:00 AM	Circle Time & Weather update
9:00 - 9:30 AM	Interactive Songs & Finger Rhymes
9:30 - 10:30 AM	Snack Time and Arts & Crafts
10:30 - 11:30AM	Learning Time – Refer to toddler lesson plans for today's activities.
11:30 – 12:15 PM	Outside Play
12:15 - 1:00 PM	Check diapers, wash up, then Lunch.
1:00 – 3:00 PM	Nap time for younger children, story time for older children. Older children can rest and watch TV or play quietly.
3:00 – 3:30 PM	Snack Time & Outside Play or Free Play (Inside)
3:30 – 4:30 PM	Special activity time – refer to toddler lesson plans for today's activity.
4:30 - 5:30 PM	Free Play – Outside or Inside



Utah Food Handler Permit

ILENE JESSOP

Expires: 1/12/2024

Permit # SF-H53289



Issued by the Southwest Utah Public Health Dept.

This permit is NOT a legal form of identification

From Rose,

Thank you for taking the time to help us open our business and for any advice you may have. I am writing to explain our plan and situation more in depth than the application process entails.

I moved from Heber City last year where I taught preschool for two years. Since moving to Washington, I have been tending children for family and friends seemingly nonstop. I was finally able to purchase a home for the first time in my life. As a single mom of 4, I wanted a better way to provide for my children and have some security that I will be able to pay my bills. My sister and I decided to fulfill our dreams of being small business owners and fill a need in the community at the same time.

I understand the concerns about increased traffic in the neighborhood and I would like to address that right away. First of all, we have several parents in the neighborhood already committed to sending their children to our daycare. We are only going to be licensed to have 16 total children so between the locals that are within easy walking distance and the fact that most families have multiple children the additional traffic should be minimal. I have also provided a traffic plan that will be given to and explained to each commuting parent. Secondly, the neighbors on both sides of my lot are my brothers and they are on board with this plan. Lastly, my HOA has given us a consent letter as we have addressed all the concerns raised by them.

Our goal is only to get the business established and work out the details so we can move to a larger facility. We have no plans to remain in a home for more than a year or two. I, however, plan to live in this neighborhood for a long time and will be very careful to keep a great relationship with the other members of the community.

From Ilene,

I have always wanted to start a business where I could make a difference in people's lives, and to be perfectly honest starting a daycare was something that I hadn't even thought about until recently. I had been working a regular job while taking my own daughter to a daycare for 4 years. Over those 4 years I have become very familiar with the daycare process as well as the overwhelming need for quality daycare options in the Southern Utah area. My friends and family would often say they had been on the daycare waitlist for over a year and wanted "my spot" as soon as my daughter enrolled in school.

My sister and I grew up in a large family with many siblings. We each have 4 children of our own as well. As our children have all grown out of the preschool age, we now have time to start a business to bring some security for our families and to create a company that our children can hopefully take over as their own one day. We have both given up our jobs and poured our savings into getting this daycare set up to be a first class environment for the children. The garage has been converted into an amazing multi purpose room with an air conditioning unit, sealed floor, and added smoke detectors. We have added custom paint, furniture, and educational wall decor to create a feeling of fun and learning. Our curriculum and centers will keep children engaged and entertained.

We have worked very hard to get certified as a daycare provider and are both in the process of becoming licensed directors so we can move to a larger daycare center as soon as possible.

B&G PROJECT NUMBER 201216
FINLEY FARMS

PRELIMINARY PLAT
LOCATED IN WASHINGTON, UTAH

SOUTH 1/4 OF SECTION 2, T 43S, R 15 W, SLB&M
PARCEL # W-5-3-2-231 & W-5-3-2-2111

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	OVERALL BOUNDARY & ACCESS PLAN



PROJECT INFORMATION	
ZONING	R-1-10
TOTAL AREA	70.28 ACRES
TOTAL UNITS	175
DENSITY	2.49 D.U./ ACRE

OWNER / DEVELOPER
MST 150 LLC
267 EAST 1400 SOUTH SUITE, 101B
ST GEORGE, UTAH 84790

CONTACT:
TODD SMITH
(801)979-8633
todd@brotherskeeperutah.com

ENGINEERING CONTACT
BUSH & GUDGELL, INC.
205 EAST TABERNAACLE #4
ST GEORGE, UT 84770

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

R-1-10 PARCEL:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°03'05" EAST ALONG THE QUARTER SECTION LINE 1617.16 FEET; THENCE SOUTH 89°15'33" EAST 344.51 FEET; THENCE NORTH 00°44'27" EAST 410.00 FEET; THENCE SOUTH 89°15'33" EAST 97.71 FEET; THENCE NORTHWESTERLY ALONG A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 21°35'33" WEST A DISTANCE OF 76.01 FEET), CENTER POINT LIES SOUTH 86°06'31" WEST THROUGH A CENTRAL ANGLE OF 35°24'07", A DISTANCE OF 77.24 FEET; THENCE NORTHWESTERLY ALONG A 175.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 30°25'09" WEST A DISTANCE OF 53.99 FEET), CENTER POINT LIES NORTH 50°42'23" EAST THROUGH A CENTRAL ANGLE OF 17°44'56", A DISTANCE OF 54.21 FEET; THENCE EASTERLY ALONG A 730.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 77°36'40" EAST A DISTANCE OF 331.19 FEET), CENTER POINT LIES SOUTH 25°30'00" EAST THROUGH A CENTRAL ANGLE OF 26°13'21", A DISTANCE OF 334.10 FEET; THENCE SOUTH 89°16'40" EAST 741.71 FEET; THENCE SOUTH 00°44'33" WEST 360.67 FEET; THENCE SOUTHERLY ALONG A 150.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 18°45'05" EAST A DISTANCE OF 100.11 FEET), CENTER POINT LIES SOUTH 89°15'27" EAST THROUGH A CENTRAL ANGLE OF 38°59'16", A DISTANCE OF 102.07 FEET; THENCE SOUTH 38°14'43" EAST 199.23 FEET; THENCE SOUTH 51°45'17" WEST 224.14 FEET; THENCE SOUTHWESTERLY ALONG A 270.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 26°14'52" WEST A DISTANCE OF 232.53 FEET), CENTER POINT LIES SOUTH 38°14'43" EAST THROUGH A CENTRAL ANGLE OF 51°00'49", A DISTANCE OF 240.40 FEET; THENCE SOUTH 00°44'27" WEST 220.84 FEET; THENCE SOUTH 89°15'33" EAST 215.42 FEET; THENCE SOUTH 57°27'54" EAST 191.46 FEET; THENCE SOUTH 36°02'25" WEST 109.36 FEET; THENCE SOUTH 30°12'35" WEST 141.58 FEET; THENCE SOUTH 27°46'11" WEST 105.95 FEET; THENCE SOUTH 33°47'59" WEST 161.96 FEET; THENCE SOUTH 30°38'20" WEST 217.47 FEET; THENCE SOUTH 40°36'34" WEST 210.52 FEET; THENCE SOUTH 43°32'30" WEST 204.74 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE NORTH 88°55'08" WEST ALONG SAID LINE 1069.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2,970,416 SQUARE FEET OR 68.19 ACRES.

60' ROW PARCEL:

A PORTION OF LAND BEING THE SOUTH 160.00 FEET OF LOT 3, CRIMSON HIGH SCHOOL AND MIDDLE SCHOOL MINOR SUBDIVISION, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, AND RUNNING THENCE NORTH 89°03'34" WEST 562.84 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CRIMSON CLIFFS WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTHERLY ALONG A 592.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 03°31'15" WEST A DISTANCE OF 94.96 FEET), CENTER POINT LIES NORTH 81°52'45" EAST THROUGH A CENTRAL ANGLE OF 09°12'00", A DISTANCE OF 95.06 FEET AND 2) NORTH 01°04'45" EAST 65.33 FEET; THENCE SOUTH 89°03'34" EAST 570.43 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 01°04'10" WEST ALONG SAID LINE 160.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 91,031 SQUARE FEET OR 2.09 ACRES.

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.

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, WEATHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.



FEBRUARY 2021
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337

BUSH & GUDGELL, INC.
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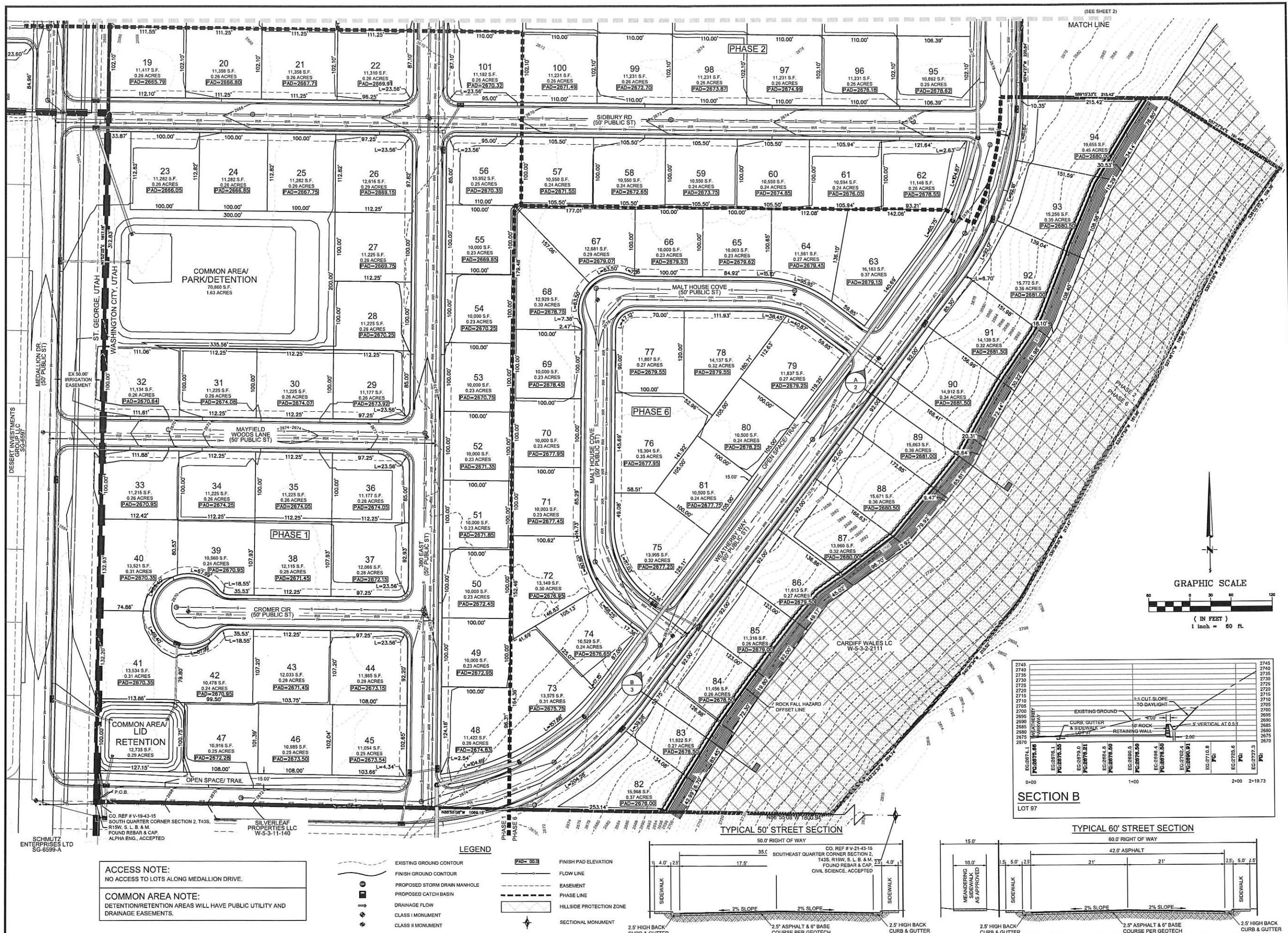


DATE: FEB 2021
DRAWN: CRW/CL
APPROVED: MFM
SCALE: NOTED
JOB NO.: 201216

PRELIMINARY PLAT
FINLEY FARMS
LOCATED IN WASHINGTON, UTAH

SHEET 1 OF 4
SHEETS

received
2-11-21



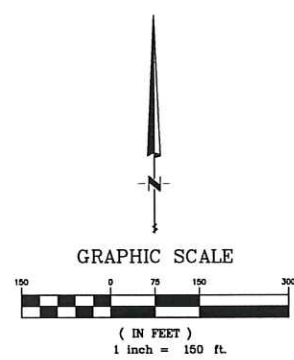
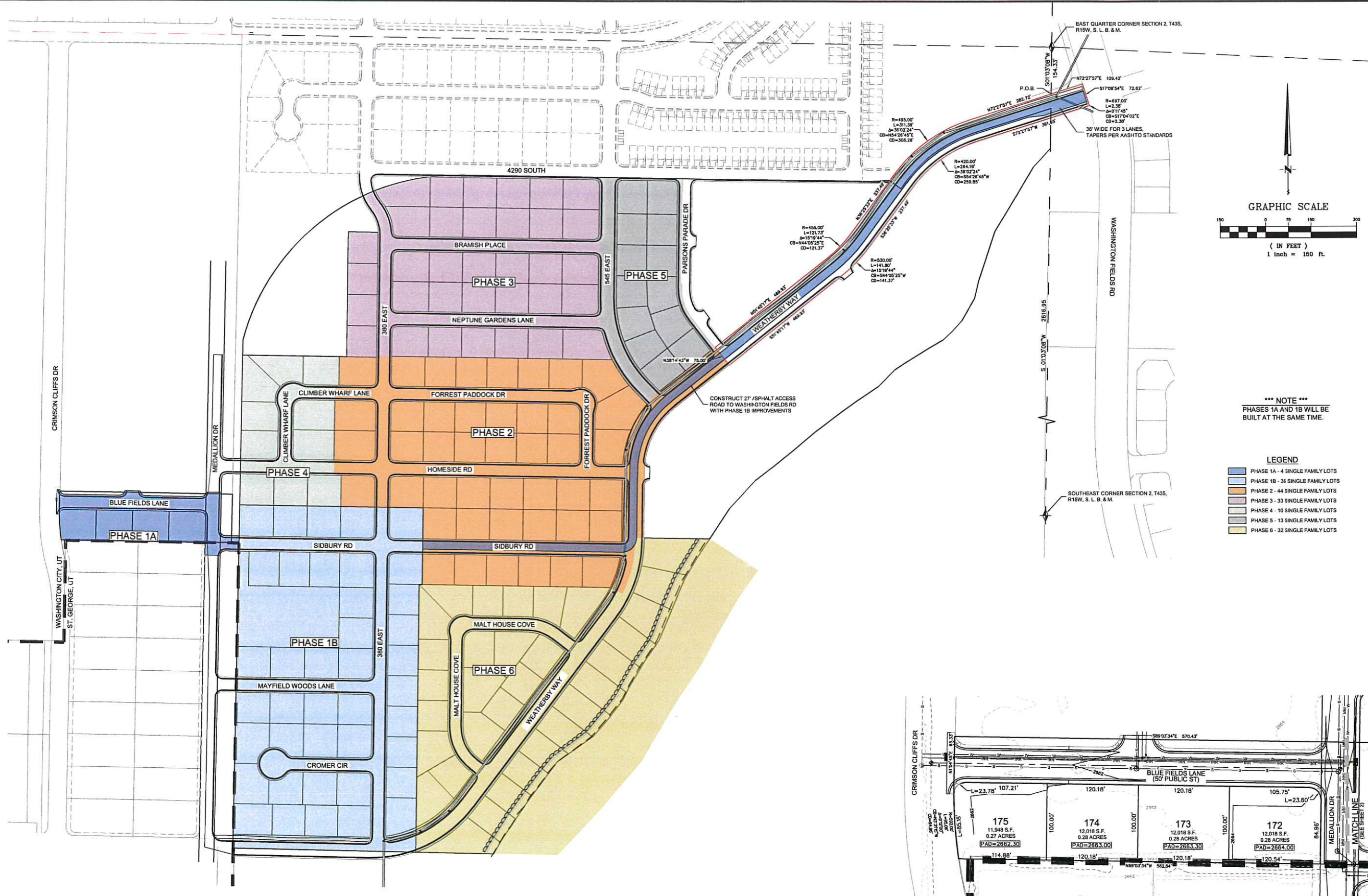
BUSH & GUDGELL, INC.
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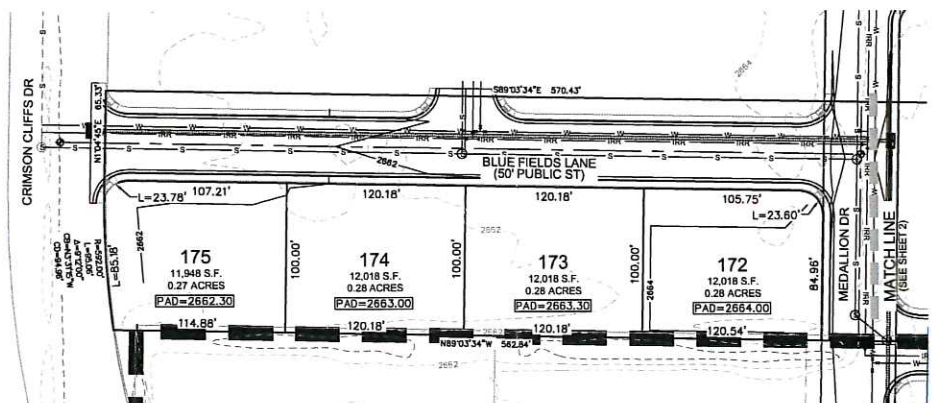
PRELIMINARY PLAT
FINLEY FARMS
LOCATED IN WASHINGTON, UTAH

SHEET 3 OF 4
FILE: PRE-PLAT



*** NOTE ***
PHASES 1A AND 1B WILL BE BUILT AT THE SAME TIME.

- LEGEND**
- PHASE 1A - 4 SINGLE FAMILY LOTS
 - PHASE 1B - 35 SINGLE FAMILY LOTS
 - PHASE 2 - 44 SINGLE FAMILY LOTS
 - PHASE 3 - 33 SINGLE FAMILY LOTS
 - PHASE 4 - 10 SINGLE FAMILY LOTS
 - PHASE 5 - 13 SINGLE FAMILY LOTS
 - PHASE 6 - 32 SINGLE FAMILY LOTS



- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GROUND CONTOUR
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED CATCH BASIN
 - DRAINAGE FLOW
 - CLASS I MONUMENT
 - CLASS II MONUMENT
 - FINISH PAD ELEVATION
 - FLOW LINE
 - EASEMENT
 - PHASE LINE
 - HILLSIDE PROTECTION ZONE
 - SECTIONAL MONUMENT

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DATE: FEB 2021
DRAWN: CBM/CL
APPROVED: NEM
SCALE: 1" = 150'
JOB NO.: 20216

OVERALL BDY & ACCESS PLAN
FINLEY FARMS
LOCATED IN WASHINGTON, UTAH

SHEET 4 OF 4
FILE: PRE-PLAT

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	March 3, 2021
ACTION REQUESTED:	Preliminary plat approval for the Finlay Farms subdivision, located at approximately 300 East 4300 South.
APPLICANT:	MST-150
OWNER:	Cardiff Wales, LLC
ENGINEER:	Bush and Gudgell, Inc
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Preliminary plat for the Finlay Farms subdivision, located at approximately 300 East 4300 South. The applicant is proposing 175 lots on an area of coverage of 64.86 acres. The zoning designation at this particular location is Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) & Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8). The surrounding zoning is R-1-8 to the north, Ag-20 to the east, RA-1 to the west, and Stucki Farms PCD to the south.

These parcels were recently rezoned into the R-1-8 and R-1-10 zoning designations. 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 Finlay Farms subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

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

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

WASHINGTON 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

Background

This item was tabled at the February 17th, 2021 Planning Commission meeting. The applicant was asked to get together with the Fire Chief and work out a solution for emergency secondary access to this proposed development. After those discussions, the applicant is going to use the exception in the Fire Code to have fire sprinkling systems installed in each of the dwelling units, thus removing the requirement for a secondary access at this point. A secondary access will come at a future date when the remaining portion of land within Area 7 is developed.

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:

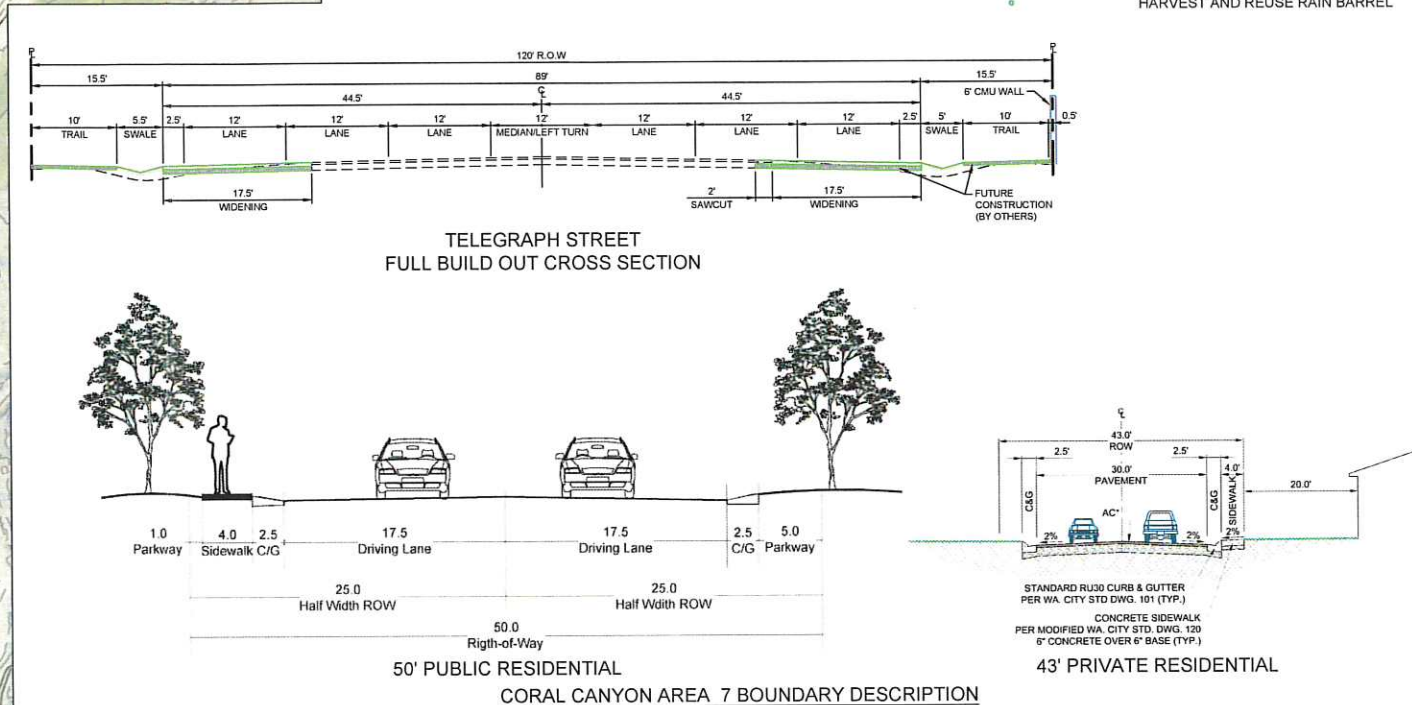
Findings

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.



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'

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.horrock.com

WARNING

REVISIONS	
REV #	DATE

DRAWING INFO
DATE 01-11-2017

D AT CORAL CANYON

PRELIMINARY PLAT

PRELIMINARY PLAT

THE Revised
received
2-25-21

PRE-01

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