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
March 17, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday March 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 you may view the meeting but not participation.

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 March 17, 2021.

2. APPROVAL OF MINUTES
   a. Approval of the minutes from March 3, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. MINOR SUBDIVISION
   a. Consideration and recommendation to the City Council the Final Plat for the Heartland Minor Subdivision located at approximately 3342 South to 3358 South Camino Real. Applicant is Katherine Staheli.

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 the Cross Roads Phase 4 Preliminary Plat Amendment located at approximately Farmhouse Drive and Stucki Farms Parkway. The purpose of the amendment is to eliminate two lots within the final phase of Cross Roads allowing for the lots around the cul-de-sa to increase in size. Also a gate has been added to the south

intersection of Farmhouse Drive and Resolution circle, reducing the road to a 36 foot private street section. Applicant is South Landing LLC, Karl Larson.

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

6. 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 Labyrinth Point at Long Valley Preliminary Plat located at approximately Long Valley Road and SR-7. Applicant is Jim Raines.

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

b. Public Hearing for consideration and recommendation to City Council for the Starr Springs at Long Valley Preliminary Plat located at approximately Long Valley Road and SR-7. Applicant is Jim Raines.

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

7. 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-21-07 for the design for a current Planned Unit Development for Red Mesa at Sunrise Valley located at approximately 400 South Country Way. Applicant is Middon LLC.

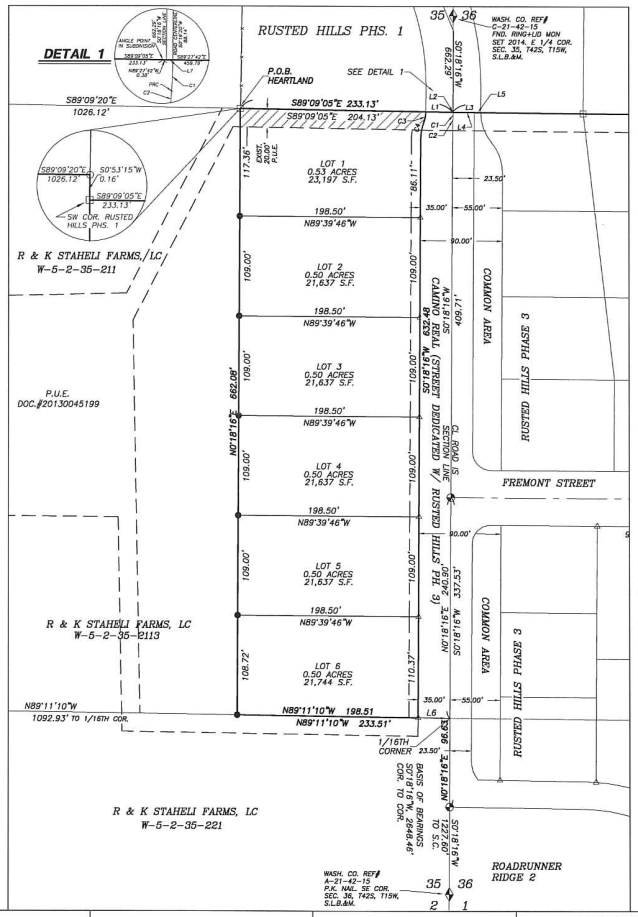
Public comment for this item will be accepted at: washingtoncity.org/meetings, until the close of the public hearing by the commission.

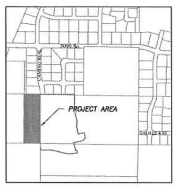
POSTED this day12th of March, 2021
Kathy Spring
Zoning Technician

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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	6.06'	60.00'	6.06'	N3°28'28"E	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





VICINITY MAP
N.T.S.

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

N, W, E, S
60 0 60
SCALE IN FEET

GENERAL NOTES:

1. 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.

2. ALL REAR AND INTERIOR PROPERTY CORNERS ARE MARKED WITH A 5/8" REBAR CAP MONUMENT, STAMPED PROVALUE ENG. PLS 4938769 OR PLS 7837685.

3. ALL SIDE LOT LINE BEARINGS SHALL BE PROJECTED INTO THE TOP BACK CURB AND SET WITH A P.K. NAIL.

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, HEREAFTER 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

CHAD J. HILL #7837685-2201 PROFESSIONAL LAND SURVEYOR STATE OF UTAH

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, 2648.46 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 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 ROADWAYS, TRAILS AND EASEMENTS FOR UTILITIES OR OTHER PUBLIC USE AS MAY BE DETERMINED BY CITY.

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

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 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 } 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 & LORA STEWARTI, 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

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 COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON CITY, UT.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ___ DAY OF _____, A.D. 20___, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 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

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
51 South 850 West, Suite 207 B
Hurricane, Utah 84737
Phone: (435) 668-8387 Carl Rasmussen
Phone: (435) 256-3371 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)
) S.S.
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, 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 STAHELI, MANAGER OF R&K STAHELI 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.

_____ KALE GOODMAN _____ DATE _____ BRAD STEWART _____ DATE
R&K STAHELI FARMS, LLC
RALPH STAHELI, MANAGING MEMBER

_____ KAYLEE GOODMAN _____ DATE _____ LORA STEWART _____ DATE

ACKNOWLEDGMENT

STATE OF UTAH)
) S.S.
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, 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)
) S.S.
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 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)
) S.S.
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 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 PURPOSED 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)
) S.S.
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,_____ 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 PURPOSED 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)
) S.S.
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,_____ 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

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REVISIONS

NO.	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
82 South 850 West, Suite 203 B
Hurricane, Utah 84737
Phone: (435) 656-5587 • Cell: Ramsden
Phone: (435) 256-3371 Cell: 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

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	March 17, 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

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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) and utilizing the Bonus Density Program, 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. Since these six lots were part of the Rusted Hills Phase 3 recorded plat, all dedications have been and accepted by the city, and all existing easements remain in place .

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

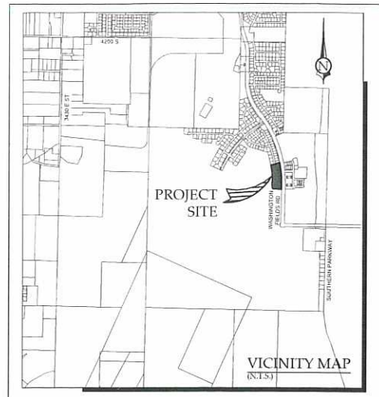
1. All improvements shall be completed or bonded for prior to recording the final plat.

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

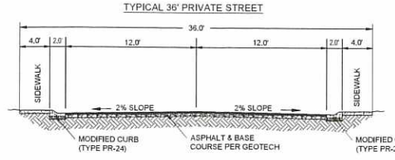
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to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

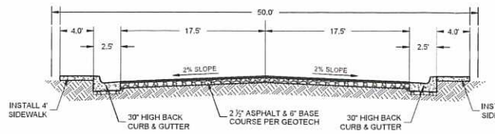
5. The shared access area between lots 1 and 4 needs to be adjusted by calling it a “Public Utility & Drainage Easement and Ingress & Egress Easement”. Also, the area highlighted between lot 1 and 4 (this easement area) needs to be extended twenty more feet into lots 2 and 3.

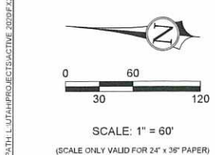


TYPICAL 36' PRIVATE STREET



TYPICAL 50' PUBLIC STREET





SCALE: 1" = 60'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

EXISTING GROUND CONTOUR	PROPOSED WATER
FINISH GRADE CONTOUR	EXISTING WATER
PROPOSED LOT LINE	PROPOSED IRRIGATION
EXISTING LOT LINE	EXISTING IRRIGATION
PROPOSED CURB & GUTTER	PROPOSED SEWER
EXISTING CURB & GUTTER	EXISTING SEWER
FIRE HYDRANT	EXISTING STORM DRAIN
SEWER MANHOLE	IRRIGATION VALVE
PROPOSED WATER VALVE	EXISTING IRRIGATION VALVE
EXISTING WATER VALVE	

GENERAL NOTES

1. THERE IS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. ALL COMMON AREAS AND OPEN SPACE ARE CONSIDERED ACCESSIBLE FOR PUBLIC UTILITIES.

2. COMMON AREAS AND OPEN SPACES LOCATED WITHIN 'THE CROSS ROADS AT STUCKI FARMS' OVERALL DEVELOPMENT AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

3. 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 THE HOMEOWNERS ASSOCIATION, SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.

4. 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 MARCH 29, 2007. 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.

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

6. SUBJECT TO A DEVELOPMENT AGREEMENT FOR STUCKI FARMS, EXECUTED BY SOUTH LANDING DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, IN FAVOR OF WASHINGTON CITY, A MUNICIPAL CORPORATION, RECORDED JULY 25, 2012, AS DOC. NO. 20130024387, OFFICIAL WASHINGTON COUNTY RECORDS.

7. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.

AIRPORT NOTE

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT, NOISE, AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460, NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIGATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN 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.

received
2-16-2021

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

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE AND SHALL NOT BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, Inc.

NO.	REVISION DESCRIPTION	BY	APP'D	DATE

AMENDED PRELIMINARY PLAT

THE CROSS ROADS - PHASE 4

LOCATED IN WASHINGTON, UTAH

PROJ. #:	Fs. 20142.00
DATE:	10/12/2020
DESIGN BY:	CJE
CHECKED BY:	JGJ
SCALE OF SHEET	
HOR SCALE:	1" = 60'
VER SCALE:	N/A

SHEET

1 OF 1

PATH: L:\UTAH\PROJECTS\ACTIVE 2020\F20142.00 - CROSS ROADS PHASE 4\700 - CAD\DESIGN\20142 MP.DWG

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	March 17, 2021
ACTION REQUESTED:	Amended Preliminary Plat approval for The Cross Roads, Phase 4 subdivision, located at approximately at the intersection of Resolution Circle and Farmhouse Drive.
APPLICANT:	South Landing LLC
OWNER:	South Landing LLC
ENGINEER:	Civil Science
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 an Amended Preliminary plat for The Cross Roads, Phase 4 subdivision, located at approximately at the intersection of Resolution Circle and Farmhouse Drive. The reason for this amendment request is to eliminate 2 lots (increasing the size of the lots around the two removed), and making Resolution Circle a gated cul-de-sac with a private street for the eight (8) lots in the circle street.

Staff has reviewed the proposed amended preliminary plat and finds it conforms to the Planned Community Development - Stucki Farms (PCD) 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 Cross Roads, Phase 4 subdivision to the City Council, based on the original findings and subject to the original conditions of the approved Preliminary Plat of May 27, 2015.

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

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.

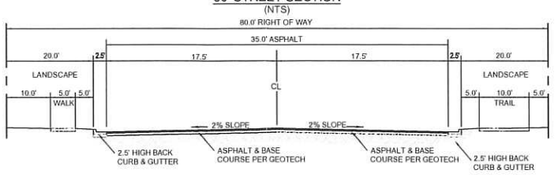
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 20, 29 AND 30, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND INCLUDING A PORTION OF SECTIONAL LOTS 13 & 14 OF SAID SECTION 20 AND A PORTION OF SECTION LOTS 5 & 7 OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

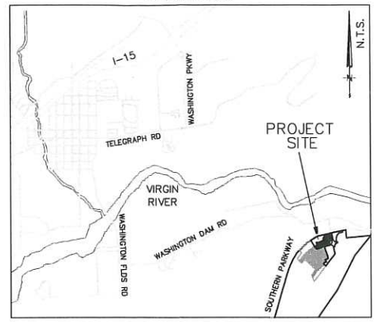
BEGINNING AT A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY, SAID POINT BEING LOCATED S88°51'08"E 273.51 FEET ALONG THE SECTION LINE AND N01°08'52"E 74.52 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING FIVE (5) COURSES: (1) N66°07'16"E 547.60 FEET; (2) THENCE N83°50'28"E 557.43 FEET; (3) THENCE N83°50'28"E 271.14 FEET; (4) THENCE N79°45'31"E 125.42 FEET; (5) THENCE N85°55'41"E 734.81 FEET; THENCE S21°57'49"W 113.52 FEET; THENCE S85°55'41"W 235.64 FEET; THENCE S47°11'30"W 208.70 FEET; THENCE S18°13'45"W 75.79 FEET; THENCE S32°04'16"W 73.03 FEET TO THE POINT OF A 257.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 186.85 FEET THROUGH A CENTRAL ANGLE OF 41°39'24"; THENCE S09°35'08"E 135.98 FEET; N80°24'52"E 70.00 FEET; THENCE S09°35'08"E 55.00 FEET; THENCE S80°24'52"W 118.79 FEET; THENCE S09°35'08"E 10.00 FEET TO A POINT OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S09°35'08"E; THENCE ALONG THE ARC OF SAID CURVE 225.27 FEET THROUGH A CENTRAL ANGLE OF 86°02'45"; THENCE S05°37'54"E 36.64 FEET; THENCE S84°22'06"W 80.00 FEET; THENCE S05°37'54"E 470.17 FEET; THENCE S44°36'32"W 119.57 FEET; THENCE S44°43'02"W 405.07 FEET; THENCE S44°39'51"W 395.42 FEET; THENCE S44°31'56"W 73.47 FEET; THENCE N45°28'04"W 125.77 FEET; THENCE N24°39'39"W 100.00 FEET TO A POINT OF A 2010.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S24°39'39"E; THENCE ALONG THE ARC OF SAID CURVE 39.62 FEET THROUGH A CENTRAL ANGLE OF 01°07'46"; TO THE POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 10.10 FEET THROUGH A CENTRAL ANGLE OF 28°55'25"; TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 69.63 FEET THROUGH A CENTRAL ANGLE OF 79°47'36"; THENCE S74°24'05"E 20.00 FEET; THENCE N81°53'39"E 83.24 FEET; THENCE N11°46'19"W 75.01 FEET; THENCE N32°21'04"W 50.00 FEET TO THE POINT OF A 2165.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S18°51'18"E; THENCE ALONG THE ARC OF SAID CURVE 219.24 FEET THROUGH A CENTRAL ANGLE OF 05°48'25"; THENCE N13°02'53"W 94.87 FEET TO A POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N34°03'58"W; THENCE ALONG THE ARC OF SAID CURVE 84.85 FEET THROUGH A CENTRAL ANGLE OF 97°14'05"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 9.83 FEET THROUGH A CENTRAL ANGLE OF 28°09'37"; THENCE N13°08'26"W 800.01 FEET; THENCE S76°51'34"W 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S76°51'34"W; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 90°55'33"; THENCE N14°03'58"W 80.00 FEET TO A POINT OF A 3040.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S14°03'58"E; THENCE ALONG THE ARC OF SAID CURVE 433.03 FEET THROUGH A CENTRAL ANGLE OF 08°09'41"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.17 FEET THROUGH A CENTRAL ANGLE OF 89°18'26"; THENCE N22°55'14"W 85.01 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 90°40'27"; THENCE N22°14'47"W 29.00 FEET TO A POINT OF A 3194.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S22°14'47"E; THENCE ALONG THE ARC OF SAID CURVE 71.44 FEET THROUGH A CENTRAL ANGLE OF 01°16'54"; THENCE N23°31'41"W 543.97 FEET TO THE POINT OF BEGINNING.

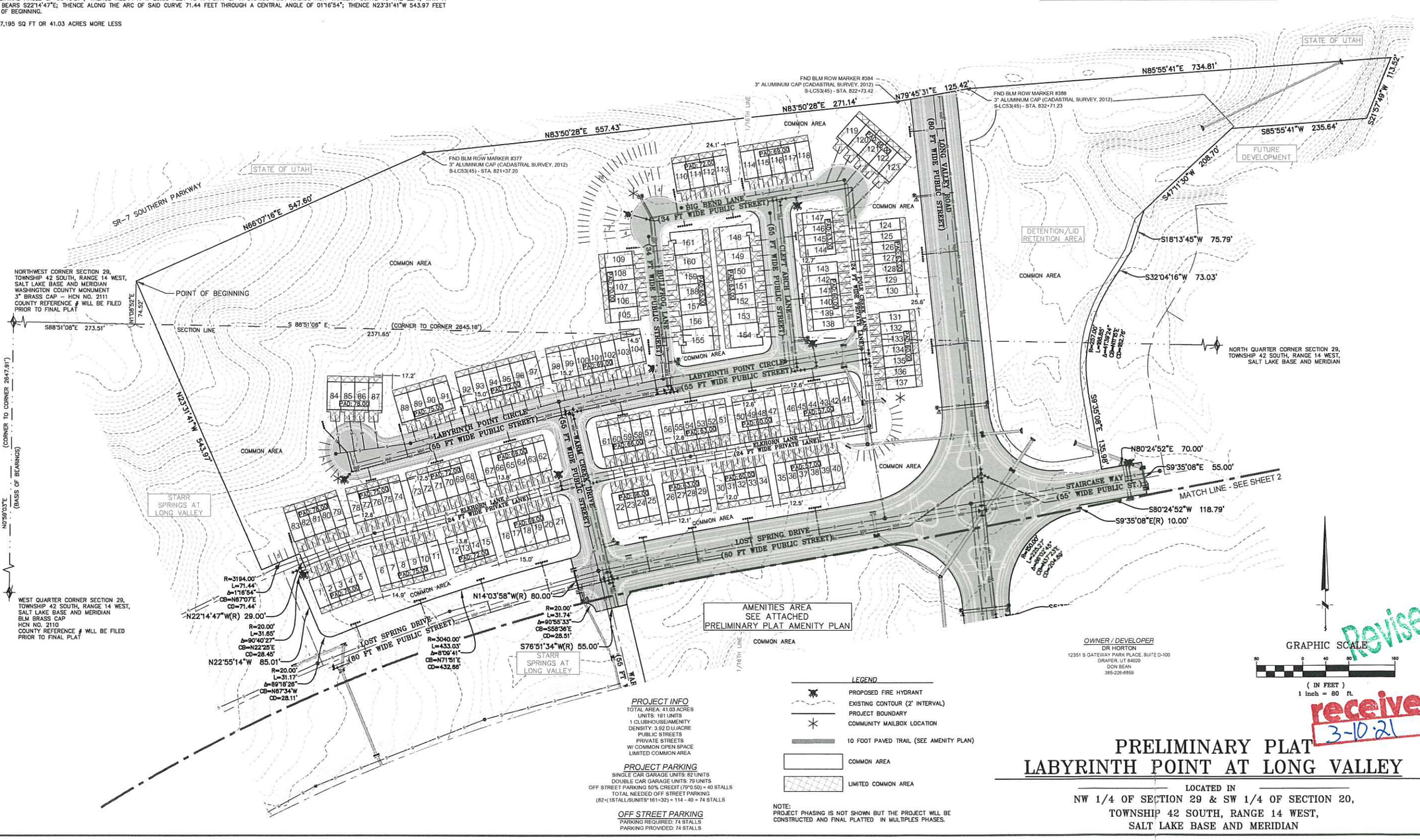
CONTAINS 1,787,195 SQ FT OR 41.03 ACRES MORE LESS

MINOR ARTERIAL
80' STREET SECTION
(NTS)



VICINITY MAP





PROJECT INFO
TOTAL AREA: 41.03 ACRES
UNITS: 181 UNITS
1 CLUBHOUSE/AMENITY
DENSITY: 3.92 D.U./ACRE
PUBLIC STREETS
PRIVATE STREETS
W/ COMMON OPEN SPACE
LIMITED COMMON AREA

PROJECT PARKING
SINGLE CAR GARAGE UNITS: 82 UNITS
DOUBLE CAR GARAGE UNITS: 79 UNITS
OFF STREET PARKING 50% CREDIT (79*0.50) = 40 STALLS
TOTAL NEEDED OFF STREET PARKING
(82+(18STALLS/SUNITS*181-32) = 114 - 40 = 74 STALLS

OFF STREET PARKING
PARKING REQUIRED: 74 STALLS
PARKING PROVIDED: 74 STALLS

LEGEND
- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR (2' INTERVAL)
- PROJECT BOUNDARY
- COMMUNITY MAILBOX LOCATION
- 10 FOOT PAVED TRAIL (SEE AMENITY PLAN)
- COMMON AREA
- LIMITED COMMON AREA

NOTE:
PROJECT PHASING IS NOT SHOWN BUT THE PROJECT WILL BE CONSTRUCTED AND FINAL PLATTED IN MULTIPLES PHASES.

OWNER / DEVELOPER
DR HORTON
12351 S GATEWAY PARK PLACE, SUITE D-100
DRAPER, UT 84020
DON BEAN
385-226-8859

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

Revised
received
3-10-21

PRELIMINARY PLAT
LABYRINTH POINT AT LONG VALLEY

LOCATED IN
NW 1/4 OF SECTION 29 & SW 1/4 OF SECTION 20,
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

No	Date	By	Revision

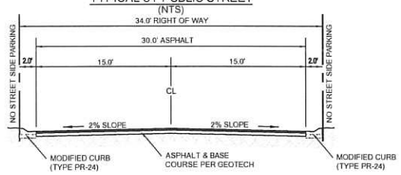
HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE (435) 668-5293 - SURVEY SCHEDULE (435) 256-2109

Drawn : MDR Date : FEB.2021
Email : MDR
Checked : JAR
Approved : JAR
Scale : 1" = 80'
Job No : 211003

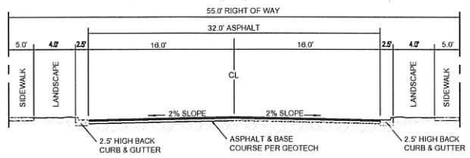
LABYRINTH POINT AT LONG VALLEY
LOCATED IN
SECTIONS 20, & 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET 1
2 SHEETS
FILE: 211002PP

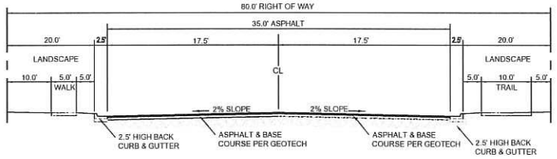
TYPICAL 34' PUBLIC STREET
(NTS)



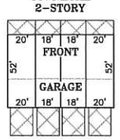
RESIDENTIAL STANDARD
TYPICAL 55' STREET SECTION
(NTS)



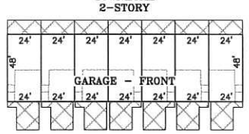
MINOR ARTERIAL
80' STREET SECTION
(NTS)



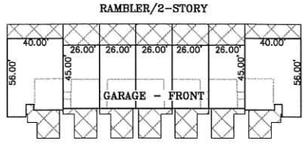
ALLEY LOAD
TOWNHOME
2-STORY



FRONT LOAD
TOWNHOME
2-STORY

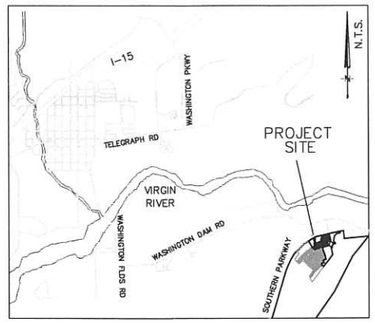


SANTA CLARA
RAMBLER/2-STORY

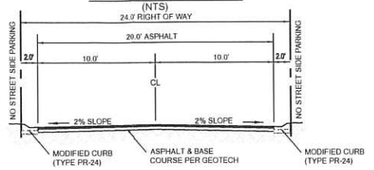


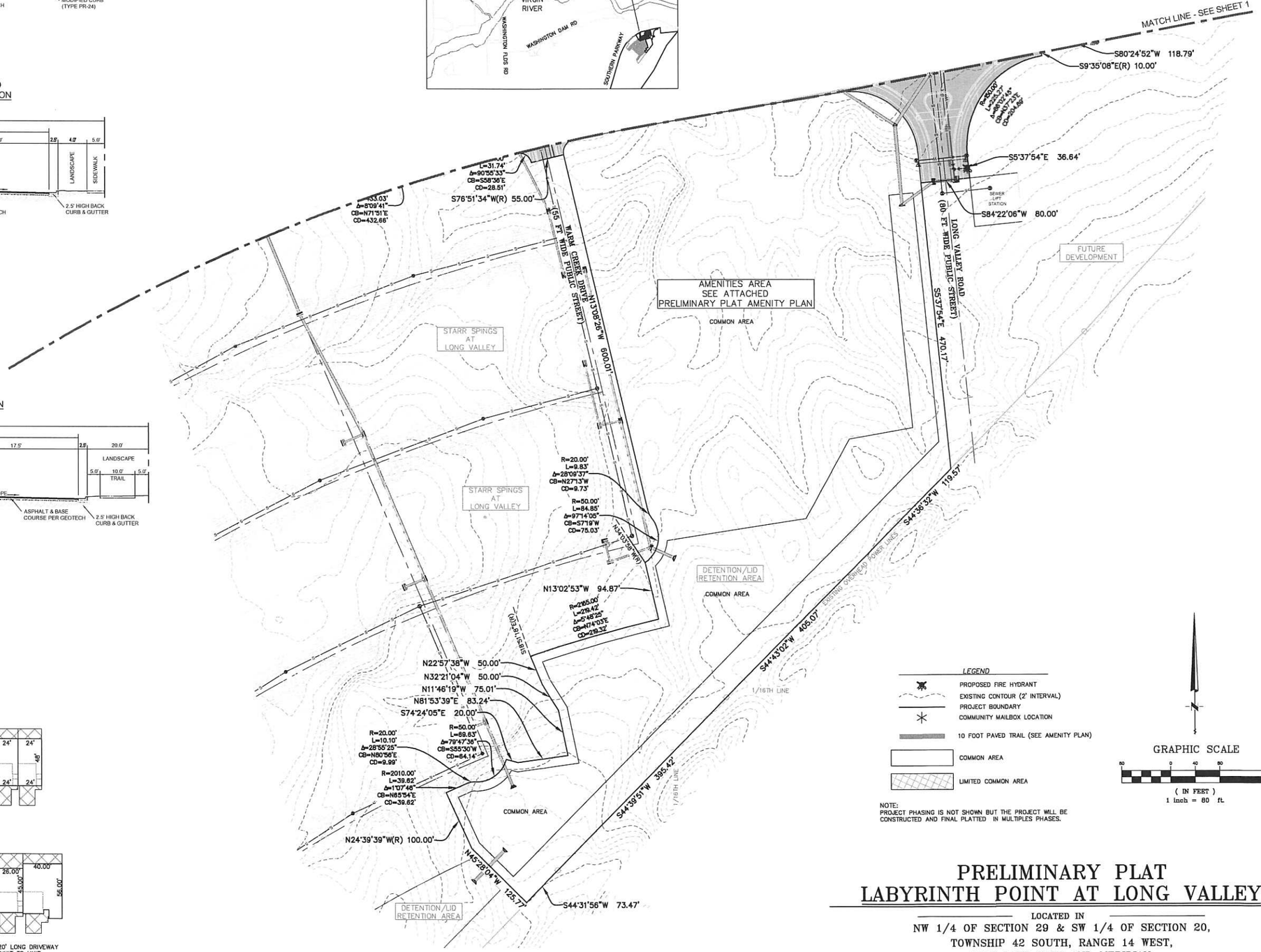
*ALL UNITS HAVE GARAGE WITH 16' WIDE & 20' LONG DRIVEWAY
*FINISH FLOOR ELEVATIONS WILL VARY FROM UNIT TO UNIT

VICINITY MAP



TYPICAL 24' PRIVATE LANE
(NTS)





LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR (2' INTERVAL)
- PROJECT BOUNDARY
- COMMUNITY MAILBOX LOCATION
- 10 FOOT PAVED TRAIL (SEE AMENITY PLAN)
- COMMON AREA
- LIMITED COMMON AREA

NOTE:
PROJECT PHASING IS NOT SHOWN BUT THE PROJECT WILL BE CONSTRUCTED AND FINAL PLATTED IN MULTIPLES PHASES.

GRAPHIC SCALE
50 0 40 80 160
(IN FEET)
1 inch = 80 ft.

PRELIMINARY PLAT
LABYRINTH POINT AT LONG VALLEY

LOCATED IN
NW 1/4 OF SECTION 29 & SW 1/4 OF SECTION 20,
TOWNHSIP 42 SOUTH, RANGE 14 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
Email : MDR
Checked : JAR
Approved : JAR
Scale : 1" = 80'
Job No : 211002
Date : FEB.2021

LABYRINTH POINT AT LONG VALLEY
LOCATED IN
SECTIONS 20, & 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
2
2
SHEETS
FILE: 211002PP



LONG VALLEY TRAILS

ROAD NAMES

Long Valley Trails

February 4, 2021

North BH D·R·HORTON America's Builder

received
2-16-2021

Tapestry at Long Valley
151 Single Family Lots

Whale Rock at Long Valley
90 Single Family Lots

Standing Rock West at Long Valley
177 Active Adult Units

Hoodoo Hollow at Long Valley
103 Townhome Units
Potential Church Site

Sand Bench at Long Valley
113 Single Family Lots
Potential Church Site

Standing Rock East at Long Valley
214 Active Adult Units

LONG VALLEY PARKWAY

SUNRISE PARKWAY

SOUTHERN PARKWAY

Labyrinth Point at Long Valley
162 Townhomes
Community Clubhouse

South Window at Long Valley
97 Townhome Units
RV Storage

Lavender Canyon at Long Valley
145 Townhome Units

Starr Spings at Long Valley
210 Single Family Lots

Corral Hollow at Long Valley
195 Single Family Lots
Potential Church Site

High Spur East at Long Valley
127 Condominium Units

Skyline at Long Valley
214 Townhome Units

West Rim at Long Valley
211 Townhome Units

High Spur West at Long Valley
127 Condominium Units

LONG VALLEY TRAILS

PRELIMINARY PLAT PODS

Long Valley Trails

February 4, 2021

received
2-16-2021



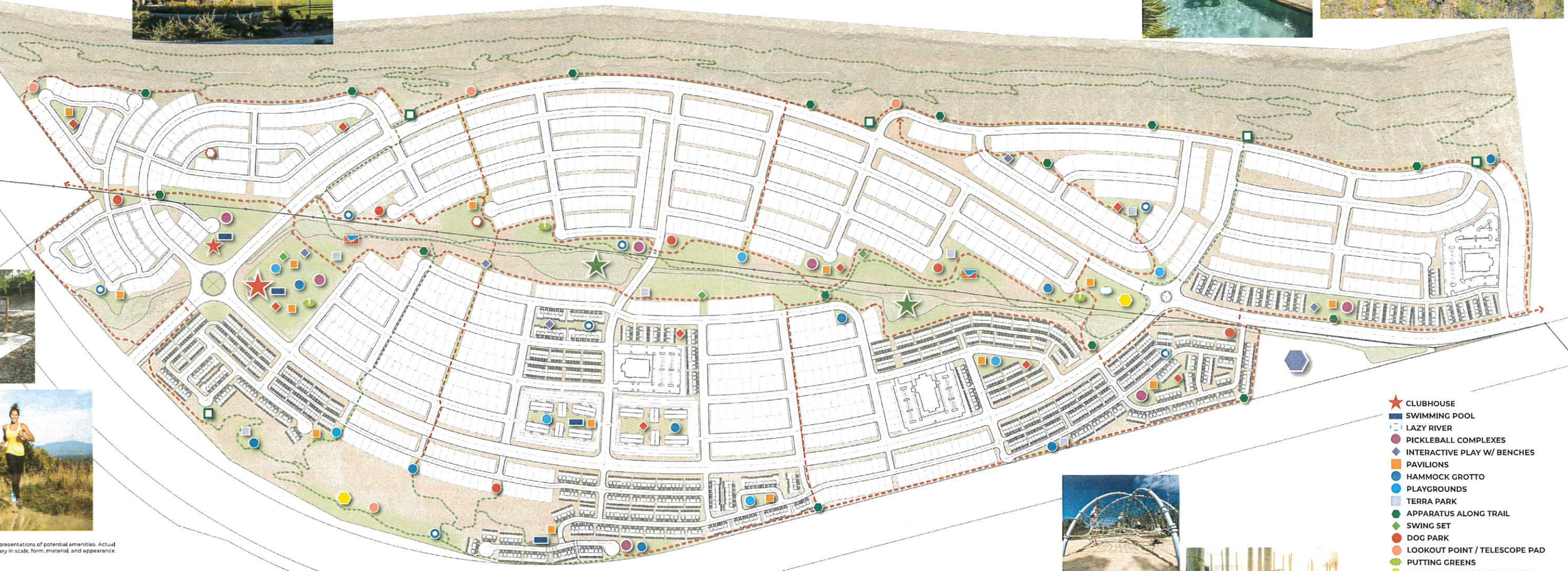












Images on this exhibit depict conceptual representations of potential amenities. Actual amenities constructed in Long Valley may vary in scale, form, material, and appearance.

LONG VALLEY TRAILS

AMENITIES MASTER PLAN

Long Valley Trails

February 11, 2021

BH D·R·HORTON America's Builder











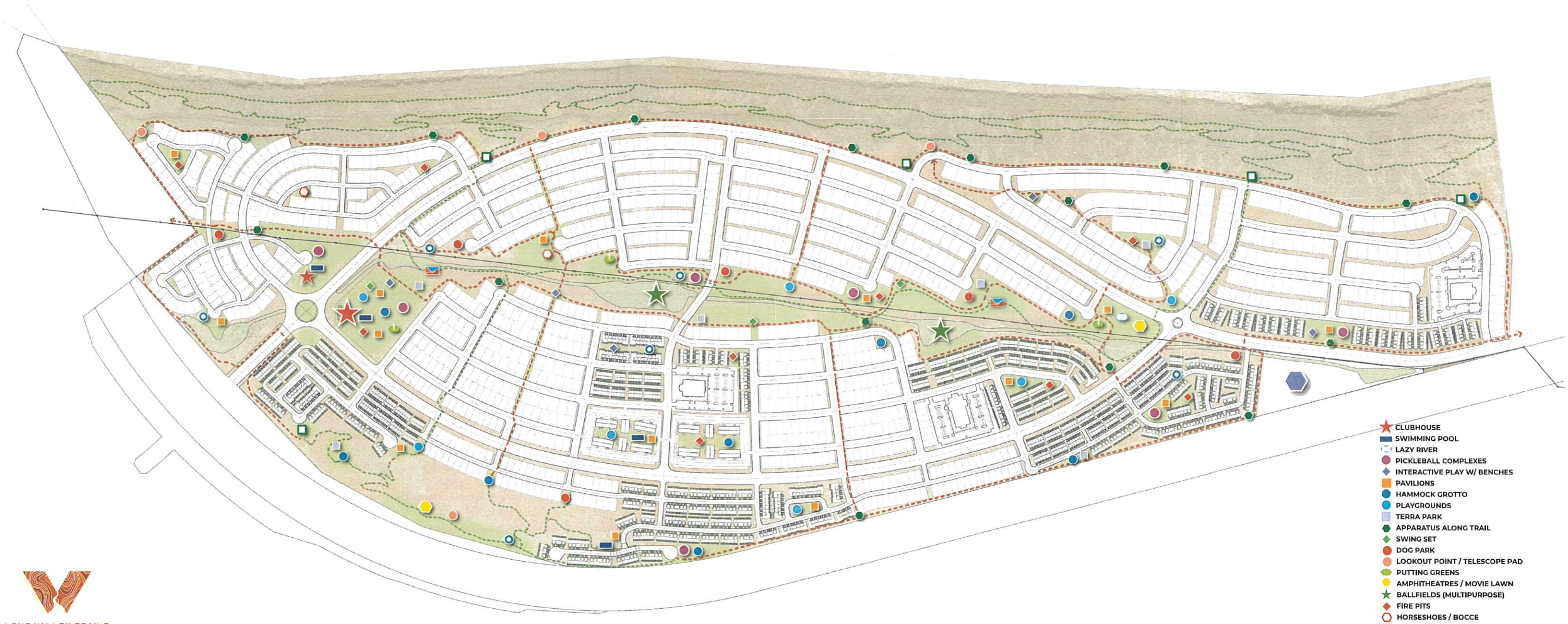




- CLUBHOUSE
- SWIMMING POOL
- LAZY RIVER
- PICKLEBALL COMPLEXES
- INTERACTIVE PLAY W/ BENCHES
- PAVILIONS
- HAMMOCK GROTTO
- PLAYGROUNDS
- TERRA PARK
- APPARATUS ALONG TRAIL
- SWING SET
- DOG PARK
- LOOKOUT POINT / TELESCOPE PAD
- PUTTING GREENS
- AMPHITHEATRES / MOVIE LAWN
- BALLFIELDS (MULTIPURPOSE)
- FIRE PITS
- HORSESHOES / BOCCE
- SWINGING BENCHES
- COMMUNITY TRAIL (8' ASPHALT)
- HIKING TRAILS / MOUNTAIN BIKE TRACK (4' NATURAL)
- RV STORAGE (RESIDENTS ONLY)
- PUMP TRACK
- TRAILHEAD PARK

Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.

received
2-16-2021



Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed

LONG VALLEY TRAILS

AMENITIES MASTER PLAN

Long Valley Trails

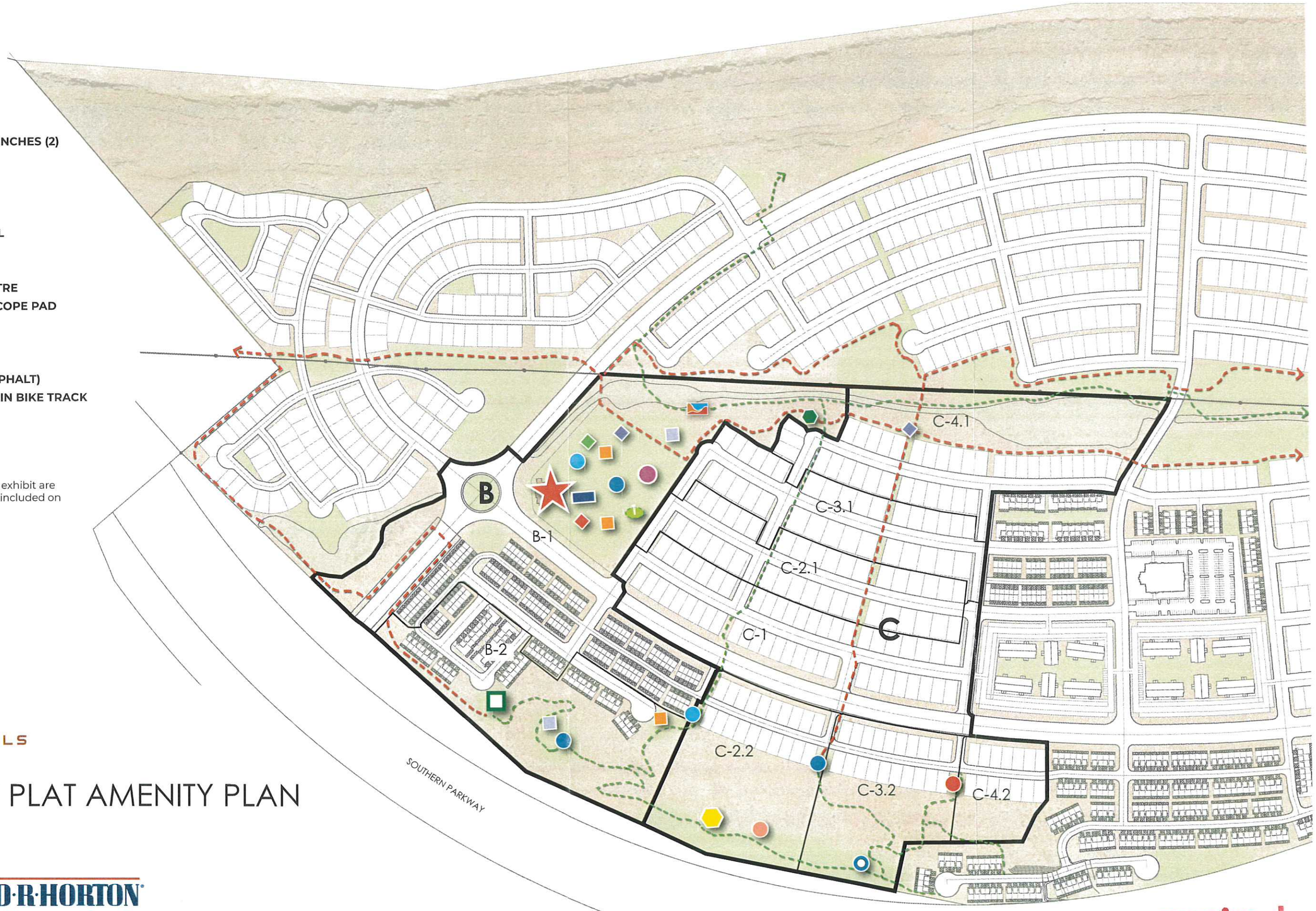
February 11, 2021

BH D·R·HORTON America's Builder

received
2-16-2021

- CLUBHOUSE
- SWIMMING POOL
- PICKLEBALL COMPLEX
- INTERACTIVE PLAY W/ BENCHES (2)
- PAVILIONS (3)
- HAMMOCK GROTTOS (3)
- PLAYGROUNDS (2)
- TERRA PARKS (2)
- APPARATUS ALONG TRAIL
- SWING SET
- DOG PARK
- DARK SKIES AMPHITHEATRE
- LOOKOUT POINT / TELESCOPE PAD
- PUTTING GREEN
- FIRE PIT
- SWINGING BENCHES
- COMMUNITY TRAIL (8' ASPHALT)
- HIKING TRAILS / MOUNTAIN BIKE TRACK (4' NATURAL)
- PUMP TRACK
- TRAILHEAD PARK

Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.



LONG VALLEY TRAILS

PRELIMINARY PLAT AMENITY PLAN

Long Valley Trails

February 11, 2021

North BH D·R·HORTON America's Builder

received
2-16-2021

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	March 17, 2021
ACTION REQUESTED:	Preliminary plat approval for the Labyrinth Point at Long Valley subdivision, located at approximately 3400 East 1300 South
APPLICANT:	Jim Raines
OWNER:	DR Horton, Inc.
ENGINEER:	High Point Engineering & Surveying, LLC
REVIEWED BY:	Eldon Gibb, Community Development Planner
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 Labyrinth Point at Long Valley subdivision, located at approximately 3400 East 1300 South. The applicant is proposing 161 Units on an area of coverage of 41.03 acres. The proposal consists of 82 single car garage units and 79 double car garage units. The zoning designation at this particular location is Long Valley Planned Unit Development (PUD). The surrounding zoning is open space to the north, County property to the east, Open space to the west, and County property 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 approval of the Preliminary plat for the Labyrinth Point at Long Valley subdivision 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.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 20, 29 AND 30, TOWNSHIP 42 SOUTH RANGE 14 WEST SALT LAKE BASE AND MERIDIAN AND INCLUDING A PORTION OF SECTIONAL LOTS 14 OF SAID SECTION 20; A PORTION OF SECTION LOTS 5 OF SAID SECTION 29 AND A PORTION OF SECTIONAL LOT 13 AND 18 OF SAID SECTION 30 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY, SAID POINT BEING LOCATED S88°51'08"E 273.51 FEET ALONG THE SECTION LINE AND N01°08'52"E 74.52 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE S23°31'41"E 543.97 FEET TO A POINT OF A 3194.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S23°31'41"E; THENCE ALONG THE ARC OF SAID CURVE 71.44 FEET THROUGH A CENTRAL ANGLE OF 01°16'54"; THENCE S22°14'47"E 29.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S22°14'47"E; THENCE ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 90°40'27"; THENCE S22°55'14"E 85.01 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.17 FEET THROUGH A CENTRAL ANGLE OF 89°18'26"; TO THE POINT OF A 3040.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 433.03 FEET THROUGH A CENTRAL ANGLE OF 08°09'41"; THENCE S14°03'58"E 80.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S14°03'58"E; THENCE ALONG THE ARC OF SAID CURVE 31.74 FEET THROUGH A CENTRAL ANGLE OF 90°55'33"; THENCE N76°51'34"E 55.00 FEET; THENCE S13°08'26"E 600.01 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 9.83 FEET THROUGH A CENTRAL ANGLE OF 28°09'37"; TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 84.85 FEET THROUGH A CENTRAL ANGLE OF 97°14'05"; THENCE S13°02'53"E 94.87 FEET TO A POINT OF A 2165.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S13°02'53"E; THENCE ALONG THE ARC OF SAID CURVE 219.42 FEET THROUGH A CENTRAL ANGLE OF 05°48'25"; THENCE S22°57'38"E 50.00 FEET; THENCE S32°21'04"E 50.00 FEET; THENCE S11°46'19"E 75.01 FEET; THENCE S81°53'39"W 83.24 FEET; THENCE N74°24'05"W 20.00 FEET TO A POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N74°24'05"W; THENCE ALONG THE ARC OF SAID CURVE 69.63 FEET THROUGH A CENTRAL ANGLE OF 79°47'36"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 10.10 FEET THROUGH A CENTRAL ANGLE OF 28°55'25"; TO THE POINT OF A 2010.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 39.62 FEET THROUGH A CENTRAL ANGLE OF 01°07'46"; THENCE S24°39'39"E 100.00 FEET; THENCE S45°28'04"E 125.77 FEET; THENCE S44°31'56"W 376.85 FEET; THENCE S43°25'39"W 395.08 FEET; THENCE S45°15'43"W 401.82 FEET; THENCE S45°19'41"W 117.74 FEET; TO A POINT OF A 472.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N88°35'37"E; THENCE ALONG THE ARC OF SAID CURVE 74.37 FEET THROUGH A CENTRAL ANGLE OF 09°01'04"; THENCE N14°53'23"W 220.26 FEET TO THE POINT OF A 527.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 77.03 FEET THROUGH A CENTRAL ANGLE OF 08°22'02"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 29.88 FEET THROUGH A CENTRAL ANGLE OF 85°01'22"; THENCE N28°14'02"W 55.00 FEET; THENCE N61°45'58"E 4.67 FEET TO THE POINT OF A 122.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 44.30 FEET THROUGH A CENTRAL ANGLE OF 20°43'04"; THENCE N41°02'54"E 394.81 FEET TO THE POINT OF A 177.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 2.46 FEET THROUGH A CENTRAL ANGLE OF 00°47'41"; TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 28.98 FEET THROUGH A CENTRAL ANGLE OF 83°00'35"; THENCE N41°10'00"W 161.47 FEET TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N41°10'00"W 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N41°10'00"W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N41°10'00"W 160.00 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N41°10'00"W 55.00 FEET TO A POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N41°10'00"W; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N41°10'00"W 344.93 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.51 FEET THROUGH A CENTRAL ANGLE OF 90°16'12"; THENCE N41°26'12"W 80.00 FEET TO A POINT OF A 6040.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S41°26'12"E; THENCE ALONG THE ARC OF SAID CURVE 296.63 FEET THROUGH A CENTRAL ANGLE OF 02°49'58"; THENCE N45°36'23"W 117.51 FEET; THENCE N52°34'28"W 34.00 FEET TO A POINT OF A 287.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S52°34'28"E; THENCE ALONG THE ARC OF SAID CURVE 8.39 FEET THROUGH A CENTRAL ANGLE OF 01°47'58"; THENCE N50°46'30"W 104.63 FEET; THENCE N09°57'59"W 47.34 FEET; THENCE N22°42'39"W 117.41 FEET; THENCE N41°21'21"E 476.30 FEET; THENCE N36°26'25"W 196.75 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PARKWAY; THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) N53°11'39"E 298.86 FEET; (2) THENCE N53°09'38"E 418.61 FEET; (3) THENCE N53°10'48"E 54.31 FEET; (4) THENCE N66°07'16"E 254.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,626,115 SQ FT OR 60.29 ACRES MORE LESS

PROJECT INFO
TOTAL AREA: 60.28 ACRES
UNITS: 210 UNITS
DENSITY: 3.48 D.U./ACRE

PUBLIC STREETS
W/ COMMON OPEN SPACE

NORTHWEST CORNER SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
3" BRASS CAP – HCN NO. 2111
COUNTY REFERENCE # WILL BE FILED PRIOR TO FINAL PLAT

POINT OF BEGINNING

N53°10'48"E 54.31'
N66°07'16"E 254.43'
S88°51'08"E 273.51'
N1°08'52"E 74.52'
SECTION LINE
S 88°51'08" E (CORNER TO CORNER 2645.16') 2371.65'

FND UDOT ROW MARKER #370
3" BRASS CAP (BUSH & GUDGELL, INC 2015)
S-LC53(45)

N1°08'52"E 66.53'
SR-7 SOUTHERN PARKWAY
N53°09'38"E 418.61'
N53°11'39"E 298.86'
N53°10'48"E 54.31'
(CORNER TO CORNER 2647.01')
2581.38'
N0°59'03"E (BASIS OF BEARINGS)
STATE OF UTAH
FND UDOT ROW MARKER #369
3" BRASS CAP (BUSH & GUDGELL, INC 2015)
S-LC53(45)
S23°31'41"E(R) 543.97'
LABYRINTH POINT AT LONG VALLEY
N36°26'25"W 196.75'
N41°21'21"E 476.30'
N22°42'39"W 117.41'
N9°57'59"W 47.34'
N50°46'30"W 104.63'
R=287.00'
L=8.39'
Δ=1°47'58"
CB=S39°20'W
CD=8.39'
N52°34'28"W(R) 34.00'
N45°36'23"W 117.51'
R=6040.00'
L=298.65'
Δ=2°49'58"
CB=S39°50'W
CD=298.59'
N41°26'12"W(R) 80.00'
R=20.00'
L=31.51'
Δ=90°16'12"
CB=N88°18'W
CD=28.35'
N41°10'00"W 344.93'
1/16TH LINE
1/8TH LINE
R=3194.00'
L=71.44'
Δ=1°16'54"
CB=S87°07'W
CD=71.44'
S22°14'47"E(R) 29.00'
R=20.00'
L=31.65'
Δ=90°40'27"
CB=S22°25'W
CD=28.45'
S22°55'14"E 85.01'
R=20.00'
L=31.17'
Δ=89°18'26"
CB=S67°34'E
CD=28.11'
R=3040.00'
L=433.03'
Δ=8°09'41"
CB=S17°58'W
CD=432.66'
S14°03'58"E(R) 80.00'
R=20.00'
L=31.74'
Δ=90°55'33"
CB=N58°36'W
CD=28.51'
N76°51'34"E 55.00'
S13°08'26"E 600.01'
R=20.00'
L=9.83'
Δ=28°09'37"
CB=S27°13'E
CD=9.73'
MATCH LINE - SEE SHEET 2
(64 FT WIDE PUBLIC ST.)
WILLOW LANE
LOST SPRING DRIVE (80 FT WIDE PUBLIC STREET)
RIPPLE ROCK DRIVE (64 FT WIDE PUBLIC ST.)
BUTLER LANE (64 FT WIDE PUBLIC ST.)
WOODEN SHOE DR. (64 FT WIDE PUBLIC ST.)
WAGON DUST WAY (64 FT WIDE PUBLIC STREET)
PEBBLEHEAD DRIVE (64 FT WIDE PUBLIC STREET)
STARR SPRINGS DRIVE (64 FT WIDE PUBLIC STREET)
MARN CREEK DRIVE (64 FT WIDE PUBLIC STREET)
FUTURE DEVELOPMENT
R=20.00'
L=31.42'
Δ=90°00'00"
CB=N3°50'E
CD=28.28'
N41°10'00"W(R) 55.00'
R=20.00'
L=31.42'
Δ=90°00'00"
CB=N86°10'W
CD=28.28'
N41°10'00"W 160.00'
R=20.00'
L=31.42'
Δ=90°00'00"
CB=N3°50'E
WEST QUARTER CORNER SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
BLM BRASS CAP
HCN NO. 2110
COUNTY REFERENCE # WILL BE FILED PRIOR TO FINAL PLAT

VICINITY MAP
N.T.S.
I-15
WASHINGTON PKWY
TELEGRAPH RD
PROJECT SITE
VIRGIN RIVER
WASHINGTON DAM RD
WASHINGTON FLDS RD
SOUTHERN PARKWAY
NORTH QUARTER CORNER SECTION 29, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

MINOR ARTERIAL
80' STREET SECTION
(NTS)
80.0' RIGHT OF WAY
35.0' ASPHALT
20.0' LANDSCAPE 10.0' 5.0' 5.0' WALK
2.5' 17.5' CL 17.5' 2.5'
20.0' LANDSCAPE 5.0' 10.0' 5.0' TRAIL
2% SLOPE 2% SLOPE
2.5' HIGH BACK CURB & GUTTER
ASPHALT & BASE COURSE PER GEOTECH
ASPHALT & BASE COURSE PER GEOTECH
2.5' HIGH BACK CURB & GUTTER

OWNER / DEVELOPER
DR HORTON
12351 S GATEWAY PARK PLACE, SUITE D-100
DRAPER, UT 84020
DON BEAN
385-226-8859

Revised
received
3-8-2021

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

LEGEND
PROPOSED FIRE HYDRANT
EXISTING CONTOUR (2' INTERVAL)
PROJECT BOUNDARY
COMMUNITY MAILBOX LOCATION
COMMON AREA
P:71.00 PAD ELEVATION
NOTE: PROJECT PHASING IS NOT SHOWN BUT THE PROJECT WILL BE CONSTRUCTED AND FINAL PLATTED IN MULTIPLES PHASES.

PRELIMINARY PLAT
STARR SPRINGS AT LONG VALLEY

LOCATED IN
NW 1/4 OF SECTION 29, NE 1/4 OF SECTION 30 & SW 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE (435) 668-8293 - SURVEY SCHEDULE (435) 256-2109

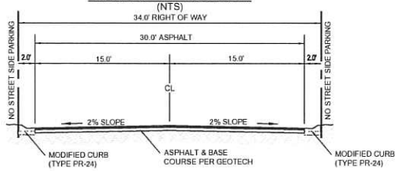
No	Date	By	Revision

Drawn : MDR Date : FEB.2021
Email : MDR
Checked : JAR
Approved : JAR
Scale : 1" = 60'
Job No : 211003

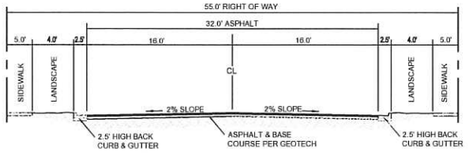
STARR SPRINGS AT LONG VALLEY
LOCATED IN SECTIONS 20, 29 & 30, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

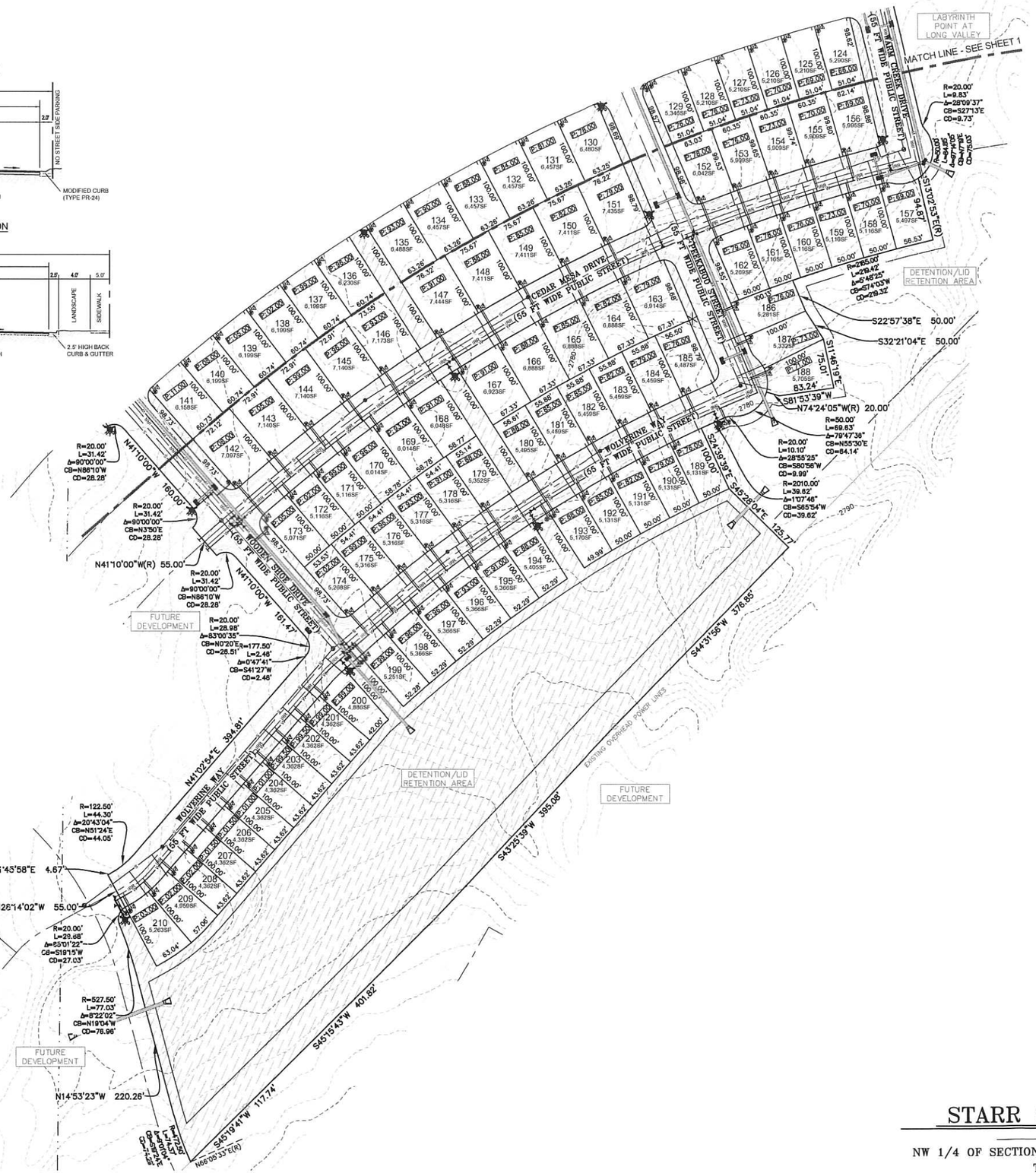
SHEET 1
2 SHEETS
FILE: 211003PP

TYPICAL 34' PUBLIC STREET
(NTS)



RESIDENTIAL STANDARD TYPICAL 55' STREET SECTION
(NTS)



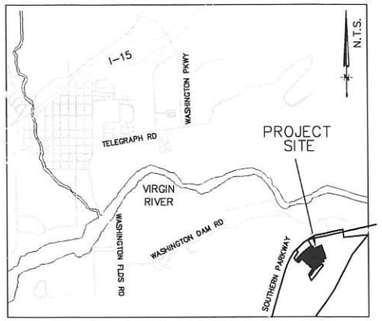


LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR (2' INTERVAL)
- PROJECT BOUNDARY
- COMMUNITY MAILBOX LOCATION
- COMMON AREA
- [P:71.00] PAD ELEVATION

NOTE: PROJECT PHASING IS NOT SHOWN BUT THE PROJECT WILL BE CONSTRUCTED AND FINAL PLATTED IN MULTIPLES PHASES.

VICINITY MAP



OWNER / DEVELOPER
DR HORTON
12351 S GATEWAY PARK PLACE, SUITE D-100
DRAPER, UT 84020
DON BEAN
385-226-8859

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

PRELIMINARY PLAT
STARR SPRINGS AT LONG VALLEY

LOCATED IN
NW 1/4 OF SECTION 29, NE 1/4 OF SECTION 30 & SW 1/4 OF SECTION 20,
TOWNSHIP 42 SOUTH, RANGE 14 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 : FEB.2021
Email : MDR
Checked : JAR
Approved : JAR
Scale : 1" = 80'
Job No : 211003

STARR SPRINGS AT LONG VALLEY
LOCATED IN
SECTIONS 20, 29 & 30, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET 2
2 SHEETS
FILE: 211003PP

- CLUBHOUSE
- SWIMMING POOL
- PICKLEBALL COMPLEX
- INTERACTIVE PLAY W/ BENCHES (2)
- PAVILIONS (3)
- HAMMOCK GROTTOS (3)
- PLAYGROUNDS (2)
- TERRA PARKS (2)
- APPARATUS ALONG TRAIL
- SWING SET
- DOG PARK
- DARK SKIES AMPHITHEATRE
- LOOKOUT POINT / TELESCOPE PAD
- PUTTING GREEN
- FIRE PIT
- SWINGING BENCHES
- COMMUNITY TRAIL (8' ASPHALT)
- HIKING TRAILS / MOUNTAIN BIKE TRACK (4' NATURAL)
- PUMP TRACK
- TRAILHEAD PARK

Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.



LONG VALLEY TRAILS

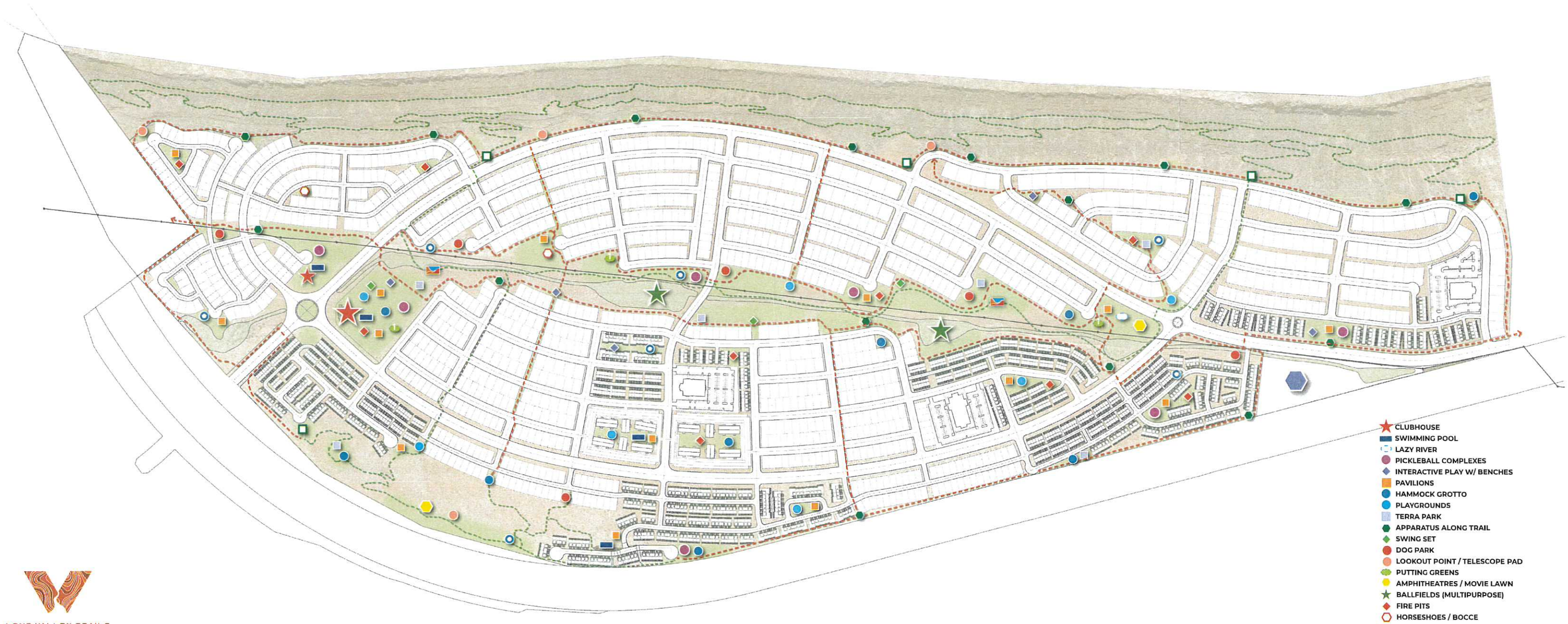
PRELIMINARY PLAT AMENITY PLAN

Long Valley Trails

February 11, 2021

North BH D·R·HORTON America's Builder

received
2-16-2021



LONG VALLEY TRAILS

AMENITIES MASTER PLAN

Long Valley Trails

February 11, 2021

BH D·R·HORTON America's Builder

- CLUBHOUSE
- SWIMMING POOL
- LAZY RIVER
- PICKLEBALL COMPLEXES
- INTERACTIVE PLAY W/ BENCHES
- PAVILIONS
- HAMMOCK GROTTO
- PLAYGROUNDS
- TERRA PARK
- APPARATUS ALONG TRAIL
- SWING SET
- DOG PARK
- LOOKOUT POINT / TELESCOPE PAD
- PUTTING GREENS
- AMPHITHEATRES / MOVIE LAWN
- BALLFIELDS (MULTIPURPOSE)
- FIRE PITS
- HORSESHOES / BOCCE
- SWINGING BENCHES
- COMMUNITY TRAIL (8' ASPHALT)
- HIKING TRAILS / MOUNTAIN BIKE TRACK (4' NATURAL)
- RV STORAGE (RESIDENTS ONLY)
- PUMP TRACK
- TRAILHEAD PARK

Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.

received
2-16-2021













Images on this exhibit depict conceptual representations of potential amenities. Actual amenities constructed in Long Valley may vary in scale, form, material, and appearance

LONG VALLEY TRAILS

AMENITIES MASTER PLAN

Long Valley Trails

February 11, 2021

BH D·R·HORTON America's Builder

















- CLUBHOUSE
- SWIMMING POOL
- LAZY RIVER
- PICKLEBALL COMPLEXES
- INTERACTIVE PLAY W/ BENCHES
- PAVILIONS
- HAMMOCK GROTTO
- PLAYGROUNDS
- TERRA PARK
- APPARATUS ALONG TRAIL
- SWING SET
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- LOOKOUT POINT / TELESCOPE PAD
- PUTTING GREENS
- AMPHITHEATRES / MOVIE LAWN
- BALLFIELDS (MULTIPURPOSE)
- FIRE PITS
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- COMMUNITY TRAIL (8' ASPHALT)
- HIKING TRAILS / MOUNTAIN BIKE TRACK (4' NATURAL)
- RV STORAGE (RESIDENTS ONLY)
- PUMP TRACK
- TRAILHEAD PARK

Note: Amenities indicated on this exhibit are minimums. Additional items not included on this list may be installed.

received
2-16-2021

Tapestry at Long Valley
151 Single Family Lots

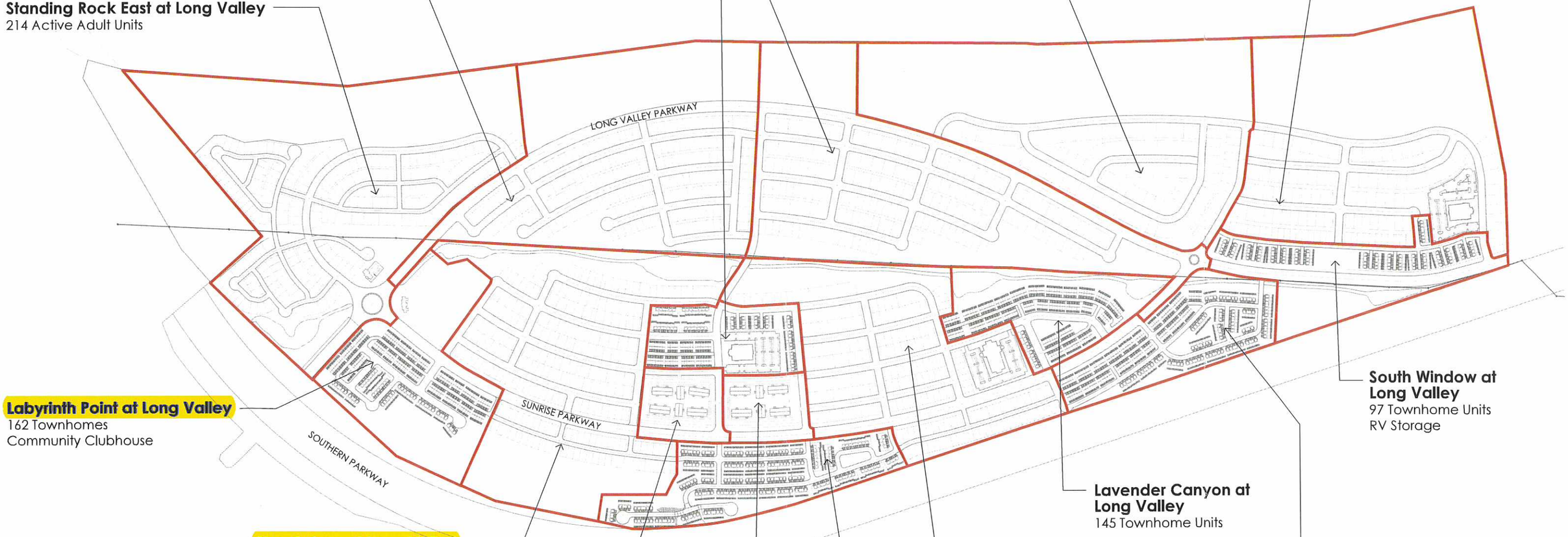
Whale Rock at Long Valley
90 Single Family Lots

Standing Rock West at Long Valley
177 Active Adult Units

Hoodoo Hollow at Long Valley
103 Townhome Units
Potential Church Site

Sand Bench at Long Valley
113 Single Family Lots
Potential Church Site

Standing Rock East at Long Valley
214 Active Adult Units



South Window at Long Valley
97 Townhome Units
RV Storage

Labyrinth Point at Long Valley
162 Townhomes
Community Clubhouse

Lavender Canyon at Long Valley
145 Townhome Units

Starr Spings at Long Valley
210 Single Family Lots

Corral Hollow at Long Valley
195 Single Family Lots
Potential Church Site

High Spur East at Long Valley
127 Condominium Units

Skyline at Long Valley
214 Townhome Units

LONG VALLEY TRAILS

PRELIMINARY PLAT PODS

Long Valley Trails

February 4, 2021

High Spur West at Long Valley
127 Condominium Units

West Rim at Long Valley
211 Townhome Units

received
2-16-2021



LONG VALLEY TRAILS

ROAD NAMES

Long Valley Trails

February 4, 2021

North BH D·R·HORTON America's Builder

received
2016-2021

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	March 17, 2021
ACTION REQUESTED:	Preliminary plat approval for the Star Springs at Long Valley subdivision, located at approximately 3300 East 1300 South
APPLICANT:	Jim Raines
OWNER:	DR Horton, Inc.
ENGINEER:	High Point Engineering & Surveying, LLC
REVIEWED BY:	Eldon Gibb, Community Development Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

---

Background

The applicant is requesting approval of a Preliminary plat for the Star Springs at Long Valley subdivision, located at approximately 3300 East 1300 South. The applicant is proposing 210 lots on an area of coverage of 60.28 acres. The Lot sizes range from approximately 4,100 sq. ft. to 7,100 sq. ft. and will accommodate patio style homes up to medium size homes for the given area. The zoning designation at this particular location is Long Valley Planned Unit Development (PUD). The surrounding zoning is open space to the north, County property to the east, Open space to the west, and County property 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 approval of the Preliminary plat for Star Springs at Long Valley subdivision 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.

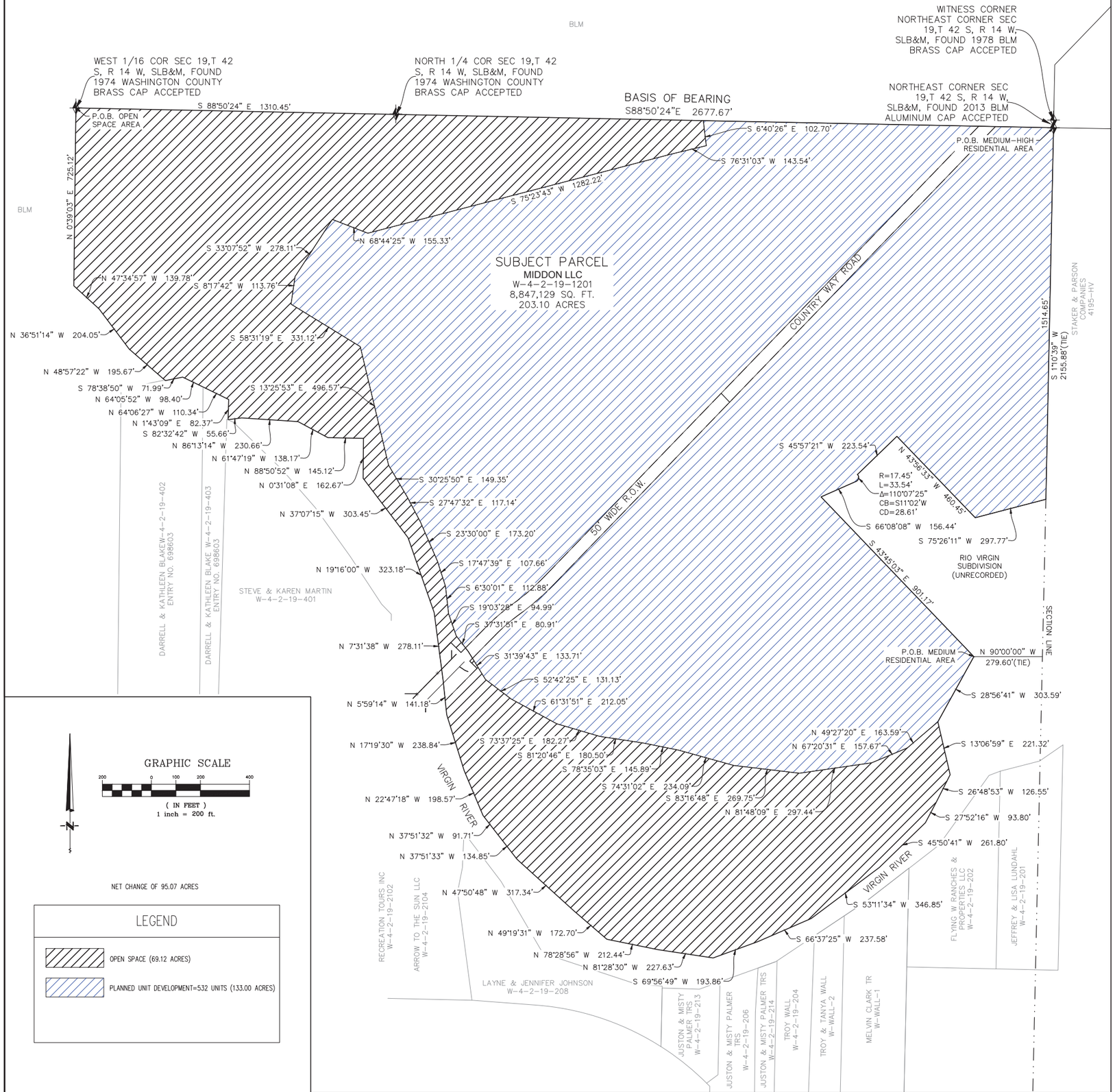
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

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.



BOUNDARY DESCRIPTIONS

PLAN UNIT DEVELOPMENT AREA = 532 UNITS:

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

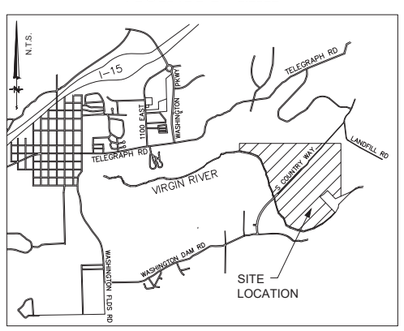
CONTAINING 5,804,753 SQUARE FEET OR 133.26 ACRES (LESS COUNTY ROAD 150,647 SQUARE FEET OR 3.46 ACRES) NET ACREAGE 5,654,106 SQUARE FEET OR 129.80 ACRES

OPEN SPACE AREA:

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

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

VICINITY MAP



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

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-3237 / Fax (435) 673-3161
www.bushandgudgell.com

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

ZONE CHANGE

LOCATED IN
SECTION 19, T-42-S, R-14-W, SLB&M
WASHINGTON, UTAH
PREPARED FOR: WALT PLUMB

SHEET 1
6 SHEETS
FILE: 191001 ZC

BLM ZONE: OS

PLUMB HOLDINGS
SG LLC
ZONE: I2

POD 5

RED MESA @
SUNRISE VALLEY

RED WATERS @
SUNRISE VALLEY

RED TRAILS @
SUNRISE VALLEY

RIVERBEND @
SUNRISE VALLEY

COUNTRY WAY

STAKER & PARSON
COMPANIES

RIO VIRGIN
SUBDIVISION
(UNRECORDED)

MARTIN STEVEN W & KAREN TRS
ZONE: OS

PROPOSED
SUNRISE VALLEY PARK
(6.23 A.C.)

TRAIL BY WASHINGTON CITY

GENESIS LTD #A57571

COUNTRY WAY ESTATES
ZONE: RA-1

MIGUEL ERIK WILLIAM & ANGELA MARIE
ZONE: RA-2

LEGEND

- RED WATERS (POD 1)
  AREA = 30.20 ACRES
- RIVERBEND (POD 2)
  AREA = 33.07 ACRES
- RED TRAILS (POD 3)
  AREA = 27.64 ACRES
- RED MESA (POD 4)
  AREA = 16.22 ACRES
- POD 5 AREA = 15.94 ACRES
- SUNRISE VALLEY PARK = 6.23 ACRES
- OPEN SPACE AREA = 67.57 ACRES

RED WATERS	= 108 PADS
RIVERBEND	= 113 PADS
RED TRAILS	= 218 UNITS
RED MESA	= 66 PADS
POD 5	= 27
TOTAL	= 532

TOTAL POD ACREAGE = 129.21 AC
TOTAL ALLOWED UNITS = 532

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

No.	Date	By	Revision

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

DATE: FEB 2021
DRAWN: CBW
APPROVED: MFM
SCALE: 1" = 200'
JOB NO. 201060

OVERALL CONCEPT
RED MESA POD 4
@ WASHINGTON, UTAH

SHEET 1 OF 5 SHEETS

FILE: 201060 ZC Site Plan

X:\201000-201999\201060 - Red Waters Pod 4\Drawings\Zone Change\201060 - Red Waters Pod 4 ZC.dwg

BLM ZONE: OS

S 88°50'25" E 1243.88'

DALTON WASH DR.
(50' PUBLIC ST)

END OF ROAD MARKERS

POD 4 BOUNDARY

FUTURE
POD 5

END OF ROAD MARKERS

N 15°42'29" W 50.21'

N 11°34'56" E 43.18'

N 6°47'15" W 74.62'

N 40°25'38" E 73.11'

N 4°49'09" W 232.57'

N 1°29'29" E 237.25'

N 2°47'59" W 132.57'

RED MESA @
SUNRISE VALLEY

STEWART CREEK DR.
(50' PUBLIC ST)

GRAPEVINE WASH DR.
(50' PUBLIC ST)

QUAIL CREEK DR.
(50' PUBLIC ST)

COUNTRY WAY
(66' PUBLIC ST)

N 43°39'39" E 1000.00'

RED TRAILS @
SUNRISE VALLEY

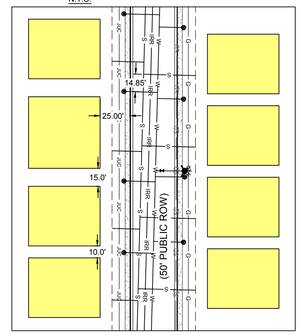
RED WATERS @
SUNRISE VALLEY

RIVERBEND @
SUNRISE VALLEY

STOP

RED MESA UTILITY DETAIL

N.T.S.



POD LEGEND

- PATIO HOMES — 66 LOTS SHOWN
- PUBLIC ROW
- LIMITED COMMON
- EASEMENT

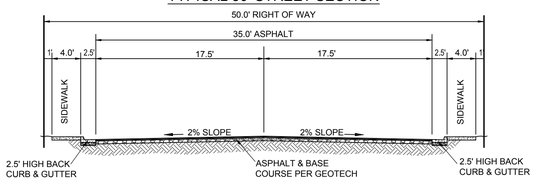
POD 4 CALCULATIONS		
PATIO HOMES	4.74 AC	29.22%
ROAD ROW	3.69 AC	22.75%
COMMON / OPEN SPACE	4.48 AC	27.62%
LIMITED COMMON	3.31 AC	20.41%
TOTAL	16.22 AC	100%
DENSITY = 66 / 16.22 = 4.07 D.U / ACRE		
SETBACKS		
FRONT = 20'		
REAR = 20'		
SIDE = 10'		

NOTE:
LOTS LISTED BELOW ARE SUBJECT TO A TWO STORY RESTRICTION. IF ADJACENT UNIT ON EITHER SIDE IS CONSTRUCTED WITH A SECOND STORY, THE UNIT IN QUESTION WILL BE RESTRICTED TO A SINGLE STORY.

LOTS WITH TWO STORY RESTRICTIONS NEXT TO EACH OTHER	
LOT #	5&6, 10-12, 16-25, 33-39, 42-44, 47&48, 50&51 56&57, 62-65

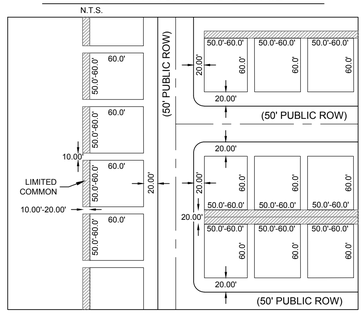
NOTE:
ALL BUILDINGS WILL HAVE A MINIMUM SEPARATION OF 10' FROM EACH OTHER.

TYPICAL 50' STREET SECTION



POD 4 TYPICAL PAD DETAIL

N.T.S.



AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

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

MELISSA SCOTT
(435) 680-4383

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

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

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

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
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No	Date	By	Revision

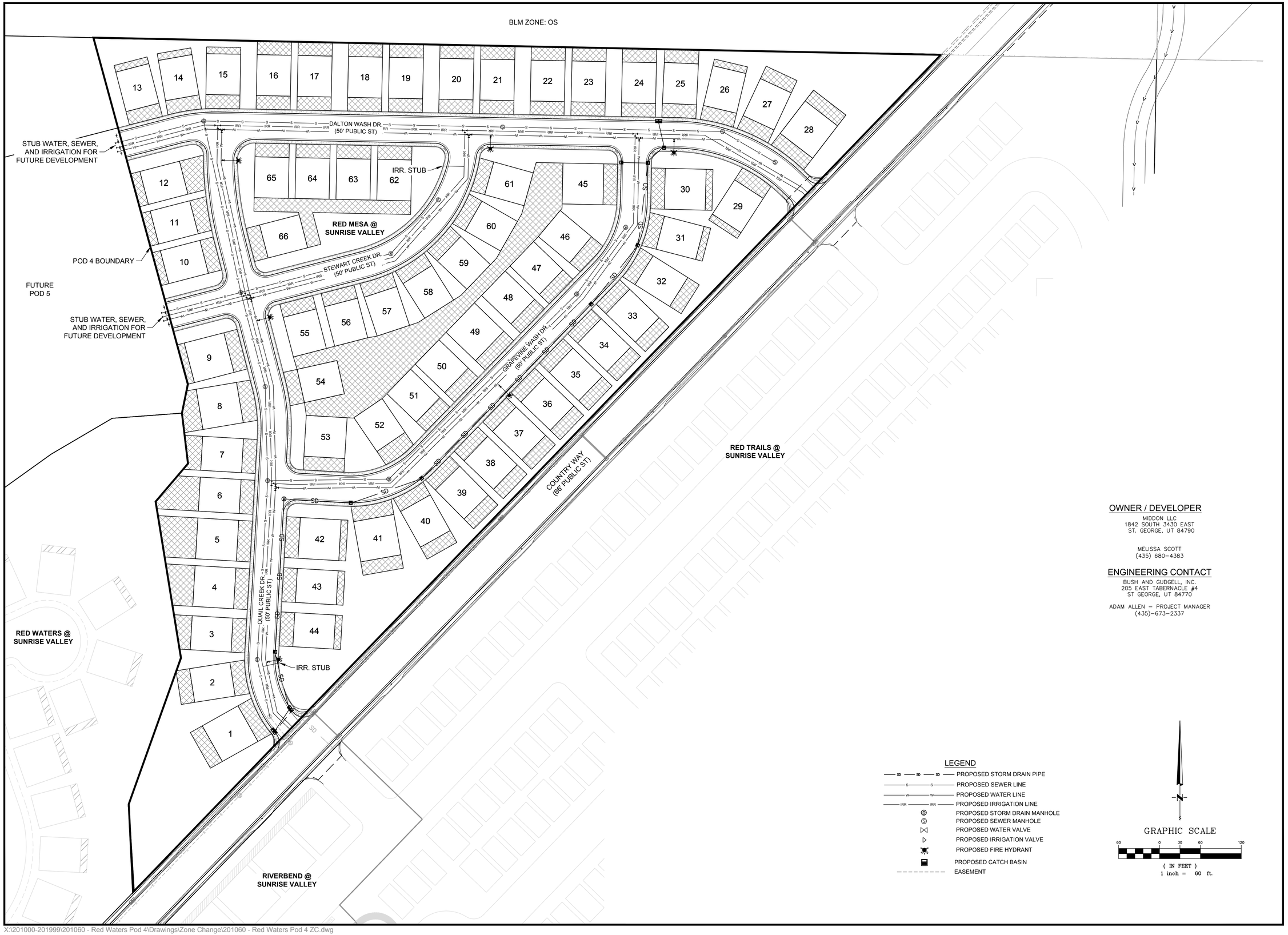
DATE: FEB 2021
DRAWN: CRW/ZCL
APPROVED: WFM
SCALE: 1" = 60'
JOB NO. 201060

SITE PLAN
RED WATERS POD 4
WASHINGTON, UTAH

SHEET 2 OF 5 SHEETS

FILE: 201060 ZC Site Plan

X:\201000-201999\201060 - Red Waters Pod 4\Drawings\Zone Change\201060 - Red Waters Pod 4 ZC.dwg



OWNER / DEVELOPER

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

MELISSA SCOTT
(435) 680-4383

ENGINEERING CONTACT

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

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

LEGEND

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

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

No.	Date	By	Revision

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

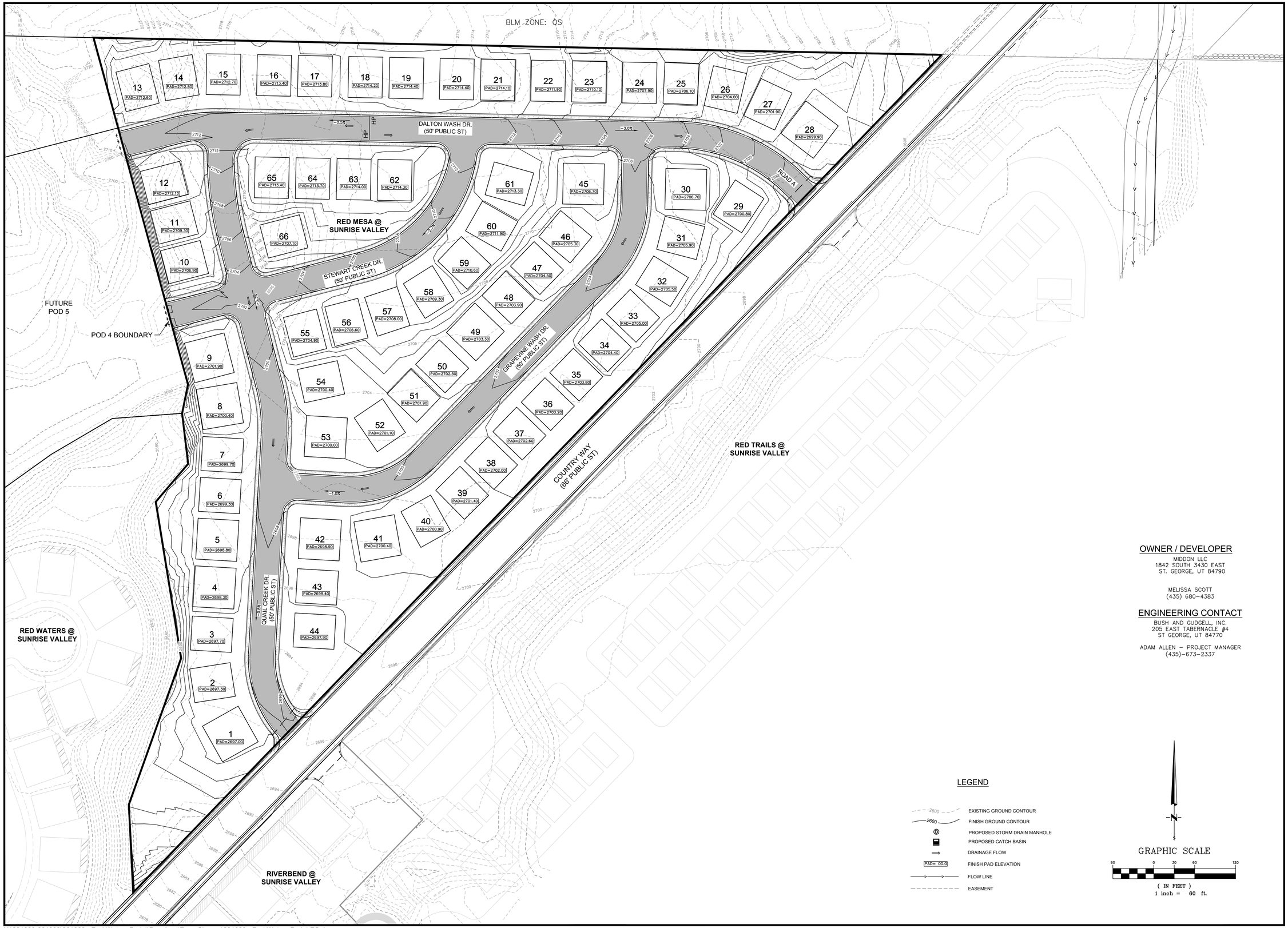
DATE: FEB 2021
DRAWN: CBW
APPROVED: MFM
SCALE: 1" = 60'
JOB NO. 201060

UTILITY PLAN
RED WATERS POD 4
WASHINGTON, UTAH

SHEET 3 OF 5 SHEETS

FILE: 201060 ZC Site Plan

X:\201000-201999\201060 - Red Waters Pod 4\Drawings\Zone Change\201060 - Red Waters Pod 4 ZC.dwg



OWNER / DEVELOPER

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

MELISSA SCOTT
(435) 680-4383

ENGINEERING CONTACT

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

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

LEGEND

- EXISTING GROUND CONTOUR (2600)
- FINISH GROUND CONTOUR (2600)
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- DRAINAGE FLOW
- FINISH PAD ELEVATION (PAD= 00.0)
- FLOW LINE
- EASEMENT

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
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Phone (435) 673-2337 / Fax (435) 673-3161
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DATE: FEB 2021
DRAWN: CBW
APPROVED: WFM
SCALE: 1" = 60'
JOB NO. 201060

GRADING PLAN
RED WATERS POD 4
WASHINGTON, UTAH

SHEET 4 OF 5 SHEETS

FILE: 201060 ZC Site Plan

X:\201000-201999\201060 - Red Waters Pod 4\Drawings\Zone Change\201060 - Red Waters Pod 4 ZC.dwg



PROPOSED PLANT LIST

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

1 1/4" Rebel Red Rock Mulch

Decorative rock mulch

Local Sourced Turf Sod

Parcel Area

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

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No.	Date	By	Revision

DATE: FEB. 2021
DRAWN: CTL
APPROVED:
SCALE: 1"=80'
JOB NO. 201060

LANDSCAPE PLAN
RED MESA POD 4
@ WASHINGTON, UTAH

SHEET 5 OF 5 SHEETS

FILE: 201060 - ZC LANDSCAPE PLAN

X:\201000-201999\201060 - Red Waters Pod 4\Drawings\Landscape Plans\201060 - ZC Landscape Plan.dwg

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 17, 2021

ACTION REQUESTED: Z-21-07 - A request to approve the design and use of the Red Mesa at Sunrise Valley, a currently PUD-R zoned property of approximately 16.22 acres located at approximately 400 South and Country Way.

APPLICANT: Middon LLC

OWNER: Same as above

ENGINEER: Bush and Gudgell, Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend possible approval to the City Council with conditions

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Background

The applicant is requesting approval of the design/use for their currently PUD-R zoned property which is approximately 16.22 acres in size. The property is located at approximately 400 South Country Way, the name of this particular portion of the master developed area will be known as Red Mesa at Sunrise Valley. The property was granted the PUD-R zoning at an earlier date, with the applicant knowing they would have to come back to the city for the specific design and use approval. The applicant is now wishing to have this proposal reviewed.

The PUD-R requires an approved site design before the property can be used as a residential development. This application is proposing 66 detached building pads (this would have a 4.07 dwelling units per acre ratio). The surrounding zoning to this project is PUD-R to the south, east and west, and Open Space zoning to the north.

Staff has no concerns with the proposed design of the project. The overall development has a city park being built within the master planned area (but it is still under construction being done in phases), this phase will require the park to be completed in its entirety.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-07, for the specific site design/use to the already zoned Planned Unit Development - Residential (PUD-R) onto the City Council, based on the following findings.

Findings

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

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

Conditions

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

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

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

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

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

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

7. All driveways to each individual unit will be a minimum of twenty feet (20') deep and eighteen feet (18') wide.

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

9. In no case shall any dwelling unit be closer than ten feet (10') to each other at any point within the development, also on corner lots, there will be a minimum setback of fifteen feet (15').