
Public Notice of Electronic Meeting
Washington City Planning Commission Regular Meeting
April 7, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will hold a Public Electronic Regular Meeting on Wednesday April 7, 2021 at 5:30 PM host in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah.

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

Meeting called to order:

Invocation:

Pledge of Allegiance:

1. APPROVAL OF AGENDA
 - a. Approval of the agenda for April 7, 2021.
2. APPROVAL OF MINUTES
 - a. Approval of the minutes from March 17, 2021.
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. FINAL PLAT
 - a. Consideration and recommendation to City Council for the Brio Phase 3G Final Plat located at approximately Sunstone Way and Red Coral Court. Applicant is Cole West Home.
 - b. Consideration and recommendation to City Council for the Warner Gateway Phase 4 Final Plat located at approximately Marlowe Way and Piper Place. Applicant is Shon Coarusso.
 - c. Consideration and recommendation to City Council for the Mustang Valley Final Plat located at approximately 3925 South Washington Fields Road. Applicant is Goldine Homes, LLC.

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 Cottages at the Village at Stucki Farms Amended and Extended Final Plat located at approximately Cattail Lane and Farmhouse Drive. The purpose for the amendment is to increase the size of lot 1 eliminating lot 9 to increase the adjacent lot widths and extend the phase boundary. Applicant is Karl Larson.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Tabled from March 17, 2021: 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.

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 Chaparral Heights Preliminary Plat located at approximately east end of Lost Ridge Drive. Applicant is Yankee Heights LLC, Kent Rasmussen.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for consideration and recommendation to City Council for the Red Trails at Sunrise Valley Preliminary Plat located at approximately 500 South Country Way. Applicants is Bush and Gudgell, Bob Hermandson.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

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-21-08 to change from A-20 Agricultural minimum 20 acres to C-2 Service Commercial located at approximately 3650 South Washington fields Road. Applicant is Neil Walter.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-09 to change from A-20 Agricultural minimum 20 acres to R-1-12 Single Family Residential minimum 12,000 sq ft lots located at approximately 3650 South 240 West. Applicant is Hoopes Construction.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

8. GENERAL PLAN 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 a General Plan Amendment G-21-02 to change from VLD Very Low Density to MHD Medium High Density located at 500 East 3650 South. Applicant is Neil Walter.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-21-03 to change from VLD Very Low Density to LD Low Density located at approximately 300 East 3650 South. Applicant is Neil Walter.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

POSTED this 2nd day of April, 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.

GENERAL NOTES AND RESTRICTIONS

1. 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES, 5 FOOT WIDE ALONG ALL SIDE LOT LINES AND 7.5 FOOT ALONG REAR LOT LINES BY THE RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED.

2. REBAR & CAP MARKED R&B SURVEYING LS 7654 TO BE PLACED AT ALL REAR LOT CORNER LOCATIONS OF LOTS. CONCRETE ANCHOR TO BE PLACED IN THE TOP OF CURB AT A 0.25' EXTENSION OF LOT LINE FROM FRONT PROPERTY CORNER LOCATION OR AS NOTED.

3. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLATWORK ARE COMPLIED IN A REPORT DATED OCTOBER 8, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

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

5. PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AND OPEN SPACE AREAS WITHIN THIS SUBDIVISION. WASHINGTON CITY IS HEREBY GRANTED THE RIGHT TO ASSESS PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILURE TO MAINTAIN LANDSCAPING, PRIVATE IMPROVEMENTS AND OPEN SPACE AREAS. WASHINGTON CITY SHALL NOT BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS. PUBLIC DRAINAGE IMPROVEMENTS ARE THOSE WITHIN PUBLIC STREETS.

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

7. ALL DRAINAGE IMPROVEMENTS, INCLUDING DETENTION AREAS ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY, EXCEPT DRAINAGE IMPROVEMENTS WITHIN PUBLIC STREETS. PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION, EXCEPT FOR THOSE IMPROVEMENTS WITHIN PUBLIC STREETS, UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY AS PUBLIC.

8. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR STORM DRAINAGE IMPROVEMENTS, OR TO REMEDIATE UNIMPROVED OPEN SPACE CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING LANDSCAPING OR STORM DRAINAGE IMPROVEMENTS.

9. BY RECORDING OF THIS SUBDIVISION PLAT, PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ON ALL COMMON, LIMITED COMMON, OPEN SPACE, PRIVATE STREET AREAS AND PRIVATE DRIVES FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF PUBLIC UTILITIES AND DRAINAGE IMPROVEMENTS. SAID PUBLIC UTILITIES AND DRAINAGE EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF WASHINGTON CITY TO REQUIRE THE HOMEOWNERS ASSOCIATION TO ASSESS IT'S MEMBERS FOR MAINTENANCE AND REPAIR OF ALL UTILITIES, DRAINAGE AND LANDSCAPING, ETC. WHERE NEEDED TO REPAIR OR REPLACE PUBLIC UTILITIES. WASHINGTON CITY WILL PROVIDE NOTICE TO THE HOMEOWNERS ASSOCIATION PRIOR TO USE OF OPEN SPACE AREAS FOR INSTALLATION OF UTILITIES OR DRAINAGE IMPROVEMENTS.

10. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".



SHEET SUMMARY

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N0°20'24"E, 1062.15 FEET ALONG THE SECTION LINE AND EAST, 675.32 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, T42S, R15W, SLB&M, SAID POINT BEING ON THE BOUNDARY OF BRIO-PHASE 3F SUBDIVISION FILED AS DOCUMENT NO. 20200066370 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; RUNNING THENCE ALONG THE BOUNDARY OF BRIO-PHASE 3F SUBDIVISION THE FOLLOWING THREE (3) COURSES: S87°05'40"E, 5.01 FEET; THENCE N89°20'57"E, 39.00 FEET; THENCE N83°21'19"E, 81.98 FEET TO A POINT ON THE BOUNDARY OF BRIO-PHASE 3E SUBDIVISION FILED AS DOCUMENT NO. 20190034440 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER; THENCE ALONG THE BOUNDARY OF BRIO-PHASE 3E SUBDIVISION THE FOLLOWING EIGHT (8) COURSES; N76°28'39"E, 20.87 FEET; THENCE S51°9'04"E, 58.12 FEET; THENCE S8°52'22"W, 106.44 FEET; THENCE S6°05'05"W, 27.43 FEET; THENCE S26°51'34"W, 72.37 FEET; THENCE S51°0'57"E, 59.74 FEET; THENCE S3°45'23"W, 46.45 FEET; THENCE S87°56'29"E, 28.22 FEET TO A POINT ON THE BOUNDARY OF PARCEL 2 DESCRIBED IN VACATION ORDINANCE NO. 2018-28 FILED AS DOCUMENT NO. 20180048085 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT ALSO BEING ON THE BOUNDARY OF BRIO PHASE 1-A SUBDIVISION; THENCE ALONG SAID VACATION BOUNDARY AND BRIO PHASE 1-A SUBDIVISION THE FOLLOWING TWO (2) COURSES: S7°49'42"W, 99.31 FEET; THENCE S68°38'43"W, 87.68 FEET; THENCE LEAVING THE BOUNDARY OF BRIO PHASE 1-A SUBDIVISION AND CONTINUING ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING SIX (6) COURSES: N84°21'43"W, 190.75 FEET; THENCE N5°25'01"E, 104.48 FEET; THENCE N28°54'56"E, 82.31 FEET; THENCE N28°46'35"E, 149.85 FEET TO THE POINT OF CURVE OF A 273.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 140.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°25'37"; THENCE N0°39'03"W, 16.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.183 ACRES.

MORTGAGEE CONSENT TO RECORD

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

BY: CANNON GERSTNER
VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF _____ }
COUNTY OF _____ } S.S

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED

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

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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

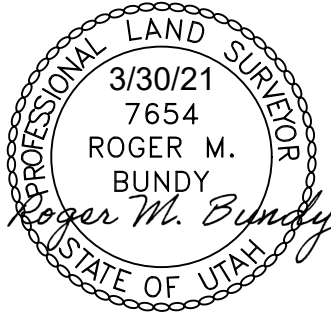
SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7654, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE VERIFIED ALL MEASUREMENTS, HAVE PLACED MONUMENTS AS SHOWN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PRIVATE STREETS, OPEN SPACE AND EASEMENTS HEREAFTER KNOWN AS:

BRIO - PHASE 3G

3/30/21

DATE:



OWNER'S DEDICATION

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

BRIO - PHASE 3G

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF "BRIO PHASE - 1A" DATED AUGUST 7, 2015, AND RECORDED CONCURRENTLY WITH THIS PLAT AS ENTRY NO. 20150028404 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. THE OWNER DOES HEREBY WARRANT TO WASHINGTON CITY IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

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

OWNER:

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

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

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

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

BY: _____
TONY DEL GRIPPO
TITLE: MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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

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

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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

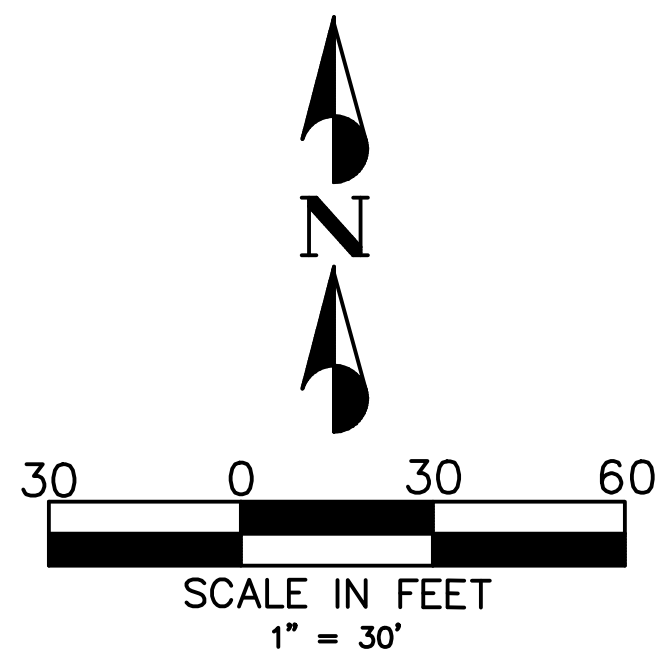
FINAL PLAT
BRIO - PHASE 3G

A RESIDENTIAL SUBDIVISION LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

R&B SURVEYING, INC.

257 PRICKLEY PEAR DR. • WASHINGTON, UT 84780
PH: (435) 673-2918 • FAX: (435) 673-2918

PUBLIC WORKS APPROVAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 2021	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 2021.	APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 2021.	ON THIS THE _____ DAY OF _____, A.D. 2021, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY WASHINGTON CITY.	WE, THE MAYOR AND THE CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, A.D. 2021, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 2021 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
WASHINGTON CITY PUBLIC WORKS	WASHINGTON CITY ENGINEER	WASHINGTON CITY ATTORNEY	WASHINGTON CITY PLANNING COMMISSION CHAIRMAN	ATTEST: CITY RECORDER WASHINGTON CITY MAYOR WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER



LEGEND

- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
- CONCRETE ANCHOR SET IN THE TOP OF CURB AT 0.25' EXTENSION OF LOT LINE FROM FRONT PROPERTY CORNER LOCATION OR AS NOTED
- SECTION MONUMENT AS NOTED
- CLASS 1 MONUMENT TO BE SET PER WASHINGTON CITY STANDARDS
- EXISTING CLASS 1 MONUMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT (SEE NOTE 1 ON SHEET 1)

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	36.22'	317.50'	6°32'13"
C2	40.00'	317.50'	7°13'07"
C3	40.00'	317.50'	7°13'07"
C4	40.00'	317.50'	7°13'07"
C5	6.84'	317.50'	1°14'03"
C6	29.69'	21.00'	80°59'54"
C7	49.64'	52.50'	54°10'40"
C8	41.25'	52.50'	45°00'50"
C9	41.25'	52.50'	45°00'50"
C10	41.99'	52.50'	45°49'52"
C11	65.02'	52.50'	70°57'43"
C12	154.08'	300.00'	29°25'37"

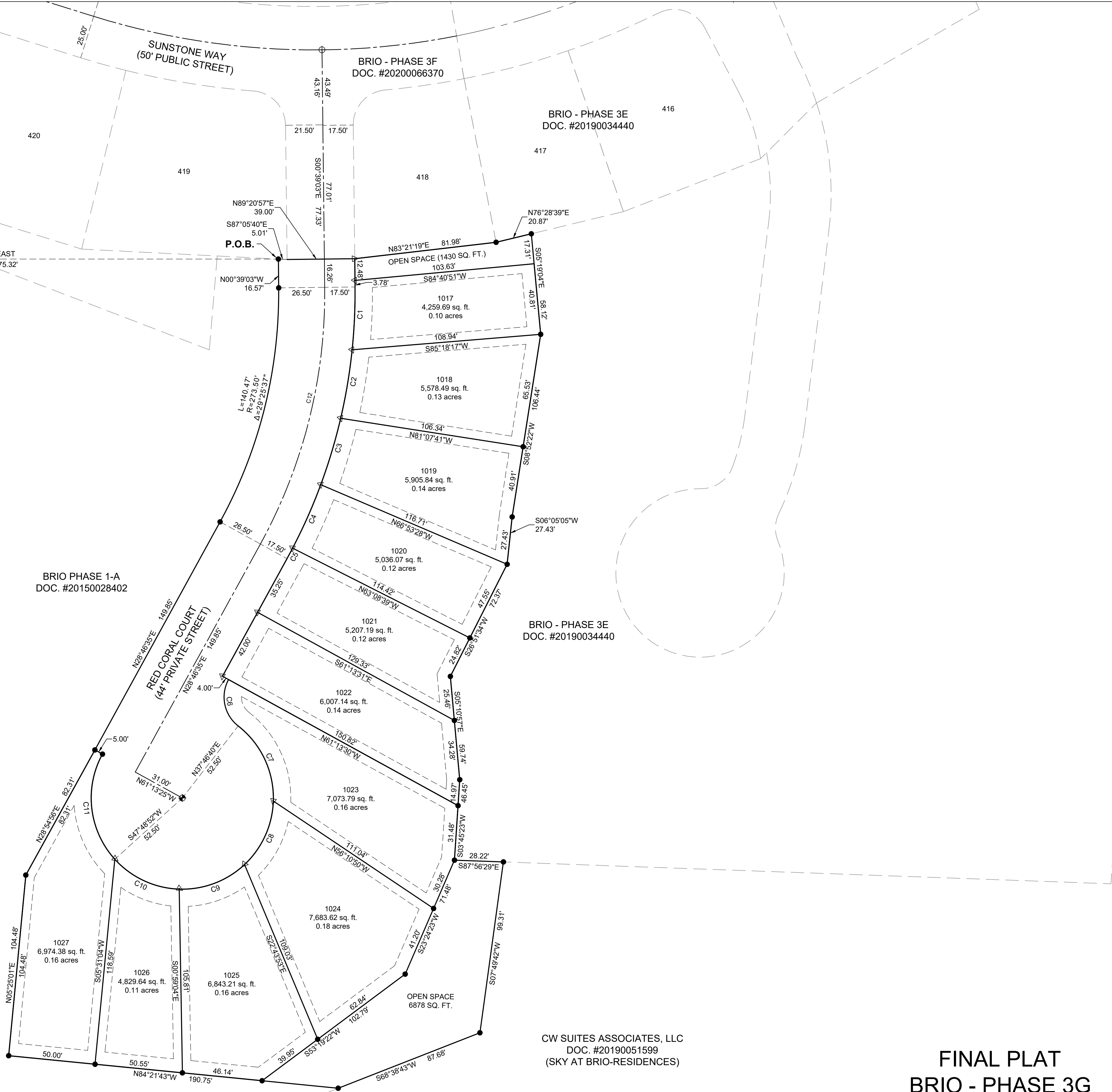
BASIS OF BEARING
N072024°E 2647.05' (MEA) 2646.73' (GRID) 2647.06' (HCN GROUND)
1062.15'

S.W. COR. SEC. 11,
T42S, R15W, SLB&M
R&B SURVEYING
REBAR AND CAP
H.C.N. #2046
COUNTY REF. R-17-42-15

N.W. COR. SEC. 11,
T42S, R15W, SLB&M
FOUND 1988 WASH. CO.
ALUMINUM CAP
H.C.N. #2044
COUNTY REF. #V-17-42-15

REFERENCE MONUMENT
TO W. 1/4 COR. SEC. 11
T42S, R15W, SLB&M
CLASS 1 MONUMENT
ON SECTION LINE BETWEEN THE
W. 1/4 COR. AND N.W. COR.
SEC. 11, T42S, R15W, SLB&M
AT CENTER LINE OF CAMINO OSO

W. 1/4 COR. SEC. 11, T42S, R15W, SLB&M
FOUND 1988 WASH. CO. ALUMINUM CAP
REMOVED DURING CONSTRUCTION
(FALLS IN LOT)
H.C.N. #2045
COUNTY REF. #P-1-42-15



CW SUITES ASSOCIATES, LLC
DOC. #20190051599
(SKY AT BRIO-RESIDENCES)

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

**FINAL PLAT
BRIO - PHASE 3G**
A RESIDENTIAL SUBDIVISION LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 07, 2021

ACTION REQUESTED: Final Plat approval for the Brio Phase 3G subdivision, located at Red Coral Court and Sunstone Way

APPLICANT: Cole West Home

OWNER: RREF II-JFH BRILLO LLC

ENGINEER: Horrocks Engineers

REVIEWED BY: Eldon Gibb, Community Development Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Brio Phase 3G subdivision, located at approximately Red Coral Court and Sunstone Way. This particular subdivision is proposing 11 single family detached patio dwelling units in an area of coverage consisting of 8.233 acres. The specific location of this subdivision is zoned Planned Community Development - Residential (PCD-R). The Preliminary Plat was approved back on November 12, 2020.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Brio Phase 3G subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

CENTER-WEST 1/16TH CORNER SECTION 1,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN.
(FOUND 1997 B.L.M. ALUM. CAP)
(WASH. CO. REF. NO. X-22-43-15)

SOUTHWEST 1/16TH CORNER
SECTION 1 & 12 TOWNSHIP 43
SOUTH, RANGE 15 WEST, SALT
LAKE BASE AND MERIDIAN.
(NOT FOUND)

N 1°05'33" E 1368.48' (MEASURED)
N 1°05'33" E 1368.48' (MEASURED)
N 1°05'33" E 1368.48' (MEASURED)
N 1°05'33" E 1368.48' (MEASURED)

BASIS OF BEARING
S 1°05'33" W 524.76'
(MONUMENT TO
REFERENCE MONUMENT)

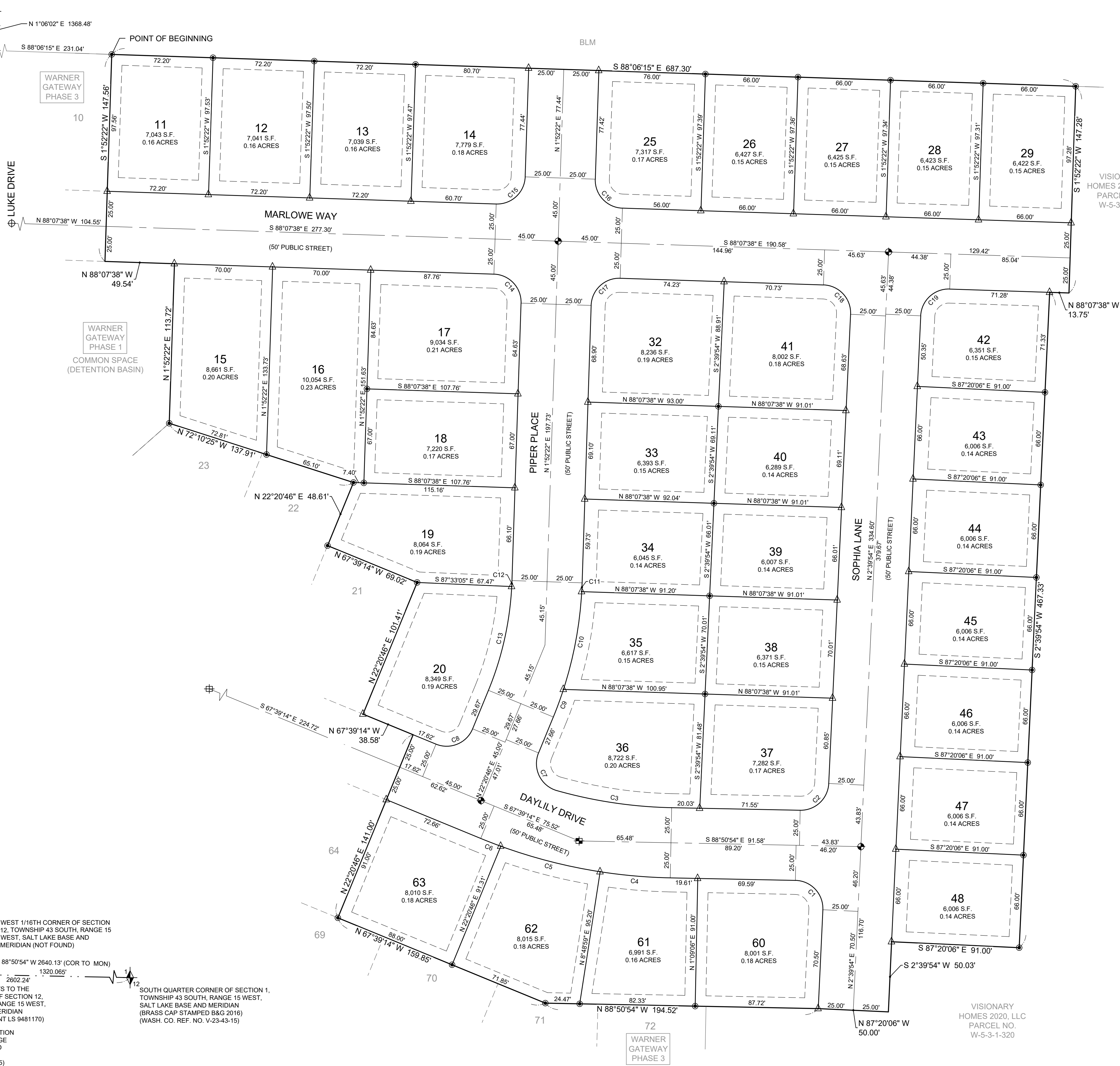
WEST 1/16TH CORNER OF SECTION
12, TOWNSHIP 43 SOUTH, RANGE 15
WEST, SALT LAKE BASE AND
MERIDIAN (NOT FOUND)

REFERENCE MONUMENTS TO THE
NORTHWEST CORNER OF SECTION 12,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
(RING AND LID MONUMENT LS 9481170)

NORTHWEST CORNER OF SECTION
12, TOWNSHIP 43 SOUTH, RANGE
15 WEST, SALT LAKE BASE AND
MERIDIAN (NOT FOUND)
(WASH. CO. REF. NO. V-21-43-15)

REFERENCE MONUMENTS TO THE
NORTHWEST CORNER OF SECTION 12,
TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
(RING AND LID MONUMENT LS 634569)

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



VISIONARY
HOMES 2020, LLC
PARCEL NO.
W-5-3-1-320

VISIONARY
HOMES 2020, LLC
PARCEL NO.
W-5-3-1-320

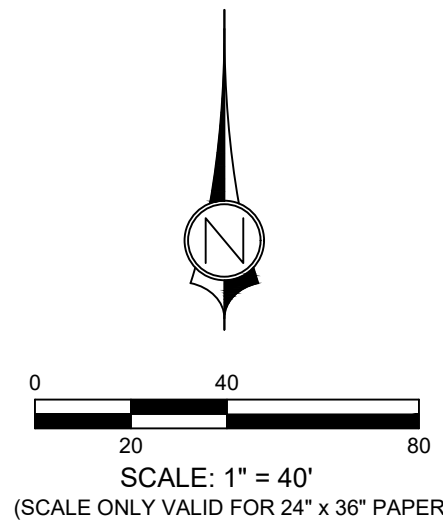
DRAFT COPY FOR REVIEW ONLY

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

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.94'	20.00'	91°30'48"	N 43°05'30" W	28.66'
C2	30.89'	20.00'	88°29'12"	N 46°54'30" E	27.91'
C3	82.89'	325.00'	14°36'44"	S 81°32'32" E	82.66'
C4	50.17'	375.00'	7°39'53"	S 85°00'57" E	50.13'
C5	73.21'	375.00'	11°11'07"	S 75°35'27" E	73.09'
C6	15.34'	375.00'	2°20'40"	S 68°49'34" E	15.34'
C7	33.71'	20.00'	96°34'55"	S 25°56'42" E	29.86'
C8	31.42'	20.00'	90°00'00"	N 67°20'48" E	28.28'
C9	20.98'	275.00'	4°22'17"	N 20°09'37" E	20.98'
C10	71.01'	275.00'	14°47'43"	N 10°34'37" E	70.82'
C11	6.27'	275.00'	1°18'24"	N 2°31'34" E	6.27'
C12	4.25'	225.00'	1°05'00"	N 2°24'52" E	4.25'
C13	76.14'	225.00'	19°23'24"	N 12°39'04" E	75.78'
C14	31.42'	20.00'	90°00'00"	N 43°07'38" W	28.28'
C15	31.42'	20.00'	90°00'00"	N 46°52'22" E	28.28'
C16	31.42'	20.00'	90°00'00"	S 43°07'38" E	28.28'
C17	31.42'	20.00'	90°00'00"	S 46°52'22" W	28.28'
C18	31.69'	20.00'	90°47'32"	N 42°43'52" W	28.48'
C19	31.14'	20.00'	89°12'28"	S 47°16'08" W	28.09'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTIONAL MONUMENTATION (NOT FOUND)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS I, RING & LID).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS II, REBAR & ALUM. CAP).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- EASEMENT LINE (SEE NOTES)



WARNER GATEWAY PHASE 4

LOCATED IN
SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

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

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



WARNER GATEWAY PHASE 4
LOCATED IN
SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

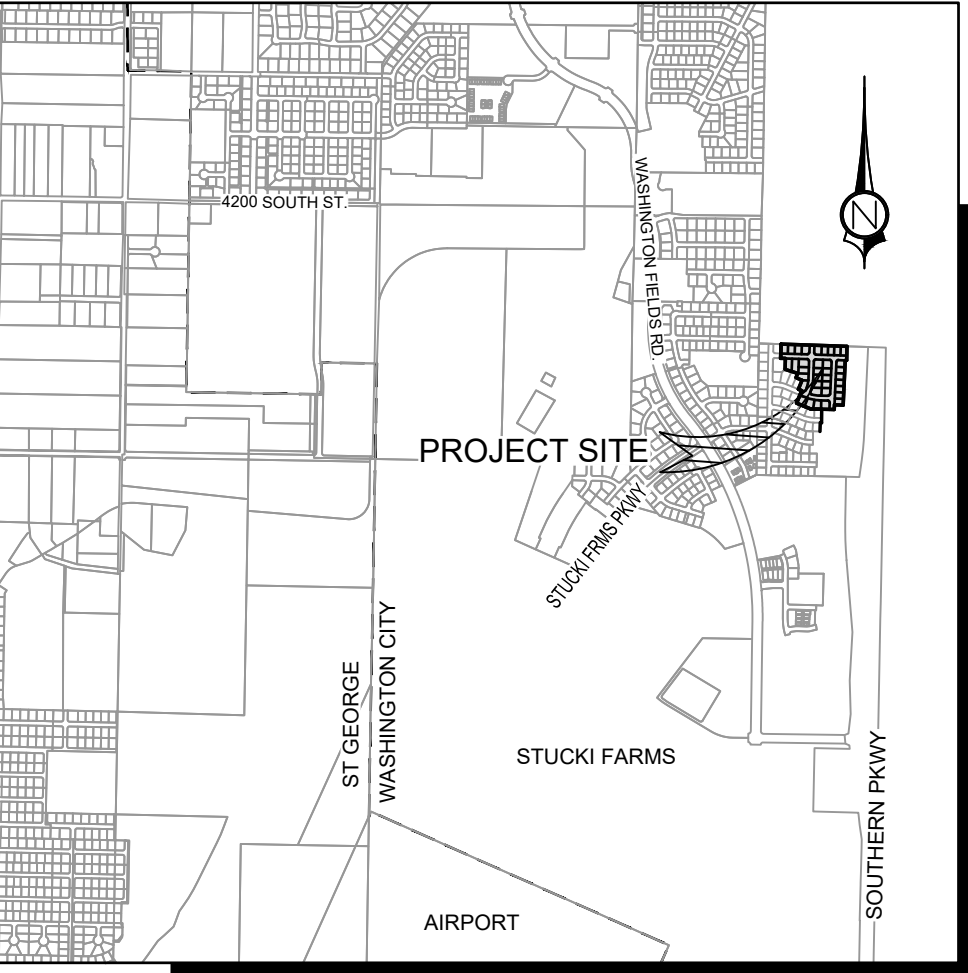
PROJ. #: FF20164.00	CHECKED BY: TWS
DRAWN BY: BLWP/JW	SCALE OF SHEET
DATE: 1-19-2020	HOR SCALE: 1" = 50'
SHEET	
1	
OF	
2	

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.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC., GTS PROJECT NO. 18619. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED AUGUST 6, 2020. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
3. 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.
4. ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY.
5. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
6. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
7. REFER TO WASHINGTON CITY CODE 9-8B-6 FOR CURRENT SETBACK RESTRICTIONS.
8. STORM WATER MANAGEMENT BMP MAINTENANCE AGREEMENT WASHINGTON CITY, DOCUMENT NO. 20160019194

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.



VICINITY MAP
(1" = 2000')

SURVEYOR'S CERTIFICATE

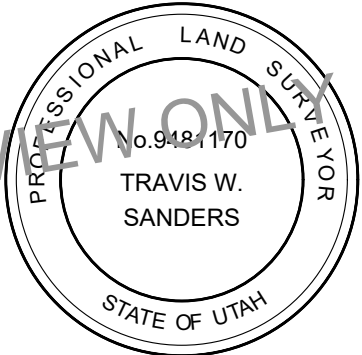
I, TRAVIS W. SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 8481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, HOA COMMON SPACE, PUBLIC ROADS AND EASEMENTS, TO BE HEREINAFTER KNOWN AS:

WARNER GATEWAY PHASE 4

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

DATE

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 88°50'54" W 1320.065 FEET ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, TO THE WEST 1/16TH CORNER OF SAID SECTION 1, AND N 1°00'02" E 1308.48 FEET ALONG THE WEST 1/16TH LINE OF SAID SECTION 1, AND S 88°06'15" E 231.04 FEET ALONG THE SOUTH 1/16TH LINE OF SAID SECTION 1, FROM THE SOUTH 1/4 CORNER OF SAID SECTION 1, POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10, WARNER GATEWAY PHASE 3 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 88°06'15" E 687.30 FEET CONTINUING ALONG SAID SOUTH 1/16TH LINE; THENCE S 1°52'22" W 147.28 FEET; THENCE N 88°07'38" W 13.75 FEET; THENCE S 2°39'54" W 467.33 FEET; THENCE N 87°20'06" W 91.00 FEET; THENCE S 2°39'54" W 50.03 FEET; THENCE N 87°20'06" W 50.00 FEET; THENCE N 88°50'54" W 194.52 FEET, TO A POINT ON THE BOUNDARY OF SAID WARNER GATEWAY PHASE 3 SUBDIVISION; THENCE ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES, (1) N 67°39'14" W 159.85 FEET, (2) THENCE N 22°20'46" E 141.00 FEET, (3) THENCE N 67°39'14" W 38.58 FEET, (4) THENCE N 22°20'46" E 101.41 FEET, (5) THENCE N 67°39'14" W 69.02 FEET, (6) THENCE N 22°20'46" E 48.61 FEET, (7) THENCE N 72°10'25" W 137.91 FEET, (8) THENCE N 1°52'22" E 113.72 FEET, (9) N 88°07'38" W 49.54 FEET, (10) THENCE N 1°52'22" E 147.56 FEET, TO THE POINT OF BEGINNING.

CONTAINS 356,027 SQ FT OR 8.17 ACRES MORE OR LESS

OWNER'S DEDICATION

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

WARNER GATEWAY PHASE 4

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, HOA COMMON SPACE, PUBLIC ROADS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WARNER GATEWAY SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 4TH DAY OF JANUARY, 2021, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

VISIONARY HOMES 2020, LLC

(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF VISIONARY HOMES 2020, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF VISIONARY HOMES 2020, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

WARNER GATEWAY PHASE 4

LOCATED IN

SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 15 WEST,

SALT LAKE BASE AND MERIDIAN

WASHINGTON COUNTY - WASHINGTON, UTAH

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



WARNER GATEWAY PHASE 4

LOCATED IN

SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20164.00
DRAWN BY: BLWP/JW
DATE: 1-19-2020
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET

2

OF

2

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 07, 2021

ACTION REQUESTED: Final Plat approval for the Warner Gateway, Phase 4 subdivision, located at approximately 4600 South Luke Drive.

APPLICANT: Shon Colarusso

OWNER: Visionary Homes 2020 LLC

ENGINEER: Civil Science

REVIEWED BY: Eldon Gibb, Community Development Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Warner Gateway, Phase 4 subdivision, located at approximately 4600 South Luke Drive. This particular phase is proposing 36 lots ranging from .14 to .23 acres. The specific location of this subdivision is zoned R-1-6 (residential 6,000 sq ft minimum.) The Preliminary Plat was approved back on November 10, 2015.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Warner Gateway, Phase 4 subdivision to the City Council, based on the following findings and subject to the following conditions:

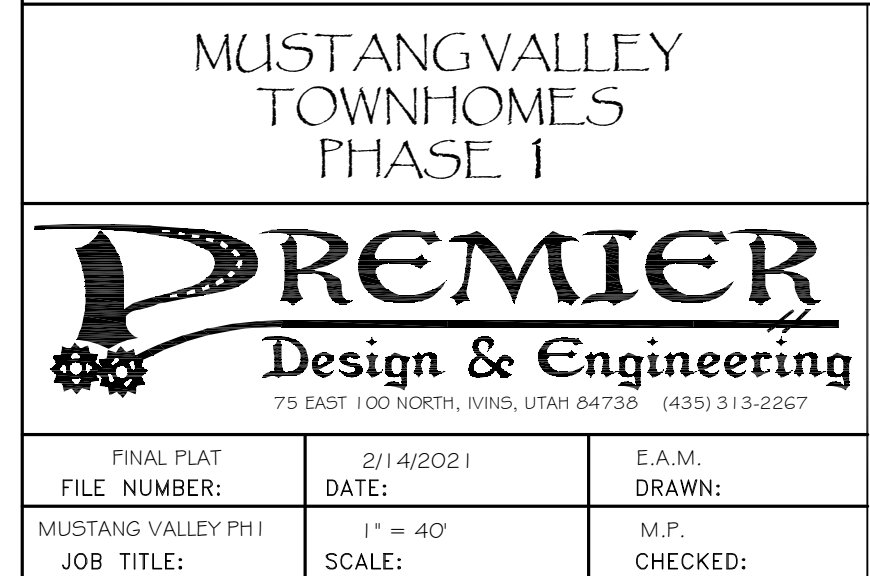
Findings

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

3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.



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

ON THIS _____ DAY OF _____, 20____.
THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON,
REVIEWED THE ABOVE SUBDIVISION AND RECOMMEND
SAME FOR ACCEPTANCE BY THE CITY.

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

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

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF WASHINGTON, UTAH
HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID
CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF
THE _____ DAY OF _____, 20____ HEREBY ACCEPT IT WITH ALL
COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

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

DEPUTY COUNTY RECORDER

	FOUND MONUMENT (TYPE NOTED)
	FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
	SET CLASS I MONUMENT
	FOUND CLASS I MONUMENT
	SET CLASS II MONUMENT
	SET NAIL & WASHER PLS MARKED 33457 I ON EXTENSION OF PROPERTY LINE
	SET REBAR AND CAP MARKED PLS 33457 I
	SECTION CENTER LINE
	TIE LINE
	BOUNDARY LINE
	ROW LINE
	LOT EASEMENT LINE
	ROAD CENTERLINE
	ADJACENT LOTLINES (NOT A PART)
	COMMON AREA
	PRIVATE OWNERSHIP AREA
	LIMITED COMMON AREA
	PUBLIC ROADWAY AREA

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

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

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY
DEDICATE AND CONVEY TO THE HOME OWNER'S ASSOCIATION ALL PARCELS
OF LAND SHOWN ON THE PLAT AS PRIVATE STREETS AND EASEMENTS AS
NOTED OR SHOWN AND ALL COMMON AREA, INCLUDING LIMITED COMMON
AREA. THE OWNERS DO HEREBY WARRANT TO THE HOME OWNER'S
ASSOCIATION AND IT'S SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY
DEDICATED AND CONVEYED TO THE HOME OWNER'S ASSOCIATION AGAINST
THE CLAIMS OF ALL PERSONS.

COLLIN DALLEY
MANAGER

STATE OF UTAH }
COUNTY OF _____ } ss.

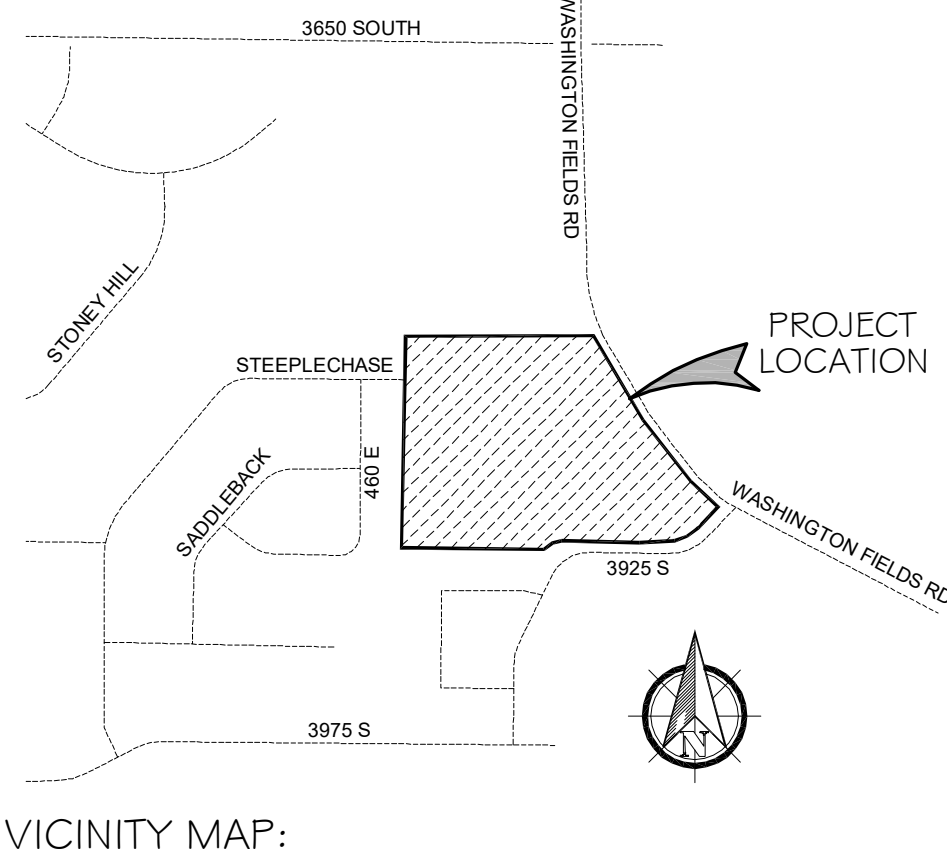
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED
BEFORE ME, _____ WHO BEING BY ME DULY
SWORN DID SAY THAT HE / SHE IS THE _____ OF GOLDLINE
HOMES LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE
FOREGOING PLAN IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING
AUTHORIZED AND EMPOWERED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

FULL NAME PRINT _____ EXPIRATION DATE _____

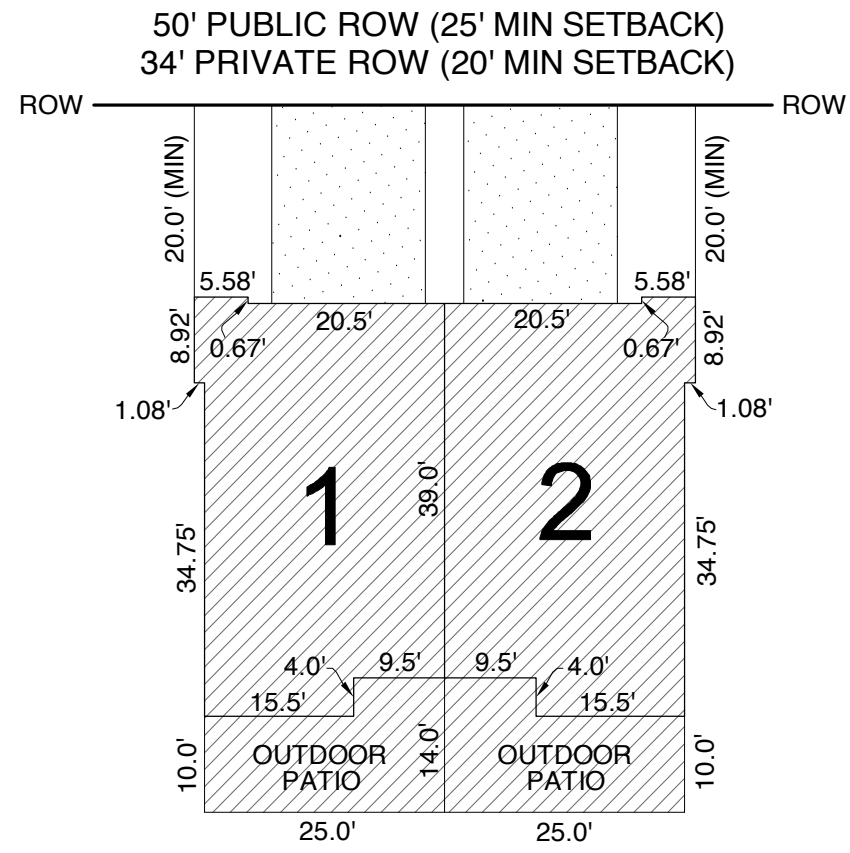
(STAMP NOT REQUIRED PER
UTAH CODE 46-1-16(6))

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

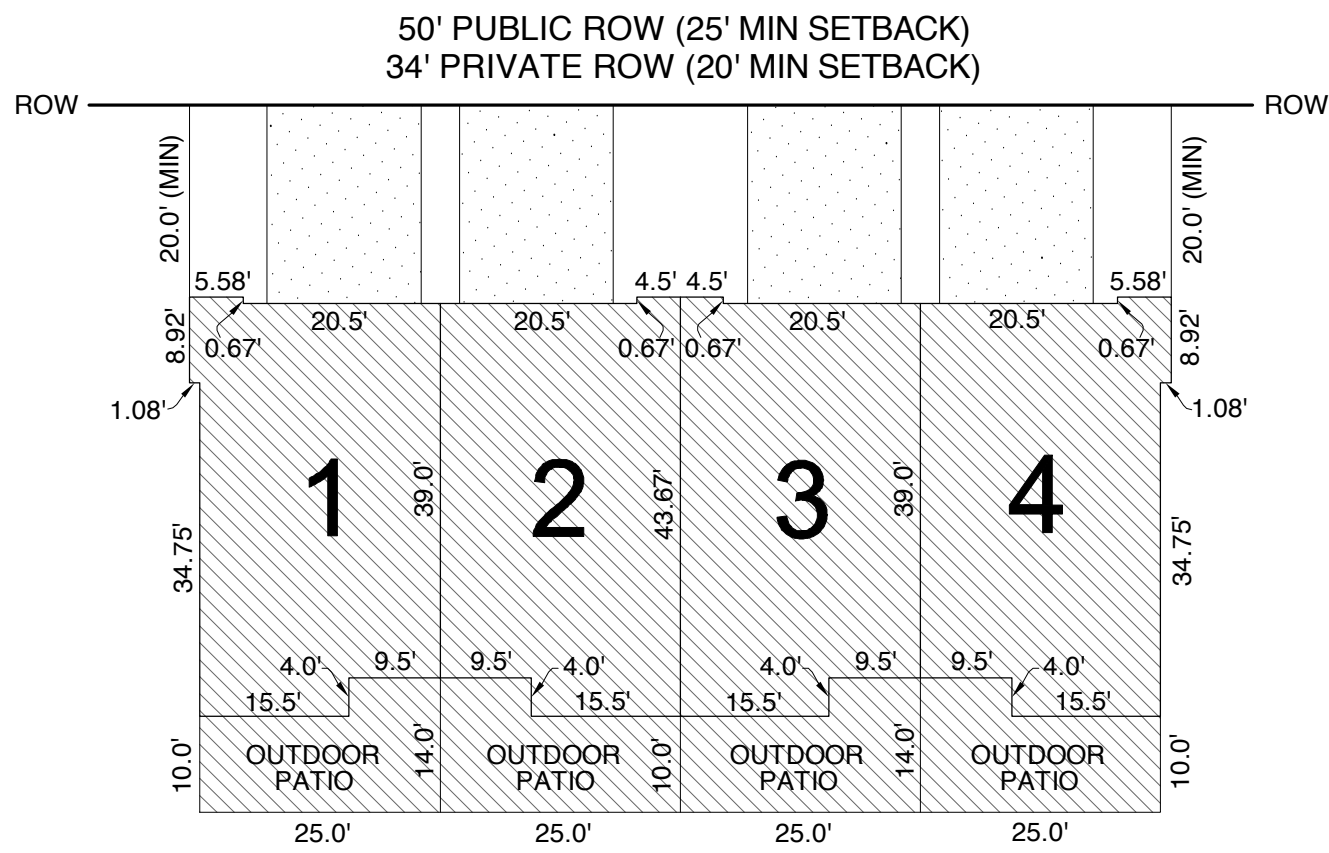
A circular professional seal for a surveyor in the State of Utah. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "STATE OF UTAH" at the bottom. The center of the seal contains the date "3/16/2021", the license number "License No. 334571", and the name "MICHAEL W. PURDY" in all caps.



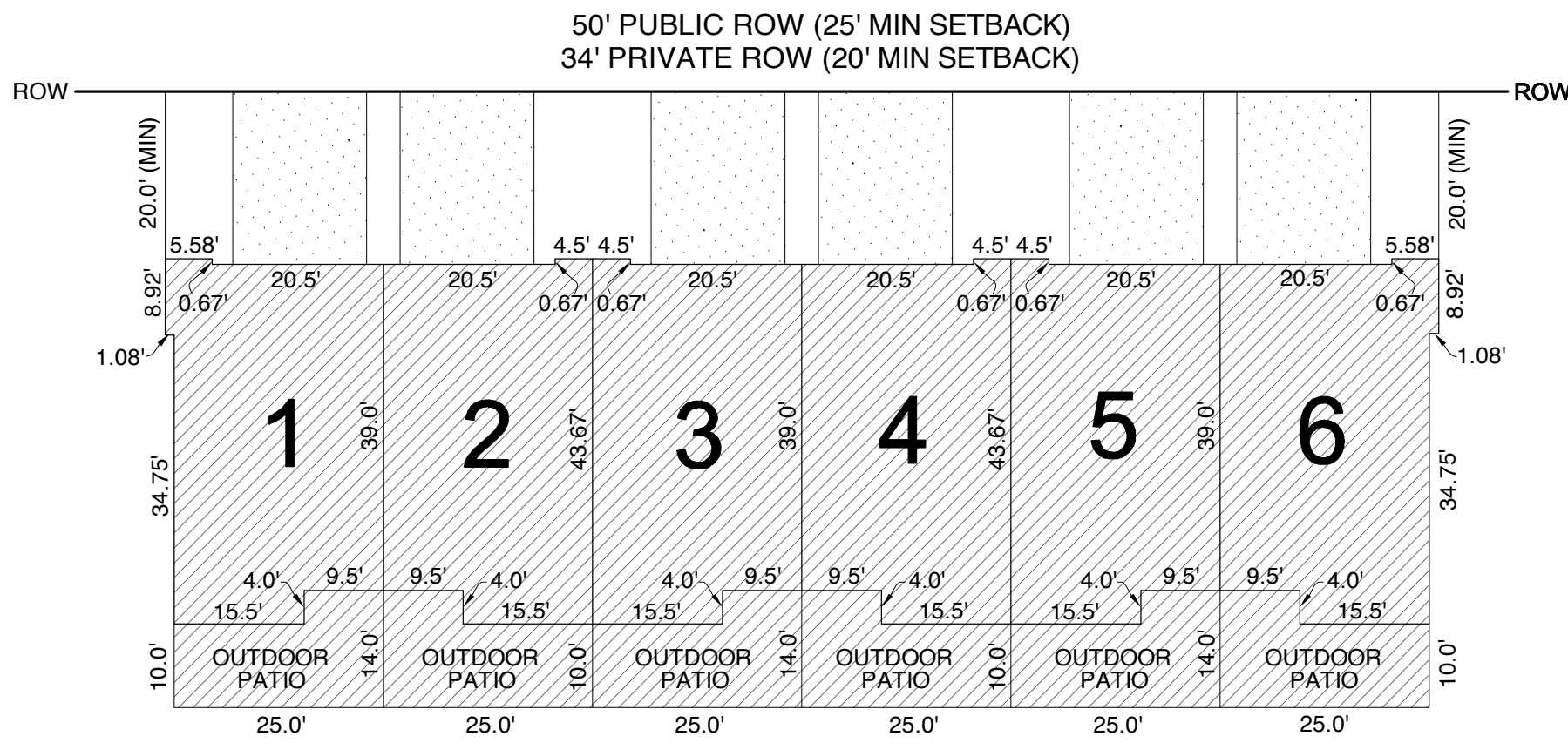
VICINITY MAP:



2 UNIT TOWNHOME



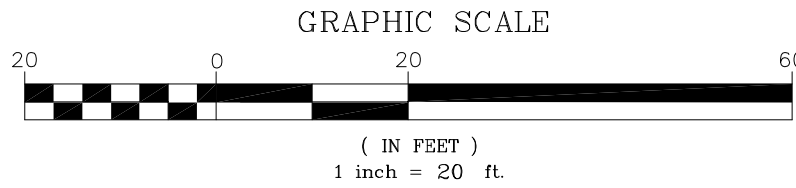
4 UNIT TOWNHOME



6 UNIT TOWNHOME

LEGEND:

- ROW RIGHT OF WAY LINE
- TIE LINE
- UNIT FOOTPRINT
- COMMON AREA
- PRIVATE OWNERSHIP AREA
- LIMITED COMMON AREA



MUSTANG VALLEY TOWNHOMES PHASE 1

LOCATED IN THE NORTH EAST QUARTER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST
SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH

MUSTANG VALLEY TOWNHOMES PHASE 1  75 EAST 1100 NORTH, IVINS, UTAH 84738 (435) 313-2267	PUBLIC WORKS APPROVAL THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION IN THIS OFFICE THIS _____ DAY OF _____, 20____. PUBLIC WORKS, WASHINGTON CITY	APPROVAL OF PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON, REVIEWED THE ABOVE SUBDIVISION AND RECOMMEND SAME FOR ACCEPTANCE BY THE CITY. WASHINGTON CITY PLANNING COMMISSION CHAIRMAN	ENGINEER'S APPROVAL THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, 20____. WASHINGTON CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. WASHINGTON CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF WASHINGTON, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____, 20____, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. ATTEST: CITY RECORDER WASHINGTON CITY MAYOR	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER DEPUTY COUNTY RECORDER
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WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 07, 2021

ACTION REQUESTED: Final Plat approval for the Mustang Valley, Phase 1 subdivision, located at approximately 3925 South Washington Fields road.

APPLICANT: Goldline Homes, LLC

OWNER: Goldline Homes, LLC

ENGINEER: Premier Design & Engineering

REVIEWED BY: Eldon Gibb, Community Development Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Mustang Valley, Phase 1 subdivision, located at approximately 3925 South Washington Fields road. This particular phase is proposing 46 units. The zoning designation at this particular location is Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on July 08, 2020.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Mustang Valley, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 07, 2021

ACTION REQUESTED: Amended Preliminary plat approval for The Cottages at The village at Stucki Farms phase 1 Amended and Extended subdivision, located at approximately Cattail Lane and Farmhouse Drive

APPLICANT: Karl Larson

OWNER: South Landing Development LLC

ENGINEER: Civil Science

REVIEWED BY: Eldon Gibb, Community Development Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of an Amended Preliminary plat for The Cottages at The Village at Stucki Farms Phase 1 Amended & Extended subdivision, located at Cattail Lane and Farmhouse Drive. The reason for this amendment and extended request, is to increase the size of lot 1, eliminate lot 9 to increase the adjacent lot widths, and extend the phase boundary. The open space/common area has been expanded adjacent to lots 5-8 to allow for more amenities/landscape to be installed.

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

Recommendation

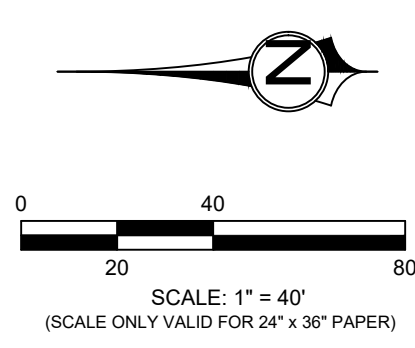
Staff recommends that the Planning Commission recommend approval of the Amended Preliminary plat for The Cottages at The village at Stucki Farms phase 1 Amended and Extended subdivision, based on the following original findings and subject to the following original conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

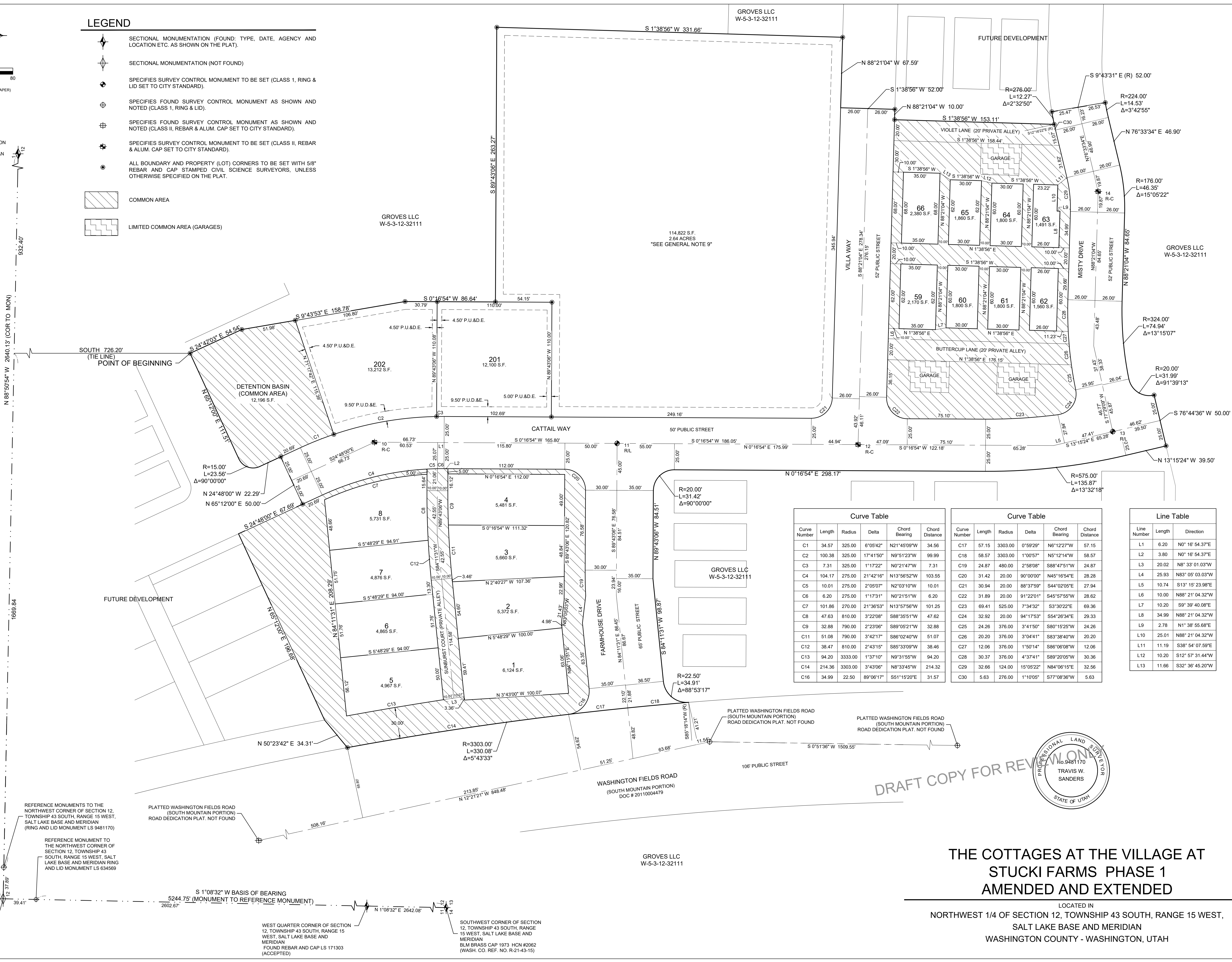
Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.



NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN BRASS CAP STAMPED BKG 2016 (WASH. CO. REF. NO. V-23-43-15)

- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
 - SECTIONAL MONUMENTATION (NOT FOUND)
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
 - ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- COMMON AREA
- LIMITED COMMON AREA (GARAGES)



Curve Table					
Curve Number	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	34.57	325.00	6°05'42"	N21°45'09"W	34.56
C2	100.38	325.00	17°41'50"	N9°51'23"W	99.99
C3	7.31	325.00	1°17'22"	N0°21'47"W	7.31
C4	104.17	275.00	21°42'16"	N13°56'52"W	103.55
C5	10.01	275.00	2°05'07"	N2°03'10"W	10.01
C6	6.20	275.00	1°17'31"	N0°21'51"W	6.20
C7	101.66	270.00	21°36'53"	N13°57'56"W	101.25
C8	47.63	810.00	3°22'08"	S88°35'51"W	47.62
C9	32.88	790.00	2°23'06"	S89°05'21"W	32.88
C11	51.08	790.00	3°42'17"	S86°02'40"W	51.07
C12	38.47	810.00	2°43'15"	S85°33'09"W	38.46
C13	94.20	3333.00	1°37'10"	N8°31'55"W	94.20
C14	214.36	3303.00	3°43'06"	N8°33'45"W	214.32
C16	34.99	22.50	89°06'17"	S51°15'20"E	31.57

Curve Table					
Curve Number	Length	Radius	Delta	Chord Bearing	Chord Distance
C17	57.15	3303.00	0°59'29"	N6°12'27"W	57.15
C18	58.57	3303.00	1°00'57"	N5°12'14"W	58.57
C19	24.87	480.00	2°58'08"	S88°47'51"W	24.87
C20	31.42	20.00	90°00'00"	N45°16'54"E	28.28
C21	30.94	20.00	88°37'59"	S44°02'05"E	27.94
C22	31.89	20.00	91°22'01"	S45°57'55"W	28.62
C23	69.41	525.00	7°34'32"	S3°30'22"E	69.36
C24	32.92	20.00	94°17'53"	S54°26'34"E	29.33
C25	24.26	376.00	3°41'50"	S80°15'25"W	24.26
C26	20.20	376.00	3°04'41"	S83°38'40"W	20.20
C27	12.06	376.00	1°50'14"	S86°06'08"W	12.06
C28	30.37	376.00	4°37'41"	S89°20'05"W	30.36
C29	32.66	124.00	15°05'22"	N84°06'15"E	32.56
C30	5.63	276.00	1°10'05"	S77°08'38"W	5.63

Line Table		
Line Number	Length	Direction
L1	6.20	N0°16'54.37"E
L2	3.80	N0°16'54.37"E
L3	20.02	N8°33'01.03"W
L4	25.93	N83°05'03.03"W
L5	10.74	S13°15'23.98"E
L6	10.00	N88°21'04.32"W
L7	10.20	S9°39'40.08"E
L8	34.99	N88°21'04.32"W
L9	2.78	N1°38'55.68"E
L10	25.01	N88°21'04.32"W
L11	11.19	S38°54'07.59"E
L12	10.20	S12°57'31.44"W
L13	11.66	S32°36'45.20"W

THE COTTAGES AT THE VILLAGE AT STUCKI FARMS PHASE 1 AMENDED AND EXTENDED

LOCATED IN
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

THE COTTAGES AT THE VILLAGE AT STUCKI FARMS PHASE 1 AMENDED AND EXTENDED
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST
SALT LAKE BASE & MERIDIAN

PROJ. #:	FF19080.01
DATE:	2-18-2021
DRAWN BY:	BLW/PJW
CHECKED BY:	TWS
SCALE OF SHEET	HOR SCALE: 1" = 40'
SHEET	1
OF	1
	2

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.966.0100

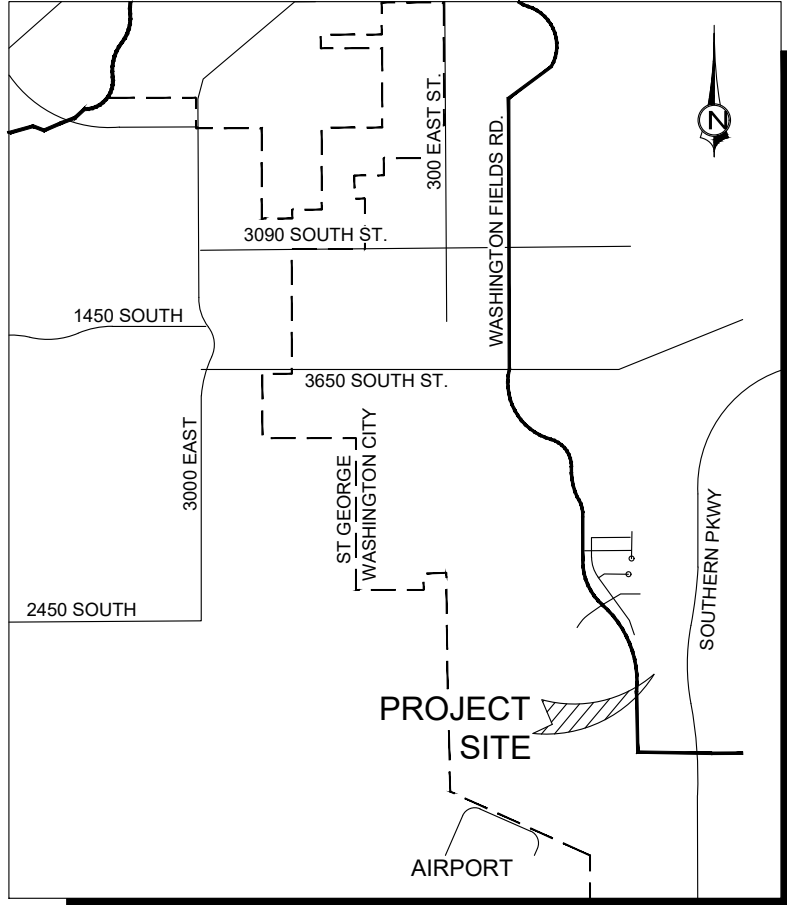


GENERAL NOTES

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 ARE CONSIDERED ACCESSIBLE FOR PUBLIC UTILITIES. LOTS 201 & 202 HAVE 9.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG CATTAIL WAY AND A 4.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE PROPERTY LINES, WITH A 7.50 FOOT PUBLIC UTILITY EASEMENT ALONG THE BACK LOT LINES.
2. COMMON AREAS AND OPEN SPACE LOCATED WITHIN THE COTTAGES AT THE VILLAGE 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 12/20/2016. 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. 20120024387, 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.
8. ALL PRIVATELY OWNED LOTS AND PADS LOCATED WITHIN THIS DEVELOPMENT HAVE BEEN APPROVED BY WASHINGTON CITY FOR SHORT TERM NIGHTLY RENTAL OPTION.
9. SUBJECT TO WATER CONSERVATION EASEMENT, RECORDED AS DOCUMENT 20170046509, WHICH STATES AREA THAT CAN BE IRRIGATED WITHIN LOT 211 IS LIMITED TO 10,816 SQ FT.
10. SUBJECT TO WATER CONSERVATION EASEMENT, RECORDED AS DOCUMENT 20180017125, WHICH STATES AREA THAT CAN BE IRRIGATED..

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 OCCURENCES 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.



VICINITY MAP

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

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

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

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, CHENEY FINANCIAL SERVICES, INC., PROFIT SHARING PLAN, DATED JANUARY 11, 1999, A MORTGAGEE OF THE COTTAGES AT THE VILLAGES AT STUCKI FARMS PHASE 1, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

NAME: JOSHUA R. CHENEY

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

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

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

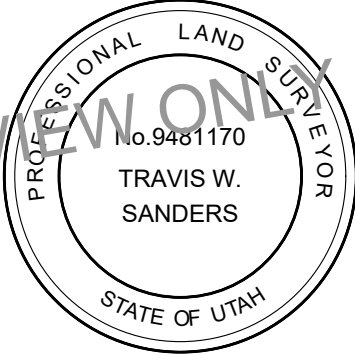
SURVEYOR'S CERTIFICATE

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

THE COTTAGES AT THE VILLAGE AT STUCKI FARMS PHASE 1
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 88°50'54" W 932.40 FEET ALONG THE SECTION LINE AND SOUTH 726.20 FROM THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 24°42'03" E 54.54 FEET; THENCE S 9°43'53" E 158.78 FEET; THENCE S 0°16'54" W 86.64 FEET; THENCE S89°43'08" E 263.27 FEET; THENCE S 1°38'56" W 331.66 FEET; THENCE N 88°21'04" W 67.59 FEET; THENCE S 1°38'56" W 52.00 FEET; THENCE N 88°21'04" W 10.00 FEET; THENCE S 1°38'56" W 153.11 FEET TO A POINT ON A 276.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT WHICH RADIUS BEARS S 12°16'22" E; THENCE ALONG THE ARC OF SAID CURVE 12.27 FEET THROUGH A CENTRAL ANGLE OF 2°32'50"; THENCE S 9°43'31" E 52.00 FEET TO A POINT ON A 224.00 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT WHICH RADIUS BEARS S 9°43'31" E; THENCE ALONG THE ARC OF SAID CURVE 14.53 FEET THROUGH A CENTRAL ANGLE OF 3°42'55"; THENCE S 76°33'34" W 46.90 FEET TO A POINT OF A 176.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 46.35 FEET THROUGH A CENTRAL ANGLE OF 15°05'22"; THENCE N 88°21'04" W 84.65 FEET TO A POINT OF A 324.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 74.94 FEET THROUGH A CENTRAL ANGLE OF 13°15'07" TO A POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.99 FEET THROUGH A CENTRAL ANGLE OF 91°39'13"; THENCE S 76°44'36" W 50.00 FEET; THENCE N 13°15'24" W 39.50 FEET TO A POINT OF A 575.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 135.87 FEET THROUGH A CENTRAL ANGLE OF 13°32'18"; THENCE N 0°16'54" E 298.17 FEET TO A 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 N 89°43'06" W 84.51 FEET; THENCE S 84°11'31" W 98.87 FEET TO A POINT OF A 22.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG ARC OF SAID CURVE 34.91 FEET THROUGH A CENTRAL ANGLE OF 88°53'17" TO A POINT OF A 3303.00 FOOT NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 85°18'14" W, SAID POINT ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON FIELDS ROAD, THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY 330.08 FEET THROUGH A CENTRAL ANGLE OF 5°43'33"; THENCE N 50°23'42" E 34.31 FEET; THENCE N 65°12'00" E 196.68 FEET; THENCE S 24°48'00" E 67.69 FEET; THENCE N 65°12'00" E 50.00 FEET; THENCE N 24°48'00" W 22.29 FEET TO A POINT OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 23.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 65°12'00" E 111.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 359,706 SQ FT OR 8.26 ACRES

OWNER'S DEDICATION

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

THE COTTAGES AT THE VILLAGE AT STUCKI FARMS PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ____ DAY OF _____, 20____, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

SOUTH LANDING DEVELOPMENT, LLC
(A WYOMING LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

AMENDMENT NOTE

THIS PLAT IS BEING AMENDED AND EXTENDED FOR THE PURPOSE OF INCREASING THE SIZE OF LOT 1, ELIMINATING LOT 9 TO INCREASE THE ADJACENT LOT WIDTHS, AND EXTENDING THE PHASE BOUNDARY, WITH NO OTHER CHANGED BEING MADE.

THE COTTAGES AT THE VILLAGE AT STUCKI FARMS PHASE 1 AMENDED AND EXTENDED

LOCATED IN
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

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

THE COTTAGES AT THE VILLAGE AT STUCKI FARMS PHASE 1 AMENDED AND EXTENDED
NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF19080.01
DATE: 2-18-2021
DRAWN BY: BLW/PJW
CHECKED BY: TWS
SCALE OF SHEET
SHEET
2
OF
2

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 7, 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

Background

This item was at the March 17, 2021 Planning Commission meeting, with the commissioners asking the applicants representative to provide information concerning the maintenance and responsibility of the gated community area (including the gate and private street). The applicant will provide that information at the meeting on April 7th.

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

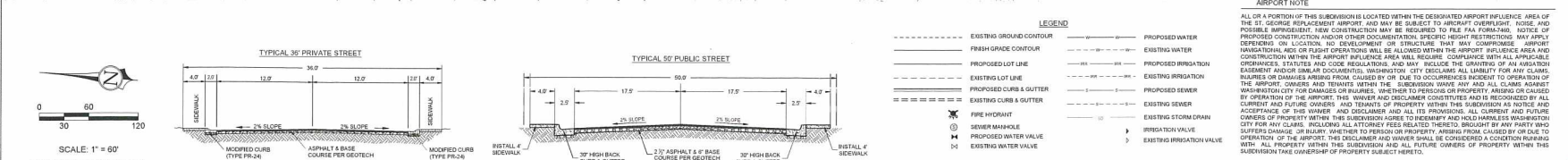
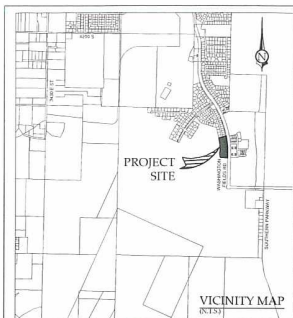
and/or homeowners association for failing to maintain sight distance requirements.

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.



SCALE: 1" = 60'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

- GENERAL NOTES**
1. THERE IS A 10.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 15.0 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 AREA AND OPEN SPACE LOCATED WITHIN THE CROSS ROADS AT STUCK 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 CENTRATED 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 COVERED 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 PLATFORMS, ARE COMPILED IN A REPORT DATED MARCH 25, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THE REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
 5. ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SHORT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR PAID TO MAINTAIN SHORT DISTANCE REQUIREMENTS.
 6. SUBJECT TO A DEVELOPMENT AGREEMENT FOR STUCK FARMS, EXECUTED BY SOUTH LAKING DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, IN FAVOR OF WASHINGTON CITY, A MUNICIPAL CORPORATION, RECORDED JULY 25, 2012, AS DOC. NO. 2010030387, 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 REPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRPORT OVERSIGHT, NOISE, AND OTHER REGULATIONS. THE AIRPORT IS LOCATED TO THE NORTHWEST OF THE SUBDIVISION. NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION, SPECIFIC HEIGHT RESTRICTIONS, MAY APPLY DEPENDING ON LOCATION. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE NAVIGATIONAL AND/OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA SHALL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AIRSPACE EASEMENT AND/OR SIMILAR DOCUMENTS. WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM CAUSING OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION MAY AND ALL CLAIMS, ASSESSMENT WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING FROM CAUSING OR DUE TO OPERATION OF THE AIRPORT, THE DECLARER AND OWNER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THE SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OVERSIGHT OF PROPERTY SUBJECT HERETO.

CivilScience
Engineers Surveyors Solutions
1453 S. DOW DRIVE, SUITE 150
SALT LAKE CITY, UT 84119
801.455.9661

REVISIONS		DATE	BY	CHKD
1	ISSUED FOR PERMITS	07/25/2018	JD	JD
2	REVISION			
3				
4				
5				

AMENDED PRELIMINARY PLAT

THE CROSS ROADS - PHASE 4

LOCATED IN WASHINGTON, UTAH

1 OF 1

received
2-16-2021

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	April 07, 2021
ACTION REQUESTED:	Preliminary plat approval for the Chaparral Heights subdivision, located at approximately 1150 East Lost Ridge Drive.
APPLICANT:	Yankee Heights LLC
OWNER:	Yankee Heights LLC
ENGINEER:	Bush and Gudgell, Inc
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 Chaparral Heights subdivision, located at approximately 1150 East Lost Ridge Drive. The applicant is proposing 4 lots on an area coverage of 8.53 acres. The zoning designation at this particular location is Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The surrounding zoning is R-1-10 to the west and open space to the east, west, and south.

These parcels were recently rezoned into the R-1-15 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 Chaparral Heights 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.
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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.

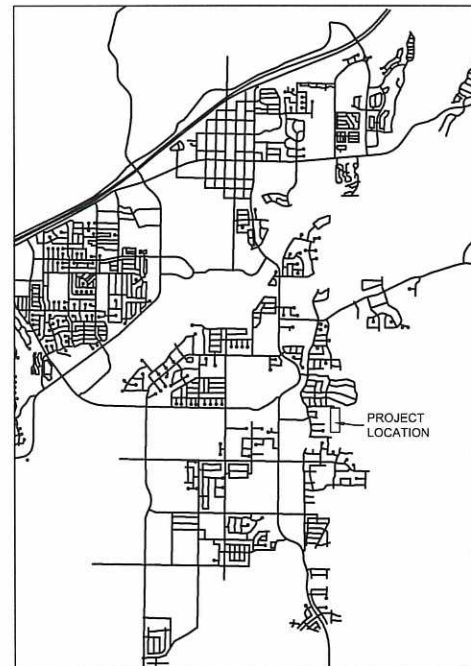
13. Subdivision will have an HOA to maintain common detention area and LID features.
14. Rock walls shall match surrounding landscape colors.
15. Drainage swells above lots 2 & 3 shall have liner/membrane as per engineering design/recommendation.
16. Any alternative rock wall designs constructed eastwardly of lots 2 & 3 shall be submitted to the city for approval.
17. A geotechnical investigation report shall be carried out for each lot individually.
18. Safety fences should be placed at the end of the "no disturbed" areas at time of construction.

B&G PROJECT NUMBER 201040

CHAPARRAL HEIGHTS

PRELIMINARY PLAT LOCATED IN WASHINGTON, UTAH

SECTION 36, T 42 S, R 15 W, SLB&M
PARCEL # W-5-2-36-411



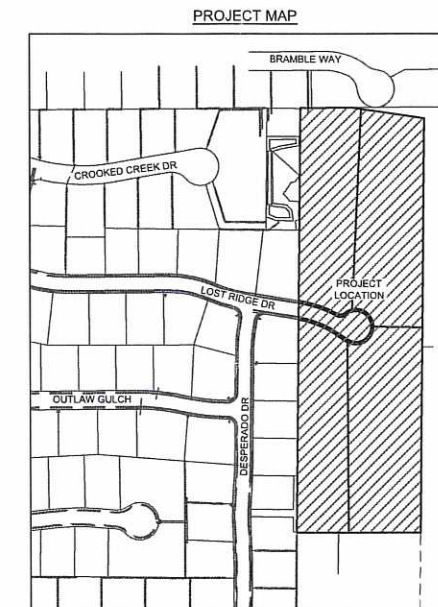
VICINITY MAP
NOT TO SCALE

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	FIRE LIFE PLAN

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 89°38'19" EAST ALONG THE SECTION LINE 1338.91 FEET FROM THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°38'19" EAST 137.45 FEET, THENCE SOUTH 81°30'49" EAST 195.01 FEET, THENCE SOUTH 00°41'36" WEST 1104.93 FEET, THENCE NORTH 89°55'14" WEST 330.02 FEET, THENCE NORTH 00°39'39" EAST 1132.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 371,569 SQ. FT. OR 8.53 ACRES



GENERAL NOTES

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
- 3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- 4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- 6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

- 1) APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
- 2) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
- 3) APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
- 4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

- 1) WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
- 2) INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

MARCH 2021
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



OWNER / DEVELOPER

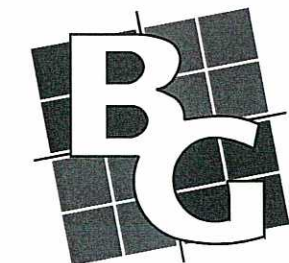
YANKEE HEIGHTS
1680 STARLING CIRCLE
ST. GEORGE, UT 84770

KENT RASMUSSEN
(435) 869-3200

ENGINEERING CONTACT

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

RICK MEYER - PROJECT MANAGER
(435)-673-2337

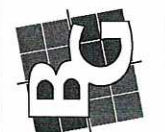


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205 East Tabernacle Suite #4
St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandguggell.com



DATE: MAR 2021
DRAWN: RM
APPROVED: JEM
SCALE: NOTED
JOB NO. 201059

COVER SHEET
CHAPARRAL HEIGHTS
WASHINGTON, UTAH

SHEET 1 OF 3
SHEETS
FILE: 2010-PRAT

NORTHWEST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, (LOCATION ESTABLISHED USING POINT DATA FROM CHAPARRAL RIDGE PHASES 1, 2 & 7)

NW COR, NE 1/4, NW 1/4, SEC 36, T 42 S, R 15 W, SLB&M, POINT OF BEGINNING

HIGH CHAPARRAL AT WASHINGTON BENCH, PH 2

BRAMBLE WAY

CHAPARRAL RIDGE, PH 4

LOST RIDGE DRIVE (50' PUBLIC ROW)

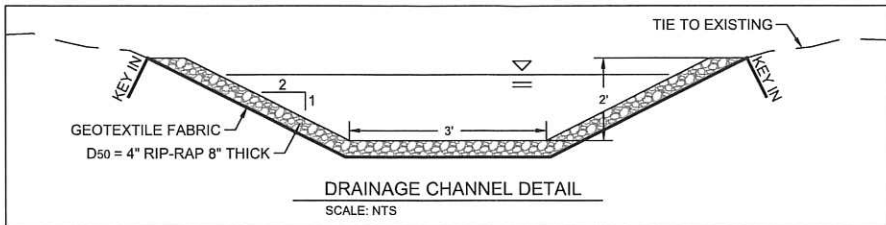
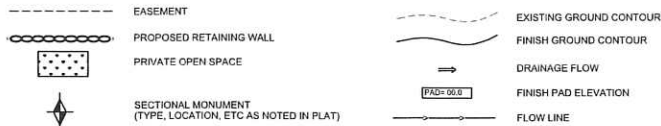
CHAPARRAL RIDGE, PH 5

CHAPARRAL RIDGE, PH 6

WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FOUND RING & LID BRASS CAP, NO IDENTIFICATION ON MONUMENT
COUNTY REF. MON. C214215

BASIS OF BEARING S 89°28'43" E 5314.49'

LEGEND

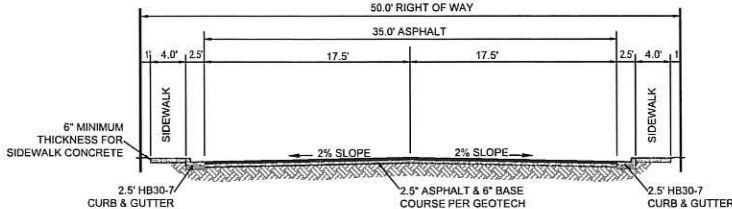


CHAPARRAL HEIGHTS CALCULATIONS		
ZONING	R-1-15	
BUILDABLE AREA	4.26 AC	49.94%
ROAD ROW	0.30 AC	3.52%
PRIVATE OPEN SPACE	3.97 AC	46.54%
TOTAL	8.53 AC	100%
DENSITY = 4 / 8.53 = 0.47 D.U. / ACRE		

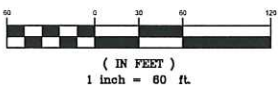
LOW IMPACT DEVELOPMENT (LID)

1. EACH LOT SHALL RETAIN MINIMUM 259 CUBIC FEET OF STORMWATER ON SITE.
2. ROUTE STORMWATER FROM ROOF TO RETENTION AREA BY PIPE OR SURFACE CHANNEL.
3. ROUTE ALL LOT AREAS TO RETENTION AREA.
4. METHODS AND DETAILS OF RETENTION MAY VARY. BELOW IS ONE OPTION THAT MAY BE USED.
 - a. RETENTION POND: 14' x 14' BOTTOM DIMENSIONS WITH 2:1 SIDE SLOPES, 24\"/>

TYPICAL 50' STREET SECTION



GRAPHIC SCALE



EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FOUND 1973 B.L.M. BRASS CAP, COUNTY REF. MON. C254215

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OWNER / DEVELOPER

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ST. GEORGE, UT 84770

KENT RASMUSSEN
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ENGINEERING CONTACT

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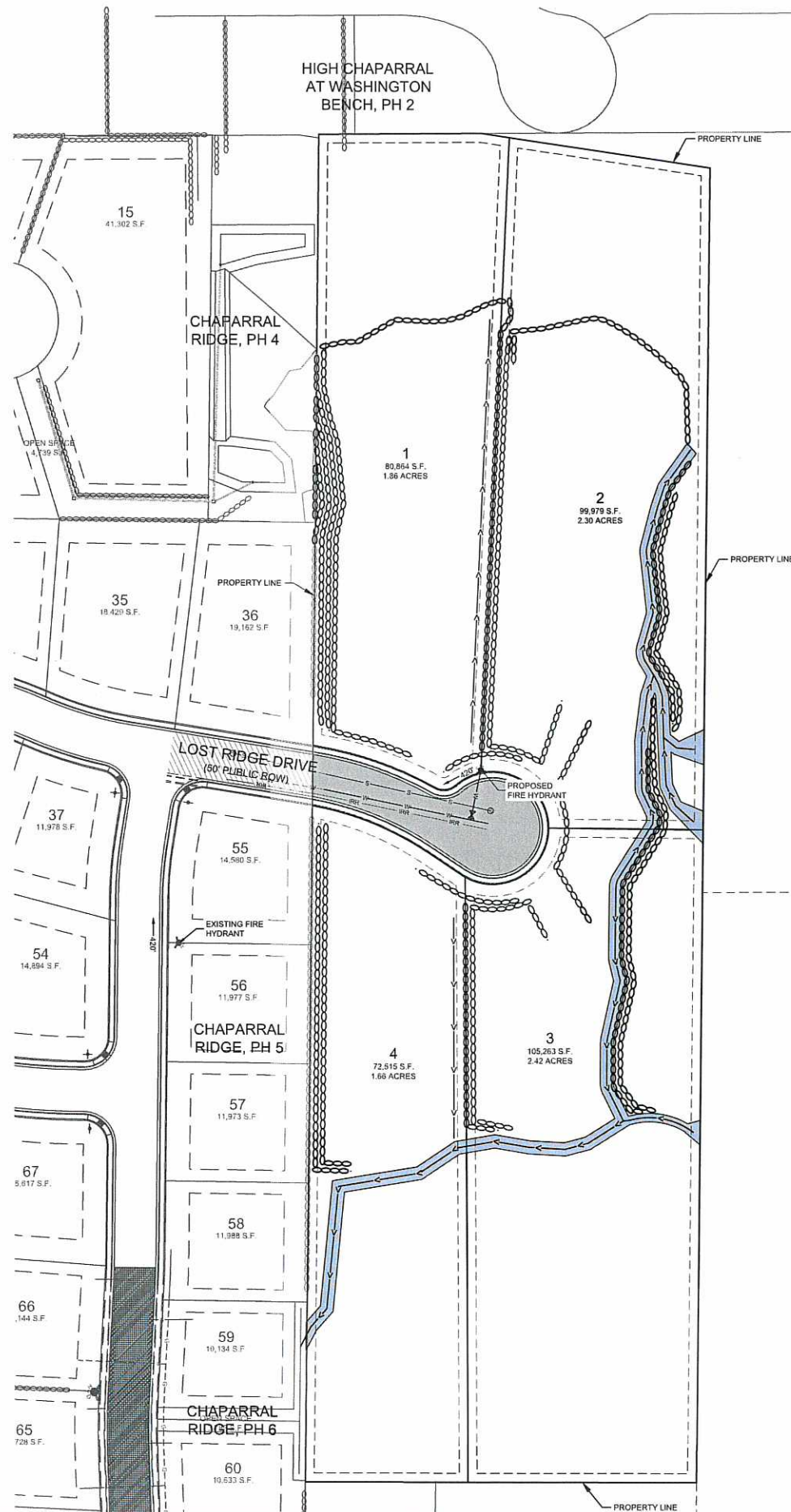
www.bushandgudgell.com



DATE: MAR 2021
DRAWN: RM
APPROVED: JEM
SCALE: 1\"/>

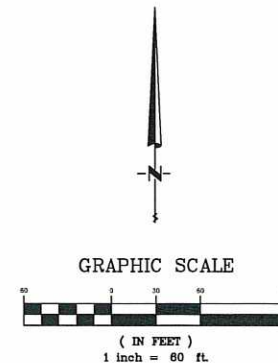
PRELIMINARY PLAT
CHAPARRAL HEIGHTS
WASHINGTON, UTAH

SHEET 2 OF 3
FILE: 30106-PR-PLAT



FIRE DEPARTMENT NOTES

1. HYDRANTS MUST BE INSPECTED, TESTED AND APPROVED PRIOR TO COMMENCING COMBUSTIBLE CONSTRUCTION. TESTING IS TO BE COMPLETED BY THE INSTALLING CONTRACTOR AND VERIFIED BY THE FIRE MARSHAL. TEST DATA SHALL INCLUDE A STATIC PRESSURE VALUE, A RESIDUAL PRESSURE VALUE AND A FLOW (PITOT) PRESSURE.
2. WHEN FIRE APPARATUS ACCESS DRIVES OR A WATER SUPPLIES FOR FIRE PROTECTION IS/ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW DRIVEWAYS ALLOWS PASSAGE BY VEHICLES.



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CALL BEFORE YOU DIG (CBUD) IS A SERVICE OF THE U.S. DEPARTMENT OF COMMERCE

OWNER / DEVELOPER

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1880 STARLING CIRCLE
ST. GEORGE, UT 84770

KENT RASMUSSEN
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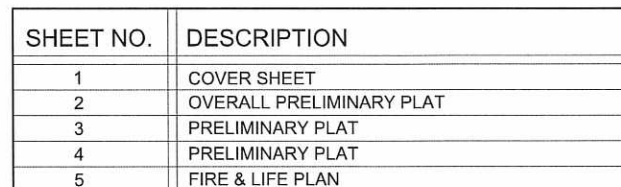
DATE: MAR 2021
DRAWN: RM
APPROVED: WFM
SCALE:
JOB NO. 201059

FIRE LIFE PLAN
CHAPARRAL HEIGHTS
WASHINGTON, UTAH

SHEET 3 OF 3
FILE: 201059-PRJ.dwg

RED TRAILS AT SUNRISE VALLEY

SECTION 19, T 42 S, R 14 W, SLB&M
PARCEL # W-4-2-19-1201



COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19 AND RUNNING THENCE SOUTH 01°10'39" WEST ALONG THE SECTION LINE 1514.42 FEET, THENCE SOUTH 75°25'16" WEST 298.34 FEET; THENCE NORTH 44°10'12" WEST 463.18 FEET; THENCE SOUTH 46°32'25" WEST 237.26 FEET; THENCE SOUTH 34°16'00" WEST 51.12 FEET; THENCE SOUTH 46°16'23" WEST 105.17 FEET; THENCE NORTH 43°39'40" WEST 405.97 FEET; THENCE NORTH 43°58'01" EAST 174.83 FEET; THENCE NORTH 46°01'59" WEST 165.00 FEET; THENCE NORTH 43°58'01" EAST 1397.01 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER SAID SECTION 19, THENCE SOUTH 88°50'31" EAST ALONG THE SECTION LINE 227.58 FEET TO THE POINT OF BEGINNING.

PROJECT MAP

The map illustrates the layout of a development divided into three phases:

- PHASE 1** (bottom left): Includes streets like PORK CREEK DR, MILL CREEK COVE, and BIRCH CREEK DR.
- PHASE 2** (top left and middle): Includes streets like COUNTRY WAY, ASH CREEK DR, and DEER CREEK DR.
- PHASE 3** (right side): Includes streets like MILL CREEK DR, RIVERBEND DR, PINE CREEK DR, and MUDDY CREEK DR.

Additional labels include "PHASE 2 PHASE 3" on the right side and "PHASE 1" near the bottom center.

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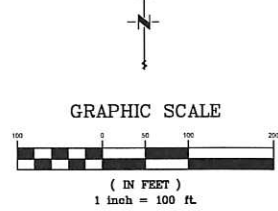
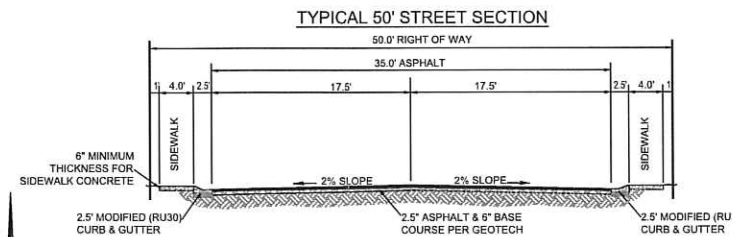
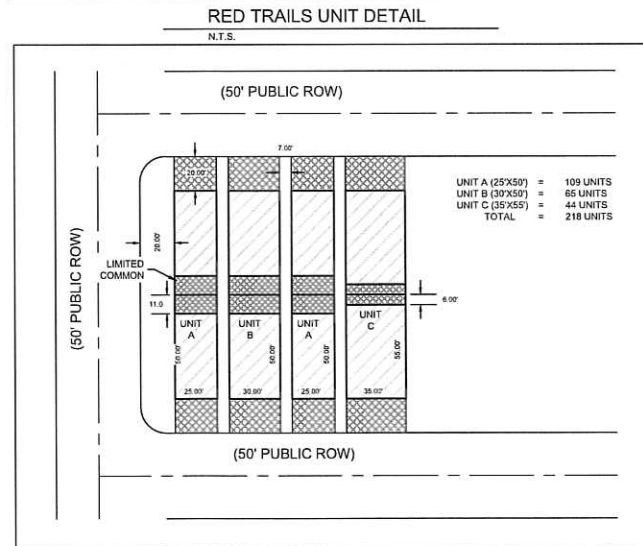
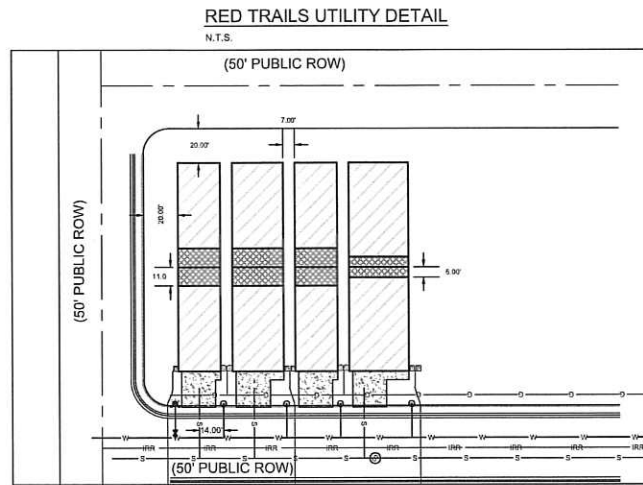
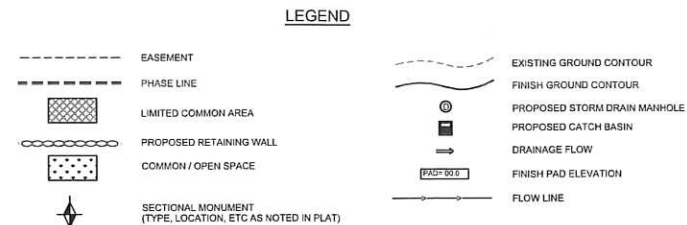
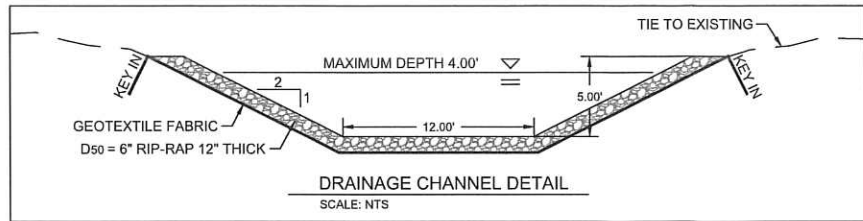


COVER SHEET
RED TRAILS @ SUNRISE VALLEY
LOCATED IN WASHINGTON, UTAH

SHEET 1 OF 5
SHEET:
FILE: 201059 - PRE-PLAT

received
3-11-21

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



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BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER

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

ENGINEERING CONTACT

MELISSA SCOTT
(435)680-4383

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

RICK MEYER - PROJECT MANAGER
(435)-673-2337



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

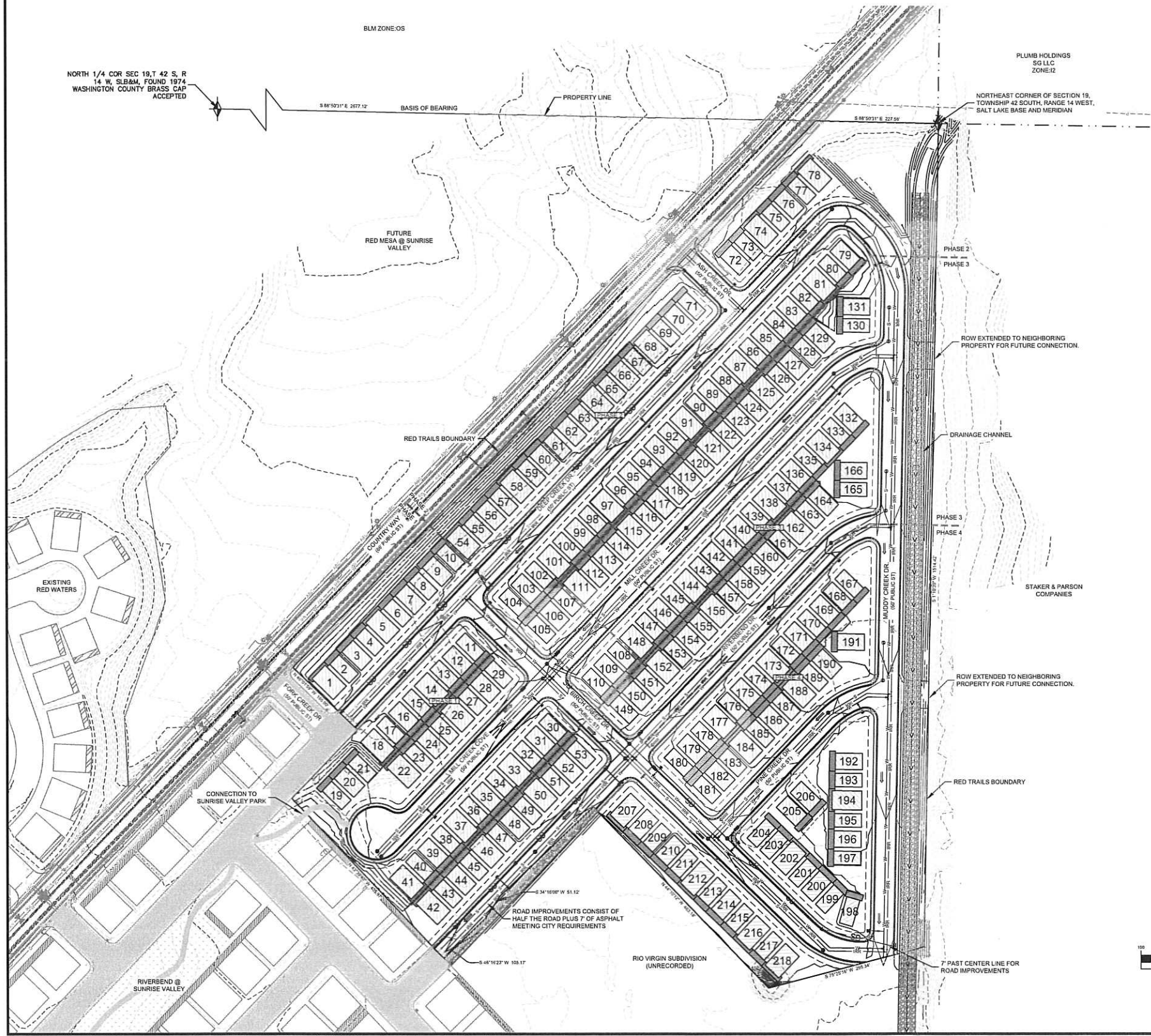


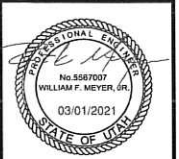
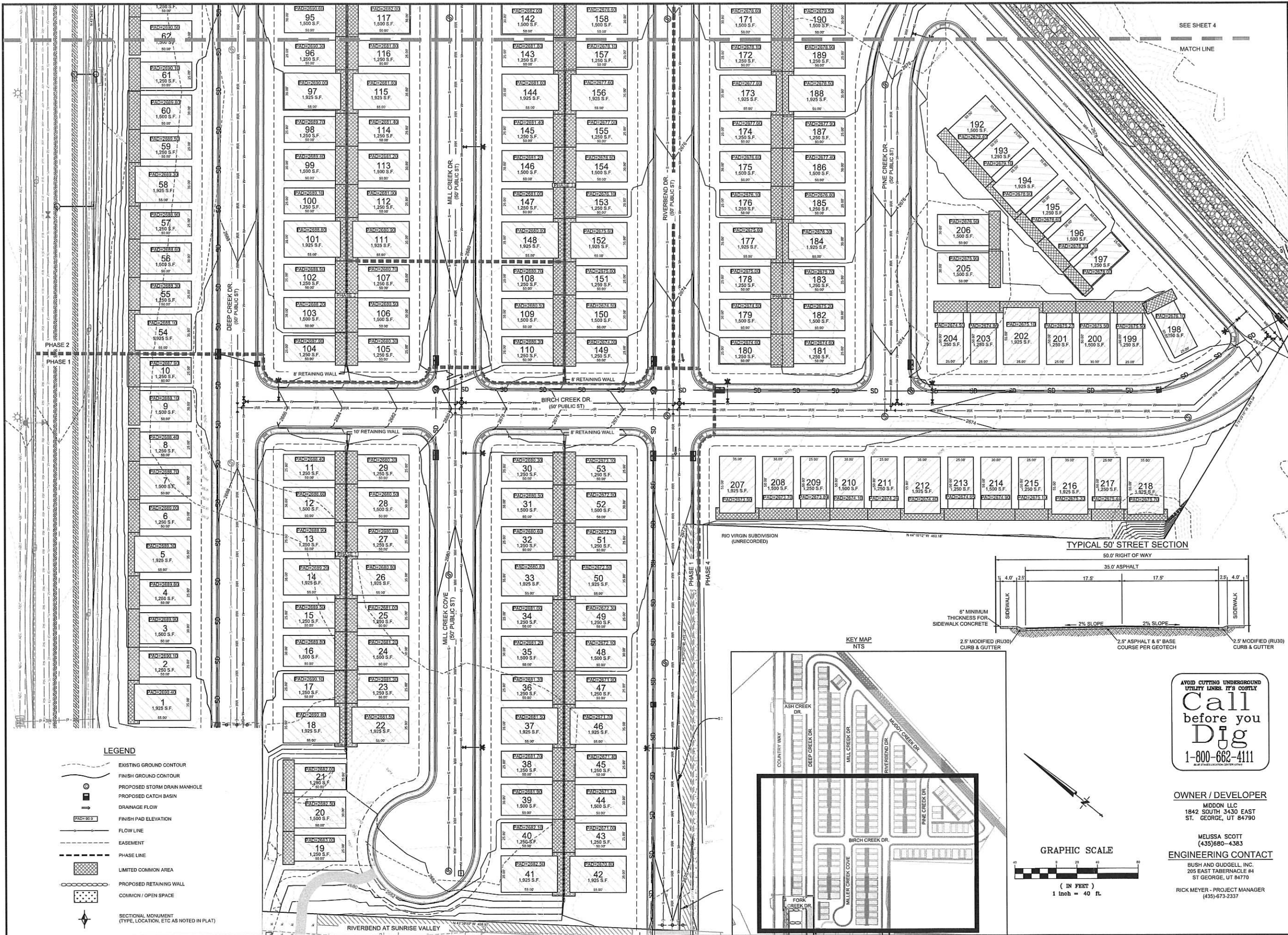
DATE: MAR. 2021
DRAWN: CSW/CL
APPROVED: WFM
SCALE: 1"=100'
JOB NO. 201059

OVERALL PRELIMINARY PLAT
RED TRAILS @ SUNRISE VALLEY
LOCATED IN WASHINGTON, UTAH

SHEET 2 OF 5
SHEETS

FILE: 201059 - PRE-PLAT





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: MAR. 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=40'
JOB NO. 201059

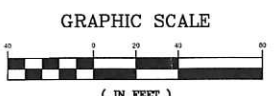
PRELIMINARY PLAT
RED TRAILS @ SUNRISE VALLEY
LOCATED IN WASHINGTON, UTAH

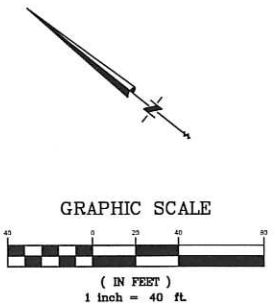
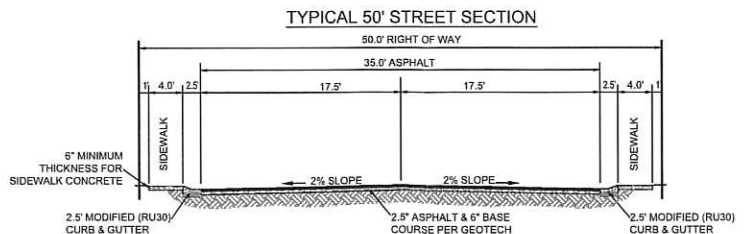
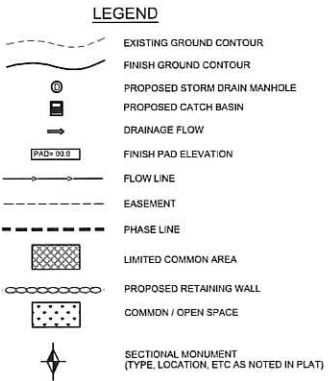
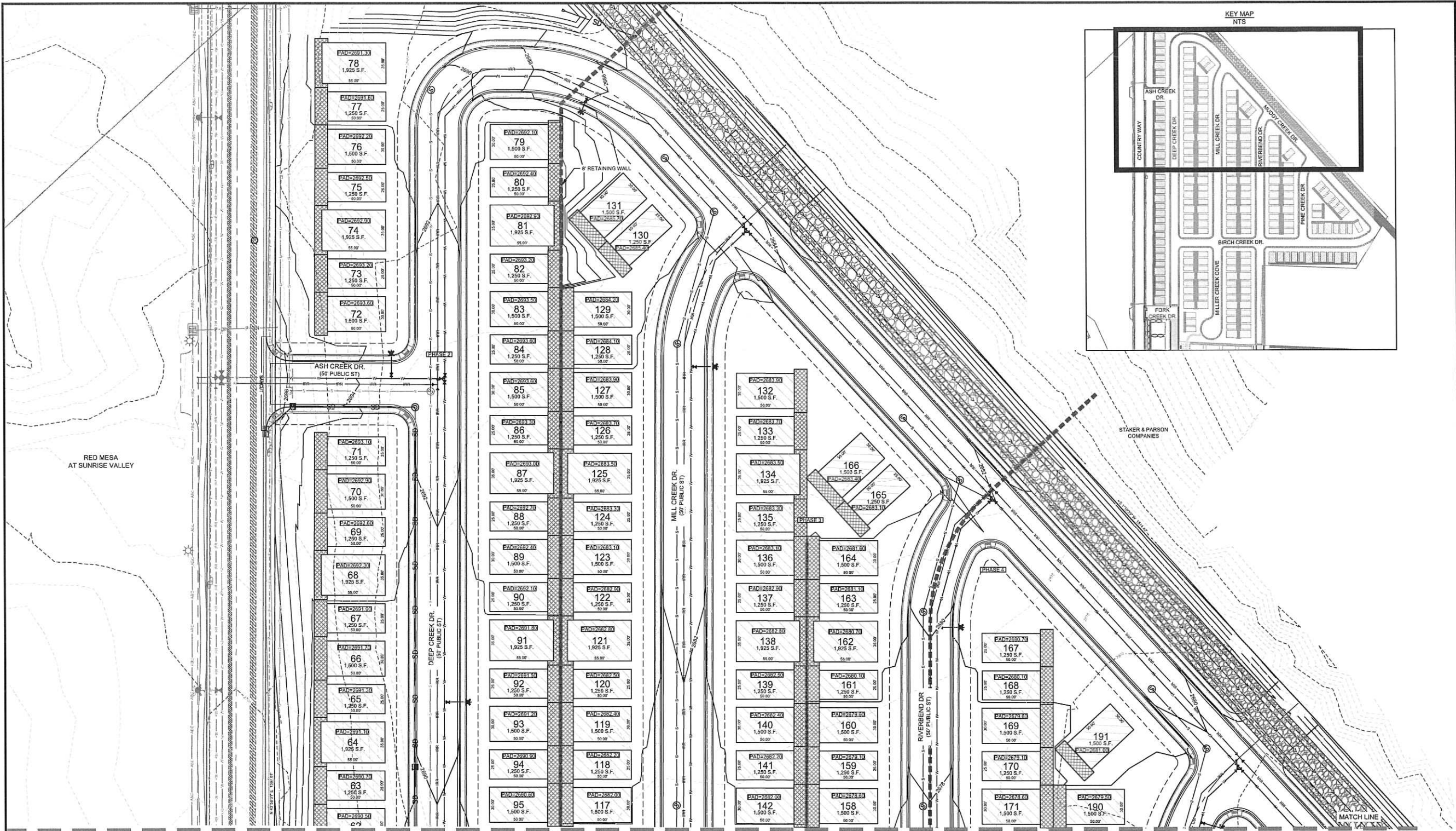
SHEET 3 OF 5
FILE: 201059 - PRE-PLAT

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

MELISSA SCOTT
(435) 680-4383
ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNALE #4
ST. GEORGE, UT 84770
RICK MEYER - PROJECT MANAGER
(435) 673-2337





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OWNER / DEVELOPER

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

ENGINEERING CONTACT

MEJSSA SCOTT
(435)680-4383

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

RICK MEYER - PROJECT MANAGER
(435)-673-2337



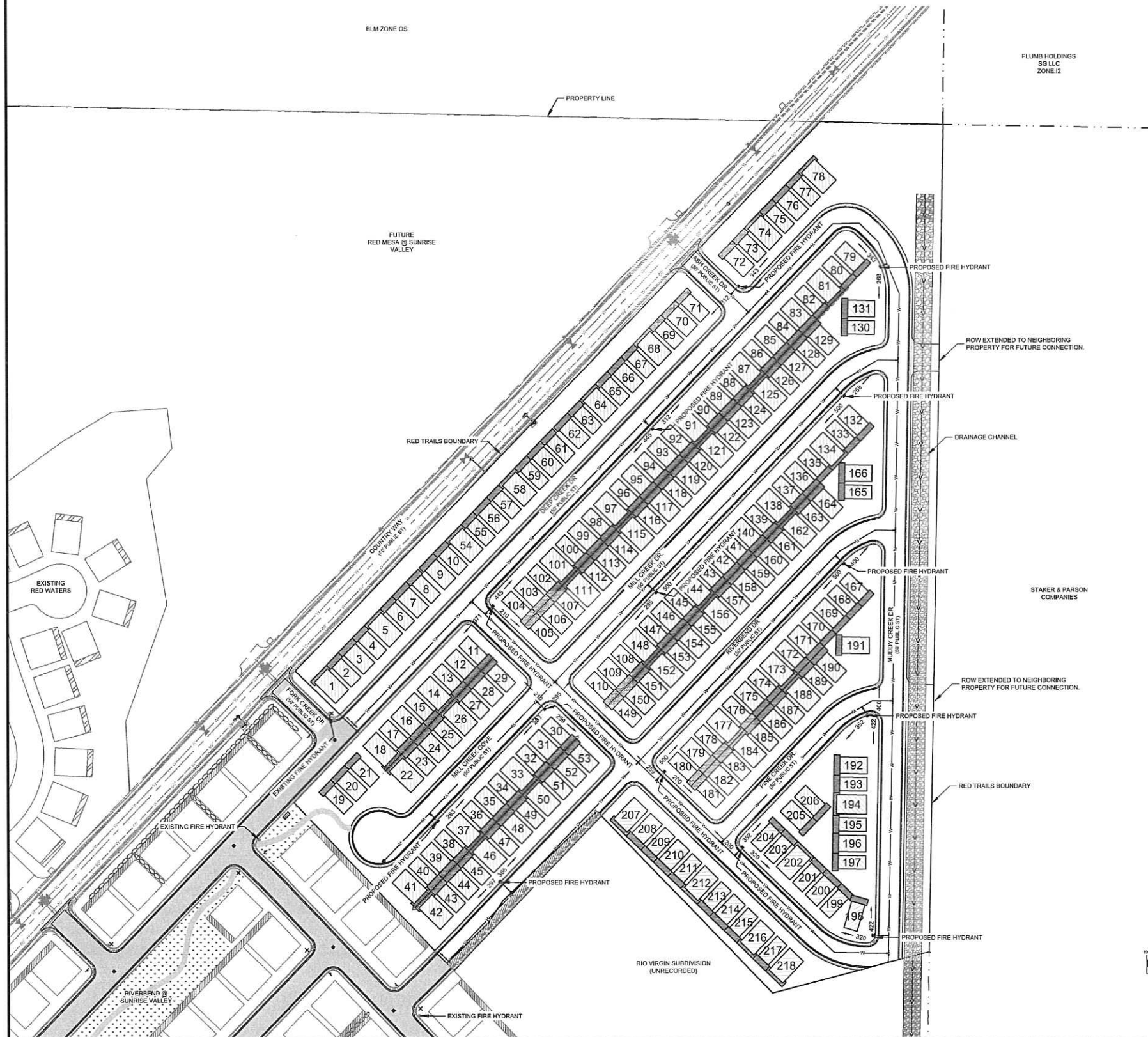
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: MAR. 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=40'
JOB NO. 201059

PRELIMINARY PLAT
RED TRAILS @ SUNRISE VALLEY
LOCATED IN WASHINGTON, UTAH

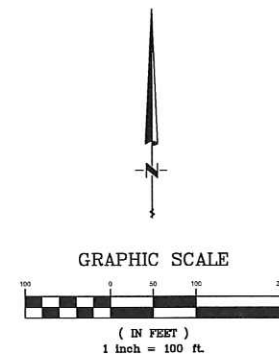
SHEET 4 OF 5 SHEETS
FILE: 201059 - PRE-PLAT



FIRE DEPARTMENT NOTES

1. HYDRANTS MUST BE INSPECTED, TESTED AND APPROVED PRIOR TO COMMENCING COMBUSTIBLE CONSTRUCTION. TESTING IS TO BE COMPLETED BY THE INSTALLING CONTRACTOR AND VERIFIED BY THE FIRE MARSHAL. TEST DATA SHALL INCLUDE A STATIC PRESSURE VALUE, A RESIDUAL PRESSURE VALUE AND A FLOW (PITOT) PRESSURE.

2. WHEN FIRE APPARATUS ACCESS DRIVES OR A WATER SUPPLIES FOR FIRE PROTECTION IS/ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW DRIVEWAYS ALLOWS PASSAGE BY VEHICLES.



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BLUE PRINTS & CONSTRUCTION SERVICES

OWNER / DEVELOPER

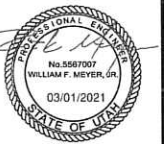
MIDDON LLC
1842 SOUTH 3430 EAST
ST. GEORGE, UT 84790

MELISSA SCOTT
(435)880-4383

ENGINEERING CONTACT

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

RICK MEYER - PROJECT MANAGER
(435)-673-2337



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: MAR. 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=100'
JOB NO. 201059

FIRE & LIFE PLAN
RED TRAILS @ SUNRISE VALLEY
LOCATED IN WASHINGTON, UTAH

SHEET 5 OF 5
FILE: 201059 - PRE-PLAN

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	April 07, 2021
ACTION REQUESTED:	Preliminary plat approval for the Red Trails at Sunrise Valley subdivision, located at approximately 500 South Country Way
APPLICANT:	Bush & Gudgell
OWNER:	Melon LLC
ENGINEER:	Bush and Gudgell
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 Red Trails at Sunrise Valley subdivision, located at approximately 500 South Country Way. The applicant is proposing 218 townhome sites on an area coverage of 20.64 acres (7.89 D.U/Acre). The zoning designation for this particular location is Planned Unit Development (PUD) Medium High Density. The surrounding zoning is industrial (I-2) to the north, County property to the east, planned unit development to the west and south.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Red Trails at Sunrise Valley 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.



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

alphaengineering.com

March 1, 2021

Washington City Planning & Zoning
c/o Drew Ellerman
111 North 100 East
Washington, UT 84780

Re: Snow Family LLC Development – Commercial Zone Change Request Statement

To whom it may concern:

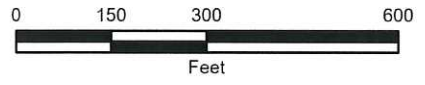
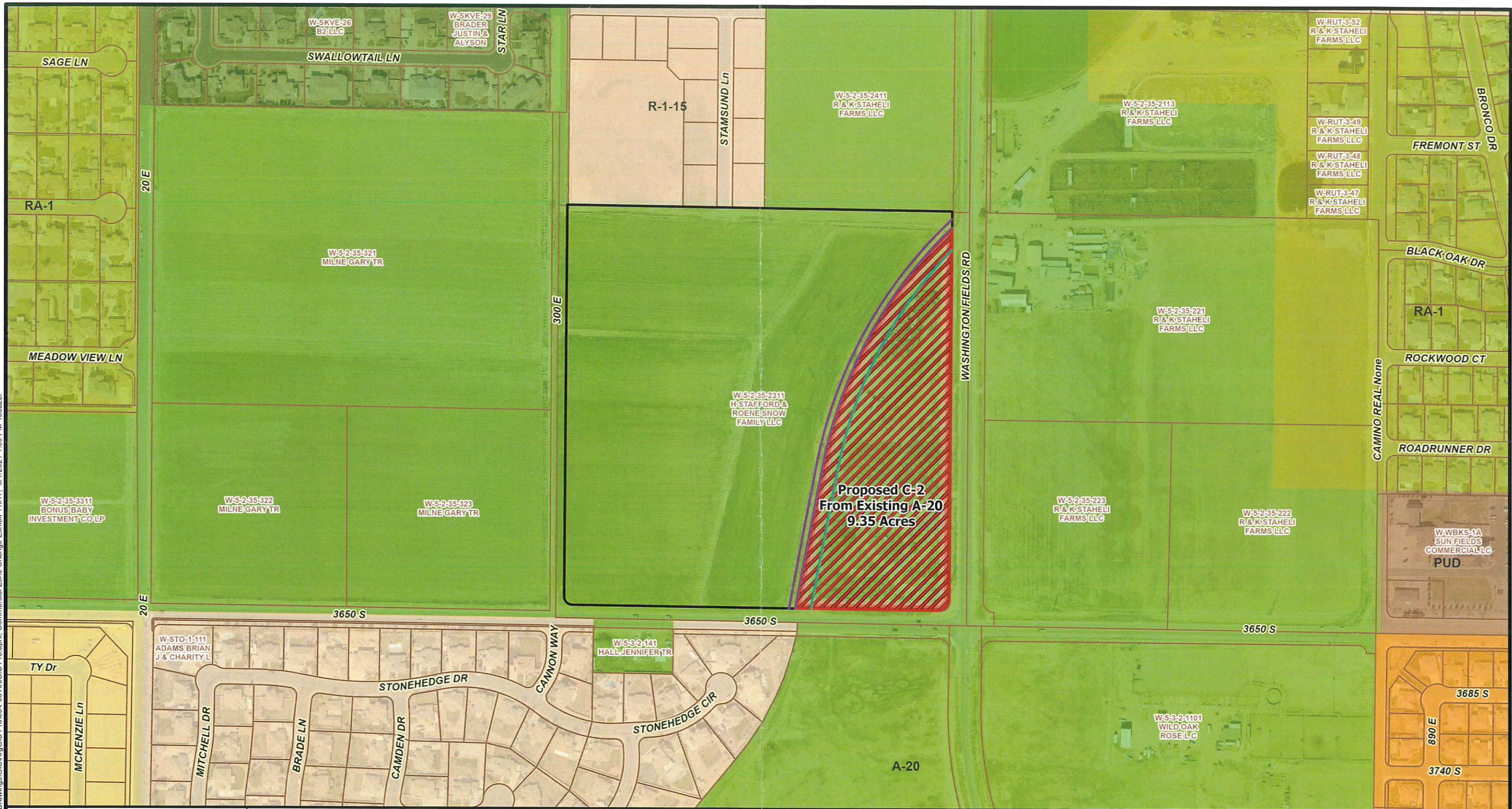
We are requesting a zone change for the project mentioned above. It is proposed to take the eastern 9.35 acres of parcel W-5-2-35-2311 and develop a commercial site which is in accordance with the General Plan. We understood from our meeting with staff that a site plan with building elevations, colors, and landscaping can be provided closer to the preliminary plat stage. Access to the site will follow all the requirements outlined in the Washington City Access Management Plan. To allow for the development of the commercial area, we are requesting a zone change from the existing Agriculture-20 (A-20) zone to Service Commercial (C-2) zone.

The general plan for the area is Community Commercial (CCOM). The intended policy of this land use designation is to have a large range of commercial uses. The zones classified for this land use are zones C-2 and C-3.

Sincerely,

Brent E. Gardner, P.E.
ALPHA ENGINEERING COMPANY

P:\054-05 Snow Family LLC Development\Drawings\GIS\ArgGIS Pro\054-05 ArcGIS Pro.aprx, Commercial Zone Change Exhibit 11x17, 3/1/2021 1:50 PM rbeazer



Legend

- Proposed C-2 Zone Change
- Existing Property Boundary
- 50' Canal Company Easement
- 20' Trail & Landscaping Easement

Existing Zoning

- A-20
- PUD
- R-1-8
- R-1-12
- R-1-15
- RA-1/2
- RA-1



1 of 1

Zone Change Exhibit: A-20 to C-2

Snow Family LLC Development

Spatial Reference: Utah State Plane NAD 83, feet

Drawn By: RKB

Scale: 1" = 300 feet

Date: March 1, 2021

received
3-1-2021

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 7, 2021

ACTION REQUESTED: Z-21-08 - A request to rezone approximately 9.35 acres located at approximately the northwest corner of Washington Fields Road and 3650 South, from the current Agricultural - 20 Acre Min. (A-20) zoning, to a proposed Service Commercial (C-2) zoning designation.

APPLICANT: Neil Walter

OWNER: H. Stafford & Roene Snow Family LLC

ENGINEER: Alpha Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to change the zoning of approximately 9.35 acres, located at approximately the northwest corner of Washington Fields Road and 3650 South. The requested change is from the current zoning of Agricultural - 20 Acre Min. (A-20) zoning, to a proposed Service Commercial (C-2) zoning designation.

The C-2 request is for the purpose of developing the 9.35 acres into a commercial development.

This particular location has a General Plan Land Use designation of Community Commercial (CCOM). The surrounding zoning to this parcel is (A-20) to the north, east, south and west. This particular intersection has been planned for and designated as a commercial center in the southern portion of the city for over 20 years. Growth in the area is now making this a reality.

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-08, for the zone change request from Agricultural - 20 Acre Min. (A-20), to the proposed Service Commercial (C-2) onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

ZONE CHANGE EXHIBIT
LOCATED IN
SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

PROJ. #:	FF21070.06
DRAWN BY:	BLW
DATED:	3/1/2021
CHECKED BY:	TWS
SCALE OF SHEET	
HOR SCALE:	1" = 60'
SHEET	1
OF	1

LEGAL DESCRIPTION
W-5-2-34-223 & W-5-2-34-224

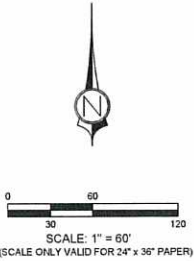
BEGINNING AT A POINT ON THE WEST LINE OF A COUNTY ROAD, SAID POINT BEING NORTH 89°39' EAST 5302.29 FEET ALONG THE RE-ESTABLISHED SECTION LINE AND NORTH 0°44'40" WEST 715.56 FEET ALONG SAID WEST LINE OF SAID COUNTY ROAD FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING ALSO ON THE EAST BOUNDARY LINE OF LOT 15, BLOCK 1, OF SAID C.W. SEEGMILLER SURVEY, AND RUNNING THENCE SOUTH 89°17' WEST 641.78 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID LOT 15; THENCE SOUTH 0°48' EAST 675.84 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1, SAID POINT ALSO BEING AN OLD FENCE CORNER ON THE NORTH SIDE OF A COUNTY ROAD, THENCE NORTH 89°50' EAST 641.55 FEET ALONG THE SOUTH LINE OF SAID LOT 1 AND FOLLOWING AN OLD FENCE LINE, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 0°44'40" WEST 682.0 FEET ALONG THE EAST BOUNDARY LINE OF SAID BLOCK 1 TO THE POINT OF BEGINNING, BEING ALL OF LOT 15 AND 16 AND PART OF LOT 19 IN SAID BLOCK 1, CONTAINS 10.114 ACRES

ZONING AMENDMENT NARRATIVE

THE PURPOSE OF THE ZONE CHANGE REQUEST IS TO AMEND THE EXISTING AGRICULTURAL A-20 ZONING TO SINGLE FAMILY R-1-12 LOTS. THE PARCELS ARE LOCATED WITHIN THE LOW DENSITY GENERAL PLAN DESIGNATION. THE R-1-12 ZONING IS HARMONIOUS WITH THE GENERAL PLAN AND SIMILAR IN LOT SIZE TO THE ADJACENT BROOKHAVEN DEVELOPMENT (BONUS DENSITY).

ZONE CHANGE EXHIBIT
PREPARED FOR/L HOOPES CONSTRUCTION

received
3-1-2021



WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 7, 2021

ACTION REQUESTED: Z-21-09 - A request to rezone approximately 10.114 acres located at approximately 3650 South 240 West, from the current Agricultural - 20 Acre Min. (A-20) zoning, to a proposed Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) zoning designation.

APPLICANT: Hoopes Construction

OWNER: Burtis Ranee Trust

ENGINEER: Civil Science

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to change the zoning of approximately 10.114 acres, located at approximately 3650 South 240 West. The requested change is from the current zoning of Agricultural - 20 Acre Min. (A-20) zoning, to a proposed Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) zoning designation.

The R-1-12 request is for the purpose of developing the 10.114 acres into a future residential development.

This particular location has a General Plan Land Use designation of Low Density Residential (LD), which allows for the R-1-10 and R-1-12 zoning districts. The surrounding zoning to this parcel is R-1-15 to the west and south, and RA-1 to the east and north.

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-09, for the zone change request from Agricultural - 20 Acre Min. (A-20), to the proposed Single-Family Residential - 12,000 Sq. Ft. Min. (R-1-12) onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.



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St George, Utah 84770 F 435.628.6553

alphaengineering.com

March 1, 2021

Washington City Planning & Zoning
c/o Drew Ellerman
111 North 100 East
Washington, UT 84780

Re: Snow Family LLC Development – MHD General Plan Amendment Statement

To whom it may concern:

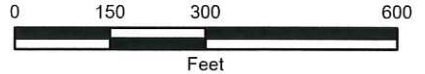
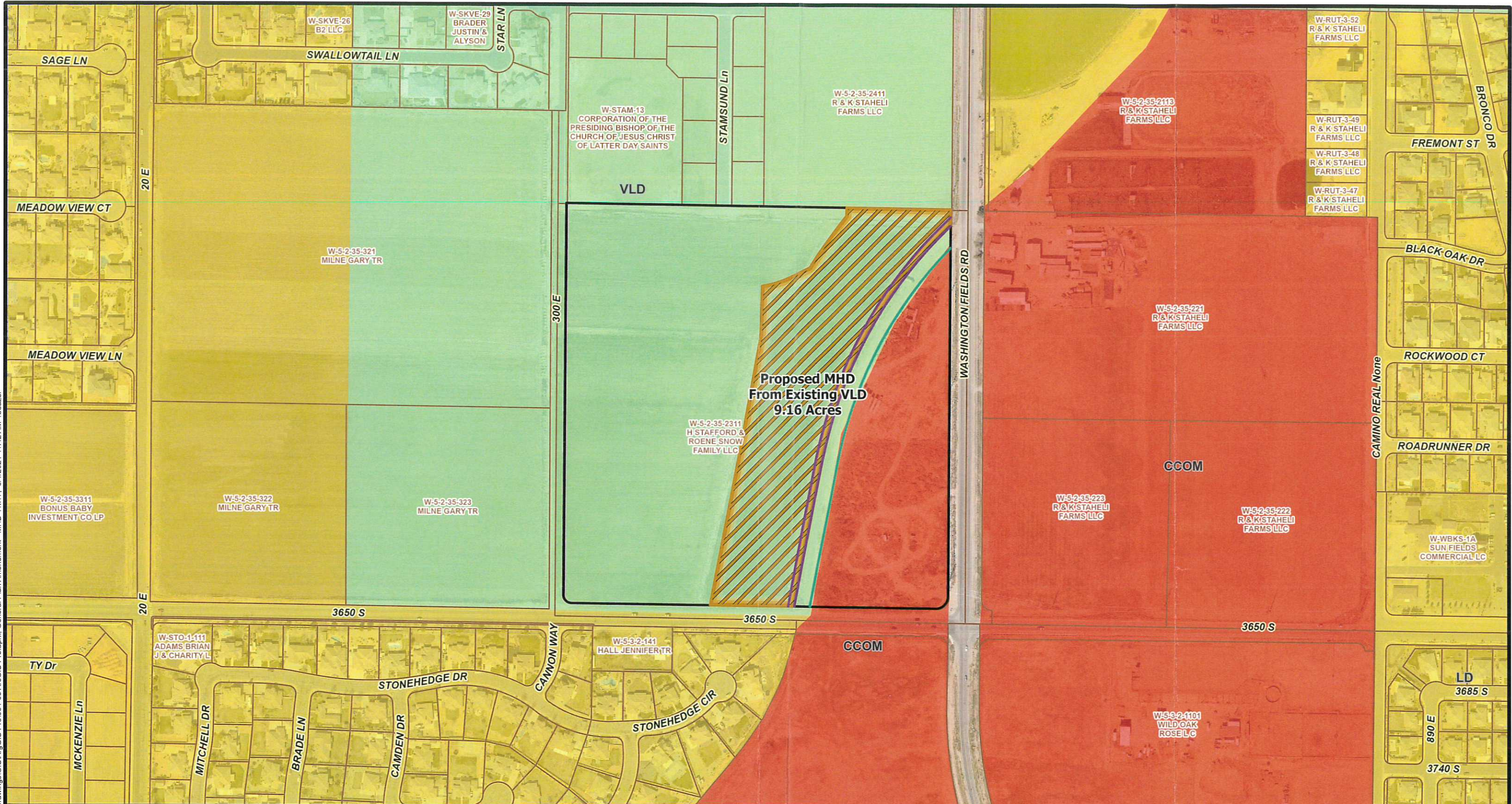
We are requesting a general plan amendment for the project mentioned above. It is proposed to convert 9.16 acres of parcel W-5-2-35-2311 into town-home and multi-family type development with a density around seven (7) or eight (8) units per acre. While attending Staff and Developer meeting on February 17, 2021, it was determined that a general plan amendment would need to be approved before the zone change is allowed. To accommodate this, we are requesting a general plan amendment from Very Low Density Residential (VLD) to Medium High Density Residential (MHD). The intended policy of this land use designation is to have attached residential such as town-homes and small multi-family developments. The zones classified for this land use are zones M-H and R-3.

We are requesting this general plan amendment to provide for a transition from adjacent commercial property to lower density residential.

Sincerely,

Brent E. Gardner, P.E.
ALPHA ENGINEERING COMPANY

P:\054-05 Snow Family LLC Development\Drawings\GIS\ArgGIS Pro\054-05 ArcGIS Pro.aprx, General Plan Amendment - MHD 11x17, 3/1/2021 11:42 AM rbeazer



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

Legend

- 20' Trail & Landscaping Easement
- 50' Canal Company Easement
- Proposed MHD General Plan Amendment
- Existing Property Boundary

Existing General Land Use

- Community Commercial
- Low Density
- Very Low Density



1 of 1

General Plan Amendment - MHD Exhibit

Snow Family LLC Development

Spatial Reference: Utah State Plane NAD 83, feet
Drawn By: RKB
Scale: 1" = 300 feet
Date: March 1, 2021

received
3-1-2021

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 7, 2021

ACTION REQUESTED: G-21-02, A request to amend the General Plan Land Use Map in the area located at approximately 500 East 3650 South, from the current Very Low Density Residential (VLD) designation to a new proposed Medium High Density Residential (MHD) General Plan Land Use designation.

APPLICANT: Neil Walter

OWNER: H. Stafford & Roene Snow Family LLC

ENGINEER: Alpha Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 500 East 3650 South. The requested area covers approximately 9.16 acres. The current Land Use designation is Very Low Density Residential (VLD). The applicant is seeking approval to have the Land Use designation changed to Medium High Density Residential (MHD) for the possibility to develop the area into a future multi-family residential project.

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

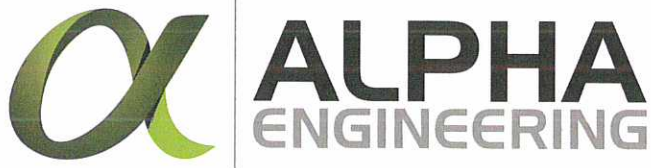
As stated above, the applicant is wishing to amend this area for a higher density in conjunction with other development they will be doing on both sides of this particular proposal, which includes a commercial project to the east, at the northwest corner of Washington Fields Road and 3650 South, and a single-family project to the west of this proposed general plan change request. The Medium High Density Residential (MHD) designation allows for the R-3 zoning district and carries a 7-12 dwelling unit per acre ratio.

Staff has reviewed the requested change and finds no problem with the request from Very Low Density Residential to the Medium High Density Residential designation based on the simple

fact the intersection that this property is in close proximity to (Washington Fields Road and 3650 South) will soon be a very busy intersection.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-02 application, to amend the General Plan Land Use Map from the current Very Low Density Residential (VLD) to the proposed Medium High Density Residential (MHD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.



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

alphaengineering.com

March 1, 2021

Washington City Planning & Zoning
c/o Drew Ellermen
111 North 100 East
Washington, UT 84780

Re: Snow Family LLC Development – LD General Plan Amendment Statement

To whom it may concern:

We are requesting a general plan amendment for the project mentioned above. It is proposed to convert the western 18.21 acres of parcel W-5-2-35-2311 from A-20 zone to R-1-12 and R-1-10 zones. While attending Staff and Developer meeting on February 17, 2021, it was determined that a general plan amendment would need to be approved before the zone changes were allowed. To accommodate this, we are requesting a general plan amendment from Very Low Density Residential (VLD) to Low Density Residential (LD). The intended policy of this land use designation is to have low density with single-family development. The zones classified for this land use are zones R-1-12 and R-1-10.

It is anticipated the lots adjoining property to the north and west of the proposed zone change will be R-1-12 and the interior property will be R-1-10.

Sincerely,

Brent E. Gardner, P.E.
ALPHA ENGINEERING COMPANY

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 7, 2021

ACTION REQUESTED: G-21-03, A request to amend the General Plan Land Use Map in the area located at approximately 500 East 3650 South, from the current Very Low Density Residential (VLD) designation to a new proposed Low Density Residential (LD) General Plan Land Use designation.

APPLICANT: Neil Walter

OWNER: H. Stafford & Roene Snow Family LLC

ENGINEER: Alpha Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 500 East 3650 South. The requested area covers approximately 18.21 acres. The current Land Use designation is Very Low Density Residential (VLD). The applicant is seeking approval to have the Land Use designation changed to Low Density Residential (LD) for the possibility to develop the area into a future residential project.

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

As stated above, the applicant is wishing to amend this area for a little higher density in conjunction with other development they will be doing to east of this particular proposal, which includes a commercial project at the northwest corner of Washington Fields Road and 3650 South, and a multi-family project in between the commercial project and this proposal. The Low Density Residential (LD) designation allows for the R-1-10 and R-1-12 zoning districts.

Staff has reviewed the requested change and finds no problem with the request from Very Low Density Residential to the Low Density Residential designation based on the simple fact the intersection that this property is in close proximity to (Washington Fields Road and 3650 South) will soon be a very busy intersection.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-03 application, to amend the General Plan Land Use Map from the current Very Low Density Residential (VLD) to the proposed Low Density Residential (LD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.