
Public Notice of Electronic Meeting
Washington City Planning Commission
Regular Meeting
April 21, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday April 21, 2021 at 5:30 PM. The Planning Commission will host in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah. ***A limit of 40 people will be allowed in the Council Chambers at a time and social distancing must be maintained.*** The meeting will be broadcast via Youtube Live linked online at washingtoncity.org/meetings

Invocation
Pledge of Allegiance

1. APPROVAL OF AGENDA

- a. Approval of the agenda for april 21, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from April 7, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Crimson Fields Phase 5 Final Plat located at approximately 380 East 4200 South.
Applicant: Development Solutions Group, Inc.

5. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-21-03 for a commercial building, Doughnuts Ville, located at approximately 300 East Telegraph Street. Applicant: Channeng Thach

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.

6. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Falcon Storage Condominiums Preliminary Plat located at approximately 36 East Industrial Drive. Applicant: Josh Kantor.

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 Majestic Court Preliminary Plat located at approximately north end of Noble Drive. Applicant: TB Property Development LLC.

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.

- c. Public Hearing for consideration and recommendation to City Council for the Village 26 at Stucki Farms Preliminary Plat located at approximately Washington Fields Road and Groves Parkway. Applicant: 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.

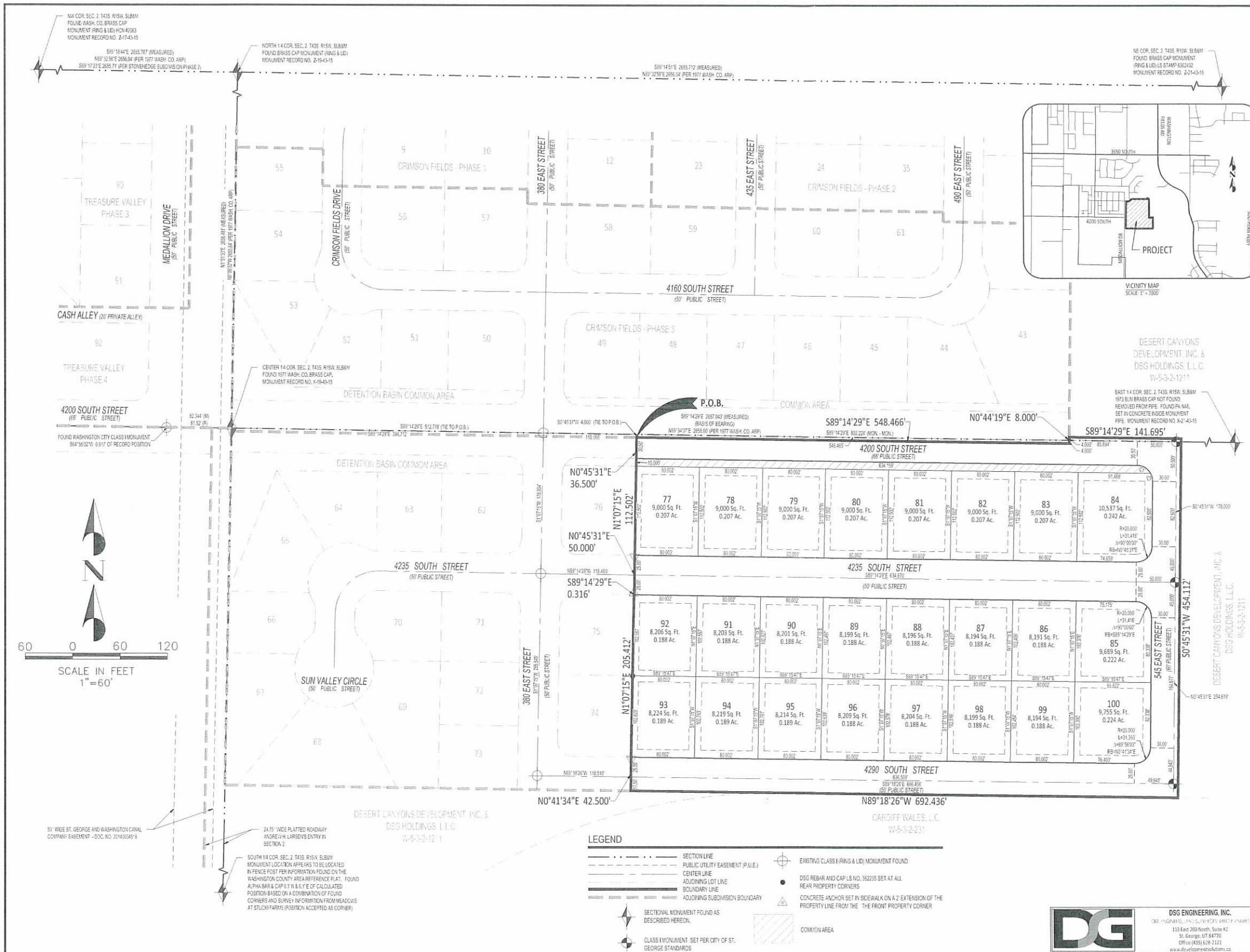
7. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-10 Zone Change to change from RA-1 Residential Agricultural minimum 1 acre to R-1-15 Single Family Residential 15,000 sq ft minimum lots located at approximately 300 West Sycamore Lane. Applicant: Jed Christensen.

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 16th 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.



SURVEYOR'S CERTIFICATE:

I, G. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 362255, IN ACCORDANCE WITH TITLE 8, CHAPTER 12, 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, ACCORDANCE WITH SECTION 17-2-11 AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PUBLIC STREETS, DETENTION BASIN COMMON AREA AND EASEMENTS HEREINAFTER KNOWN AS:

CRIMSON FIELDS - PHASE 5 SUBDIVISION

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE LOTS SHOWN ON THIS PLAT MEET THE CURRENT ZONING ORDINANCE.



LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF THE CRIMSON FIELDS - PHASE 3 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°14'29" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 112.718 FEET AND SOUTH 0°45'31" WEST 4.000 FEET FROM THE CENTER QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S&T L&S BASE & MERIDIAN (BASIS OF BEARING BEING SOUTH 89°14'29" EAST BETWEEN THE CENTER QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 2), AND RUNNING THENCE ALONG SAID CRIMSON FIELDS - PHASE 3 SUBDIVISION BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) SOUTH 89°14'29" EAST 548.466 FEET; AND (2) NORTH 0°45'31" EAST 8.000 FEET; THENCE SOUTH 89°14'29" EAST 141.695 FEET; THENCE SOUTH 0°45'31" WEST 454.112 FEET; THENCE NORTH 89°14'29" WEST 692.436 FEET TO THE SOUTHWEST CORNER OF THE CRIMSON FIELDS - PHASE 5 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (6) SIX COURSES: (1) NORTH 89°14'29" EAST 42.500 FEET; (2) NORTH 89°14'29" EAST 305.412 FEET; (3) SOUTH 89°14'29" EAST 0.316 FEET; (4) NORTH 0°45'31" EAST 30.000 FEET; (5) NORTH 61°07'19" EAST 112.502 FEET; AND (6) NORTH 0°45'31" EAST 36.500 FEET TO THE POINT OF BEGINNING.

(CONTAINS 309,813 SQ. FT., (7.112 ACRES))

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, DETENTION BASIN COMMON AREA AND EASEMENTS HEREINAFTER KNOWN AS:

CRIMSON FIELDS - PHASE 5 SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER(S) DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, DETENTION BASIN COMMON AREA AND EASEMENTS ARE AS NOTED OR SHOWN. A PERPETUAL EASEMENT IS CONVEYED TO WASHINGTON CITY, OVER, ON, UNDER AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, BUT NOT THE GENERAL USE OF THE PUBLIC. ALL LOTS, PUBLIC STREETS, COMMON AREAS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO WASHINGTON CITY, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. THE OWNER DOES HEREBY WARRANT AND CONVEY TO THE CRIMSON FIELDS OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY SHOWN HEREON AS COMMON AREA. THE UNDERSIGNED OWNER ALSO DEDICATES TO THE COMMON USE OF THE CRIMSON FIELDS OWNERS ASSOCIATION MEMBERS AND PROPERTY OWNERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL COMMON AREA SHOWN ON THIS PLAT. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CRIMSON FIELDS SUBDIVISION, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 14TH DAY OF JANUARY, 2020, ENTRY NO. 20200002099, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

DESERT CANYONS DEVELOPMENT, INC.
ED BURGESS, VICE PRESIDENT

DEVELOPMENT SOLUTIONS GROUP, INC.
BRETT BURGESS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20__ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED ED BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20__ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BRETT BURGESS, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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

Subdivision Final Plat for
CRIMSON FIELDS - PHASE 5 SUBDIVISION
Located in the Southeast Quarter of Section 2,
Township 43 South, Range 15 West, SLB&M

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE 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 WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON CITY, UT.	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT., HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, A.D. 20__ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERE TO. ATTEST: CITY RECORDER, WASHINGTON CITY MAYOR, WASHINGTON CITY	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20__, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	RECORDED NUMBER 3-15-2021 WASHINGTON COUNTY RECORDER
PUBLIC WORKS, WASHINGTON CITY	ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION, WASHINGTON CITY			

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

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

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

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

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

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

NAME _____

TITLE _____

STATE OF UTAH } S.S.
WASHINGTON COUNTY

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A

NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE
TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, ED BURGESS, VICE PRESIDENT OF DESERT CANYONS DEVELOPMENT, INC., AND BRETT BURGESS, PRESIDENT OF DEVELOPMENT SOLUTIONS GROUP, INC., DO HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

DESERT CANYONS DEVELOPMENT
ED BURGESS, VICE PRESIDENT

DEVELOPMENT SOLUTIONS GROUP, INC.
BRETT BURGESS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED ED BURGESS, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
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NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED BRETT BURGESS, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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MY COMMISSION EXPIRES: _____

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NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

STATE BANK OF SOUTHERN UTAH
BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
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TITLE 46, CHAPTER 1, SECTION 16)

NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, 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, RECORDING OF ANNEXATION INTO COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

STATE BANK OF SOUTHERN UTAH
BY: KIM CHRISTENSEN, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KIM CHRISTENSEN, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

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NOTARY PUBLIC

GENERAL NOTES:

- THERE EXISTS A 10.00' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. NO BUILDINGS OR STRUCTURES (E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC., THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED MARCH 25, 2019. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF WASHINGTON. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS SPECIFIC RECOMMENDATIONS AS SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- THE BASIS OF BEARING FOR THIS SUBDIVISION IS SOUTH 89°14'20" EAST BETWEEN A 1977 WASHINGTON COUNTY BRASS CAP MONUMENT MARKING THE CENTER QUARTER CORNER OF SECTION 2, T 43 S, R 15 W, SLB&M AND A 1971 BLM BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 2, T 43 S, R 15 W, SLB&M.
- THE PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING LANDSCAPING OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF WASHINGTON AND/OR DIME POWER IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC WATER, SEWER, DRAINAGE AND POWER IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF WASHINGTON AND/OR DIME POWER IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING WATER, SEWER, DRAINAGE AND POWER IMPROVEMENTS.
- BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED 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.
- ALL POWER, SEWER, AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY DIME POWER AND THE CITY OF WASHINGTON RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF WASHINGTON. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THE DRAINAGE BASIN COMMON AREA LOCATED ALONG THE WESTERLY BOUNDARY IN THE SOUTHWEST CORNER OF THE SUBDIVISION AND THE COMMON AREA LOCATED ALONG 4200 SOUTH STREET ARE TO REMAIN AS ORIGINALLY CONSTRUCTED WITHOUT THE GRADING BEING ALTERED OR RESTRICTED. MAINTENANCE OF THE DRAINAGE BASIN COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION.

AIRPORT NOTE:

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVER FLIGHT, NOISE AND POSSIBLE IMPROVEMENT. 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 SHALL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIATION EASEMENT AND/OR SIMILAR DOCUMENT(S).

WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSE BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER, CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, JOE AND BEVERLY BURGESS, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DOES HEREBY CONSENT TO THE OWNER'S CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

JOE BURGESS

BEVERLY BURGESS

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

ON THIS THE ____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED JOE BURGESS AND BEVERLY BURGESS, PROVIDED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
(NO STAMP REQUIRED PER UTAH CODE
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NOTARY PUBLIC

MORTGAGEE'S CONSENT TO RECORD

WE, JOE AND BEVERLY BURGESS, 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, RECORDING OF ANNEXATION INTO COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

JOE BURGESS

BEVERLY BURGESS

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON

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NOTARY PUBLIC

Subdivision Final Plat for
CRIMSON FIELDS - PHASE 5 SUBDIVISION

Located in the Southeast Quarter of Section 2,
Township 43 South, Range 15 West, SLB&M



DSG ENGINEERING, INC.
CALCULATED AND DRAWN BY: JACOB TAYLOR
113 East 200 North, Suite #2
St. George, UT 84770
Office (435) 628-2224
www.developmentsolutions.co

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	April 21, 2021
ACTION REQUESTED:	Final Plat approval for the Crimson Fields, Phase 5 subdivision, located at approximately 380 EAST 4200 South.
APPLICANT:	Development Solutions Group Inc.
OWNER:	Desert Canyons Development Inc. & Development Solutions Group Inc.
ENGINEER:	DSG Engineering Inc.
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Crimson Fields, Phase 5 subdivision, located at approximately 380 East 4200 South. This particular subdivision is proposing 24 lots on an area covering 7.112 acres. The specific location of this subdivision is zoned Single-Family Residential - 8,000 Sq. Ft. Min. (R-1-8). The Preliminary Plat was approved back on November 13, 2019

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Crimson Fields, Phase 5 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

3. The proposed final plat conforms to the approved 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.



DOUGHNUTS VILLE SITE & GRADING PLAN FOR CONDITIONAL USE PERMIT

LOCATED IN WASHINGTON CITY, WASHINGTON COUNTY, UTAH

GENERAL NOTES

- PROJECT AREA IS 0.619 ACRES
- THIS PROJECT IS ZONED SERVICE COMMERCIAL (C-2)
- BUILDING 1 IS THE ONLY PROPOSED BUILDING STRUCTURE FOR THE CONDITIONAL USE PERMIT. BUILDING 2 IS SHOWN FOR FUTURE AS POTENTIAL RETAIL SPACE.
- ALL ROOF DRAIN DOWN SPOTS TO BE ROUTE OR DIRECTED TO THE DETENTION BASIN THAT IS ADJACENT TO 300 EAST STREET.
- ALL EXISTING SIDEWALK, CURB, GUTTER AND UTILITIES TO BE PROTECTED IN-PLACE ALONG BOTH TELEGRAPH & 300 E.

PARKING REQUIREMENTS

RESTAURANTS, TAVERNS, PRIVATE CLUBS AND ALL OTHER SIMILAR DINING AND DRINKING ESTABLISHMENTS = 1 PARKING SPACE FOR EACH 4 SEATS OR 1 PARKING SPACE FOR EACH 150 SQUARE FEET OF FLOOR AREA (EXCLUDING KITCHEN, STORAGE OR OTHER AREAS WHICH WILL NOT ACCOMMODATE CUSTOMERS), WHICHEVER IS GREATER.

RETAIL STORES AND SHOPS, EXCEPT AS PROVIDED IN "FURNITURE AND APPLIANCE STORES" ABOVE = 1 PARKING SPACE FOR EACH 250 SQUARE FEET OF RETAIL FLOOR SPACE.

BUILDING 1 = 1 SPACE PER 610 SF / 150 SF = 5 STALLS REQUIRED
FUTURE BUILDING 2 = 2279 SF / 250 SF = 9 STALLS REQUIRED

TOTAL PARKING REQUIRED = 14 STALLS
TOTAL PARKING PROVIDED = 16 STALLS

LANDSCAPING REQUIREMENTS

REQUIRED LANDSCAPING = 5% OF TOTAL AREA MINIMUM, WITH A 10 FOOT WIDE MINIMUM ALONG STREET FRONTS.

0.619 AC X 43,560 = 26,964 SF X 5.0% = 1,349 SF LANDSCAPE REQUIRED

PROPOSED LANDSCAPING TO BE DECORATE LANDSCAPE ROCK (MIXED SIZES), INCLUDING THE DETENTION BASINS.

ADDITIONAL LANDSCAPE AREA OTHER THAN THE MINIMUM REQUIRED TO BE DETERMINED BY OWNER.

CONSTRUCTION NOTES

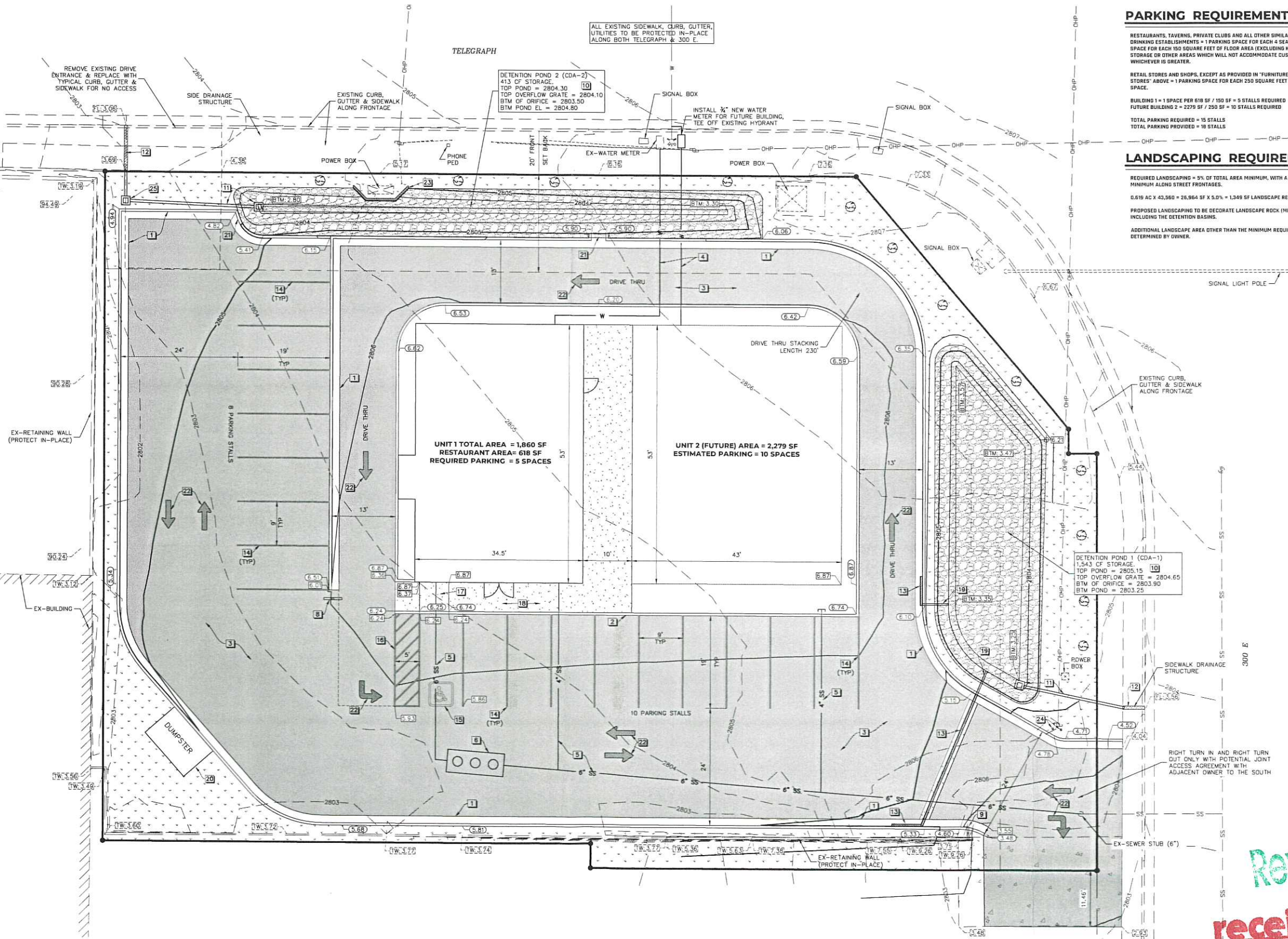
- PROPOSED 24" L-CURB & GUTTER.
- PROPOSED 6" VERTICAL CURB (NO GUTTER).
- PROPOSED ASPHALT & SUB-GRADE PER SOILS REPORT.
- PROPOSED WATER SERVICED CONNECTION TO BUILDINGS.
- PROPOSED SEWER SERVICE TO BUILDINGS.
- PROPOSED GREASE, OIL & SAND INTERCEPTOR.
- NOT USED.
- PROPOSED LEFT TURN ONLY SIGN.
- PROPOSED RIGHT TURN ONLY SIGN.
- PROPOSED DETENTION BASIN.
- PROPOSED DETENTION POND OUTLET PIPE & OVERFLOW STRUCTURE.
- PROPOSED SIDEWALK DRAINAGE STRUCTURE.
- PROPOSED NOS E2-TRACK DURA SLOPE TRAFFIC RATED DRAINAGE SYSTEM.
- PROPOSED PARKING STALL STRIPE.
- PROPOSED ADA PARKING STALL.
- PROPOSED ADA ACCESSIBLE AISLE.
- PROPOSED CONCRETE SIDEWALK RAMP.
- PROPOSED CONCRETE SIDEWALK.
- PROPOSED STORM DRAIN PIPE TO DETENTION BASIN.
- PROPOSED TRASH ENCLOSURE.
- PROPOSED CURB OPENING.
- PROPOSED TRAFFIC DIRECTION ARROW (REFERENCE ONLY).
- PROPOSED LANDSCAPE BLOCK WALL AROUND POWER BOX.
- PROPOSED BOLLARD.
- PROPOSED STORM DRAIN JUNCTION BOX.

LEGEND

- PROPERTY CORNER
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE/SIDEWALK
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING FENCE
- EXISTING PHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- PROPOSED SIGN
- PROPOSED TOP BACK CURB (TBC) ELEVATION
- PROPOSED LANDSCAPE AREA
- PROPOSED 5 GALLON PLANT (GROUND COVER VARIETY)

NOTICE!
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BLUE STAKES BEFORE YOU Dig 811
UNDERGROUND SERVICE (USA)



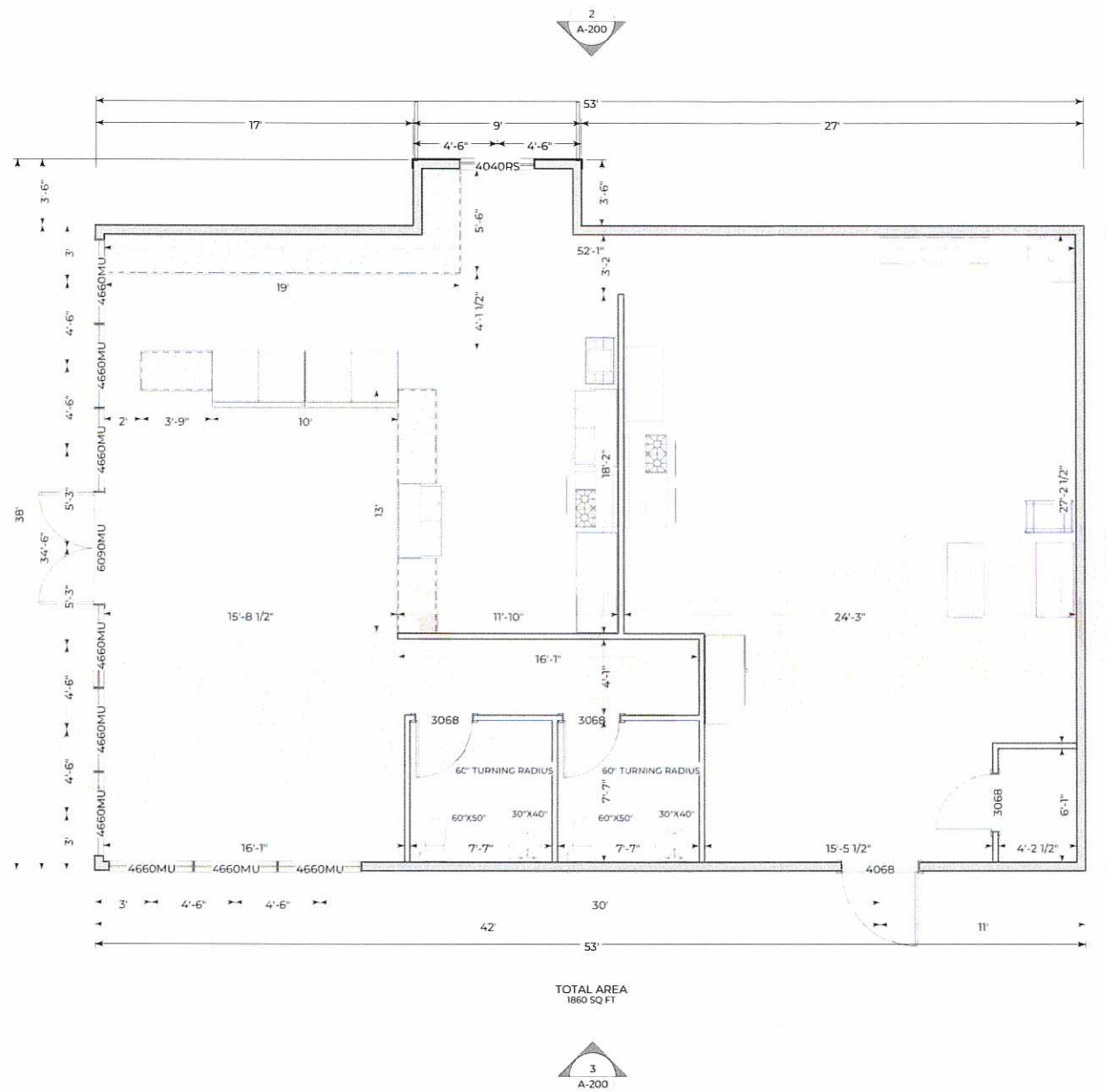
Revised
received
4-1-2021

PRELIMINARY NOT FOR CONSTRUCTION



DOUGHNUTS VILLE SITE & GRADING PLANS
FOR
CONDITIONAL USE PERMIT
LOCATED IN WASHINGTON CITY, WASHINGTON COUNTY, UTAH

CHECKED:	DRAWN:
SCALE: 1" = 10'	MP
DATE: 4/1/21	SHEET: 1 OF 1



CONSTRUCTION NOTES

- A ALL OUTLETS IN AREA TO BE GFCI
- B INTALL INSULATION AND VAPOR BARRIER BEHIND TUB/SHOWER ON EXTERIOR WALLS BEFORE INSTALL
- C PROVIDE (2) SEISMIC STRAPS, TOP THIRD & BOTTOM THIRD OF WATER HEATER, ALSO PROVIDE WATER HAMMER PROTECTION & THERMAL EXPANSION REG. ON WATER HEATER.
- D FURNACE TO BE HARD WIRED
- E WINDOW TO BE TEMPERED GLASS
- F ATTIC ACCESS
- G CRAWL SPACE ACCESS
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR

WALL LEGEND

- INTERIOR 2X6
- INTERIOR 2X4
- EXTERIOR 2X6
- EXTERIOR 2X4
- CONCRETE FOUNDATION WALL

DRAWING SYMBOLS

- EXTERIOR ELEVATION
- BUILDING SECTION
- DOOR TAG
- WINDOW TAG

TOP PLATES

DOUBLE TOP PLATES SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR STUD WALLS, THE DOUBLE PLATES SHALL OVERLAP AT THE CORNERS AND AT INTERSECTIONS WITH OTHER EXTERIOR OR INTERIOR WALLS. DOUBLE PLATES SHALL BE LAP-SPLICED WITH END JOINTS OFFSET IN ACCORDANCE WITH THE MINIMUM REQUIREMENT

GENERAL NOTES

TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWED IN ANY APPLICATION.

MECHANICAL NOTES

BATHROOM EXHAUST FAN DUCTS MUST NOW CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE.

PLUMBING NOTES

BACK WATER VALVES WILL NOW BE REQUIRED IN ALL NEW RESIDENCES UNLESS IT CAN BE ESTABLISHED THAT A FIXTURE IN THE BASEMENT OR LOWEST LEVEL OF THE HOME IS NOT BELOW THE ELEVATION OF THE UPSTREAM MAN HOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOOR. BACKWATER VALVES MUST BE ACCESSIBLE.

ELECTRICAL NOTES

- ALL STAIRS WITH SIX OR MORE RISERS REQUIRE A LIGHT WITH OPERATING SWITCHES AT THE TOP AND BOTTOM OF STAIRS
- INSTALL 110 GCFI ELECTRICAL OUTLET WITHIN 25' OF AC UNIT
- PROVIDE WEATHER RESISTANT TYPE RECEPTACLE OUTLETS AT ALL EXTERIOR LOCATIONS
- PROVIDE A CONCRETE ENCASED ELECTRODE (UFER GROUND) AND WATER PIPE ELECTRODE (IF COPPER) FOR THE GROUNDING SYSTEM OF THE ELECTRICAL SERVICE.

A-100 FLOOR PLAN

SCALE: 1/4"=1'

REVISIONS

NO.	DESCRIPTION	DATE

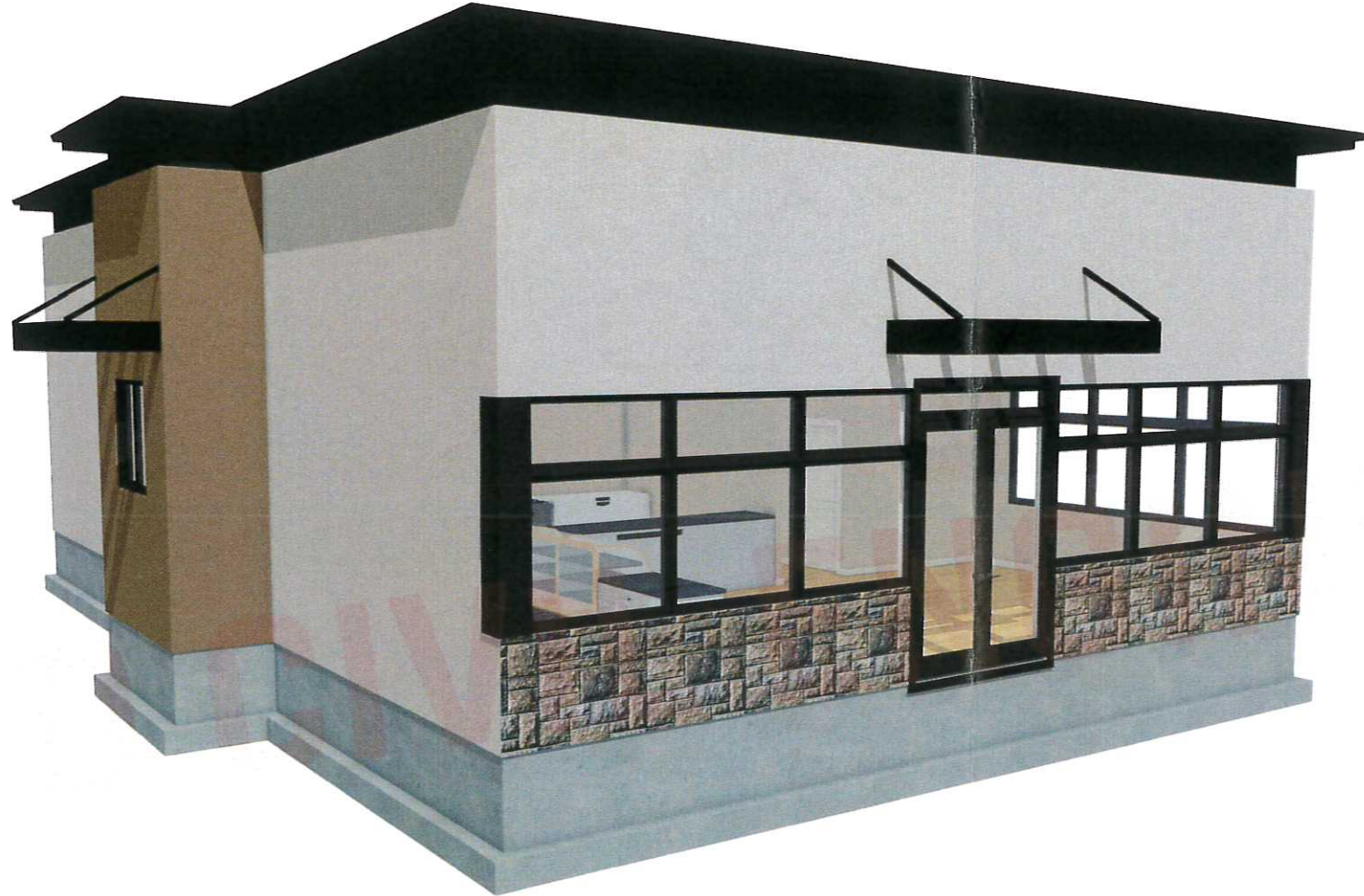
GO CIVIL ENGINEERING

FLOOR PLAN DOUGHNUTSVILLE FOR CHANNING THACH

PRELIMINARY NOT FOR CONSTRUCTION

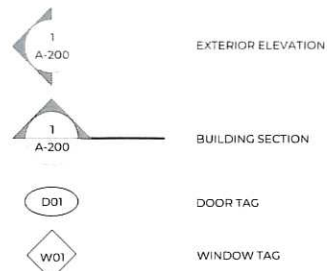
SCALE: 1/4" = 1'	DRAWN BY: 39
DATE: 3/19/2021	SHEET NO: A-100

DOUGHNUTSVILLE
TELEGRAPH STREET, ST. GEORGE, UT



CONCEPT RENDERING
N.T.S.

DRAWING SYMBOLS



A-00 COVER SHEET

SCALE: 1/4"=1'

SHEETS

SHEET NO.	LABEL
A-00	COVER SHEET
C-100	SITE PLAN
A-100	FLOOR PLAN
A-200	ELEVATIONS
S-00	STRUCTURAL NOTES
S-100	FOUNDATION PLAN
S-101	FLOOR FRAMING
S-102	ROOF PLAN
D-100	DETAILS
D-101	DETAILS
E-100	ELECTRICAL LAYOUT

PROJECT DATA

OWNER:	CHANNENG THATCH
PROJECT ADDRESS:	TELEGRAPH STREET, ST. GEORGE, UT
DESIGNER:	JORDAN BRAUN
BUILDER:	TBD

DESIGN CRITERIA: 2015 IRC

ROOF:	30 PSF SNOW LOAD *6 PSF TOP CHORD DL *7 PSF BOTTOM CHORD DL *5 PSF NET WIND UPLIFT
-------	---

FLOOR:	40 PSF LL *20 PSF TOP CORD DL *5 PSF BOTTOM CHORD DL
--------	--

SOIL:	*1,500 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION
FROST DEPTH:	26"
SEISMIC ZONE:	D
WIND:	115 MPH (115 MPH 3 SEC CUST), EXPOSURE B
GROUND SNOW LOAD:	43 PSF

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
2015 IEC AND 2015 IMC SHALL BE USED.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

REVISIONS

NO.	DESCRIPTION	DATE

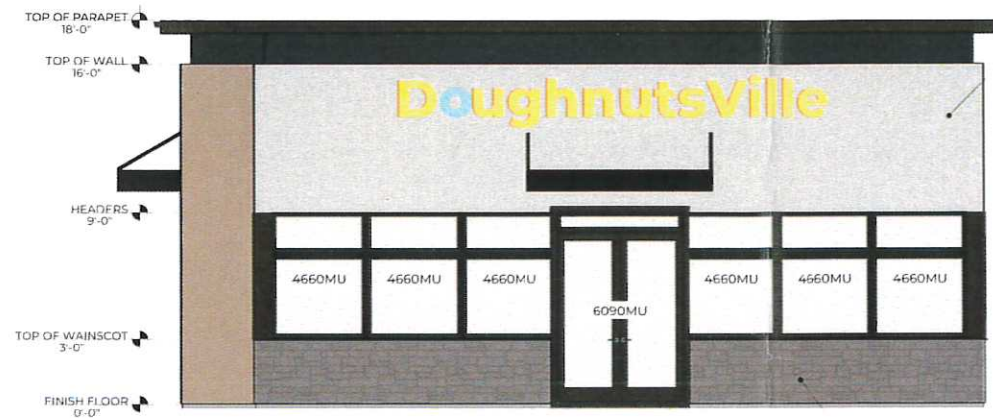
GO CIVIL
ENGINEERING
590 N. 800 W. CEDAR CITY, UT 84721
#(435) 586-9592

COVER SHEET
DOUGHNUTSVILLE
FOR
CHANNENG
THATCH
TELEGRAPH STREET, ST. GEORGE, UT

PRELIMINARY NOT FOR
CONSTRUCTION

SCALE:	DRAWN BY:
DATE:	SHEET NO:
3/16/2021	A-00

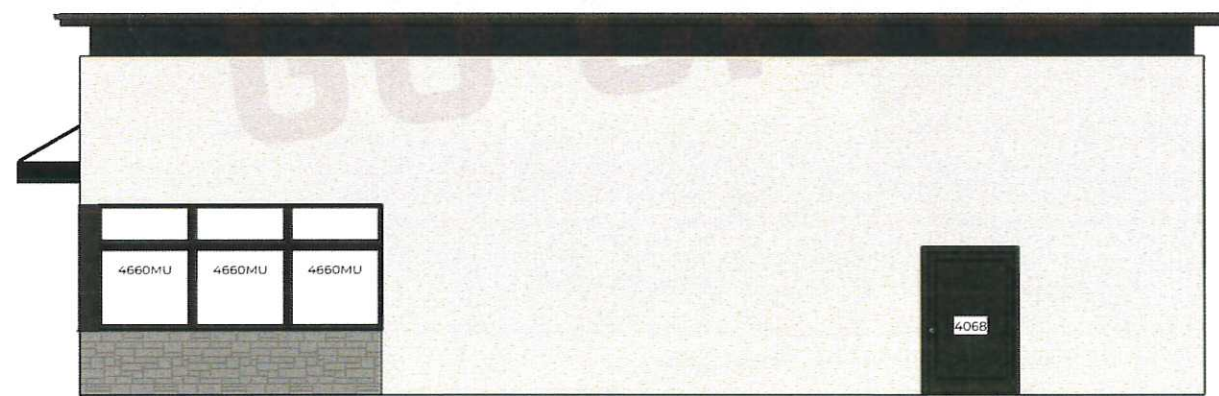
received
3-16-2021



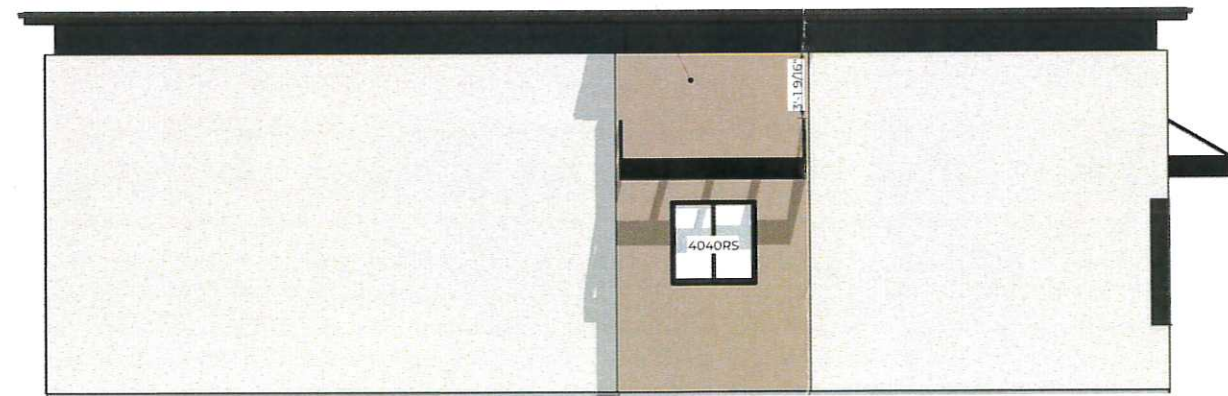
NEW STUCCO SIDING.
FINAL FINISH AND COLOR OYSTER SHELL.

NEW THIN VENEER STONE.
FINAL FINISH AND COLOR BY OWNER.

1/A-200 FRONT ELEVATION
SCALE: 1/4"=1'



2/A-200 SIDE ELEVATION
SCALE: 1/4"=1'



NEW STUCCO SIDING.
FINAL FINISH AND COLOR SPICE TAN.

3/A-200 SIDE ELEVATION
SCALE: 1/4"=1'

A-200 ELEVATIONS

SCALE: 1/4"=1'

REVISIONS

NO.	DESCRIPTION	DATE

GO CIVIL
ENGINEERING

550 N. 900 W. CEDAR CITY, UT 84721
#(435) 986-9592

ELEVATIONS
DOUGHNUTSVILLE
FOR
CHANNING
THACH
TELEGRAPH STREET, ST. GEORGE, UT

PRELIMINARY NOT FOR
CONSTRUCTION

SCALE: 1/4"=1'	DRAWN BY: JH
DATE: 3/16/2021	SHEET NO: A-200

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 21, 2021

ACTION REQUESTED: C-21-03

APPLICANT: Dallas Buckner - Go Civil Engineering

OWNER: Channeng Thach

ENGINEER: Dallas Buckner - Go Civil Engineering

REVIEWED BY: Eldon Gibb, Community Development Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to develop .62 acres located at the southwest corner of 300 east Telegraph. The applicant is proposing 2 commercial pads one of which will house Doughnuts Ville and the other being disclosed as future use. The applicant is proposing 15 parking stalls for both buildings (5 for Doughnuts Ville and 10 for the future use). This parking meets city standards. The zoning designation for this particular location is C-2. The surrounding zoning is C-2 to the north, Mobile Home (MH) to the east and C-2 to the west, and south.

The proposed buildings are under the 5,000 sq. ft. requirement of needing a Conditional use permit but due to its location (Telegraph and 300 E) it is required to obtain a Conditional Use Permit.

Recommendation

Staff recommends that the Planning Commission approve C-21-03, allowing for Doughnuts Ville and a future commercial use building located at 300 E Telegraph (as shown in the exhibits), with the findings and conditions as outlined below

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community and;
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the exhibits provided in this application
3. Development of the site shall also comply with the recommendation of a geotechnical study and drainage study, Improvements for drainage and detention shall be approved by the public works department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approval by the public works department. The city's access Management Plan will be adhered to in the traffic design of the project.
5. The parking will be adhered to as presented in the exhibits of this application (15 stalls minimum).
6. Any roof mounted equipment will be screened from view.
7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
8. All lighting within the project development will be directed inward to the site.
9. All signage will be in accordance with the adopted sign regulations of the city.
10. Dumpster screening shall blend in with the surrounding development (s). Details for this item shall be submitted for review and approval prior to the issuance of associated/required permits.
11. A 6 foot block wall on the south property line will be installed in compliance with city code.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	April 21, 2021
ACTION REQUESTED:	Preliminary plat approval for the Falcon Storage Condominiums subdivision, located at approximately 100 East and Industrial Dr.
APPLICANT:	Josh Kantor or Tony St. George
OWNER:	FSC Washington, LLC
ENGINEER:	High Point Engineering & Surveying, LLC
REVIEWED BY:	Eldon Gibb, Community Development Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Preliminary plat for the Falcon Storage Condominiums subdivision, located at approximately 100 East Industrial Drive. The applicant is proposing 121 individual storage units on an area of coverage of 8.55 acres. The complex will house an onsite office and 10 visitor parking stalls. The zoning designation at this particular location is Industrial-2 (I-2). The surrounding zoning is Industrial-1 (I-1) to the north, Residential Agriculture 2 (RA-2) to the east, Industrial-2 (I-2) to the west, and Agriculture 20 (AG-20) and Open Space to the south.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Falcon Storage Condominiums 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

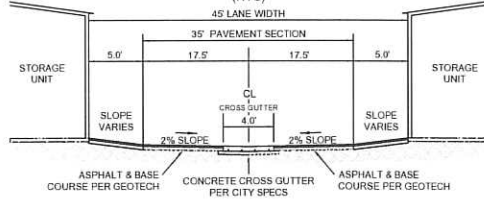
Public Works Department before any final plat application can be submitted.

BOUNDARY DESCRIPTION

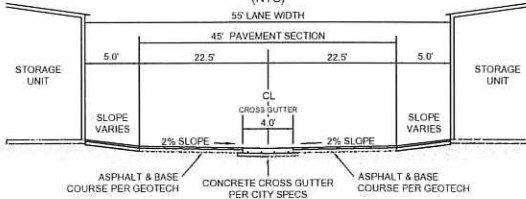
BEGINNING AT A POINT WHICH IS LOCATED S00°06'25"W 1076.06 FEET AND S89°43'35"E 979.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE CENTER LINE OF WASHINGTON CITY INDUSTRIAL DRIVE AND RUNNING THENCE S88°43'35"E ALONG SAID CENTER LINE 485.52 FEET; THENCE S00°06'25"W 150.00 FEET; THENCE S88°43'35"E 150.00 FEET; THENCE S00°06'25"W 157.12 FEET; THENCE N89°43'35"W 29.35 FEET; THENCE S02°02'36"W 35.24 FEET; THENCE N89°43'35"E 33.64 FEET; THENCE S00°16'25"W 181.75 FEET; THENCE N89°43'35"E 83.79 FEET; THENCE S81°45'47"W 444.21 FEET; THENCE S70°46'02"W 173.60 FEET; THENCE N01°06'25"E 57.97 FEET; THENCE S89°43'35"E 67.70 FEET; THENCE N00°06'25"E 777.215 FEET TO THE POINT OF BEGINNING.

CONTAINS 386,857 SQ FT OR 8.88 ACRES MORE OR LESS

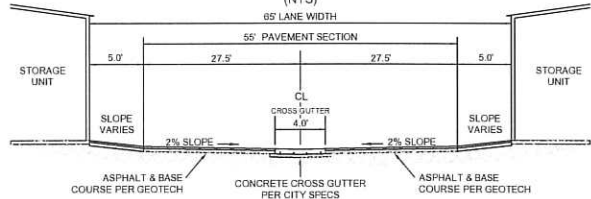
45' PRIVATE LANE (NTS)



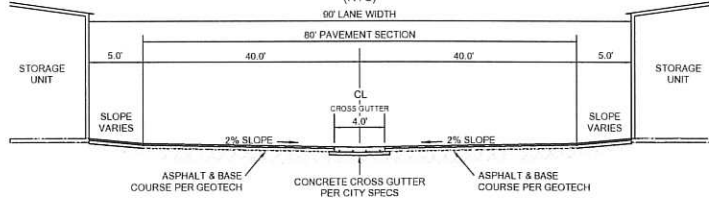
55' PRIVATE LANE (NTS)



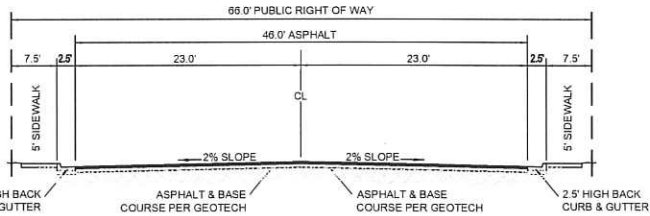
65' PRIVATE LANE (NTS)



90' PRIVATE LANE (NTS)



INDUSTRIAL DRIVE



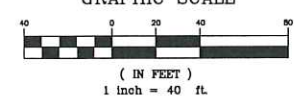
PROJECT INFO

TOTAL AREA: 8.88 ACRES
STORAGE UNITS: 121 UNITS
DENSITY: 13.63 S.U./ACRE

OWNER / DEVELOPER

FSC WASHINGTON LLC
469 SUN VALLEY ROAD
KETCHUM, ID 83340
TOWN OF GEORGE
(208) 720-7015

GRAPHIC SCALE

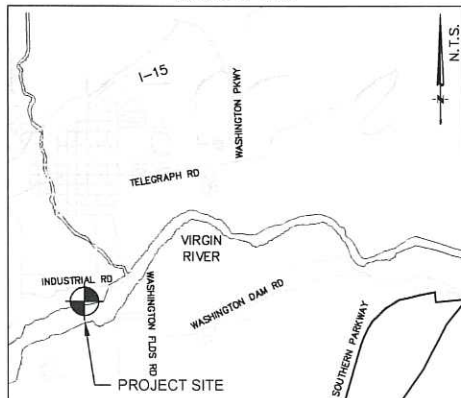


LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING CONTOUR (2' INTERVAL)
- PROJECT BOUNDARY
- COMMUNITY MAILBOX LOCATION
- PRIVATE OWNERSHIP
- PAID ELEVATION

*NOTE: BUILDINGS WILL HAVE FIRE PROTECTION SPRINKLERS

VICINITY MAP

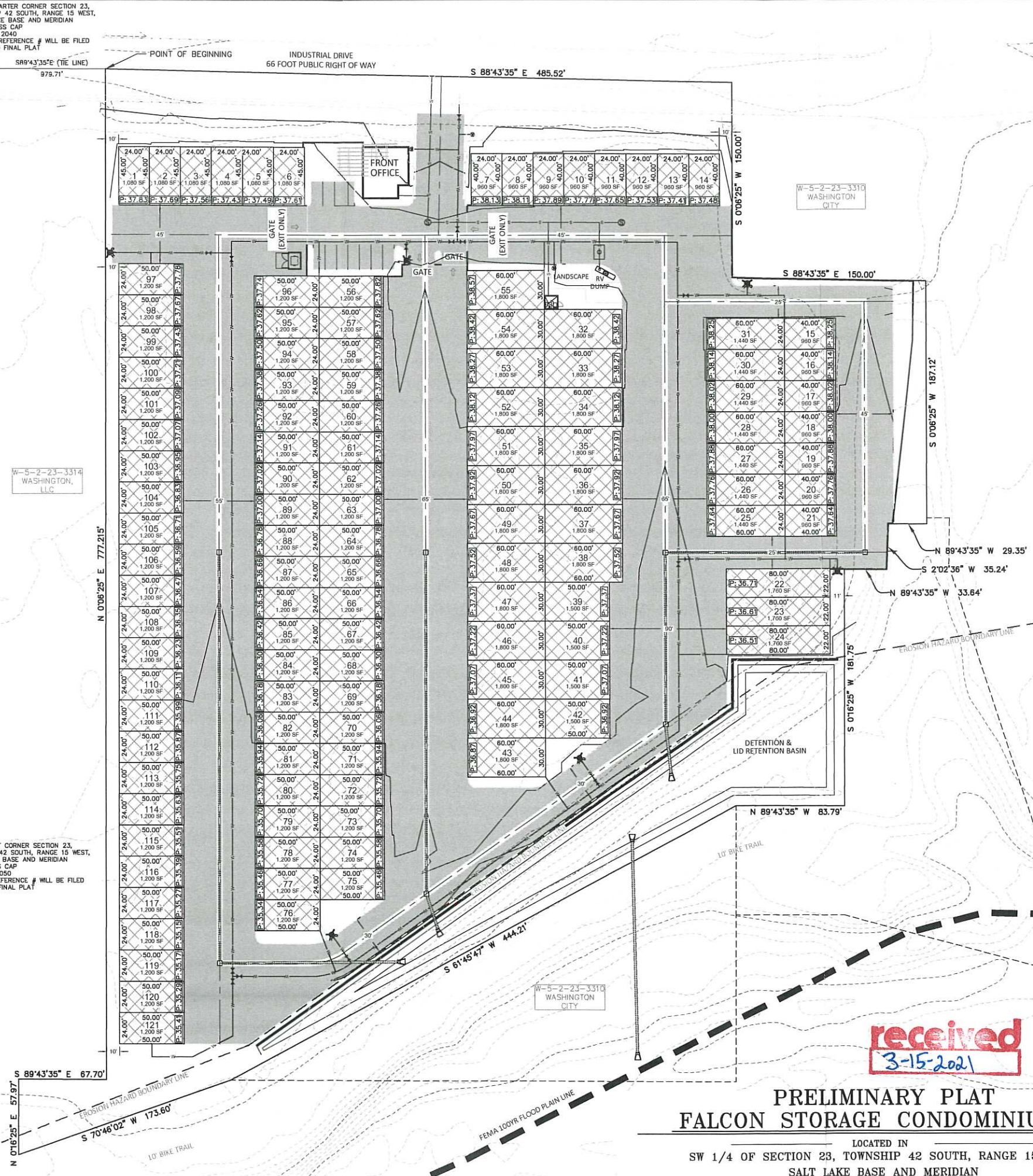


WEST QUARTER CORNER SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
BLM BRASS CAP
HCN NO. 2040
COUNTY REFERENCE # WILL BE FILED
PRIOR TO FINAL PLAT

1076.06' (CORNER TO CORNER 2676.97')
1076.06' (BASIS OF BEARING)
S 00°06'25" W
SECTION LINE

SOUTHWEST CORNER SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
BLM BRASS CAP
HCN NO. 2050
COUNTY REFERENCE # WILL BE FILED
PRIOR TO FINAL PLAT

S 89°43'35" E 67.70'
S 70°46'02" W 173.60'
N 01°06'25" E 57.97'



PRELIMINARY PLAT
FALCON STORAGE CONDOMINIUMS
LOCATED IN
SW 1/4 OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

Drawn: MJB
Email: MJB

Checked: JAR
Approved: JAR

Date: MARCH, 2021

Scale: 1" = 40'

Job No.: 211005

FALCON STORAGE CONDOMINIUMS

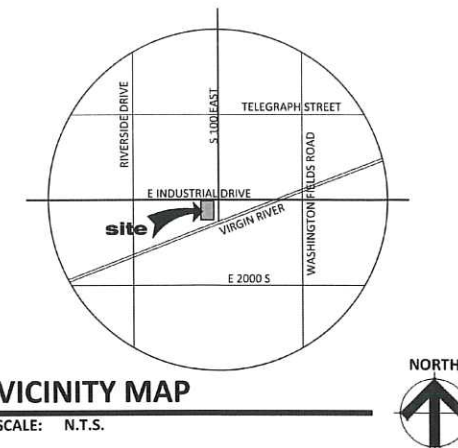
LOCATED IN
SW 1/4 OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

SHEET
1
SHEETS
FILE: 211005PP

HIGH POINT ENGINEERING & SURVEYING

ENGINEERING - PLANNING - SURVEYING

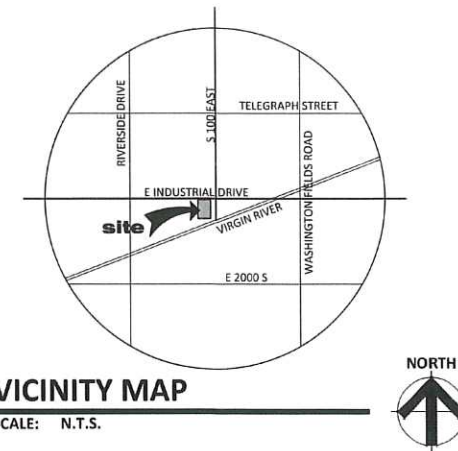
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE (435) 668-4293 - SURVEY SCHEDULE (435) 246-3109



FALCON STORAGE CONDOS
37 W INDUSTRIAL DRIVE UTAH 84780
SWC OF INDUSTRIAL DRIVE AND S100E
DATE: 03-08-2021 (PRELIMINARY)

PERP-1
RKAA# 20259.50





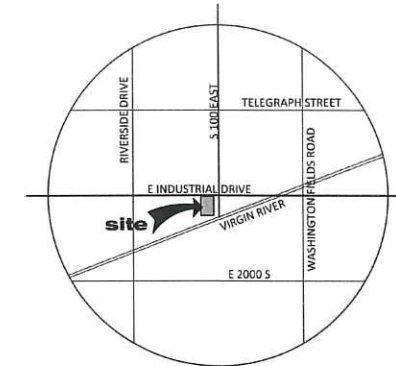
FALCON STORAGE CONDOS
37 W INDUSTRIAL DRIVE UTAH 84780
SWC OF INDUSTRIAL DRIVE AND S100E
DATE: 03-08-2021 (PRELIMINARY)

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PERP-2

RKAA# 20259.50

RKAA
ARCHITECTS, INC



VICINITY MAP
SCALE: N.T.S.



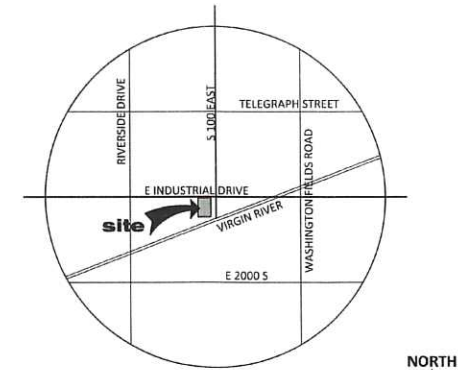
FALCON STORAGE CONDOS
37 W INDUSTRIAL DRIVE UTAH 84780
SWC OF INDUSTRIAL DRIVE AND S100E
DATE: 03-08-2021 (PRELIMINARY)

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PERP-3

RKAA# 20259.50





VICINITY MAP

SCALE: N.T.S.



FALCON STORAGE CONDOS

37 W INDUSTRIAL DRIVE UTAH 84780
 SWC OF INDUSTRIAL DRIVE AND S100E
 DATE: 03-08-2021 (PRELIMINARY)

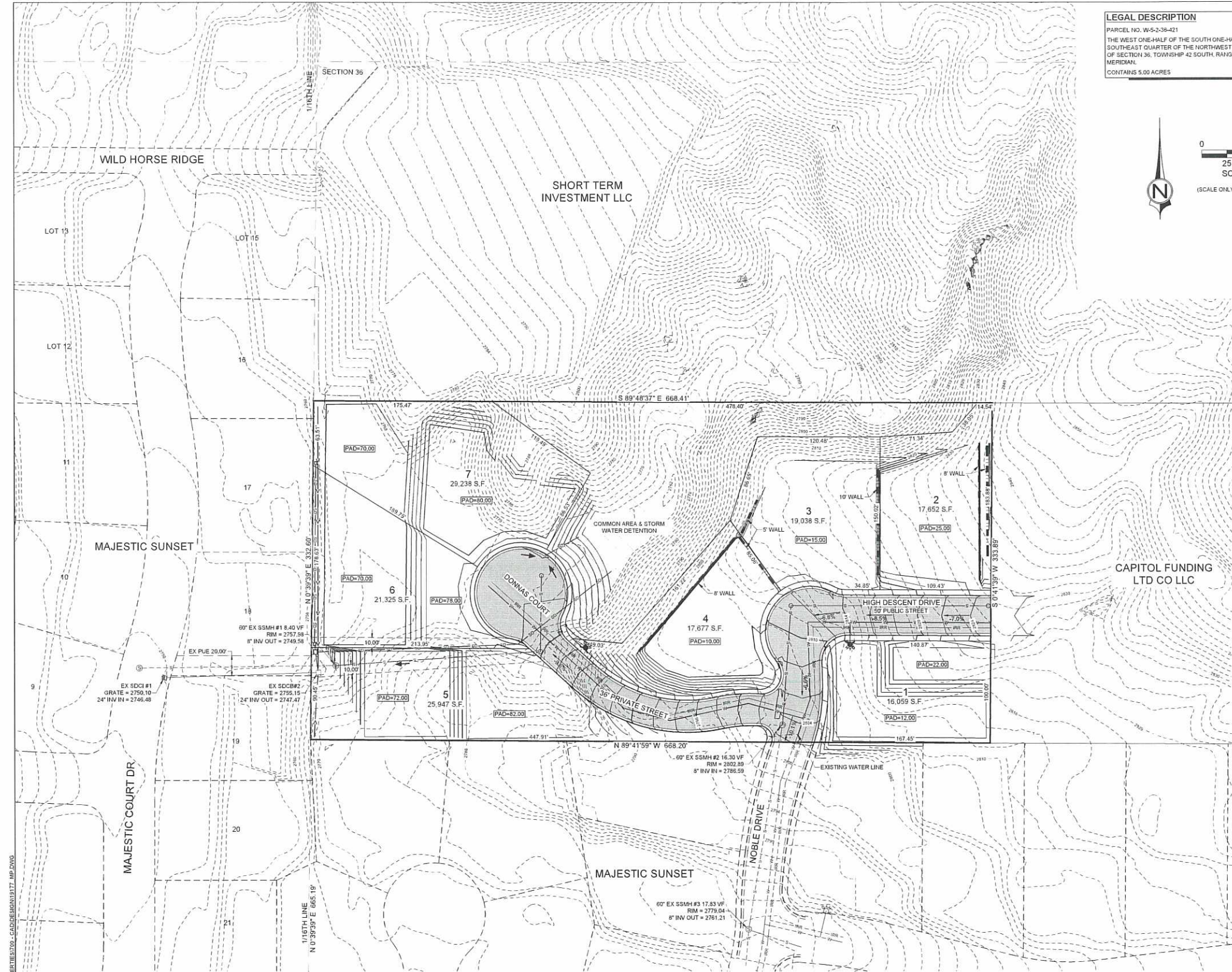
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PERP-4

RKAA# 20259.50



PLOT: 2021-03-30 04:56 PM
PATH: L:\UTAH\PROJECTS\ACTIVE 2019\FINAL\13177-00 - TB PROPERTIES\13177-00 - CADD\DWG\13177-00.DWG



EAST 1/4 CORNER SECTION 35,
TOWNSHIP 42 SOUTH, RANGE 15
WEST, SALT LAKE BASE AND MERIDIAN
(FND RING AND LID MONUMENT)
(HCN NO. 2057)
(WASH. CO. REF. NO. C-21-42-15)

(BASIS OF BEARING)
N 89°28'43" W 5314.49' (CORNER TO CORNER)
(5313.91' GRID)

EAST 1/4 CORNER SECTION 36, TOWNSHIP
42 SOUTH, RANGE 15 WEST, SALT LAKE
BASE AND MERIDIAN
(FND 1973 BLM BRASS CAP)
(HCN NO. 2093)
(WASH. CO. REF. NO. C-25-42-15)

LEGEND

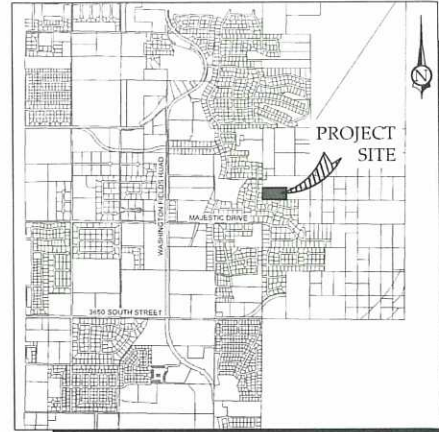
- PROJECT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- ROCK RETAINING WALL
- PROPOSED FIRE HYDRANT
- DRAINAGE FLOW DIRECTION
- COMMON AREA

LEGAL DESCRIPTION

PARCEL NO. W-5-2-35-421
THE WEST ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (W1/2S1/2N1/2SE1/4NW1/4)
OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE &
MERIDIAN.
CONTAINS 5.00 ACRES



0 50 100
25
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

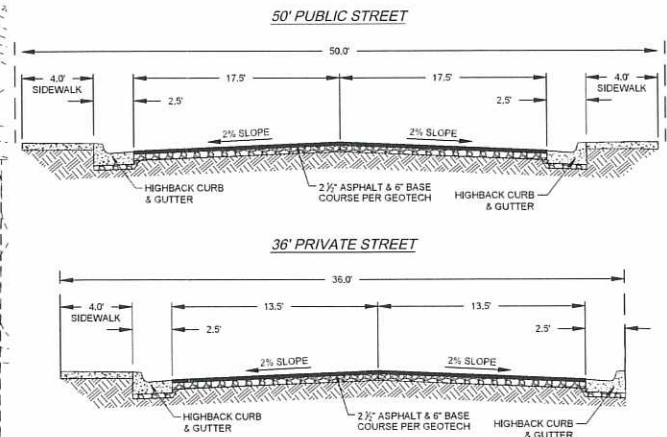


GENERAL NOTES

- A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED SEPTEMBER 15, 2019. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- 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.
- ALL GRADING AND DISTURBANCE TO COMPLY WITH THE HILLSIDE RECOMMENDATIONS AND APPROVALS.

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.



APPLICANT
TB PROPERTIES DEVELOPMENT LLC
1186 MAJESTIC DR
WASHINGTON, UT 84780
435-899-2029

PARCEL NO. W-5-2-35-421

MAJESTIC COURT
PRELIMINARY PLAT

received
3-31-2021



REVISION			
NO.	DESCRIPTION	BY	DATE

MAJESTIC COURT
PRELIMINARY PLAT
WASHINGTON, UTAH

PROJ. # 19177.00
DATE 3/03/2021
DRAWN BY BLW
CHECKED BY KCS
SCALE OF SHEET
HORIZ. SCALE 1" = 50'
VERT. SCALE
SHEET

1 OF 1

Reviewed

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 21, 2021

ACTION REQUESTED: Preliminary plat approval for the Majestic Court subdivision, located at approximately Noble Drive and 2900 South.

APPLICANT: TB Property Development LLC

OWNER: TB Property 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 a Preliminary plat for the Majestic Court subdivision, located at approximately Noble Drive and 2900 South. The applicant is proposing 7 lots in an area coverage of 5 acres. The zoning designation at this particular location is Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The surrounding zoning is Open Space to the north and east, R-1-15 to the west, and Residential ½ (RA ½) to the south.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Majestic Court 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.

The conditions below are from the hillside committee review of the site

13. Common space should be utilized as much as possible in the green hashed out areas found in the hillside report

14. All slopes with a 3-1 or greater ratio shall have engineering design

15. Geo-Tech notes should include moisture content, collapsible soils and note any other items of concern

SOUTHEAST CORNER SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (HCN #2064) (FOUND REBAR) (WASH. CO. REF. NO. V-21-43-15)

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)

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

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

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

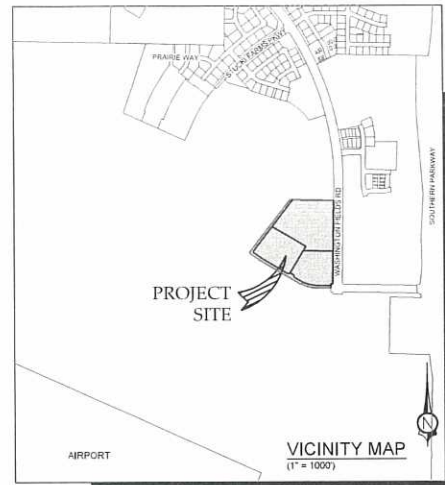
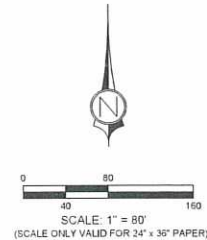
SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN (B.M. BRASS CAP 1973) (HCN #2062) (WASH. CO. REF. NO. T-21-43-15)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 30°57'29" E	50.00
L2	N 59°02'31" W	52.00

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.29	20.00	89°38'38"	S 7°30'18" E	28.20
C2	56.10	820.00	6°42'54"	S 55°41'04" E	96.05
C3	31.42	20.00	90°00'00"	N 75°57'29" E	28.28
C4	31.42	20.00	90°00'00"	S 14°02'31" E	28.28
C5	220.63	420.00	30°05'53"	S 74°05'27" E	218.10

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- 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)



BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 1°08'32" E 3570.97 FEET ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND S 88°51'28" E 791.85 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE S 89°08'24" E 517.36 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF WASHINGTON FIELDS ROAD, DOCUMENT NO. 2011000479, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) THENCE S 0°51'35" W 950.73 FEET, TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (3) THENCE S 0°51'35" W 45.00 FEET, THENCE N 89°08'24" W 161.93 FEET, TO THE POINT OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 236.39 FEET THROUGH A CENTRAL ANGLE OF 30°05'53", THENCE N 59°02'31" W 519.80 FEET, TO THE POINT OF A 850.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 144.34 FEET THROUGH A CENTRAL ANGLE OF 9°43'45", THENCE N 37°19'01" E 773.35 FEET, TO THE POINT OF BEGINNING.

CONTAINS 731,359 SQ. FT. OR 16.79 ACRES MORE OR LESS

GENERAL NOTES

- 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.
- 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.
- A PRELIMINARY GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED FEBRUARY 5, 2008. 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.
- 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.
- 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.
- LOT 2 HAS PAID WASHINGTON CITY'S STORM DRAIN IMPACT WITH THIS PLAT. LOTS 1 AND 3 ARE SUBJECT TO SAID STORM DRAIN FEE AT TIME OF DEVELOPMENT AND LID REQUIREMENTS.

AIRPORT NOTE

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PRELIMINARY PLAT VILLAGE 26 AT STUCKI FARMS

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

PRELIMINARY PLAT

VILLAGE 26 AT STUCKI FARMS
NW 1/4 & SW 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. # 15030.01.026
DRAWN BY: PJW
DATE: 1-8-2020
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 80'

SHEET
1
OF
2

received
3-31-2021

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 21, 2021

ACTION REQUESTED: Preliminary plat approval for the Village 26 at Stucki Farms subdivision, located at approximately Washington Fields Road and Groves Parkway

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 a Preliminary plat for Village 26 at Stucki Farms subdivision, located at approximately Washington Fields road and Groves Parkway. The applicant is proposing 3 lots on an area coverage of 15.6 acres. The zoning designation at this particular location is Planned Community Development (PCD). The surrounding zoning is Planned Community Development to the north, east, south and west.

The applicants 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 Village 26 at Stucki Farms subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Conditions

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

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: April 21, 2021

ACTION REQUESTED: Z-21-10 - A request to rezone approximately 5.02 acres located at approximately 300 West Sycamore Lane, from the current Residential/Agricultural - One Acre Min. (RA-1) zoning, to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation.

APPLICANT: Jed Christensen

OWNER: Various

ENGINEER: Rosenberg Associates

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 5.02 acres, located at approximately 300 West Sycamore Lane. The requested change is from the current zoning of Residential/Agricultural - One Acre Min. (RA-1) zoning, to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation.

The R-1-15 request is for the purpose of removing the 5.02 acres out of the RA-1 and associated Bonus Density Program, moving the subdivision into a straight zoning scenario.

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 (or greater) zoning districts. The surrounding zoning to this parcel is RA-1 to the north, east and south, and Washington County zoning to the west.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-10, for the zone change request from Residential/Agricultural - One Acre Min. (RA-1), to the proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) onto the City Council, based on the

following findings below.

Findings

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