
Public Notice of Electronic Meeting
Washington City Planning Commission
Regular Meeting
May 5, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday May 5, 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 <https://washingtoncity.org/meetings>

Meeting called to order:

Invocation:

Pledge of Allegiance:

1. APPROVAL OF AGENDA

- a. Approval of the agenda for May 5, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from April 21, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. FINAL PLAT

- a. Consideration and recommendation to City the Council for the Iron Horse Phase 2 Final Plat located at approximately 4155 South 1000 East.
Applicant: Lanse Chournos
- b. Consideration and recommendation to the City the Council for the Sendera at Sienna Hills Phase 1 Final Plat located at approximately Arena Roja Drive and Grapevine Crossing Road.
- c. Consideration and recommendation to the City the Council for the Roadrunner Ridge Phase 4-A Final Plat located at approximately

Rockwood Ct and Bronco Drive. Applicant: KG Development Inc., Kent Stanger

5. ROADWAY DEDICATION

- a. Consideration and recommendation to the City the Council for the roadway dedication for 4200 South extension. Appliant: Washington City, Brandon Wright.

6. MINOR SUBDIVISION

- a. Consideration to approve a conceptual Plan for the Deer Meadows Minor Subdivision located at approximately 2530 South 300 East. Applicant: Jared and Carra Plewe

7. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Mangata Townhomes Preliminary Plat located at approximately Washington Parkway and Main Street. Applicant: Wes Davis

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 the City Council for the Solis at Coral Canyon Preliminary Plat located at approximately north end of Highland Parkway. Applicant: Cole West Home

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. CONDITIONAL USE PERMIT

- a. Tabled from April 21, 2021: 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

POSTED this day of , 2021
Kathy Spring
Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

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

Present: Commissioner Hansen, Commissioner Phetsomphou, Commissioner Musso, Commissioner Scheel, Commissioner Anderson, Commissioner Bulloch, Councilmember Staheli, Attorney Thad Seegmiller, Drew Ellerman, Eldon Gibb, Brandon Wright, Kathy Spring, Josh Kantor, Tony St George, Brandee Walker, Barbara Button, Michael Page, Dallas Buckner, Mike Hall, Dick Saunders, Laurie Saunders. Marc Raines.

Meeting called to order: 5:33 PM
Invocation: Commissioner Hansen
Pledge of Allegiance: Commissioner Bulloch

1. APPROVAL OF AGENDA

- a. Approval of the agenda for April 21, 2021.
Commissioner Musso motioned to approve the agenda for April 21, 2021.
Commissioner Scheel seconded the motion.
Motion passed unanimously.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from April 7, 2021.
Commissioner Phetsomphou motioned to approve the minutes for April 7, 2021.
Commissioner Scheel seconded the motion.
Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Hansen disclosed that he lives less than a mile from items 4-A and 6-C.

4. FINAL PLAT

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.

Background

Drew Ellerman reviewed the report: 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.

Commissioner Musso asked about the hashed line on 4200 South.

Mr. Ellerman answered it is a landscape stripe.

Commissioner Anderson motioned to recommend approval to the City Council with the recommendation and findings of staff.

Commissioner Musso seconded the motion.

Motion passed unanimously.

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: washingtontcity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

Background

Eldon gibb reviewed the report: 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. Staff did notice the north end of the building, which faces Telegraph, is going to be all stucco as proposed and has concerns that it needed to be broken up by adding stone.

Staff also discussed the possibilities of placing a fence between the property to the south which is a residential home and a Welding shop to the rear of the home (Mike's Welding). Staff concluded this fence may be beneficial; however, the city code does not require a fence due to both properties being zoned C-2.

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.

Commissioner Musso asked about the 5 parking stalls for the restaurant and employees. Will there be additional parking for the future building and will most customers use the drive through?

Mr. Gibb answered that he wasn't sure about the future building.

Dallas Buckner said they did the parking according to the parking ordinance and they don't know what business will go in the future building. The stacking is about 11 vehicles at the drive up.

Commissioner Musso said he is concerned with the drive through to accommodate the two drive businesses.

Mr. Buckner said that they did the traffic study with the business that they know the use is going to be. They are not going to move the pole. He said that the traffic study is for 55 morning peak trips and evening is 34. He explained that they have discussed that the other business would be low traffic volume.

Commissioner Musso asked about the delivery trucks.

Mr. Buckner answered that this is a tough spot but the delivery vehicles would have to use the drive through driveway. They might have to park the deliveries at another site.

Commissioner Phetsomphou asked the distance to the south wall and striping.

Mr. Buckner answered it is about 24 feet from the curb to the parking stall.

Commissioner Anderson asked about the detention area being the highest part of the site.

Mr. Buckner answered they will rise to the southwest corner. He said that there will be some fill to raise the area so it will drain correctly to Telegraph Street.

Commissioner Anderson asked if there is a concern about the access off of 300 East.

Brandon Wright said that it doesn't meet the access management plan. It should be 300 feet from the intersection.

Commissioner Musso said that he thinks the access is too tight.

Mr. Buckner said that the parcel is an odd shape and that is why they would like to do a shared access with Mike's Welding.

Commissioner Anderson asked Mr. Buckner if he did the elevation and the site plan.

Mr. Buckner answered yes.

Commissioner Anderson asked if the rear of the building is just stucco. He said that he wants more of an appealing appearance.

Commissioner Phetsomphou asked if stone could be added to the rear.

Commissioner Hansen said there is a wall to the south.

Mr. Buckner said if there is a requirement they would do it but there are already walls.

Commissioner Hansen said this is a main area of the city.

Commissioner Anderson asked how far they were raising the grade from Mike's Welding.

Mr. Buckner said about two and half feet. He said they would be working it out with the construction drawings.

Commissioner Anderson said that he doesn't think making them put in the wall as a requirement but there needs to be some retaining and maybe they can go in with Mike and do some type of wall.

Mr. Buckner said they have talked with Mike.

Commissioner Musso asked if they could flip the building so the front of the building would face Telegraph Street.

Channeng Thach said the drive through would be too short but they could flip the building.

Commissioner Scheel said that he would like the front to face Telegraph.

Mr. Buckner said they would do brick or something that would look good along Telegraph Street.

Mr. Thach said the buildings next to Smiths is an example of back of the buildings along Riverside Drive.

Commissioner Hansen opened the public

Mike Hall said that he welcomes the business and would rather have the traffic in off of Telegraph. He said that his concern is the backing traffic in front of his business. He suggested that they could share the existing driveway.

Commissioner Hansen asked how Mr. Hall feels about the wall.

Mr. Hall said the wall wasn't a retaining wall to begin with and now it is with the expansion of Telegraph.

Commissioner Phetsomphou asked if semis would come to his business.

Mr. Hall said that they used the vacant lot and now they can't.

Commissioner Scheel asked Mr. Hall if he backs onto 300 East.

Mr. Hall answered no.

Commissioner Phetsomphou asked Mr. Buckner why they didn't use Telegraph for their access.

Mr. Buckner said originally they did because it didn't meet the access management plan. The access that is there didn't serve any purpose and there isn't a grandfather cause to allow it.

Mr. Wright said there is only 183 feet so it doesn't meet the access management plan. He said that stacking would be an issue.

Commissioner Anderson said that he would rather have the entrance right off of Telegraph and exit off of 300 East.

Brandon Wright said that there wasn't an access off of Telegraph for this lot.

Kress Staheli said he is speaking as a resident. He welcomes this business and appreciates the questions and comments about this request. He said that the council needs to discuss design guidelines that ensure that new businesses along Telegraph are good looking and reflect the heritage and surrounding architecture of Washington City.

Commissioner Musso motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Attorney Thad Seegmiller said that he liked the concept and the look of the building from Telegraph is an important consideration. He said that the access and design guidelines should be discussed further. He said they could do some research to see if there is a grandfather access off of Telegraph.

Mr. Ellerman said that he feels it would be good to table this and he appreciates the comments and this would give time for some research.

Commissioner Anderson motioned to table the item to May 5, 2021 to allow time for the applicant to improve the design along Telegraph and to work with staff on primary access from Telegraph.

Commissioner Musso seconded the motion.

Motion passed unanimously.

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](https://www.washingtoncity.org/meetings), until 4:30 the day before the meeting. After that time only in person comments will be taken.

Background

Eldon Gibb reviewed report: 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.

Commissioner Hansen opened the public hearing.

Commissioner Scheel motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Musso asked if they were going to sell the units.

Marc Raines said that they will sell units but there aren't going to be man caves because they don't have water and sewer.

Commissioner Phetsomphou asked if the units are going to be specialty storage.

Mr. Raines said they do have to sprinkle the units but not fire walls. If they did man caves they would have to do fire walls. There is going to be CC&Rs that would not allow people to stay in them. Each unit will be sold and everything else is owned by the HOA.

Commissioner Hansen asked if the units could be sub leased.

Mr. Raines answered no.

Mr. Ellerman said that they could rent them out but the use would be what the city would be concerned with.

Mr. Raines said there are 110 electric services.

Commissioner Phetsomphou asked about the height.

Mr. Raines answered, The garage door is at 14 feet.

Commissioner Musso asked if a market study has been done.

Mr. Raines said there is a market for this and there are a variety of sizes.

Commissioner Scheel said that the market would be better for selling. He explained that the electricity for storage is adequate but if they start plugging in equipment the HOA should monitor that.

Commissioner Scheel motioned to recommend approval to the City Council with the findings and recommendations of staff.

Commissioner Musso asked if this will be built out in one phase.

Mr. Raines answered they would like to do it in phases.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

- 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](https://www.washingtoncity.org/meetings), until 4:30 the day before the meeting. After that time only in person comments will be taken.

Background

Eldon Gibb reviewed the report: 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

Commissioner Hansen opened the public hearing.

No response.

Commissioner Scheel motioned to close the public hearing.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Anderson commented that he thinks the lots are a good size but conditions 14 and 15 specifically need to be complied with as these items along with proper drainage for lots on hillsides are often overlooked.

Brandon Wright said that a soil report will need to be reviewed before the construction drawings. He said that he has spoken to Brandee with Civil Science about the drainage and the slope.

Commissioner Musso asked about the inspection of the slope and grading.

Mr. Wright said that Public Works will do the inspections.

Commissioner Anderson asked how the drainage from the hillside gets off the lots?

Mr. Wright said the detention is going to be at the bottom of the hillside and dispersed around the lot.

Commissioner Anderson asked if a storm drain at the bottom of the hillside exiting at the street is needed.

Mr. Wright said public works is working with Civil Science on it.

Commissioner Hansen asked about city liability.

Mr. Ellerman said that someone would have to prove liability. He said that they are trying to take care of the issue that Commissioner Anderson is concerned about. He explained that the Hillside Committee has a lot of experience.

Commissioner Phetsomphou motioned to recommend approval to the City Council with the findings and conditions of staff.

Commissioner Anderson seconded the motion.

Commissioner Scheel voted nay.

Motion passed 5-2 vote.

- 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](https://www.washingtoncity.org/meetings), until 4:30 the day before the meeting. After that time only in person comments will be taken.

Background

Eldon Gibb reviewed the report: 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.

Commissioner Hansen opened the public hearing.

No response.

Commissioner Musso motioned to close the public hearing.

Commissioner Scheel seconded the motion

Motion passed unanimously.

Commissioner Musso asked what was going in lots 1 and 3.

Brandon Wright said that the general note #6 regarding lot 2 is Primrose and is built. This request is to divide the parcel into other lots.

Mr. Ellerman said that when Primrose came in the PCD was amended. They have to do what area 4 is according to the Development Agreement.

Commissioner Anderson said this appears to be a lot split.

Commissioner Anderson motioned to recommend approval to the City Council with the findings and conditions of staff.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

Commissioner Hansen asked if the RV Storage business is still coming in.

Mr. Ellerman answered they did an extension of time but they are getting close to the expiration time.

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](https://www.washingtoncity.org/meetings), until 4:30 the day before the meeting. After that time only in person comments will be taken.

Background

Drew Ellerman reviewed the report: 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.

Commissioner Hansen opened the public hearing.

No response.

Commissioner Scheel motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Anderson asked if the subdivision is built out.

Mr. Ellerman answered yes. He explained that the stripe along 240 West should be a landscape stripe to get the bonus density. The residents in the subdivision don't want to do the landscape so lots 1 and 8 want the extra acreage. They will do some lot line adjustment about 20 feet but will leave the trail.

Brandon Wright said the asphalt trail is in bad shape and the applicant wants to tear it out and replace it with concrete.

Commissioner Anderson asked about the 200 West landscape.

Mr. Ellerman said they are going to have to take care of it.

Commissioner Hansen said he drove past and it appears they are tearing down the fence and working on it.

Mr. Ellerman answered he hopes not because this hasn't been approved. This will clean this up.

Commissioner Musso asked if this affects the zoning of Daybreak.

Mr. Ellerman answered no. Daybreak stands on its own.

Commissioner Scheel motioned to recommend approval to the City Council with the recommendation of staff.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

Commissioner Musso motioned to adjourn the Planning Commission Meeting.

Commissioner Anderson seconded the motion.

Motion passed unanimously.

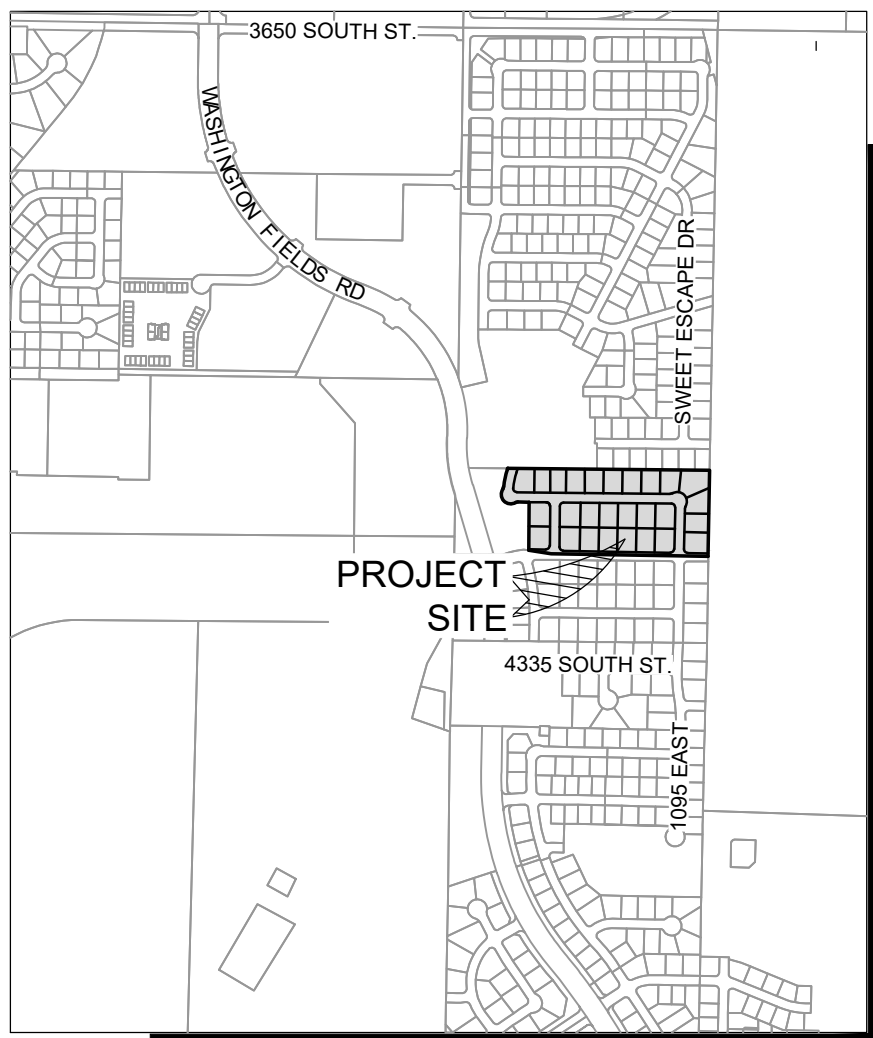
Meeting adjourned: 7:18 PM

Washington City

Signed By: _____

Jason Hansen, Planning Commission Pro Tem

Attested to: _____
Kathy Spring, Zoning Technician



VICINITY MAP
(1" = 1000')

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.55'	20.00'	90°22'30"	N 45°47'33" E	28.38'
C2	31.29'	20.00'	89°37'30"	S 44°12'27" E	28.19'
C3	31.42'	20.00'	90°00'00"	S 45°36'18" W	28.28'
C4	31.42'	20.00'	90°00'00"	N 44°23'42" W	28.28'
C5	32.70'	20.00'	93°40'38"	S 42°33'23" E	29.18'
C6	84.10'	325.00'	14°49'32"	S 11°41'42" W	83.86'
C7	23.12'	525.00'	2°31'24"	S 20°22'09" W	23.12'
C8	11.72'	20.00'	33°34'44"	N 73°48'56" E	11.55'
C9	34.27'	50.00'	39°16'09"	S 76°39'39" W	33.60'
C10	52.78'	50.00'	60°28'35"	N 53°27'59" W	50.36'
C11	50.54'	50.00'	57°54'36"	N 5°43'37" E	48.41'
C12	11.72'	20.00'	33°34'44"	S 17°53'34" W	11.55'
C13	31.59'	20.00'	90°29'54"	N 44°08'45" W	28.41'
C14	31.37'	20.00'	89°52'36"	N 46°02'30" E	28.25'
C15	31.46'	20.00'	90°07'24"	S 43°57'30" E	28.31'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 89°01'12" W	16.72'

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 APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.), THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED _____. 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.
- 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.
- ALL COMMON AREA SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- STORM WATER MANAGEMENT BMP MAINTENANCE AGREEMENT WASHINGTON CITY, UTAH, RECORDED JANUARY 19, 2021 AS ENTRY NO. 20210003821, OF OFFICIAL RECORDS.

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.

SURVEYOR'S CERTIFICATE

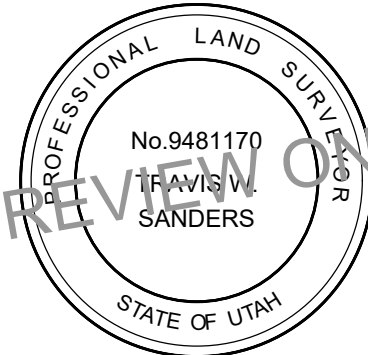
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND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

IRON HORSE PHASE 2

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 S 1°03'08" W 62.03 FEET ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 43 SOUTH RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND S 88°56'52" E 387.49 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 1, POINT BEING THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20200024924, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID PARCEL THE FOLLOWING SEVEN (7) COURSES, (1) N 0°38'18" E 251.35 FEET, (2) THENCE N 89°23'42" W 58.99 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, (3) THENCE ALONG THE ARC OF SAID CURVE 11.25 FEET THROUGH A CENTRAL ANGLE OF 32°13'29", TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (4) THENCE ALONG THE ARC OF SAID CURVE 138.03 FEET THROUGH A CENTRAL ANGLE OF 158°10'00", TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (5) THENCE ALONG THE ARC OF SAID CURVE 11.03 FEET THROUGH A CENTRAL ANGLE OF 31°38'20", TO THE POINT OF A 375.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (6) THENCE ALONG THE ARC OF SAID CURVE 92.72 FEET THROUGH A CENTRAL ANGLE OF 1°09'59", TO THE POINT OF A 575.00 FOOT COMPOUND CURVE TO THE RIGHT, (7) THENCE ALONG THE ARC OF SAID CURVE 6.22 FEET THROUGH A CENTRAL ANGLE OF 0°37'12", TO A POINT ON THE BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 6, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 89°23'42" E 1050.94 FEET ALONG SAID LINE AND ALONG THE BOUNDARY OF SUGAR PLUM IN THE FIELDS PHASE 5, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, TO THE SOUTHEAST CORNER OF LOT 71 OF SAID SUGAR PLUM IN THE FIELDS PHASE 5, THENCE S 1°02'54" W 408.58 FEET ALONG THE WEST LINE OF SECTIONAL LOT 7, TO THE COMMON CORNER OF SECTIONAL LOTS 7, 8, 9 & 10, THENCE S 1°06'02" W 39.16 FEET ALONG THE WEST LINE OF SECTIONAL LOT 10, TO THE NORTHEAST CORNER OF IRON HORSE PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) N 89°01'12" W 816.39 FEET, (2) THENCE N 81°50'21" W 119.38 FEET, TO THE POINT OF BEGINNING.

CONTAINS 439,172 SQ FT OR 10.08 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, PUBLIC STREETS, AND EASEMENTS TO HEREAFTER BE KNOWN AS:

IRON HORSE PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS 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, DOCUMENT NO. 20170019500, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON APRIL 4, 2017, AS SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

LA VERKIN RV, LLC

(A UTAH LIMITED LIABILITY COMPANY)

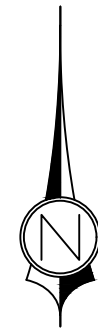
(MANAGING/MEMBER)

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 LA VERKIN RV, 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 LA VERKIN RV, 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)



0 30 60 120
SCALE: 1" = 60'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

IRON HORSE PHASE 2

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

IRON HORSE PHASE 2
LOCATED IN

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

PROJ. #: 20211
DRAWN BY: P.J.W.
DATE: 4-13-2021
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 60'
SHEET
1
OF
1

APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____	CITY 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	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

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	May 5, 2021
ACTION REQUESTED:	Final Plat approval for the Iron Horse, Phase 2 subdivision, located at approximately 4155 South 1000 East.
APPLICANT:	Lanse Chournos
OWNER:	La Verkin RV LLC
ENGINEER:	Civil Science
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Iron Horse, Phase 2 subdivision, located at approximately 4155 South 1000 East. This particular subdivision is proposing 27 lots on an area covering 10.08 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 March 9, 2016

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 Iron Horse, Phase 2 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

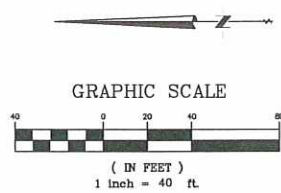
1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

3. The proposed final plat conforms to the approved 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.

- SPECIFIES PRIVATE STREET & PARKING = 93,901 SQ FT OR 2.16 ACRES
- SPECIFIES COMMON AREA = 130,637 SQ FT OR 3.00 ACRES
- SPECIFIES LIMITED COMMON AREA = 32,103 SQ FT OR 0.74 ACRE
- SPECIFIES PRIVATE ELEMENT = 125,762 SQ FT OR 2.89 ACRE
- SPECIFIES UN-IRRIGATED COMMON AREA = 99,858 SQ FT OR 2.29 ACRE



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S62°10'38"E	16.99'
L2	S86°19'01"E	21.87'
L3	S34°55'58"E	29.23'
L4	N17°23'58"E	15.05'
L5	N5°57'25"E	15.00'
L6	N6°22'06"W	15.01'
L7	N4°11'19"W	15.00'
L8	N66°38'29"E	22.84'
L9	N89°53'58"W	27.67'
L10	N87°58'52"E	15.00'
L11	N87°58'51"E	15.00'
L12	S83°17'15"W	30.55'
L13	N86°50'30"W	27.72'
L14	S87°59'28"W	15.00'
L15	S87°58'51"W	15.00'
L16	S80°25'28"W	28.96'
L17	N79°25'25"W	36.11'
L18	S87°58'51"W	15.00'
L19	S87°58'51"W	15.00'
L20	S83°08'35"W	29.64'
L21	S86°35'29"E	26.43'
L22	S87°58'51"W	15.00'
L23	S87°58'51"W	15.00'
L24	N78°34'56"W	25.73'
L25	N72°50'56"W	22.84'
L26	N2°01'09"W	15.00'
L27	N2°01'09"W	15.00'
L28	N2°01'09"W	15.00'
L29	N59°23'47"W	17.81'
L30	N6°36'25"E	8.60'
L31	N6°36'25"E	8.60'
L32	S85°48'41"W	2.84'
L33	S87°58'51"W	2.84'
L34	S85°48'41"W	25.78'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	S57°37'43"W	35.36'
C2	150.00'	33.66'	12°51'19"	N70°56'38"W	33.58'
C3	200.00'	203.97'	58°25'59"	N86°16'02"E	195.24'
C4	150.00'	70.20'	26°48'57"	S70°27'32"W	69.56'
C5	184.00'	84.98'	26°27'48"	S70°16'57"W	84.23'
C6	166.00'	169.29'	58°25'59"	N86°16'02"E	162.05'
C7	184.00'	41.28'	12°51'19"	N70°56'38"W	41.20'
C8	25.00'	39.27'	90°00'00"	S32°22'17"E	35.36'
C9	483.00'	50.76'	6°01'18"	N9°37'04"E	50.74'
C10	517.00'	54.34'	6°01'18"	N9°37'04"E	54.31'
C11	10.00'	15.71'	90°00'00"	S51°36'25"W	14.14'
C12	10.00'	15.71'	90°00'00"	S38°23'35"E	14.14'
C13	340.00'	64.06'	10°47'43"	N1°12'33"E	63.97'
C14	374.00'	70.47'	10°47'43"	N1°12'33"E	70.36'
C15	10.00'	15.71'	90°00'00"	S40°48'41"W	14.14'
C16	10.00'	15.71'	90°00'00"	S49°11'19"E	14.14'
C17	162.00'	6.13'	2°10'10"	S86°53'46"W	6.13'
C18	138.00'	5.23'	2°10'10"	S86°53'46"W	5.22'
C19	10.00'	15.71'	90°00'00"	N42°58'51"E	14.14'
C20	10.00'	15.71'	90°00'00"	N47°01'08"W	14.14'
C21	10.00'	15.71'	90°00'00"	N42°58'51"E	14.14'
C22	10.00'	15.71'	90°00'00"	N47°01'08"W	14.14'
C23	138.00'	20.78'	8°37'33"	S87°42'22"E	20.76'
C24	162.00'	24.39'	8°37'33"	S87°42'22"E	24.37'
C25	133.00'	4.39'	1°53'29"	N2°57'50"W	4.39'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT SET WITH ORIGINAL PLAT (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 (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED PLS 334569 UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SPECIFIES FOUND BOUNDARY CORNERS SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGEON

NORTHEAST CORNER SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN 1973 BLM BRASS CAP HCN POINT NO. 2085

EAST 1/4 CORNER SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN REBAR & PLASTIC CAP (STAMPED B&G) COUNTY REFERENCE NO. T25-42-15

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

SENDERA AT SIENNA HILLS PHASE 1

LOCATED IN NW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

Revised
4-14-2021

Drawn: MCR Date: APRIL 2021
Email: mcr@siennahills.com
Checked: JAR
Approved: JAR
Scale: 1" = 40'
Job No.: 201001

SENDERA AT SIENNA HILLS PHASE 1

LOCATED IN NW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1
2
SHEETS

FILE: 201001.FP1

STATE OF UTAH ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE

ON THE _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, DAVID URE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF STATE OF UTAH SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, AND HE DID DULY ACKNOWLEDGE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE STATE OF UTAH FOR THE USES AND PURPOSES STATED HEREIN.

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JAMES A. RAINES WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF BRENNAN HOLDINGS NO. 200, 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 BRENNAN HOLDINGS NO. 200, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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

GENERAL NOTES

- THIS PLANNED DEVELOPMENT CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL STREETS WITHIN THIS PLANNED DEVELOPMENT.
- ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
- ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS PLANNED DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.
- BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON, LIMITED COMMON AND PRIVATE STREET AREAS.
- ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE STREETS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR DRIVES, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- 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 AUGUST 31, 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.
- ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, PRIVATE STREETS, COMMON AREAS, UN-IRRIGATED COMMON AREAS AND LIMITED COMMON AREAS, TO BE HEREAFTER KNOWN AS:

SENDERA AT SIENNA HILLS PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO _____ FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL PRIVATE STREETS, ALL UN-IRRIGATED COMMON AREA, COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATIONS OF SAID PRIVATE STREETS, COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DISTRICT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS, AND BYLAWS FOR PASEOS AT SIENNA HILLS RECORDED UNDER NUMBER _____ ON _____, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS COMMON AREAS, LIMITED COMMON AREAS, UN-IRRIGATED COMMON AREAS AND PRIVATE STREETS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, EXCEPTING AND RESERVING, TO THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION THE ENTIRE INTEREST IN THE MINERAL ESTATE INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED.

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

STATE OF UTAH

THE STATE OF UTAH, SCHOOL AND
INSTITUTIONAL TRUST LANDS ADMINISTRATION

DAVID URE - DIRECTOR

APPROVED AS TO FORM

SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY LOCATED IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND MORE PARTICULARLY DESCRIBED IN THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NO. 1133 DATED JANUARY 1ST, 2021, OF WHICH ARE BETWEEN BRENNAN HOLDINGS NO. 200, LLC, A UTAH LIMITED LIABILITY COMPANY AND THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE DEDICATIONS AND CONVEYANCES.

BRENNAN HOLDINGS NO. 200, LLC
(A UTAH LIMITED LIABILITY COMPANY)

JAMES A. RAINES, AUTHORIZED AGENT

SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 334569 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO UNITS, PRIVATE STREETS, COMMON AREAS, UN-IRRIGATED COMMON AREAS AND LIMITED COMMON AREAS, HEREAFTER TO BE KNOWN AS:

SENDERA AT SIENNA HILLS PHASE 1

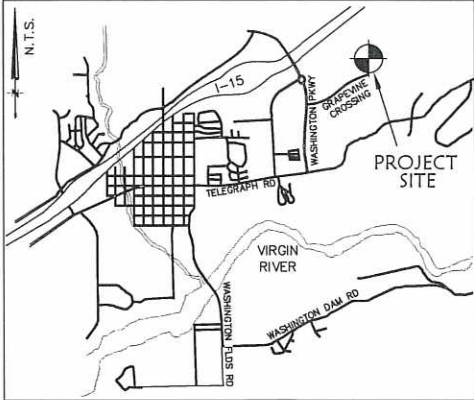
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

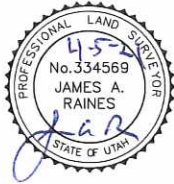
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF PASEOS AT SIENNA HILLS PHASE 4 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; POINT ALSO BEING N101°40'E 1373.66 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION, AND S88°58'20"E 1278.64 FEET AND RUNNING THENCE N0°20'37"E 108.63 FEET; THENCE N12°37'43"E 185.09 FEET TO THE POINT OF A 393.57 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 41.36 FEET THROUGH A CENTRAL ANGLE OF 6°01'18"; THENCE N6°36'25"E 105.82 FEET TO THE POINT OF A 250.57 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 47.21 FEET THROUGH A CENTRAL ANGLE OF 10°47'43"; THENCE N41°19'W 176.49 FEET; THENCE N85°48'41"E 89.46 FEET; THENCE N41°19'W 5.79 FEET; THENCE N85°48'41"E 53.50 FEET; THENCE S41°19'E 29.24 FEET; THENCE N87°58'50"E 314.60 FEET; THENCE N2°01'09"W 26.99 FEET; THENCE N86°05'25"E 53.44 FEET TO THE POINT OF A 167.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S86°05'25"W; THENCE ALONG THE ARC OF SAID CURVE 5.51 FEET THROUGH A CENTRAL ANGLE OF 1°53'26"; THENCE S2°01'09"E 13.08 FEET; THENCE N87°58'51"E 89.40 FEET; THENCE S2°01'09"E 382.10 FEET; THENCE S57°02'42"E 86.90 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PASEOS AT SIENNA HILLS PHASE 3 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE RUNNING ALONG SAID BOUNDARY THE FOLLOWING SIXTEEN (16) COURSES: (1) S60°33'56"W 43.33 FEET (2) TO THE POINT OF A 230.51 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S4°06'11"W, THENCE ALONG THE ARC OF SAID CURVE 22.87 FEET THROUGH A CENTRAL ANGLE OF 5°41'04"; (3) THENCE S88°25'07"W 51.52 FEET; (4) THENCE S11°41'22"E 38.86 FEET; (5) THENCE S87°57°06"W 88.36 FEET (6) TO THE POINT OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S87°58'51"W, THENCE ALONG THE ARC OF SAID CURVE 37.47 FEET THROUGH A CENTRAL ANGLE OF 85°53°09"; (7) THENCE S6°08'00"E 34.00 FEET (8) TO THE POINT OF A 150.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S6°08'00"E; THENCE ALONG THE ARC OF SAID CURVE 11.92 FEET THROUGH A CENTRAL ANGLE OF 4°33'07"; (9) THENCE N88°25'07"E 50.86 FEET; (10) THENCE S1°34'53"E 90.00 FEET; (11) THENCE N88°25'07"E 72.50 FEET; (12) THENCE S73°35'07"E 55.08 FEET; (13) THENCE S40°00'59"E 68.90 FEET; (14) THENCE S26°40'40"E 44.51 FEET; (15) THENCE S22°32'40"W 37.23 FEET; (16) THENCE S67°41'50"W 338.08 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PASEOS AT SIENNA HILLS PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE RUNNING ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) TO THE POINT OF A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N40°12'39"E; THENCE ALONG THE ARC OF SAID CURVE 31.50 FEET THROUGH A CENTRAL ANGLE OF 13°52'56"; (2) TO THE POINT OF A 580.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 40.12 FEET THROUGH A CENTRAL ANGLE OF 3°57'47"; TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PASEOS AT SIENNA HILLS PHASE 4 SUBDIVISION, THENCE RUNNING ALONG SAID BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) TO THE POINT OF A 580.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 143.28 FEET THROUGH A CENTRAL ANGLE OF 14°09'16"; (2) TO THE POINT OF A 440.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 189.69 FEET THROUGH A CENTRAL ANGLE OF 24°42'03"; (3) TO THE POINT OF A 25.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 39.86 FEET THROUGH A CENTRAL ANGLE OF 91°21'12"; (4) THENCE N12°37'43"E 10.13 FEET; (5) THENCE N77°22'17"W 39.00 FEET; (6) THENCE S12°37'43"W 20.83 FEET (7) TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 34.22 FEET THROUGH A CENTRAL ANGLE OF 78°25'21"; (8) THENCE N88°56'56"W 44.74 FEET TO THE POINT OF BEGINNING.

CONTAINS 482,261 SQ FT OR 11.07 ACRES MORE LESS

VICINITY MAP



DATE: 4/5/21



JAMES A. RAINES
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 334569

SENDERA AT SIENNA HILLS PHASE 1

LOCATED IN
NW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

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

HIGH POINT ENGINEERING & SURVEYING

ENGINEERING - PLANNING - SURVEYING

1360 WEST 2130 SOUTH

ST. GEORGE UT 84770

OFFICE (435) 668-9399 - SURVEY SCHEDULE (435) 294-2109



Drawn: JAR Date: APRIL 2021
Email: jmcraibae@gmail.com
Checked: JAR
Approved: JAR
Scale: 1" = 40'
Job No: 201001

SENDERA AT SIENNA HILLS PHASE 1

LOCATED IN

NW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

SHEET

2

2

SHEETS

FILE: 201001FP1

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	May 5, 2021
ACTION REQUESTED:	Final Plat approval for the Sendera at Sienna Hills, Phase 1 subdivision, located at approximately Arena Roja Drive and Grapevine Crossing.
APPLICANT:	Brennan Holdings No. 200, LLC
OWNER:	SITLA
ENGINEER:	High Point Engineering & Surveying
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 Sendera at Sienna Hills, Phase 1 subdivision, located at approximately Arena Roja Drive and Grapevine Crossing. This particular subdivision is proposing 71 lots on an area covering 11.07 acres. The specific location of this subdivision is zoned Sienna Hills Planned Community Development (PCD). The Preliminary Plat was approved back on August 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 Sendera at Sienna Hills, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

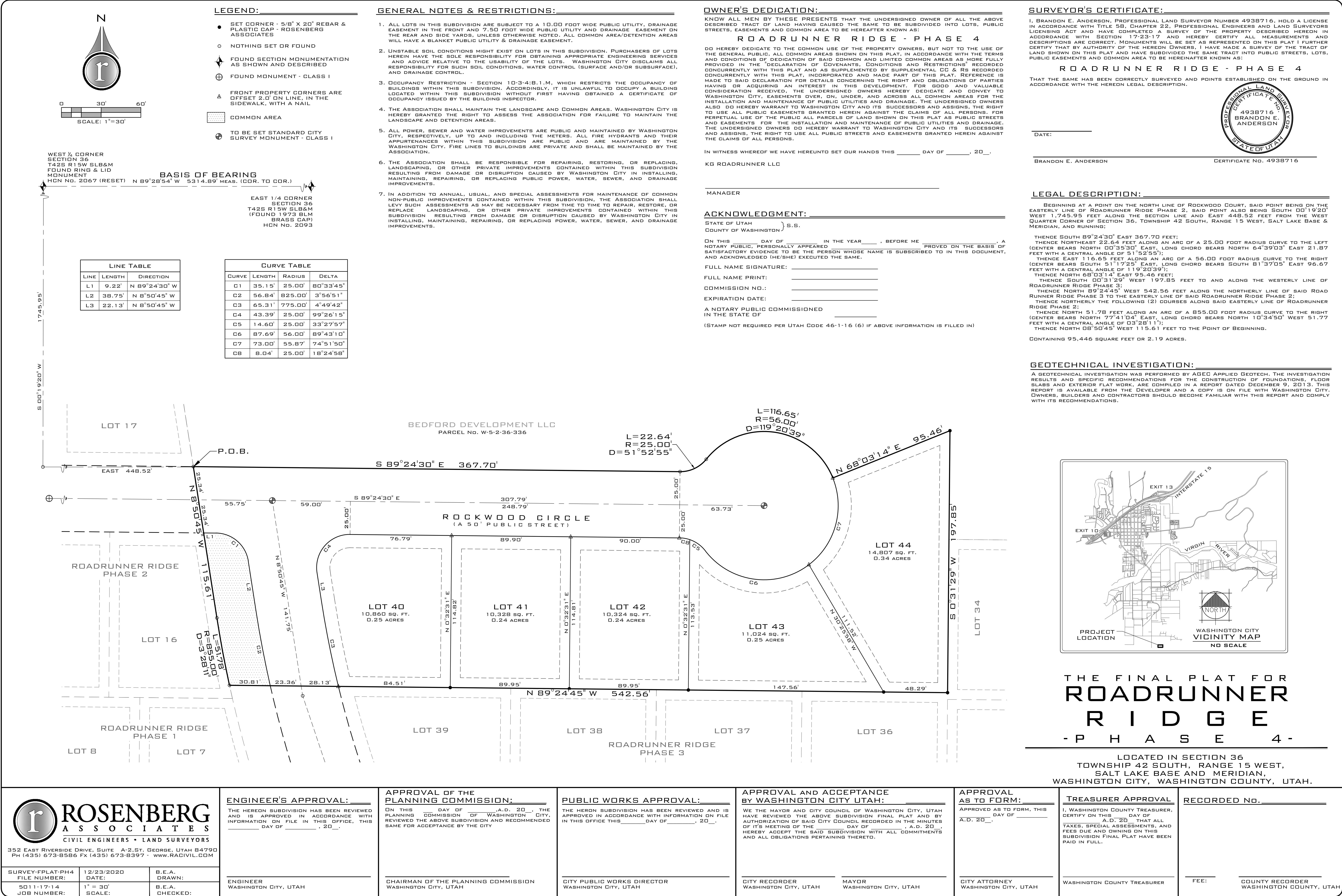
1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision

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: May 5, 2021

ACTION REQUESTED: Final Plat approval for the Roadrunner Ridge, Phase 4A subdivision, located at approximately Rockwood Court and Bronco Drive.

APPLICANT: Kent Stanger

OWNER: KG Development Inc.

ENGINEER: Rosenberg Associates

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 Roadrunner Ridge, Phase 4A subdivision, located at approximately Rockwood Court and Bronco Drive. This particular subdivision is proposing 5 lots on an area covering 2.17 acres. The specific location of this subdivision is zoned Residential/Agricultural - One Ac. Min. (RA-1), with Bonus Density program credits. The Preliminary Plat was approved back on October 9, 2013

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 Roadrunner Ridge, Phase 4A 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:	May 5, 2021
ACTION REQUESTED:	Road Dedication plat approval for a portion of 4200 South Extension
APPLICANT:	Washington City / Public Works Department
OWNER:	DL Hoopes LLC, Desert Canyons Development, INC. ,Crimson Park Townhomes, LLC. and DSG Holdings, LLC.
ENGINEER:	Development Solutions Group, INC.
REVIEWED BY:	Brandon Wright Washington City Public Works Department.
RECOMMENDATION:	Recommend approval From the Planning Commision to the City Council.

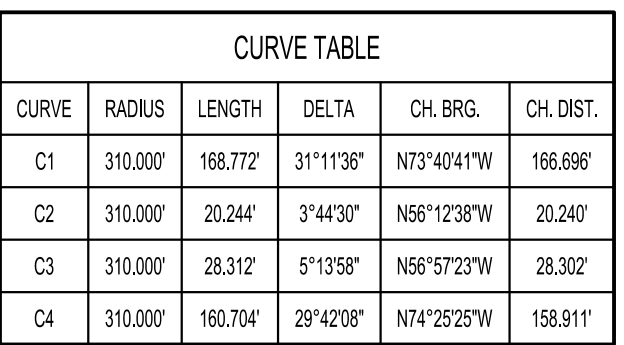
Background

The applicant is requesting approval of the road dedication plat for a portion of 4200 South Extension This includes a portion of Treasure Valley Road and 4200 South extending to Washington Fields Road.

The Public Works Department has reviewed the plat and approved the design.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Road Dedication plat for a portion of 4200 South Extension to the City Council.



D. BRADFORD PETERSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 362255, 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 PLAN 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 PUBLIC STREETS HEREAFTER KNOWN AS:

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

DATE: _____

[illegible]

CONTAINS 45,136 SQ. FT., (1.036 ACRES)

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 PUBLIC STREETS HEREAFTER KNOWN AS:

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS. THE OWNER DOES HEREBY WARRANT DEFEND AND SAVE THE CITY HARMLESS AGAINST ALL EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET WHICH WILL INTERFERE WITH WASHINGTON CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS ON THOSE PORTIONS OF THE DEDICATED LANDS.

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

WASHINGTON CITY, A UTAH MUNICIPAL CORPORATION
KENNETH F. NEILSON, MAYOR

ATTEST: _____
DANICE B. BULLOCH, CITY RECORDER

DESERT CANYONS DEVELOPMENT, INC.
ED BURGESS, VICE PRESIDENT

CRIMSON PARK TOWNHOMES, L.L.C. AND DSG HOLDINGS, L.L.C.
RYAN THOMAS, MANAGER

DL HOOPES, L.L.C.
LEANNE HOOPES, MANAGING PARTNER

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

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KENNETH F. NELSON, MAYOR OF WASHINGTON CITY, A UTAH MUNICIPAL CORPORATION, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THIS DOCUMENT IN BEHALF OF SAID CORPORATION FOR ITS STATED PURPOSE, BY AUTHORITY OF THE WASHINGTON CITY COUNCIL, AND ACKNOWLEDGED BEFORE ME THAT THE MUNICIPALITY 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

Roadway Dedication Plat for

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

SHEET 1 OF 1

<p>APPROVAL OF PUBLIC WORKS</p> <p>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__.</p> <p>_____ PUBLIC WORKS, WASHINGTON CITY</p>	<p>ENGINEER'S APPROVAL</p> <p>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__</p> <p>_____ ENGINEER, WASHINGTON CITY</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20__</p> <p>_____ CITY ATTORNEY, WASHINGTON CITY</p>	<p>APPROVAL OF THE PLANNING COMMISSION</p> <p>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.</p> <p>_____ CHAIRMAN PLANNING COMMISSION, WASHINGTON CITY</p>	<p>APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH</p> <p>WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT., HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20__ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.</p> <p>_____ ATTTEST: CITY RECORDER, WASHINGTON CITY</p> <p>_____ MAYOR, WASHINGTON CITY</p>	<p>TREASURER APPROVAL</p> <p>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.</p> <p>_____ WASHINGTON COUNTY TREASURER</p>	<p>RECORDED NUMBER</p> <p>_____ WASHINGTON COUNTY RECORDER</p>
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WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: May 05, 2021

ACTION REQUESTED: Preliminary plat approval for Deer Meadows Minor subdivision, located at approximately 300 East Merrill Road

APPLICANT: Jared / Carra Plewe

OWNER: Jared / Carra Plewe

ENGINEER: Pro Value Engineering / American Land Consulting

REVIEWED BY: Eldon Gibb, Community Development Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval for the Deer Meadows Minor Subdivision located at approximately 300 East Merrill Road. The applicant is asking to split the present 3.42 acres into three parcels with parcel 1 being .99 acres, Parcel 2 being 1.76 acres and parcel 3 being .51 acres.

The proposed minor subdivision is currently zoned Residential Agricultural ½ (RA-½) with Agriculture-20 to the east, Residential Agricultural ½ (RA-½) to the south and County property to the west and north (Agriculture-20).

Staff has reviewed the requested proposal, and the proposed Deer Meadows Minor Subdivision conforms to the standards as set forth in the zoning regulations and subdivision ordinance of the city.

Recommendation

Staff recommends that the Planning Commission approve the Deer Meadows Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan.
2. That the minor subdivision conforms to the Zoning and the Subdivision Ordinances as

outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.
5. The easement vacation needs to be approved by the city council prior to city council approval of this minor subdivision. The easement and subdivision can run concurrently with each other on the same city council agenda.

DEER MEADOWS MINOR SUBDIVISION

SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

NORTHWEST CORNER SECTION 35,
TOWNSHIP 42 SOUTH, RANGE 15 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP IN R&L
HCN# = 2052
COUNTY REF# E-17-42-15

BASIS OF BEARINGS
S 89°42'32" E 2678.10'

NORTH QUARTER CORNER SECTION 35,
TOWNSHIP 42 SOUTH, RANGE 15 WEST
SALT LAKE BASE AND MERIDIAN
FOUND BENT REBAR
HCN# N/A
CO. REF# E-19-42-15

MORTGAGEE CONSENT TO RECORD:

AMERICA FIRST FEDERAL CREDIT UNION, A MORTGAGEE OF SAID TRACK OF LAND DOES HEREBY GIVE CONSENT 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.

BY: _____
ITS: _____

MORTGAGEE ACKNOWLEDGEMENT

STATE OF _____)
S.S. _____
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF AMERICA FIRST FEDERAL CREDIT UNION, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID AMERICA FIRST FEDERAL CREDIT UNION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATOR AGREEMENT OF AMERICA FIRST FEDERAL CREDIT UNION, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH AMERICA FIRST FEDERAL CREDIT UNION, EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____
EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

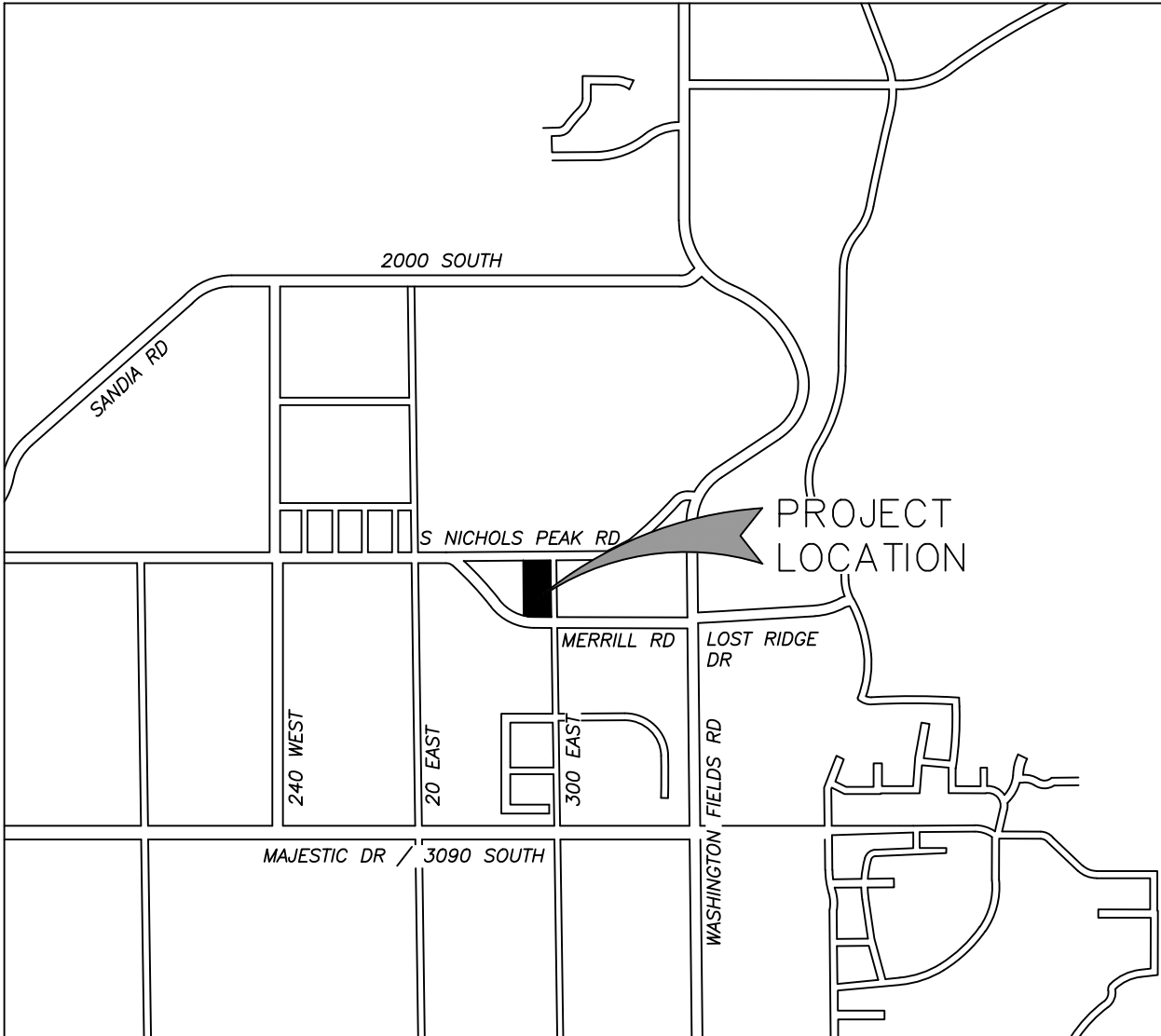
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED 02/14/2020. 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.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- STREET CENTERLINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP
- SET CENTERLINE MONUMENT PER WASHINGTON CITY STANDARDS
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- AREA TO BE DEDICATED TO WASHINGTON CITY FOR ROADWAYS
- SIGHT DISTANCE RESTRICTION AREA



VICINITY MAP
N.T.S.

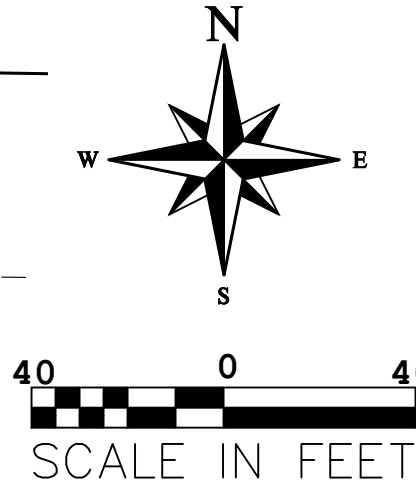
LARRY MACK ADAMS AND
MARCIA ROWE ADAMS TRUSTEES

JOHN MACFARLANE SURVEY
BLOCK 1

LARRY MACK ADAMS AND
MARCIA ROWE ADAMS TRUSTEES

JAMES E TURNER AND
LORENE S TURNER
TRUSTEES

MERRILL ROAD
(85' WIDE PUBLIC ROW)



SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5633341, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

DEER MEADOWS MINOR SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 10, BLOCK 1 OF THE JOHN MACFARLANE SURVEY AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 89°42'32" EAST 2,661.51 FEET ALONG THE SECTION LINE AND SOUTH 00°17'28" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°26'47" WEST 572.49 FEET ALONG THE EAST LINE OF SAID LOT 10 AND LOT 11, SAID JOHN MACFARLANE SURVEY TO THE NORTH RIGHT-OF-WAY LINE OF MERRILL ROAD; THENCE NORTH 89°06'45" WEST ALONG SAID NORTH LINE 78.51 FEET; THENCE WESTERLY ALONG SAID NORTH LINE AND A 632.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 80°34'31" WEST A DISTANCE OF 187.79 FEET, CENTER POINT LIES NORTH 00°53'15" EAST, THROUGH A CENTRAL ANGLE OF 170°4'28") 188.49 FEET; THENCE NORTH 00°26'47" EAST 541.87 FEET TO THE NORTH LINE OF SAID LOT 10, SAID POINT ALSO BEING ON THE SOUTH LINE OF SOUTH NICHOLS PEAK ROAD; THENCE SOUTH 89°42'32" EAST ALONG SAID LINE 264.00 FEET TO THE POINT OF BEGINNING. CONTAINING 149,068 SQUARE FEET OR 3.42 ACRES.



DATE: _____ ADAM ALLEN, PLS #5633341

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 AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS:

DEER MEADOWS MINOR SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES 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, STREETS AND EASEMENTS ARE NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND 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 WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

JARED PLEWE AND CARRA PLEWE

JARED PLEWE _____ CARRA PLEWE _____

ACKNOWLEDGEMENT

STATE OF UTAH _____
S.S. _____
COUNTY OF WASHINGTON _____

ON THE _____ DAY OF _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE/SHE EXECUTED THE SAME VOLUNTARILY FOR ITS STATED PURPOSE.

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____
COMMISSION NO.: _____
EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

NOTES:

- A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREET-SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS ND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON SPACE WITHIN THE DEVELOPMENT INCLUDING BUT NOT LIMITED TO THE REMOVAL OF WEEDS AND DEBRIS.
- ALL COMMON SPACE ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- THIS AREA CONTAINS A SIGHT DISTANCE RESTRICTION. NO STRUCTURES, DRIVEWAYS, SIGNS, TREES, ROCKS, LANDSCAPING, ETC. SHALL BE PLACED WITHIN THIS RESTRICTED AREA THAT WILL REDUCE OR LIMIT THE AVAILABLE SIGHT DISTANCE. IT SHALL BE THE OWNER(S) RESPONSIBILITY TO ENSURE THAT THIS RESTRICTION IS ALWAYS COMPLIED WITH AND SAID OWNER(S) SHALL INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, IN ENFORCING SUCH COMPLIANCE FROM ANY AND ALL CLAIMS THAT MAY ARISE CONCERNING THIS RESTRICTION.
- ALL WALLS (PRIVACY AND RETAINING) ARE THE RESPONSIBILITY OF THE PROPERTY OWNER
- PARCEL A IS INTENDED TO BE DEEDED TO THE NEIGHBORING PARCEL OWNER FOR ACCESS AND IS NOT A USABLE LOT.

IN PARTNERSHIP WITH



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

REVISIONS	DESCRIPTION	DATE	BY
NO			

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
52 South 850 West, Suite 202 B
Tumacacri, UT 84303
Phone: (435) 698-8307 Karl Rasmussen



MINOR SUBDIVISION PLAT OF:

DEER MEADOWS

WASHINGTON CITY, WASHINGTON COUNTY, STATE OF UTAH
LOCATED IN SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, S.L.R.&M.

DATE: 04/14/2021
SCALE: 1"=40'

JOB NO.
470-001

SHEET NO:

1 OF 1

B&G PROJECT NUMBER 191259

MANGATA TOWNHOMES

PRELIMINARY PLAT LOCATED IN WASHINGTON, UTAH

SECTION 11, T 42 S, R 15 W, SLB&M
PARCEL # W-5-2-1-122

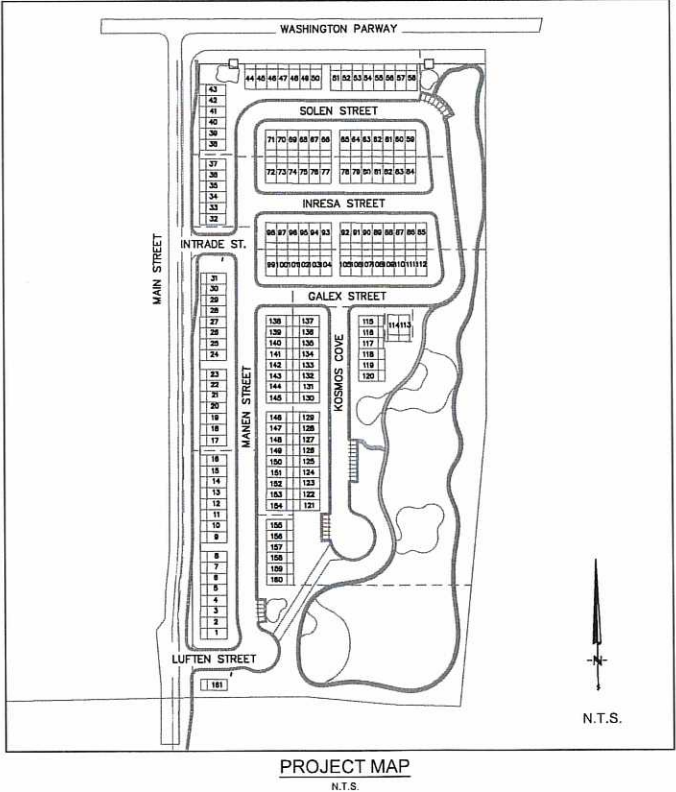


SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	FIRE LIFE PLAN

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES THENCE SOUTH 00°20'21" WEST 1178.39 FEET AND EAST 1266.37 FEET; FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°08'28" EAST 1437.18 FEET; THENCE NORTHEASTERLY ALONG A 40.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 46°01'51" EAST A DISTANCE OF 56.49 FEET), CENTER POINT LIES SOUTH 88°53'33" EAST THROUGH A CENTRAL ANGLE OF 89°50'49", A DISTANCE OF 62.73 FEET; THENCE SOUTH 89°02'44" EAST 635.11 FEET; THENCE SOUTH 01°08'27" WEST 838.68 FEET; THENCE SOUTH 06°19'22" WEST 663.18 FEET; THENCE NORTH 87°18'17" WEST 143.29 FEET; THENCE NORTH 83°55'04" WEST 210.27 FEET; THENCE NORTH 89°19'17" WEST 262.02 FEET; TO THE POINT OF BEGINNING.

CONTAINING 982,469 SQUARE FEET OR 22.55 ACRES.



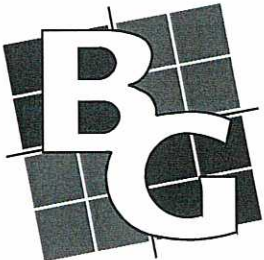
APRIL 2021
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



OWNER / DEVELOPER
NAI EXEL
243 E. ST. GEORGE BLVD. SUITE 200
ST GEORGE, UTAH 84770

WES G. DAVIS
(435) 628-1609
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



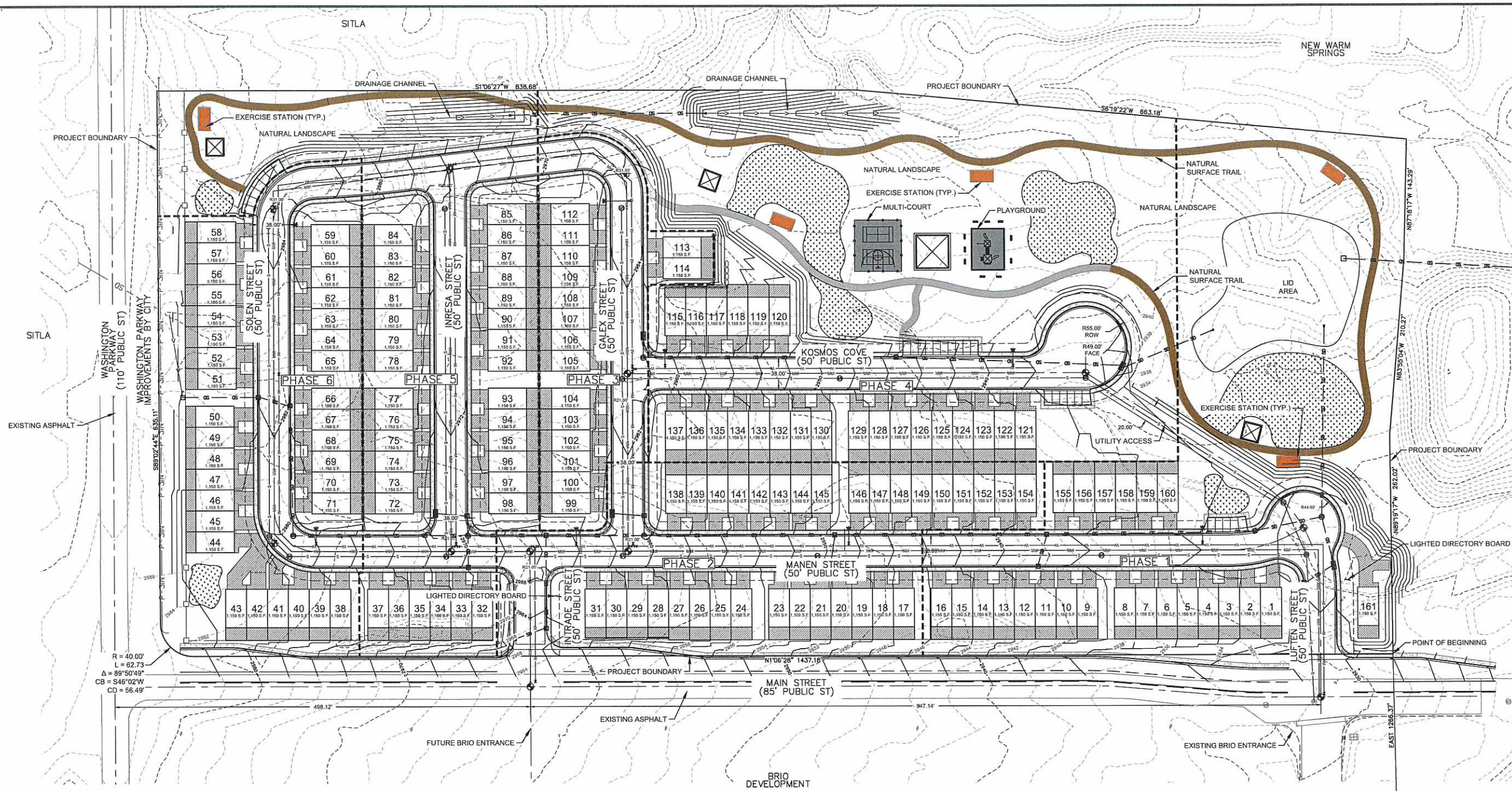
DATE: APR. 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: NOTED
JOB NO. 201259

COVER SHEET
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET
1 OF 5
SHEETS

Revised

Received
4-15-2021

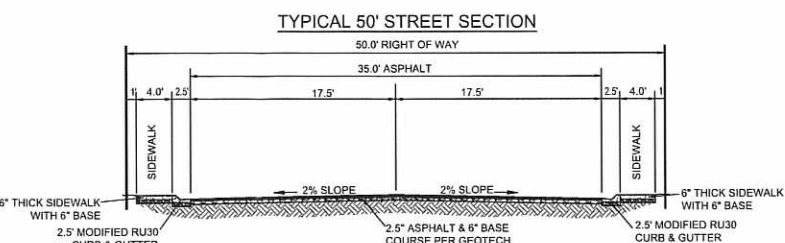
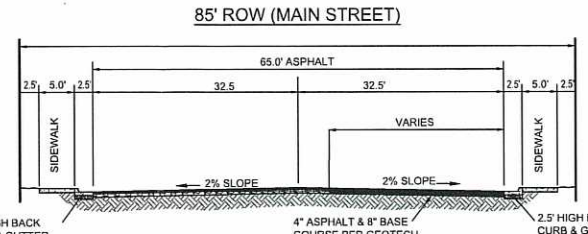


LEGEND

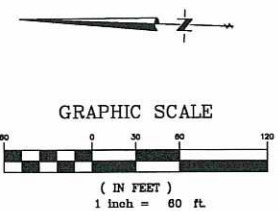
- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- DRAINAGE FLOW
- FINISH PAD ELEVATION
- FLOW LINE
- EASEMENT
- PHASE LINE
- LIMITED COMMON AREA
- PROPOSED RETAINING WALL
- PRIVACY WALL
- COMMON / OPEN SPACE/ GRASS AREA
- SECTIONAL MONUMENT (TYPE, LOCATION, ETC AS NOTED IN PLAT)

PARKING INFORMATION		
322	GARAGE	
322	DRIVEWAY	
28	EXTRA VISITOR	
672	TOTAL	

PROJECT INFORMATION		
TOWN HOMES	4.25 AC	18.85%
ROAD ROW	3.17 AC	14.06%
COMMON / OPEN SPACE	12.37 AC	54.85%
LIMITED COMMON	2.76 AC	12.24%
TOTAL	22.55 AC	100%
DENSITY = 161 / 22.55 = 7.14 D.U. / ACRE		
PERVIOUS AREA	11.00 AC	48.78%
IMPERVIOUS AREA	11.55 AC	51.22%



50'20'21"W 1178.39'
WEST 1/4 COR SEC 11,T 42 S, R 15
W, SLB#4, FOUND 1974 WASHINGTON
COUNTY BRASS CAP ACCEPTED



WATER METER NOTE:
ALL WATER METERS MUST BE IN TRAFFIC RATED BOXES,
OLDCASTLE FRP 1324F OR EQUIVALENT.

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, Utah 84770

Phone (435) 673-2337 / Fax (435) 673-3161

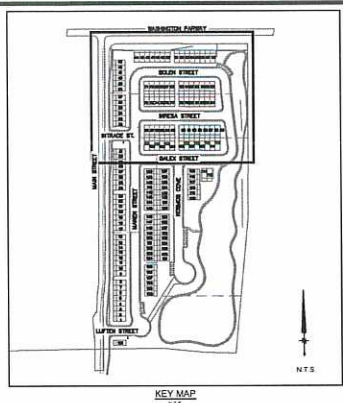
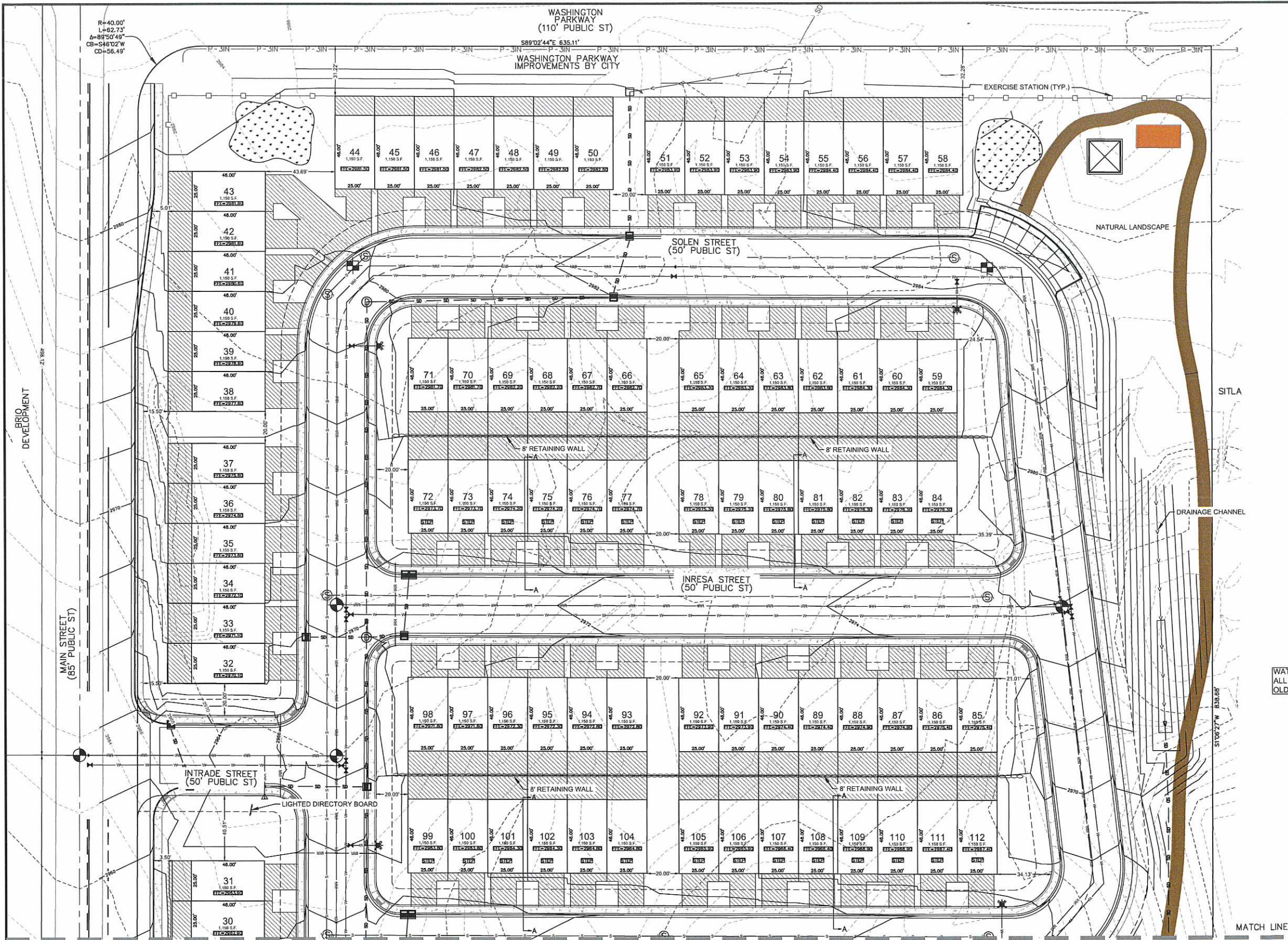
www.bushandgudgell.com



DATE: APR. 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=50'
JOB NO. 201259

OVERALL PRELIMINARY PLAT
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET 2 OF 5
FILE: 201259 - PRE-PLAT



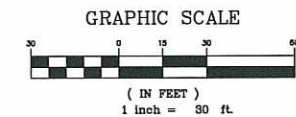
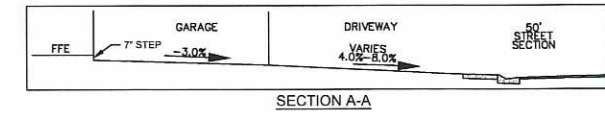
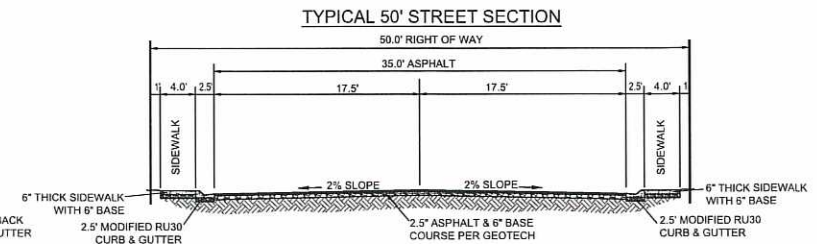
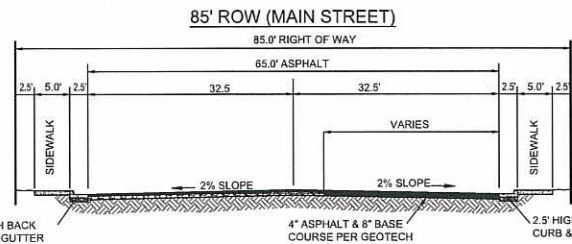
OWNER / DEVELOPER
NAI EXEL
243 E. ST. GEORGE BLVD. SUITE 200
ST. GEORGE, UTAH 84770

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

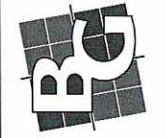
RICK MEYER - PROJECT MANAGER
(435) 673-2337

- LEGEND**
- EASEMENT
 - PHASE LINE
 - LIMITED COMMON AREA
 - PROPOSED RETAINING WALL
 - PRIVACY WALL
 - COMMON / OPEN SPACE / GRASS AREA
 - SECTIONAL MONUMENT (TYPE, LOCATION, ETC AS NOTED IN PLAT)
 - EXISTING GROUND CONTOUR
 - FINISH GROUND CONTOUR
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED CATCH BASIN
 - DRAINAGE FLOW
 - FINISH PAD ELEVATION
 - FLOW LINE
 - GARAGE STEP (SEE SECTION A-A THIS SHEET)

WATER METER NOTE:
ALL WATER METERS MUST BE IN TRAFFIC RATED BOXES, OLDCASTLE FRP 1324F OR EQUIVALENT.



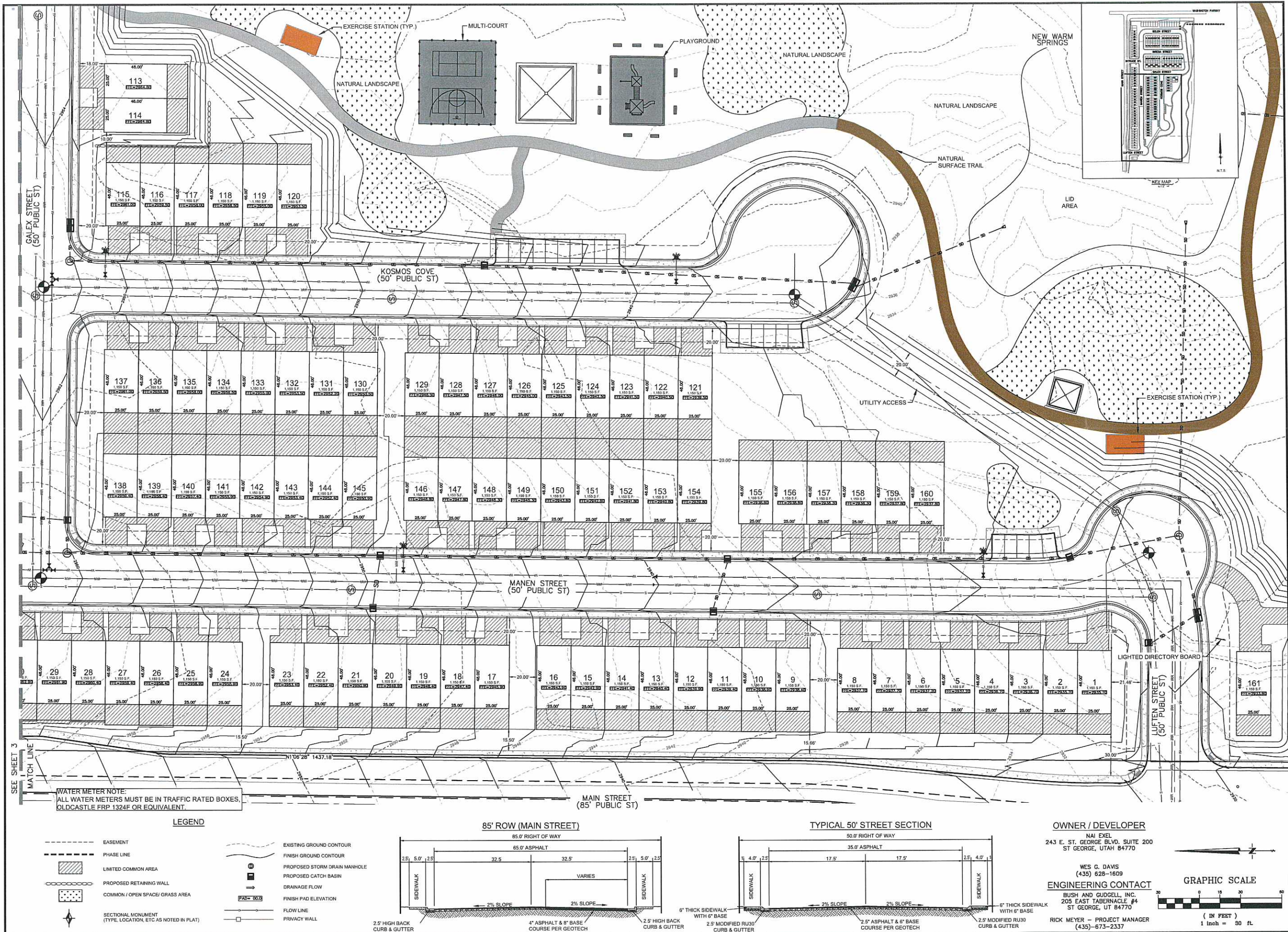
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
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St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: APR. 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=30'
JOB NO. 201259

PRELIMINARY PLAT
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET 3 OF 5
FILE: 201259 - PRE-PLAT



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

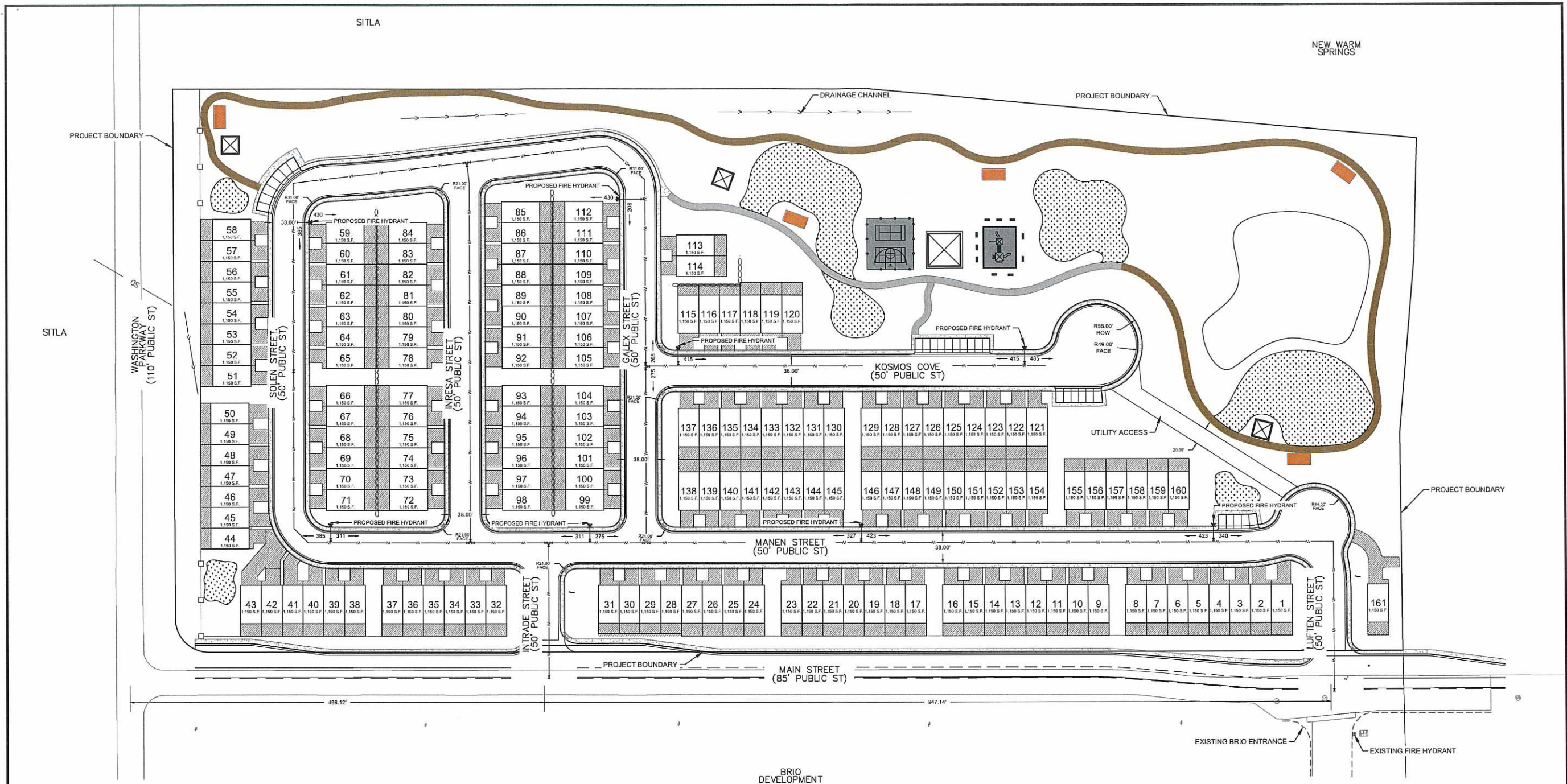
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St. George, Utah 84770
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DATE: APR. 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=30'
JOB NO. 201259

PRELIMINARY PLAT
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET
4 OF 5
SHEETS
FILE: 201259 - 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: APR. 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=60'
JOB NO. 201259

FIRE & LIFE PLAN
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

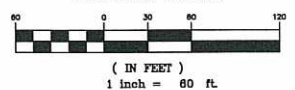
SHEET
5 OF 5
SHEETS
FILE: 201259 - PRE-PLAT

OWNER / DEVELOPER
NAI EXEL
243 E. ST. GEORGE BLVD. SUITE 200
ST. GEORGE, UTAH 84770

WES G. DAVIS
(435) 628-1609
ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNALE #4
ST. GEORGE, UT 84770
RICK MEYER - PROJECT MANAGER
(435)-673-2337



GRAPHIC SCALE



WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: May 05, 2021

ACTION REQUESTED: Preliminary plat approval for the Mangata Townhomes subdivision, located at Main Street and Washington Parkway

APPLICANT: Wed Davis

OWNER: SITLA

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 Mangata Townhomes Subdivision located at Main Street and Washington Parkway. The applicant is proposing 161 townhomes on an area coverage of 22.55 acres (7.14 DU/Acre). Each dwelling will be a 3 bedroom, 2.5 bath, 2 car garage townhome with a double car driveway. The zoning designation at this particular location is Planned Unit Development Residential (PUD-R). The surrounding zoning is open space to the north, R-1-6 and Administrative/Professional to the east, Planned Community Development to the west, and R-1-6 to the south.

This parcel was recently rezoned into the Planned Unit Development-Residential zoning designation (Z-21-04). 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 Mangata Townhomes subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

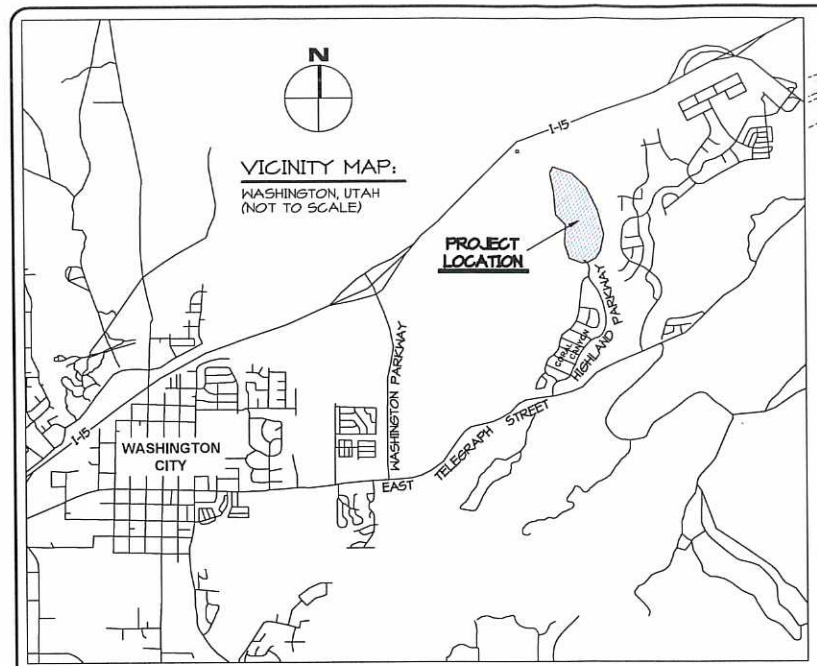
1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as

conditioned.

Conditions

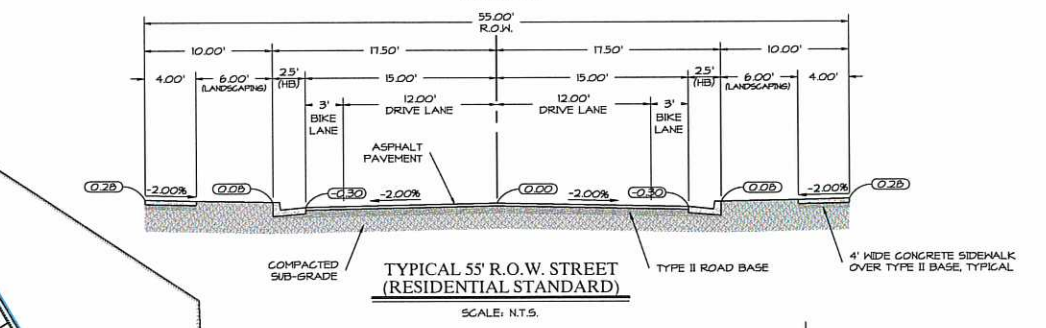
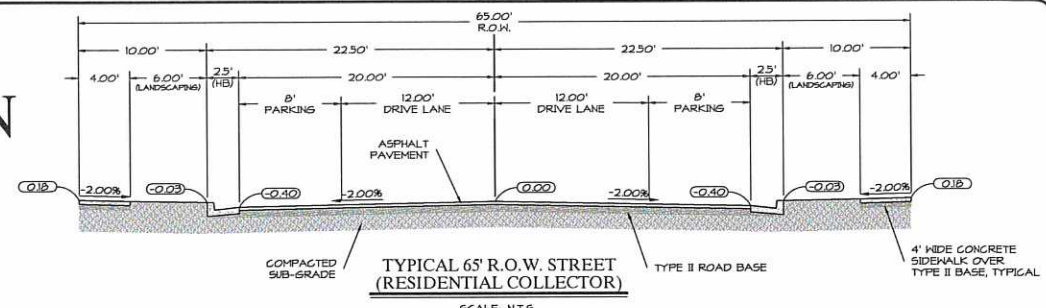
1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved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



PRELIMINARY PLAT SOLIS AT CORAL CANYON PHASES 1 - 6

LOCATED IN SECTIONS 6 & 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH.



ESTIMATED EARTHWORK VOLUMES:

95,542 (C) CU. YD. CUT
145,062 (F) CU. YD. FILL
49,520 (N) CU. YD. NET

THE EARTHWORK CUT AND FILL VOLUMES SHOWN ON THIS PLAN ARE BASED SOLELY ON THE VOLUME DIFFERENCES BETWEEN TWO DIGITAL TERRAIN MODELS (DTM) OR SURFACES: THE EXISTING GROUND SURFACE AND THE PROPOSED GRADING GRADE SURFACE (DATH - DOES NOT INCLUDE ASPHALT, CONCRETE OR ROAD BASE). THIS IS PRESENTED FOR REFERENCE ONLY AS THE FIRST STEP IN THE PROCESS OF PERFORMING THOROUGH EARTHWORK CALCULATIONS AND IT DOES NOT REFLECT OR REPRESENT A FINAL ESTIMATE OF ACTUAL EARTH TO BE MOVED.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
COLE WEST DEVELOPMENT
DRAKE J. HOWELL
2250 NORTH CORAL CANYON BOULEVARD
WASHINGTON, UTAH 84180 (435) 862-6183

PROJECT LOCATION

THE PROJECT IS LOCATED AT:
HIGHLAND PARKWAY

PROJECT ENGINEER

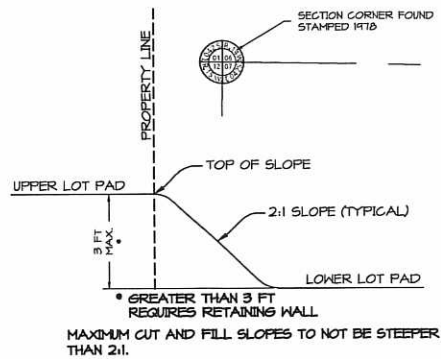
THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
JASON S. SMITH
DEL S. WETENKAMP
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
APPLIED GEOTECHNICAL ENGINEERS CONSULTANTS, INC.
150 WEST 1600 SOUTH
ST. GEORGE, UTAH 84710 (435) 673-6850

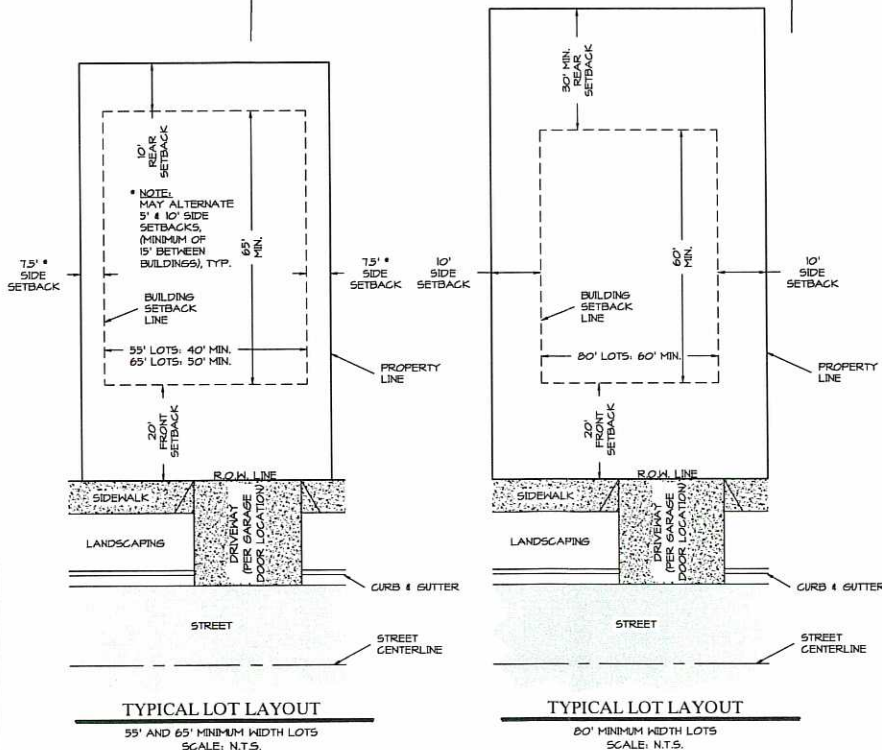
SITE INFORMATION: PHASES 1 - 6

CURRENT ZONE: (PCD) PLANNED COMMUNITY DEVELOPMENT	
TOTAL AREA: 120.20 AC (5,241,091 SQ. FT.)	TOTAL LOTS: 233
TOTAL LOT (233) AREA: 41.38 AC (1,807,011 SQ. FT.) = 34.43%	
TOTAL PUBLIC STREET (R.O.W.) AREA: 14.60 AC (636,125 SQ. FT.) = 12.15%	
TOTAL COMMON AREAS/OPEN SPACE: 64.22 AC (2,797,953 SQ. FT.) = 53.42%	
TOTAL LOTS OF 55' MIN. WIDTH: 123 = 52.79%	
TOTAL LOTS OF 65' MIN. WIDTH: 88 = 37.77%	
TOTAL LOTS OF 80' MIN. WIDTH: 22 = 9.44%	
AVERAGE LOT SIZE: 1,807,011/233 = 7,755 SQ. FT.	
DENSITY: 233/41.38 = 5.63 LOT UNITS PER ACRE	



STEPPED LOT DETAIL

NOT TO SCALE



TYPICAL LOT LAYOUT

55' AND 65' MINIMUM WIDTH LOTS
SCALE: N.T.S.

TYPICAL LOT LAYOUT

80' MINIMUM WIDTH LOTS
SCALE: N.T.S.

PHASE 1 - 40 LOTS

TOTAL LOTS OF 55' MIN. WIDTH: 21 = 67.50%
TOTAL LOTS OF 65' MIN. WIDTH: 7 = 17.50%
TOTAL LOTS OF 80' MIN. WIDTH: 2 = 5.00%

PHASE 2 - 39 LOTS

TOTAL LOTS OF 55' MIN. WIDTH: 21 = 53.84%
TOTAL LOTS OF 65' MIN. WIDTH: 4 = 10.26%
TOTAL LOTS OF 80' MIN. WIDTH: 4 = 10.26%

PHASE 3 - 36 LOTS

TOTAL LOTS OF 55' MIN. WIDTH: 16 = 44.44%
TOTAL LOTS OF 65' MIN. WIDTH: 10 = 27.78%
TOTAL LOTS OF 80' MIN. WIDTH: 10 = 27.78%

PHASE 4 - 45 LOTS

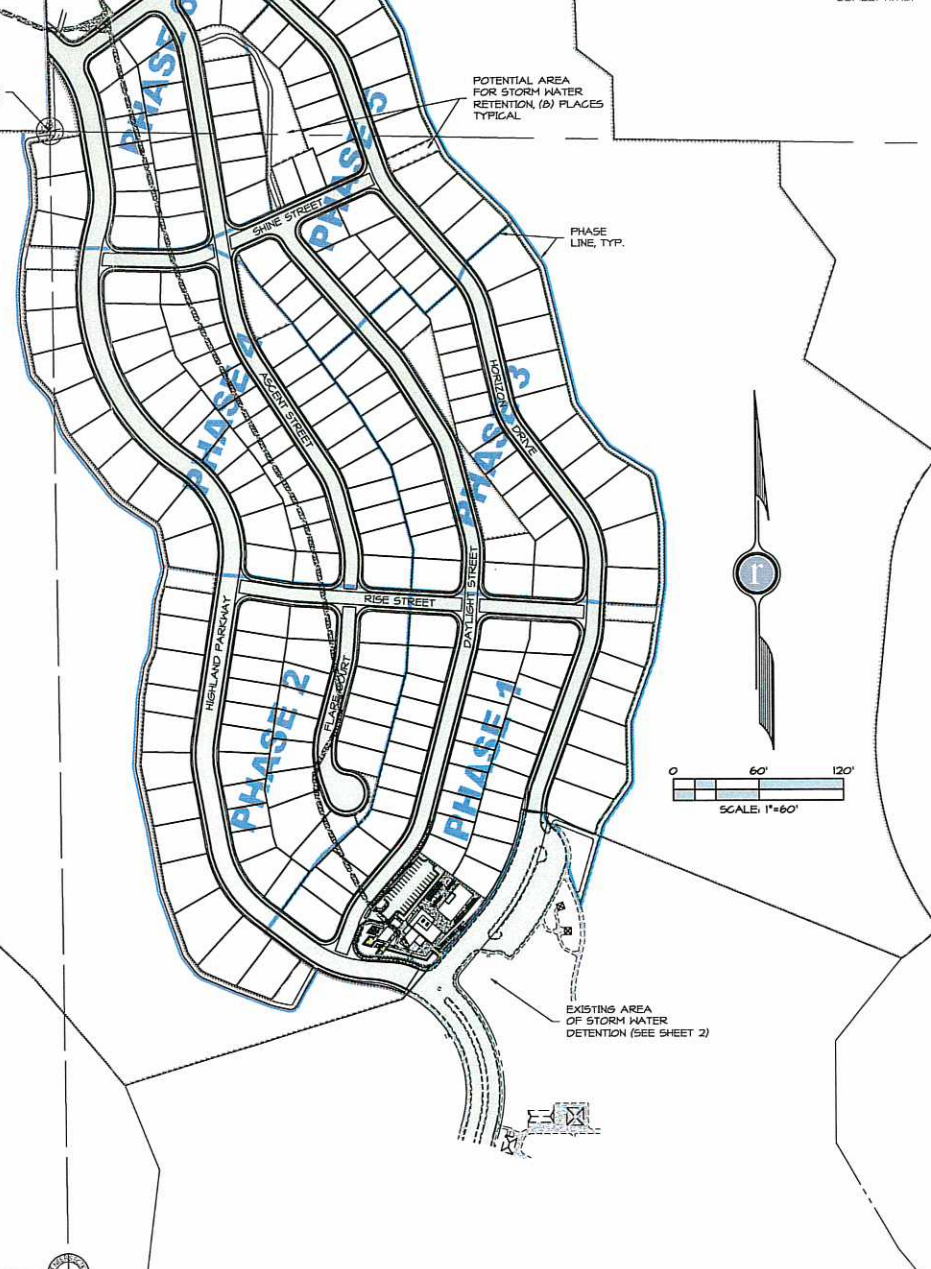
TOTAL LOTS OF 55' MIN. WIDTH: 23 = 51.11%
TOTAL LOTS OF 65' MIN. WIDTH: 14 = 31.11%
TOTAL LOTS OF 80' MIN. WIDTH: 8 = 17.78%

PHASE 5 - 33 LOTS

TOTAL LOTS OF 55' MIN. WIDTH: 18 = 54.55%
TOTAL LOTS OF 65' MIN. WIDTH: 4 = 12.12%
TOTAL LOTS OF 80' MIN. WIDTH: 11 = 33.33%

PHASE 6 - 40 LOTS

TOTAL LOTS OF 55' MIN. WIDTH: 18 = 45.00%
TOTAL LOTS OF 65' MIN. WIDTH: 14 = 35.00%
TOTAL LOTS OF 80' MIN. WIDTH: 8 = 20.00%



DATE: 04/08/2021
JOB NO.: 12051-20
DESIGNED BY: DSH
CHECKED BY: JSS
DWG: Preliminary Plat
DATE: _____
REVISIONS: _____

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive
Suite A-2
St. George, Utah 84790
PH (435) 673-8586 FX (435) 673-8397
www.rosenb.com

PRELIMINARY PLAT - OVERALL LAYOUT
FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

RECEIVED
8-19-2021

PROFESSIONAL ENGINEER
No. 7602428
JASON S. SMITH
04/08/2021
STATE OF UTAH

SHEET
1
OF 3 SHEETS

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: May 05, 2021

ACTION REQUESTED: Preliminary plat approval for the Solis at Coral Canyon subdivision, located at approximately Highland Parkway and 1500 North.

APPLICANT: Cole West Home

OWNER: SITLA

ENGINEER: Rosenberg

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 Solis at Coral Canyon subdivision, located at approximately Highland Parkway and 1500 North. The applicant is proposing 233 lots on an area of coverage of 120.20 acres. The zoning designation at this particular location is Planned Community Development (PCD). The surrounding zoning is Corral Canyon Planned Community Development to the North, East, South and West.

The secondary access for this subdivision will continue off of Highland Parkway and drop into the Sullivan property which ties into the north east end of the Sienna Hills Subdivision. The proposal identifies the secondary access as being done in the future and staff has concerns that this secondary access needs to be addressed at this time and recommends adding a condition addressing the secondary access as the planning commission see fit.

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 and recommends placing a condition as to when the secondary access will be built.

Recommendation

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

Findings

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

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
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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. No certificate of occupancy will be issued until the new water tank is installed and completed and passed off by Washington City. No final inspections of phases will be passed off before completion of this work.

DOUGHNUTSVILLE

TELEGRAPH STREET, ST. GEORGE, UT



CONCEPT RENDERING

N.T.S.

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
*8 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: 2'6"
SEISMIC ZONE: D,
WIND: 115 MPH (115 MPH 3 SEC GUST), 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.

DRAWING SYMBOLS

	EXTERIOR ELEVATION
	BUILDING SECTION
	DOOR TAG
	WINDOW TAG

A-00 COVER SHEET

SCALE: 1/4"=1'

REVISIONS

NO.	DESCRIPTION	BY	DATE

INFORMATION CONTAINED ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL RECEIVING THIS DRAWING ASSUMES ALL RESPONSIBILITY FOR VERIFYING THE ACCURACY, SUFFICIENCY & LEGALITY OF THE INFORMATION FOR THE PURPOSES INTENDED. ALL DRAWINGS MUST BE USED IN ACCORDANCE WITH THE DESIGNER'S INTENT.



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

PRELIMINARY NOT FOR
CONSTRUCTION

SCALE: 1/4"=1'	DRAWN BY: JB
DATE: 4/27/2021	SHEET NO: A-00

- A ALL OUTLETS IN AREA TO BE GFCI
- B INTALL INSULATION AND VAPOR BARRIER UNDER 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

Diagram illustrating the cross-section of a wall assembly, showing the following layers from top to bottom:

- INTERIOR 2x6
- INTERIOR 2x4
- EXTERIOR 2x6
- EXTERIOR 2x4
- CONCRETE FOUNDATION WALL

1
A-200

EXTERIOR ELEVATION

1
A-200

BUILDING SECTION

D01

DOOR TAG

W01

WINDOW TAG

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

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.

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

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.

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





GO CIVIL
ENGINEERING

DOUGHNUTSVILLE
FOR
CHANNENG
THACH
TELEGRAPH STREET, ST. GEORGE, UT

PRELIMINARY NOT FOR CONSTRUCTION

SCALE: 1/4" = 1'	DRAWN BY: JB
DATE: 4/27/2021	SHEET NO: A-100



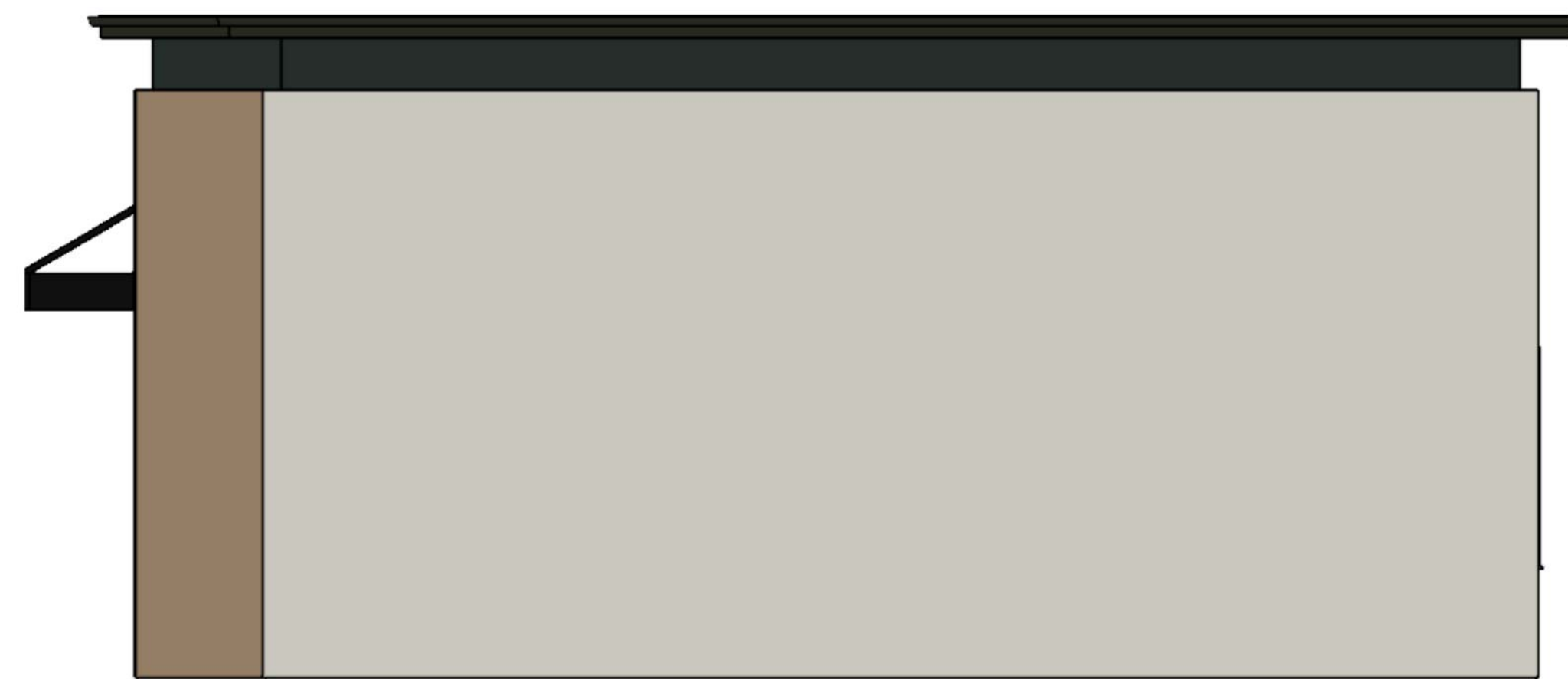
1/ A-200 FRONT ELEVATION (TELEGRAPH)
SCALE: 1/4"=1'



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



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



4/ A-200 REAR ELEVATION (TOWARDS MIKES WELDING)
SCALE: 1/4"=1'

A-200 ELEVATIONS

SCALE: 1/4"=1'

REVISIONS

NO.	DESCRIPTION	BY	DATE

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DOUGHNUTSVILLE 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 DOWN SPOUT 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 100 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 618 SF / 150 SF = 5 STALLS REQUIRED
FUTURE BUILDING 2 = 2279 SF / 250 SF = 10 STALLS REQUIRED

TOTAL PARKING REQUIRED = 15 STALLS
TOTAL PARKING PROVIDED = 18 STALLS

LANDSCAPING REQUIREMENTS

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

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.
- PROPOSED DO NOT ENTER SIGN.
- 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.
- PROPOSED 4" WIDE CONCRETE VALLEY GUTTER

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)

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

PRELIMINARY NOT FOR CONSTRUCTION

11 X 17 SHEETS ARE NOT TO SCALE

DOUGHNUTSVILLE SITE & GRADING PLANS

FOR
CONDITIONAL USE PERMIT

LOCATED IN WASHINGTON CITY, WASHINGTON COUNTY, UTAH

CHECKED:

SCALE:

1" = 10'

DATE:

4/28/21

DRAWN:

MP

SHEET:

1 OF 1

GO CIVIL
ENGINEERING

590 N. 800 W. CEDAR CITY, UT 84721

#(435) 586-9592 WWW.GOCIVIL.NET

NO DESCRIPTION

REVISIONS

BY DATE

INFORMATION CONTAINED ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL RECEIVING THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: May 05, 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

This item was tabled from the April 21, 2021 Planning Commission meeting to give the applicant time to review the building elevations along with site access. The applicant has revised the proposal which includes a right in only access off of telegraph and a right out only onto 300 east. Furthermore, the lobby and front doors are now seen from telegraph with a 5'7" (5 ft 7 inch) sidewalk between the front doors and drive through.

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 18 parking stalls for both buildings (5 for Doughnuts Ville and 13 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 building is 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. Staff did notice the north end of the building, which faces Telegraph, is going to be all stucco as proposed and has concerns that it needed to be broken up by adding stone.

Staff also discussed the possibilities of placing a fence between the property to the south which is a residential home and a Welding shop to the rear of the home (Mike's Welding). Staff concluded this fence may be beneficial; however, the city code does not require a fence due to both properties being zoned C-2.

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.