



Community Development Department
111 North 100 East
Washington City, UT 84780
Phone (435) 656-6325
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www.washingtoncity.org

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. Applicant: 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.



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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: 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 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, 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 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, 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 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, 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 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, 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.

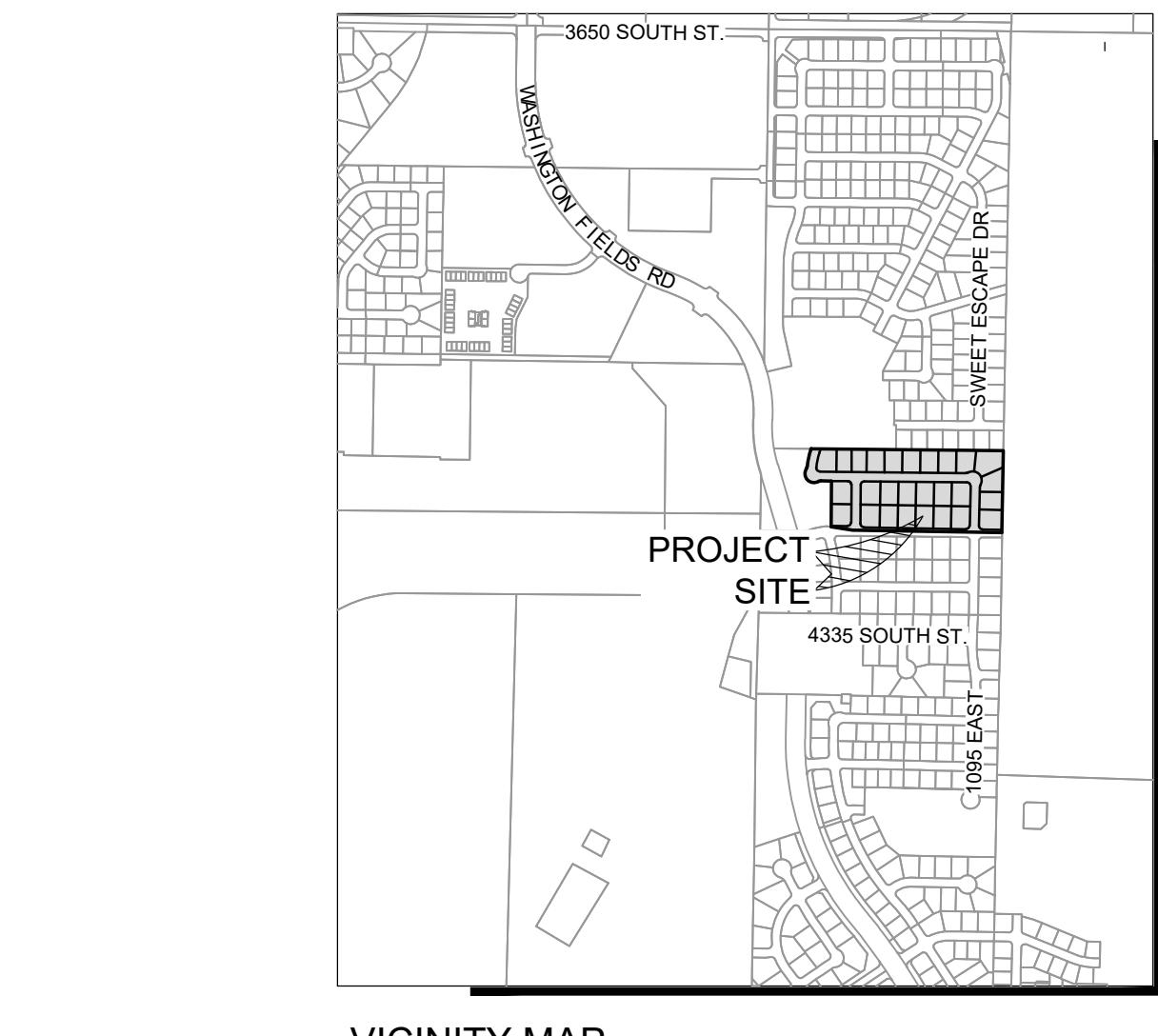
Meeting adjourned: 7:18 PM

Washington City

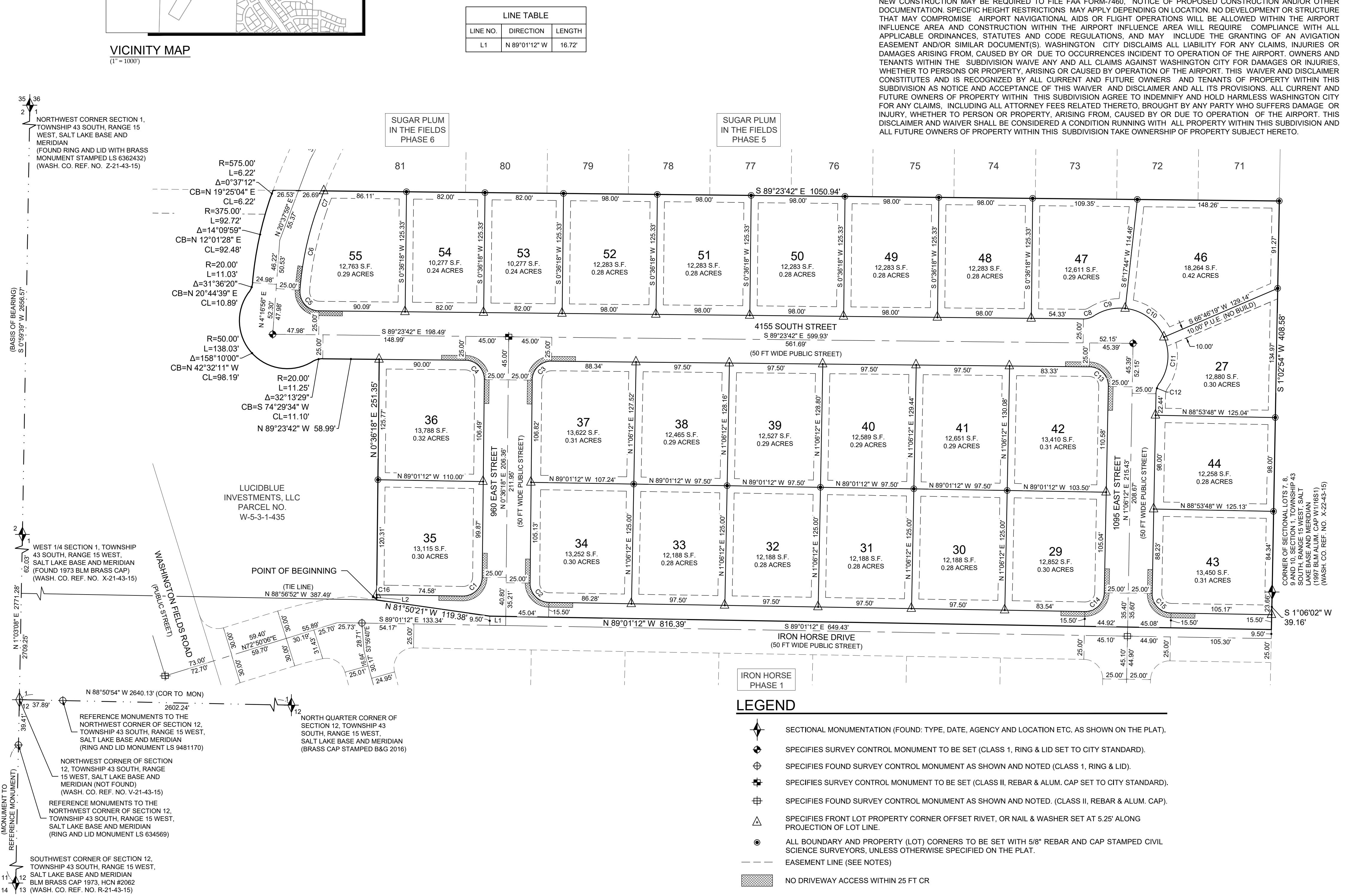
Signed By: _____
Jason Hansen, Planning Commission Pro Tem

Attested to: _____

Kathy Spring, Zoning Technician



VICINITY MAP



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 CITY

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH

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 CITY

TREASURER APPROVAL

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 CITY

RECORDED NO.

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 CITY

CITY ATTORNEY, WASHINGTON CITY

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 CITY

CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH

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 CITY

ATTEST: CITY RECORDER, WASHINGTON CITY

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 CITY

MAYOR, WASHINGTON CITY

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 CITY

WASHINGTON COUNTY TREASURER

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 CITY

WASHINGTON COUNTY RECORDER

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 CITY

GENERAL NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. STORM WATER MANAGEMENT BMP MAINTENANCE AGREEMENT WASHINGTON CITY, UTAH, RECORDED JANUARY 19, 2021 AS ENTRY NO. 20210003821, OF OFFICIAL RECORDS.

AIRPORT NOTE

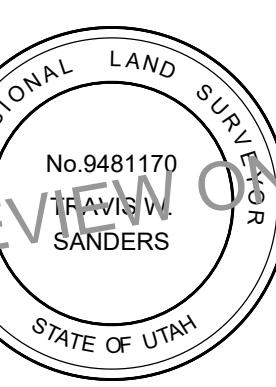
ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT AND MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT, NOISE, AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FMA FORM-7402. NOTICES OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION, DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS AND MAY INCLUDE THE GRANTING OF AN AVIATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, 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 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 AND ALL INJURIES, ATTORNEYS FEES, AND RELATED EXPENSES, WHETHER BY AIRCRAFT, LAND, OR WATER, FOR 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 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, LICENSING ACT, AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-5-17 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 HERINAFTER 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

DRAFT COPY FOR REVIEW ONLY

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. 2020024924, 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°36'18" 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 LEFT, (4) THENCE ALONG THE ARC OF SAID CURVE 18.00 FEET THROUGH A CENTRAL ANGLE OF 168°10'00", TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (5) THENCE ALONG THE ARC OF SAID CURVE 11.02 FEET THROUGH A CENTRAL ANGLE OF 31°32'26", TO THE POINT OF A 37.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (6) THENCE ALONG THE ARC OF SAID CURVE 9.27 FEET THROUGH A CENTRAL ANGLE OF 14°09'59", TO THE POINT OF A 57.00 FOOT RADIUS 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 THE 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 THE RECORDER, TO THE SOUTHEAST CORNER OF LOT 71 OF SAID SUGAR PLUM IN THE FIELDS PHASE 5, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, TO THE SOUTHEAST CORNER OF THE COMPOUND CURVE OF COURSES 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 57

**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:

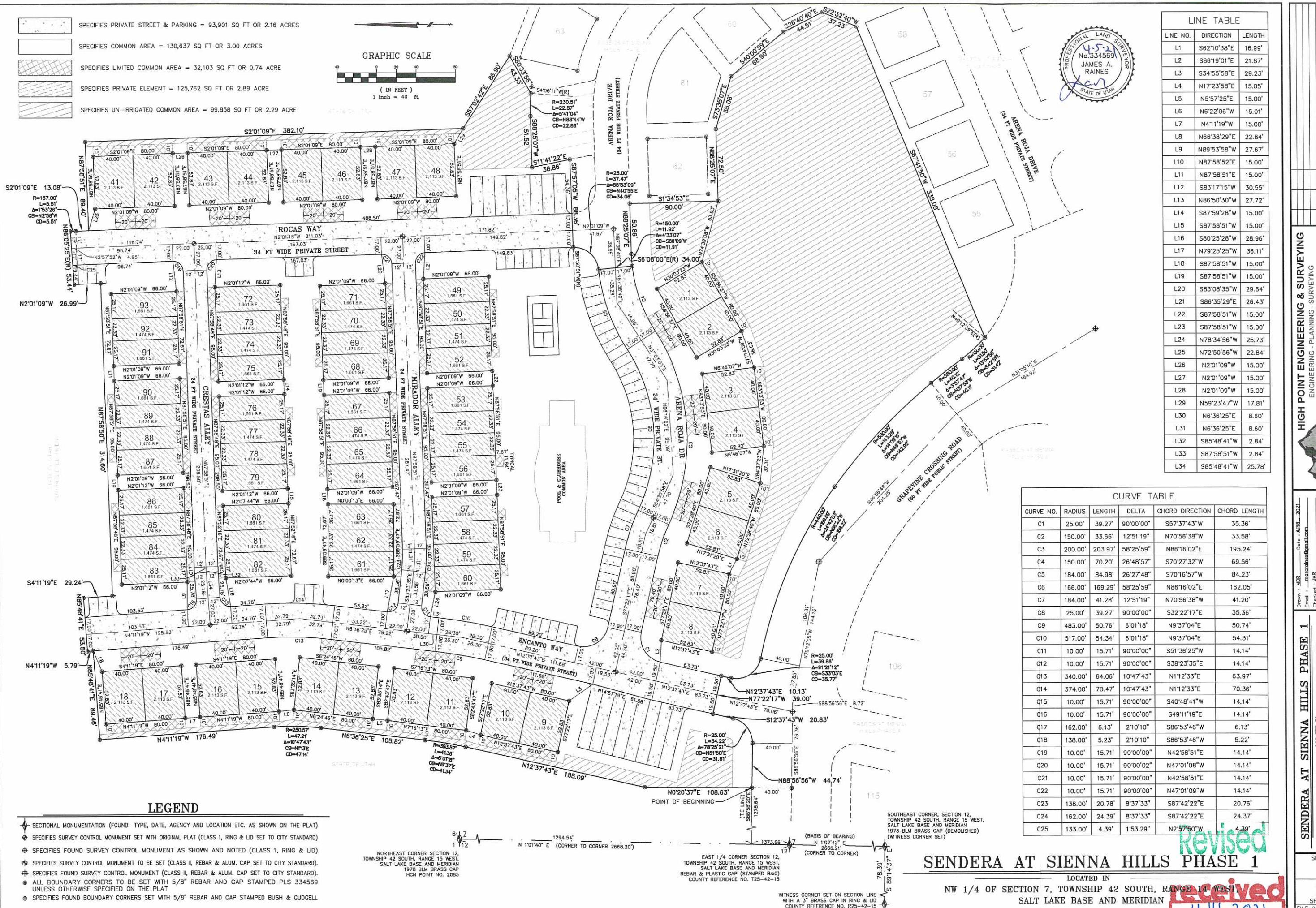
Findings

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.



**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

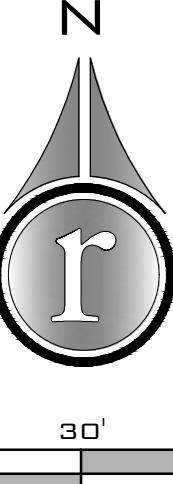
1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision

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.



LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- NOTHING SET OR FOUND
- FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND MONUMENT - CLASS I
- FRONT PROPERTY CORNERS ARE OFFSET 2.0' ON LINE, IN THE SIDEWALK, WITH A NAIL
- COMMON AREA
- TO BE SET STANDARD CITY SURVEY MONUMENT - CLASS I

SCALE: 1"=30'

WEST 1/4 CORNER
SECTION 36
T42S R15W SLB&M
FOUND RING & LID
MONUMENT

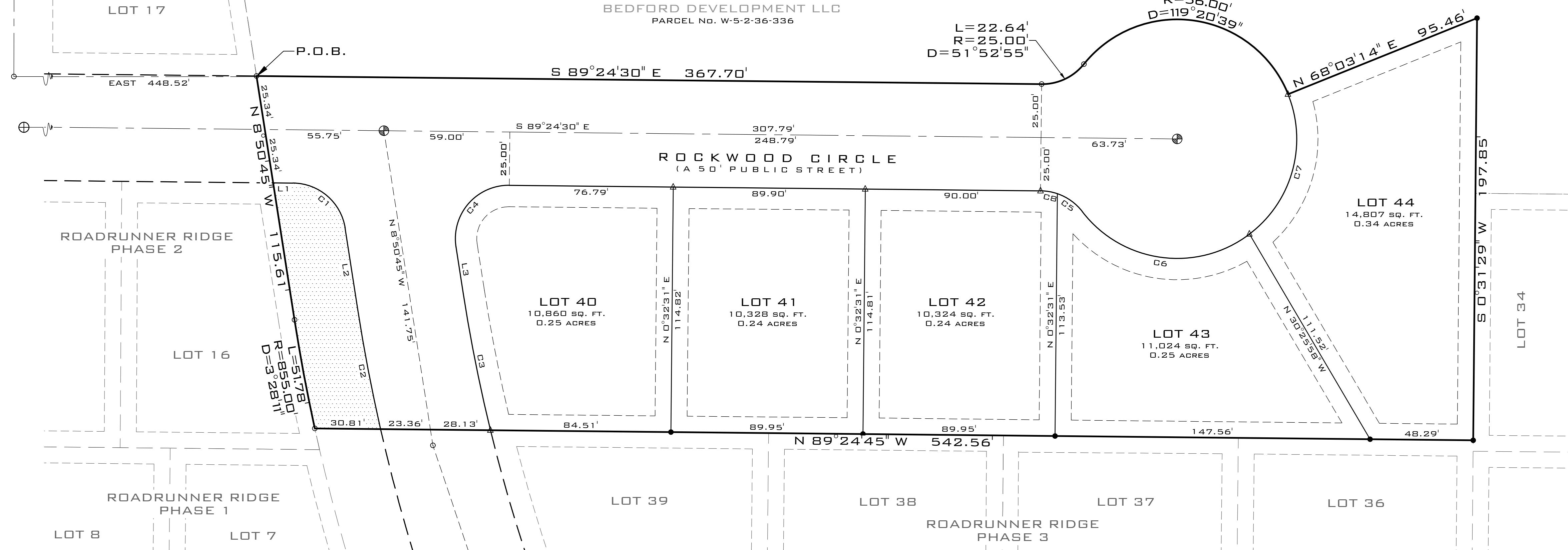
HCN NO. 2067 (RESET) N 89°28'54" W 5314.89 MEAS. (COR. TO COR.)

BASIS OF BEARING

EAST 1/4 CORNER
SECTION 36
T42S R15W SLB&M
(FOUND 6/73 BM
BRASS CAP)
HCN NO. 2093

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	9.22'	N 89°24'30" W
L2	38.75'	N 8°50'45" W
L3	22.13'	N 8°50'45" W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	35.15'	25.00'	80°33'45"
C2	56.84'	825.00'	3°56'51"
C3	65.31'	775.00'	4°49'42"
C4	43.39'	25.00'	99°26'15"
C5	14.60'	25.00'	33°27'57"
C6	87.69'	56.00'	89°43'10"
C7	73.00'	55.87'	74°51'50"
C8	8.04'	25.00'	18°24'58"



SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, Professional Land Surveyor Number 4938716, hold a license in accordance with Title 58, Chapter 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT and have correctly surveyed the property described herein in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat. I further certify that by authority of the herein owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into public streets, lots, public easements and common area to be hereinafter known as:

ROADRUNNER RIDGE - PHASE 4

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



CERTIFICATE NO.
4938716
BRANDON E.
ANDERSON

DATE:

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF ROCKWOOD COURT, SAID POINT BEING ON THE EASTERN LINE OF ROADRUNNER RIDGE PHASE 2, SAID POINT ALSO BEING SOUTH 00°19'20" WEST 1,745.95 FEET ALONG THE SECTION LINE AND EAST 448.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 89°24'30" EAST 367.70 FEET;

THENCE NORTHEAST 22.64 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 00°35'30" EAST, LONG CHORD BEARS NORTH 64°39'03" EAST 21.87 FEET WITH A CENTRAL ANGLE OF 56°30'33");

THENCE EAST 116.65 FEET ALONG AN ARC OF A 56.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 51°17'25" EAST, LONG CHORD BEARS SOUTH 81°37'05" EAST 96.67 FEET WITH A CENTRAL ANGLE OF 119°20'39");

THENCE NORTH 68°03'14" EAST 95.46 FEET;

THENCE SOUTH 00°31'29" WEST 197.85 FEET TO AND ALONG THE WESTERLY LINE OF ROADRUNNER RIDGE PHASE 3 TO THE EASTERLY LINE OF SAID ROADRUNNER RIDGE PHASE 2;

THENCE NORTHERLY THE FOLLOWING (2) COURSES ALONG SAID EASTERLY LINE OF ROADRUNNER RIDGE PHASE 2:

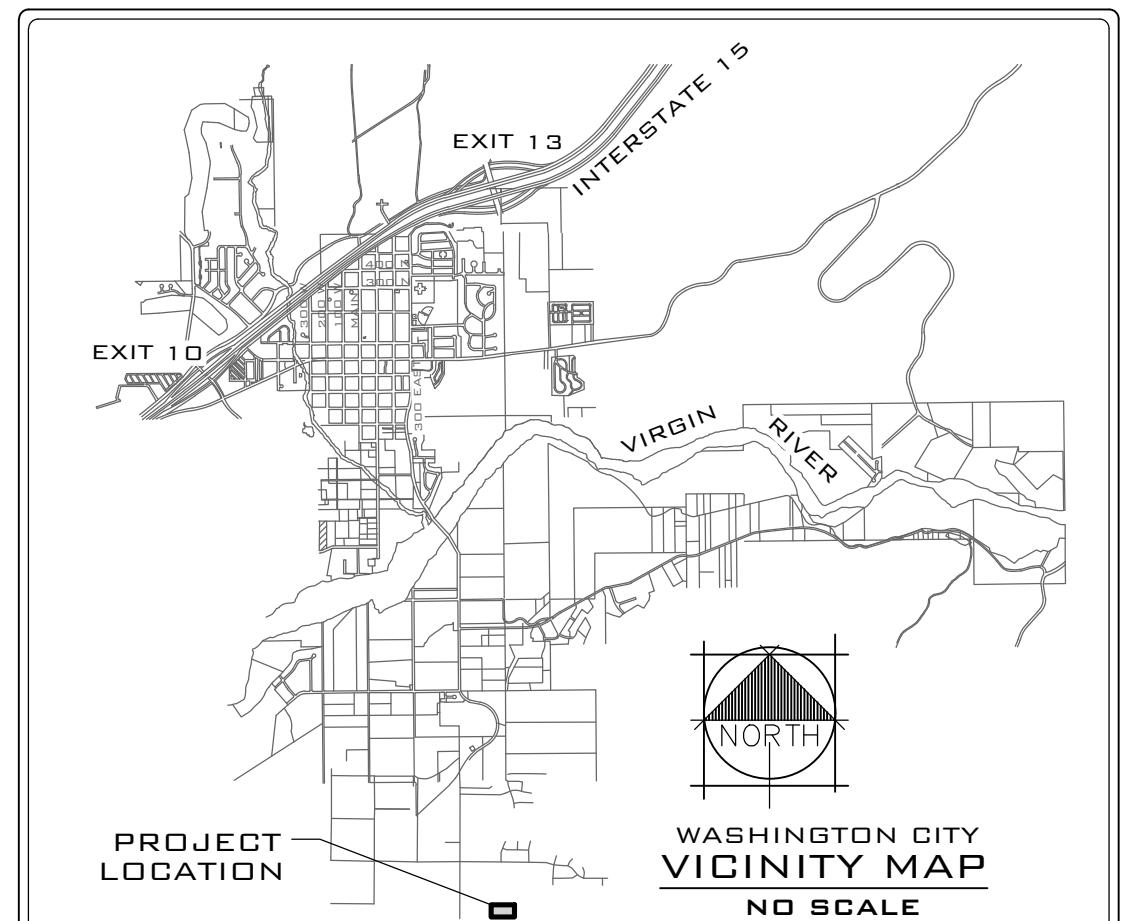
THENCE WEST 51.78 FEET ALONG AN ARC OF A 655.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 77°41'04" EAST, LONG CHORD BEARS NORTH 10°34'50" WEST 51.77 FEET WITH A CENTRAL ANGLE OF 03°28'11");

THENCE NORTH 08°50'45" WEST 115.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 95,446 SQUARE FEET OR 2.19 ACRES.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED DECEMBER 9, 2013. THIS REPORT IS PROVIDED TO 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.



**THE FINAL PLAT FOR
ROADRUNNER
RIDGE
- P H A S E 4 -**

LOCATED IN SECTION 36
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN,
WASHINGTON CITY, WASHINGTON COUNTY, UTAH.



ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790

PH (435) 673-8586 FX (435) 673-8397 • www.RACIVIL.COM

SURVEY-FPLAT-PH4
FILE NUMBER: 12/23/2020
DATE: B.E.A.
DRAWN:

5011-17-14
JOB NUMBER: 1" - 30'
SCALE: B.E.A.
CHECKED:

ENGINEER'S APPROVAL:

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

APPROVAL OF THE PLANNING COMMISSION:

ON THIS DAY OF A.D. 20, THE PLANNING COMMISSION OF WASHINGTON CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY

PUBLIC WORKS APPROVAL:

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

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY UTAH:

WE THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORITY OF THE SAID CITY COUNCIL, RECORDED IN THE MINUTES OF IT'S MEETING OF THE DAY OF A.D. 20, HEREBY ACCEPT THE SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

APPROVAL AS TO FORM:

APPROVED AS TO FORM, THIS DAY OF A.D. 20.

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.

FEE: COUNTY RECORDER
WASHINGTON COUNTY, UTAH

**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.

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

MORTGAGEE CONSENT TO RECORD:

AMERICA FIRST FEDERAL CREDIT UNION, A MORTGAGE OF SAID TRACT 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

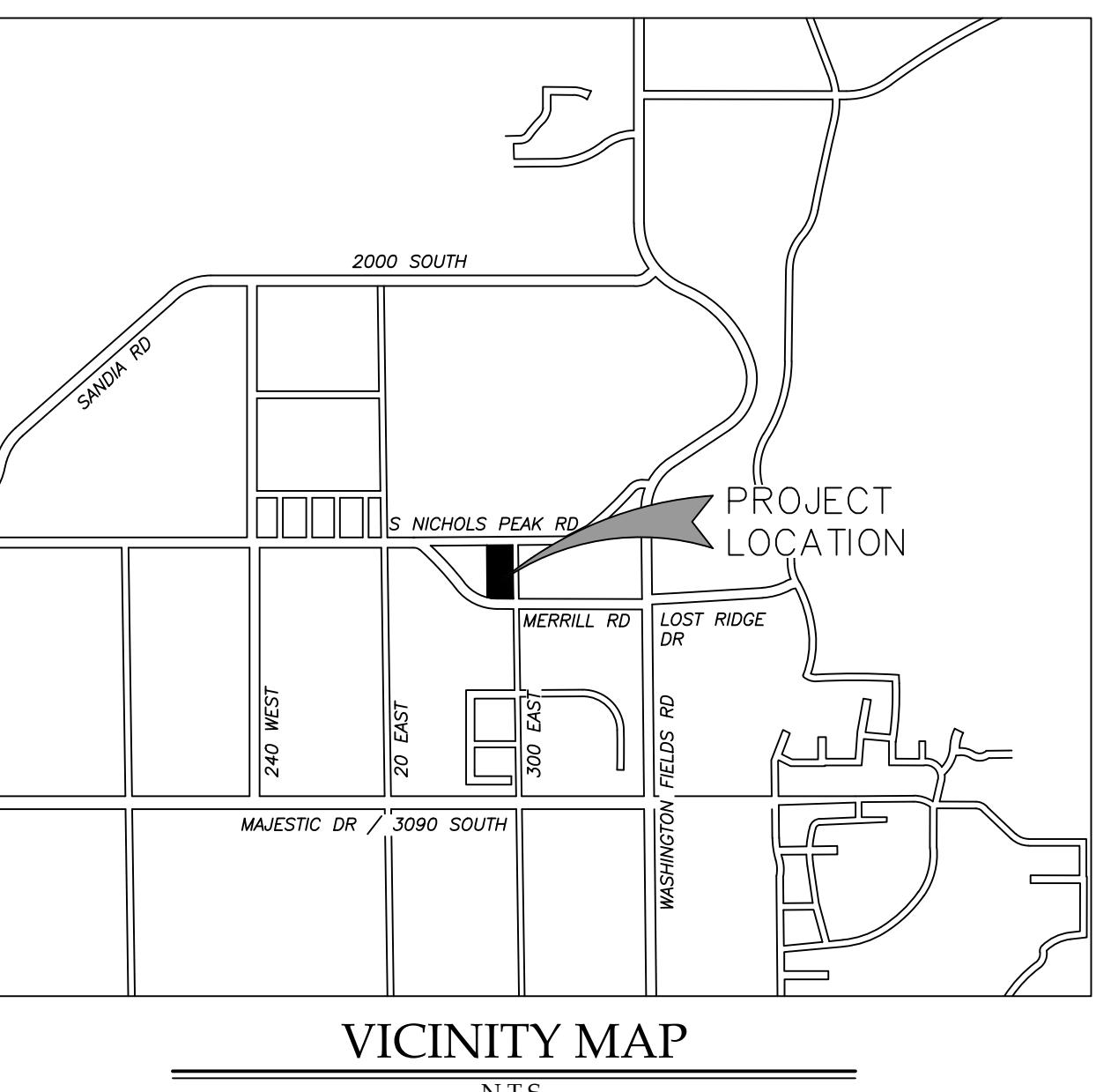
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

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



LARRY MACK ADAMS AND MARCIA ROWE ADAMS TRUSTEES

JOHN MACFARLANE SURVEY
BLOCK 1
LOT 10
LOT 11

LARRY MACK ADAMS AND MARCIA ROWE ADAMS TRUSTEES

MERRILL ROAD
(85' WIDE PUBLIC ROW)

PL DATA:
L=188.49',
R=632.50',
Δ=1704.28'
CHB=N80°34'31"W
CHL=187.79'

CURVE DATA:
L=71.83',
R=133.53',
Δ=32.43',
CHB=N60°03'20"W
CHL=73.86'

PL DATA:
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R=44'00"01" W 12.88
Δ=90°26'28"
CHB=S45°40'01"W
CHL=28.39'

CURVE DATA:
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R=20.00',
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CHB=S45°40'01"W
CHL=28.39'

PL DATA:
L=49.86',
R=42.50',
Δ=42.50',
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CHL=16.5'

PL DATA:
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R=165.00',
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CHB=N89°33'12" W 101.28'
CHL=12.88'

PL DATA:
L=34.14',
R=33.00',
Δ=33.00',
CHB=S026°47" W 226.71'
CHL=14.14'

PL DATA:
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R=7.5',
Δ=7.5',
CHB=S026°47" W 141.13'
CHL=7.5'

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L=10.0' P.U.E.
(TYP)
R=10.0' P.U.E.
(TYP)
Δ=10.0' P.U.E.
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CHB=N026°47" W 145.13'
CHL=7.5'

PL DATA:
L=27.97',
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Δ=27.97',
CHB=S017°28" W 264.00'
CHL=88.72'

PL DATA:
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R=16.5',
Δ=16.5',
CHB=S017°28" W 33.00'
CHL=33.00'

PL DATA:
L=2.414 SQ. FT.
R=0.055 ACRES
Δ=2.414 SQ. FT.
CHB=S57°54'05" E 88.23'
CHL=49.62'

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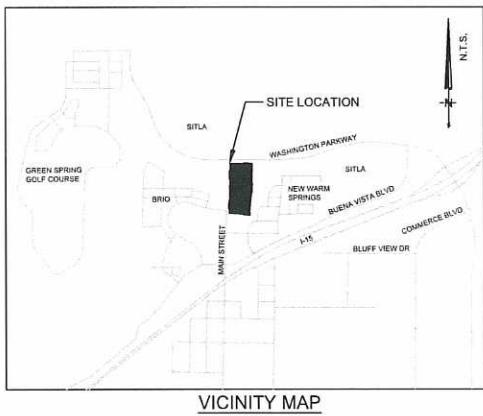
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PL DATA:
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Δ=0.51 ACRES

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

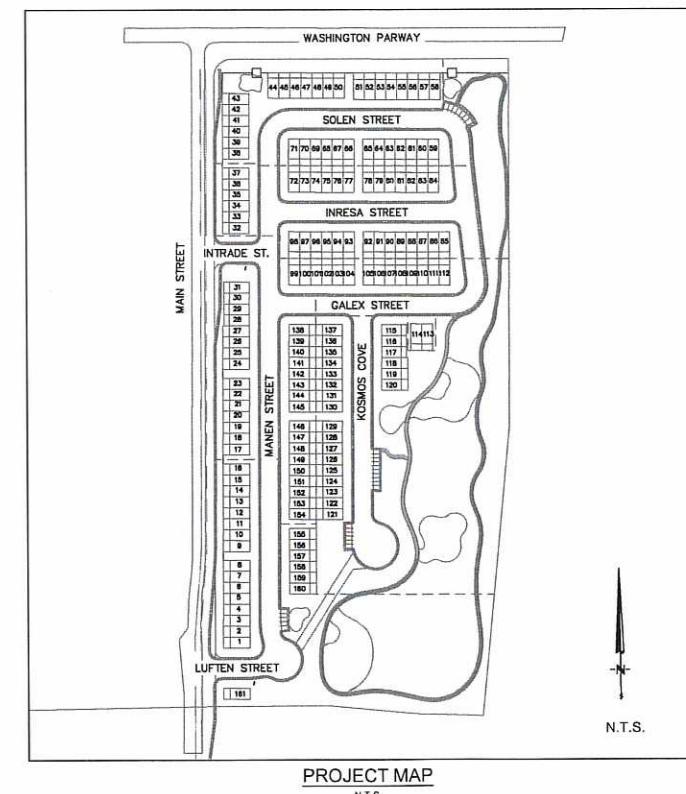


SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	FIRE LIFE PLAN

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°06'28" 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°06'27" 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



COVER SHEET
MANGATA TOWNHOMES
 LOCATED IN WASHINGTON, UTAH

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

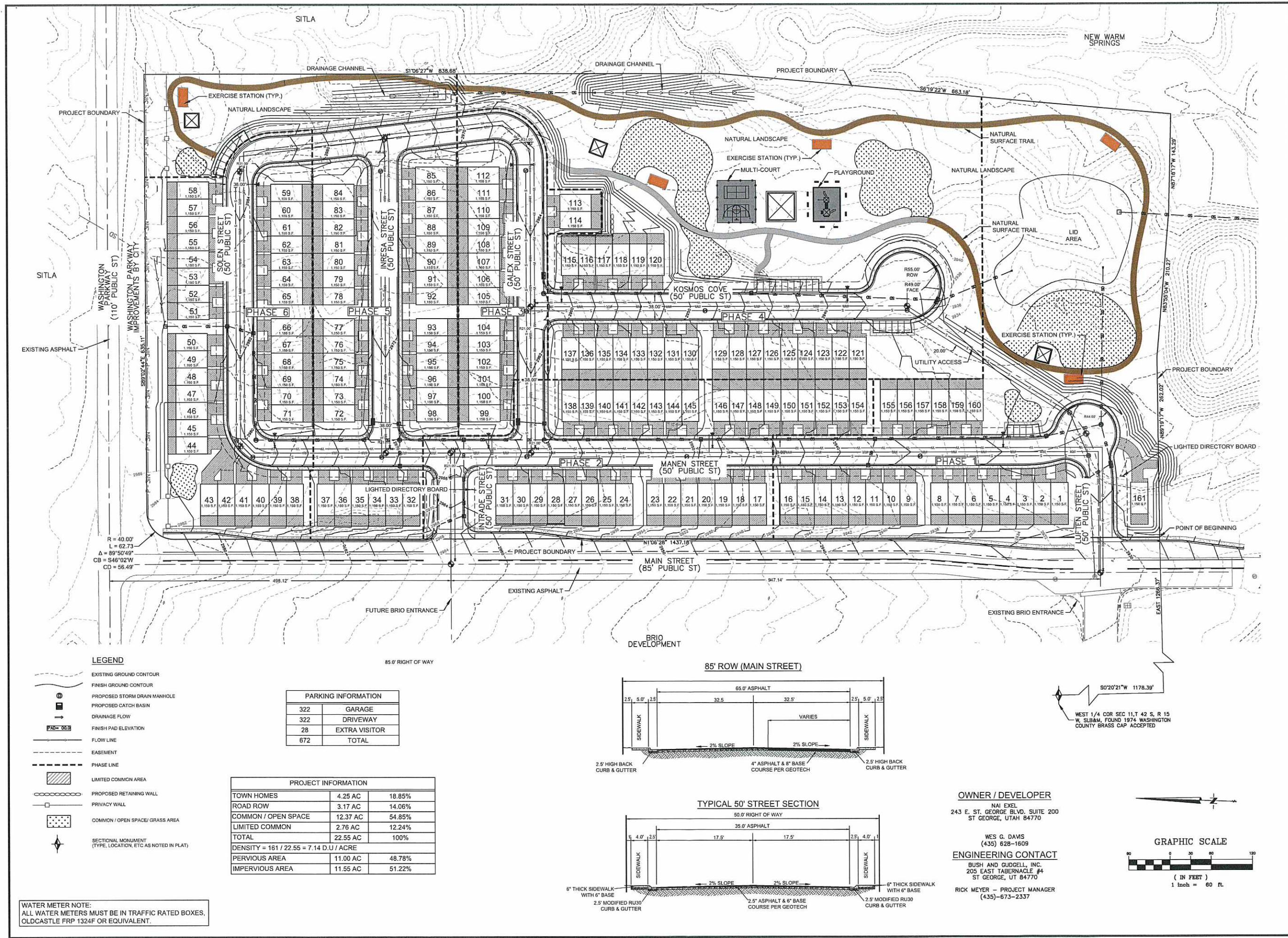
No Date By Revision

DATE: <u>APR 2021</u>	DRAWN: <u>CBW/CL</u>
APPROVED: <u>WFD</u>	SCALE: <u>NOTED</u>
JOB NO. <u>201259</u>	

COVER SHEET
MANGATA TOWNHOMES
 LOCATED IN WASHINGTON, UTAH

REvised

4-15-2021

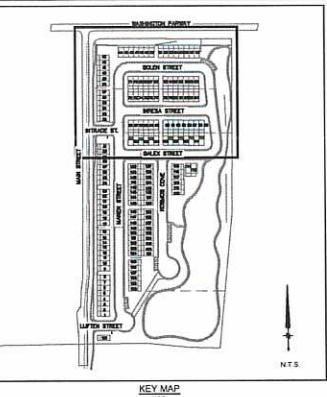
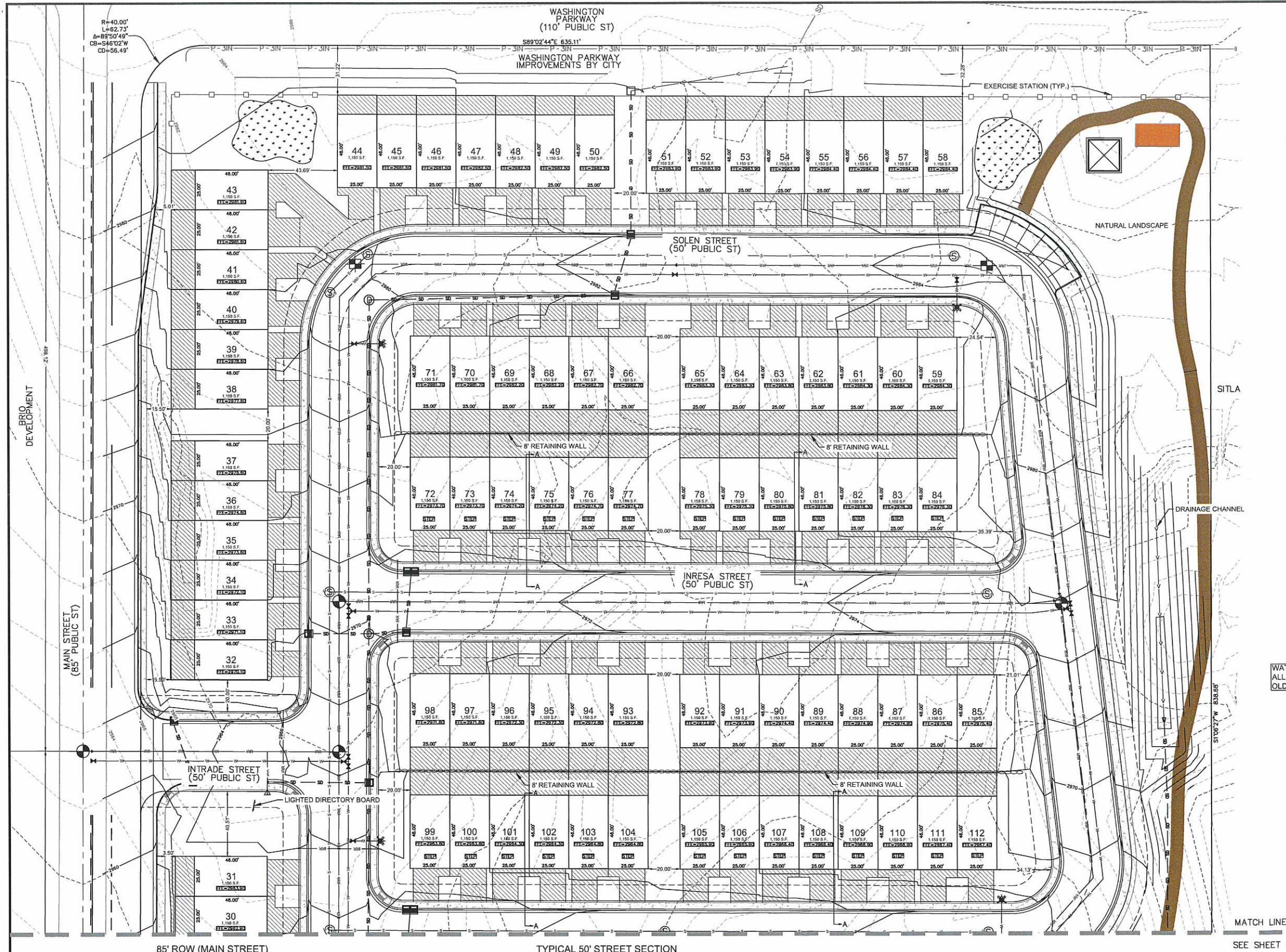


BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 Fax (435) 673-3161
www.bushandgudgell.com

OVERALL PRELIMINARY PLAT
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

DATE: APR 2021
DRAWN: CBN/CL
APPROVED: WFM
SCALE: 1"=40'
JOB NO: 201259

2 OF **5** SHEETS
FILE: 201259 - RE-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 TABERNACLE #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
- STEP
- GARAGE STEP (SEE SECTION A-A THIS SHEET)

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

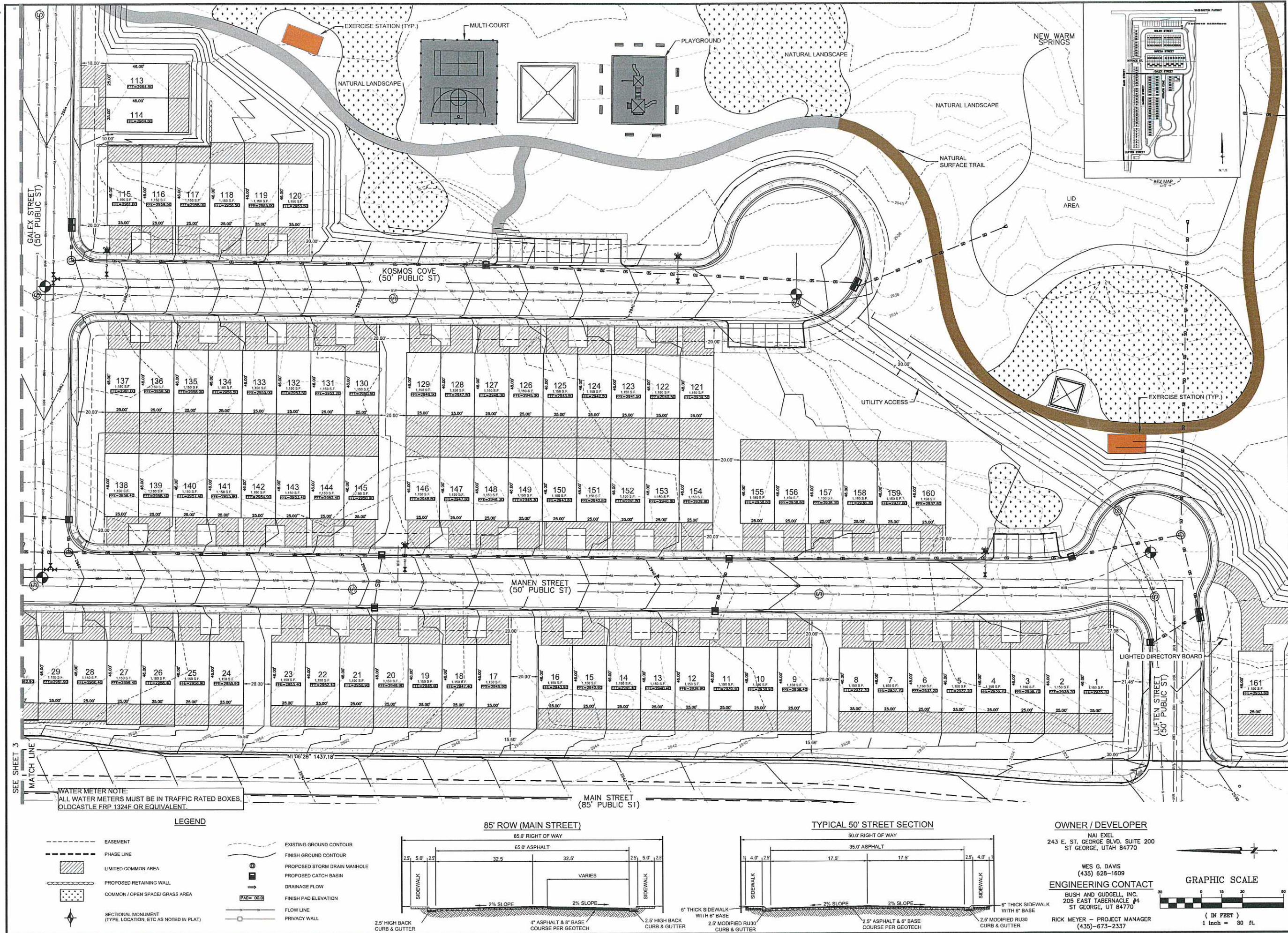
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: APR 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=10'

JOB NO: 201259

PRELIMINARY PLAT
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET 3 OF 5
SHEETS
FILE: 201259 - PRE-PLAT



BUSH & GUDGELL, INC.

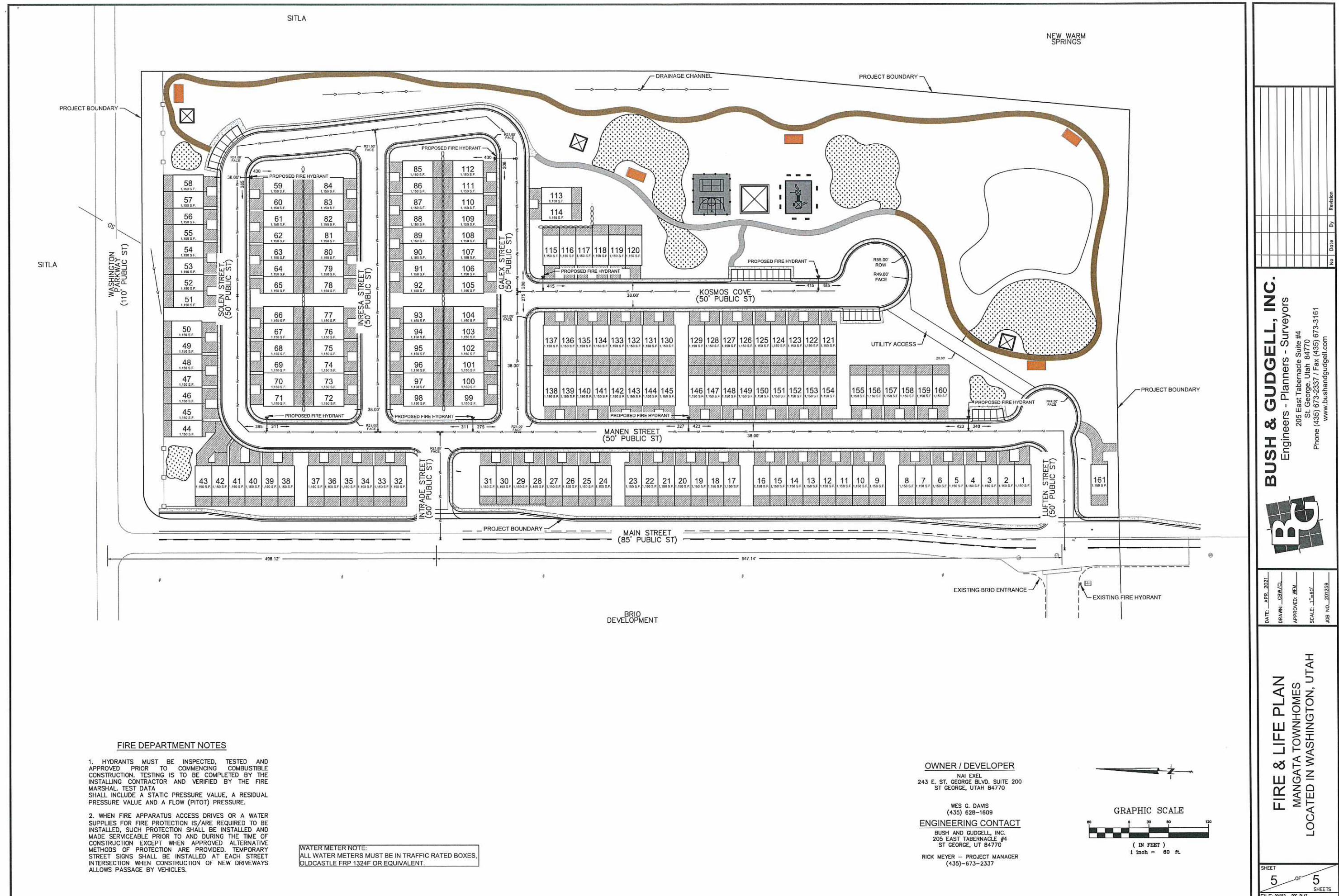
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PRELIMINARY PLAT
MANGATA TOWNHOMES
LOCATED IN WASHINGTON, UTAH

DATE: APR 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=10'

SHEET 4 OF 5
SHEETS



**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

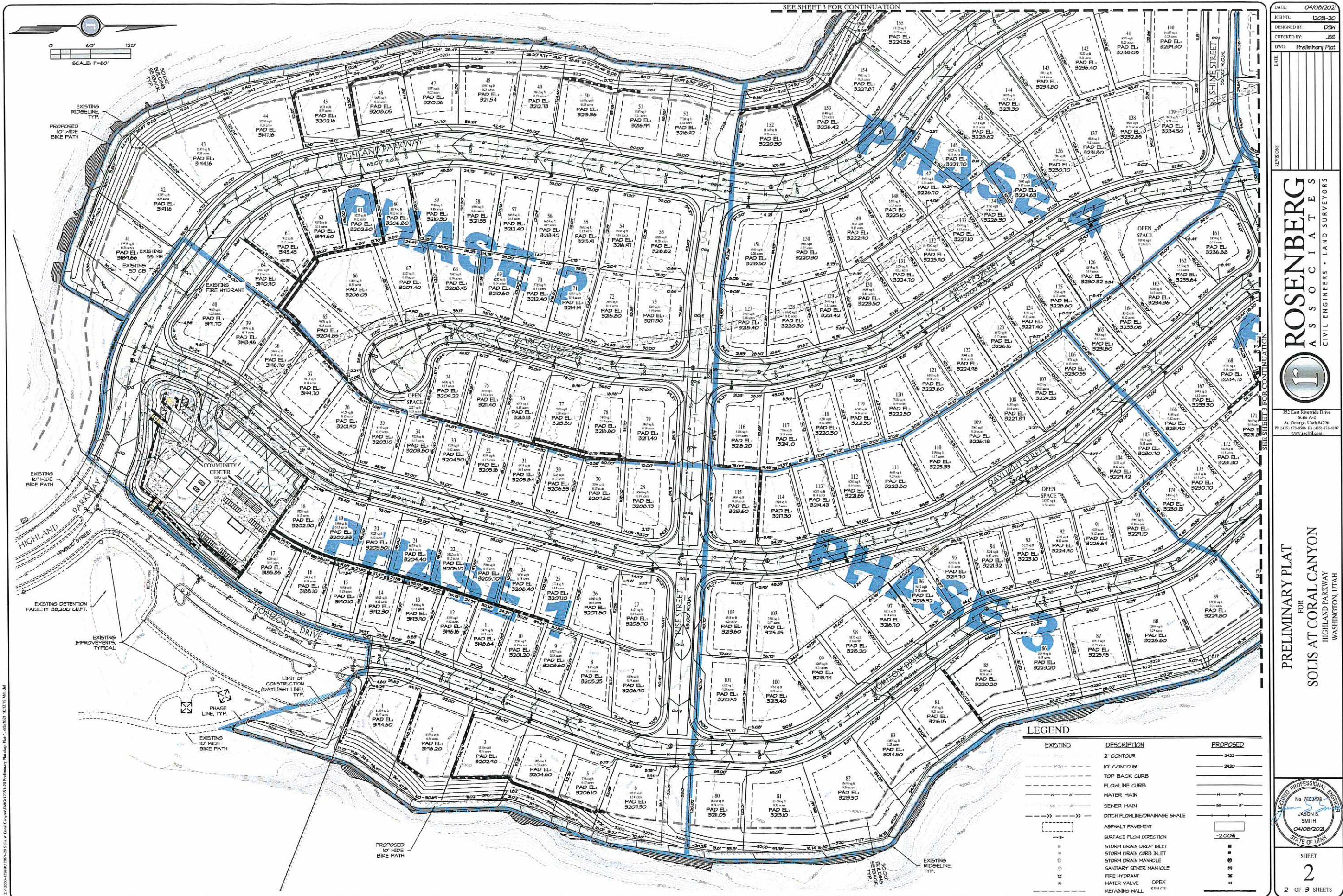
1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as

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.



04/08/2021
12051-20
HED BY: DSN
ED BY: JES
Preliminary Plat

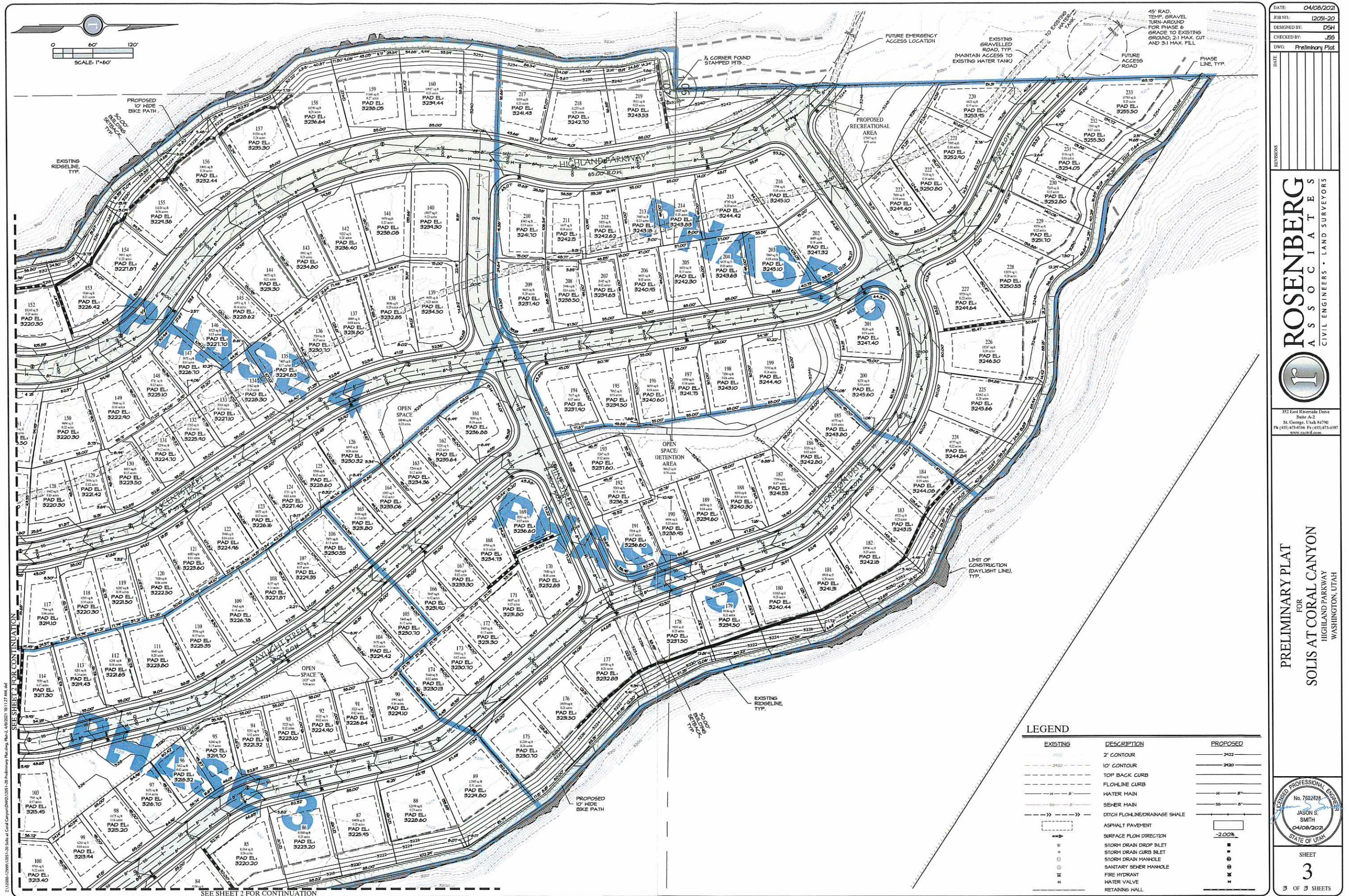
ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

2 East Riverside Drive
Suite A-2
George, Utah 84790
673-8586 Fax (435) 673-8397
www.racervil.com

1. **SELLING PRICE** \$1,125.00
2. **FOR** SOLIS AT CORAL CANYON
3. **HIGHWAY** HIGHLAND PARKWAY
4. **WASHINGON, UTAH**

A circular professional engineer stamp. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "CALIFORNIA" at the bottom. The center of the stamp contains the license number "No. 7602428" on the top line, "JASON S." on the second line, and "SMITH" on the third line. The bottom line of the center contains the expiration date "04/08/2021".

SHEET
2
OF 3 SHEETS



ROSENBERG ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS

East Riverside Drive
Suite A-2
George, Utah 84790
673-6566 Fax (435) 673-8397
www.racrl.com

East Riverside Drive
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George, Utah 84790
673-8586 Fax (435) 673-8397
www.racwil.com

SELLING FOR
SOLIS AT CORAL CANYON
HIGHLAND PARKWAY
WASHINGTON, UTAH

FOR
FEDERAL CANYON
PARKWAY
UTAH

FOR
RAL CA
D PARKWAY
STON, UTAH

A circular professional engineer license stamp. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "STATE OF UTAH" at the bottom. The center of the stamp contains the text "No. 7502428" on the top line, "JASON S." on the second line, "SMITH" on the third line, and "04/08/2021" on the bottom line. The signature "Jason S. Smith" is handwritten across the center of the stamp.

SHEET

3

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.
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.
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5. At the time of final plat submittal, the following documents shall also be submitted:
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 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
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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.

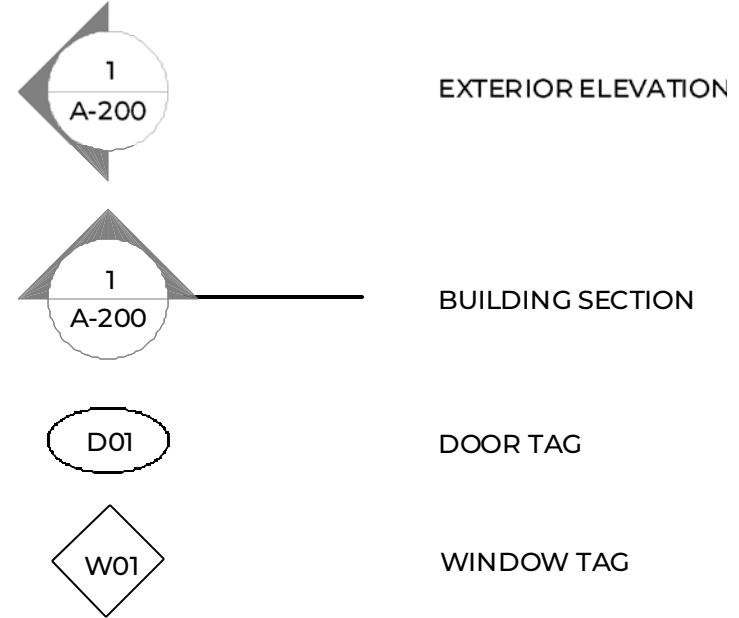
DOUGHNUTSVILLE

TELEGRAPH STREET, ST. GEORGE, UT



CONCEPT RENDERING N.T.S.

DRAWING SYMBOLS



EXTERIOR ELEVATION

BUILDING SECTION

DOOR TAG

WINDOW TAG

A-00 COVER SHEET

SCALE: 1/4"=1'

SHEETS

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

REVISIONS

INFORMATION CONTAINED ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL RECEIVING THIS DRAWING ASSUMES ALL RESPONSIBILITY FOR FIELD VERIFICATION OF DRAWINGS AND THAT ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

GC GO CIVIL
ENGINEERING

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

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.

COVER SHEET
DOUGHNUTSVILLE
FOR
CHANNENG
THATCH

PRELIMINARY NOT FOR
CONSTRUCTION

SCALE: 1/4"=1'
DRAWN BY:
3B
DATE: 4/27/2023
SHEET NO: A-00

GO CIVIL

CONSTRUCTION NOTES

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

REVISIONS

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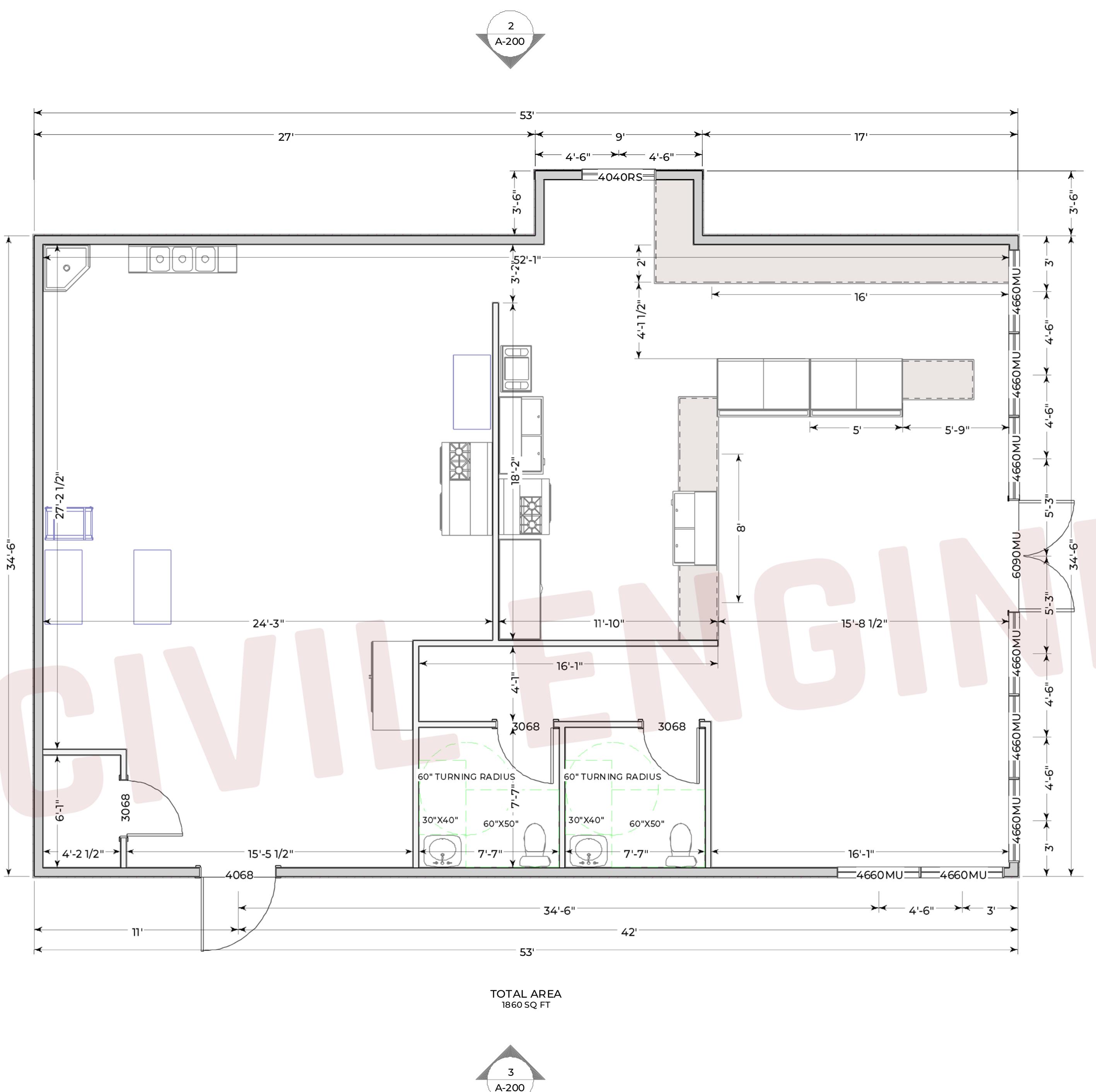
NO.	DESCRIPTION	REV.	DATE:

GC GO CIVIL ENGINEERING

590 N. 800 W. CEDAR CITY, UT 84721

FLOOR PLAN DOUGHNUTSVILLE FOR CHANNING THACH

PRELIMINARY NOT FOR CONSTRUCTION



DRAWING SYMBOLS

- 1-A-200 EXTERIOR ELEVATION
- 1-A-200 BUILDING SECTION
- D01 DOOR TAG
- W01 WINDOW TAG

TOP PLATES

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

GENERAL NOTES

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

MECHANICAL NOTES

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

PLUMBING NOTES

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

ELECTRICAL NOTES

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.

SCALE: 1/4"=1'	DRAWN BY: 3B
DATE: 4/27/2023	SHEET NO: A-100



1/ A-200 FRONT ELEVATION (TELEGRAPH)

SCALE: 1/4"=1'



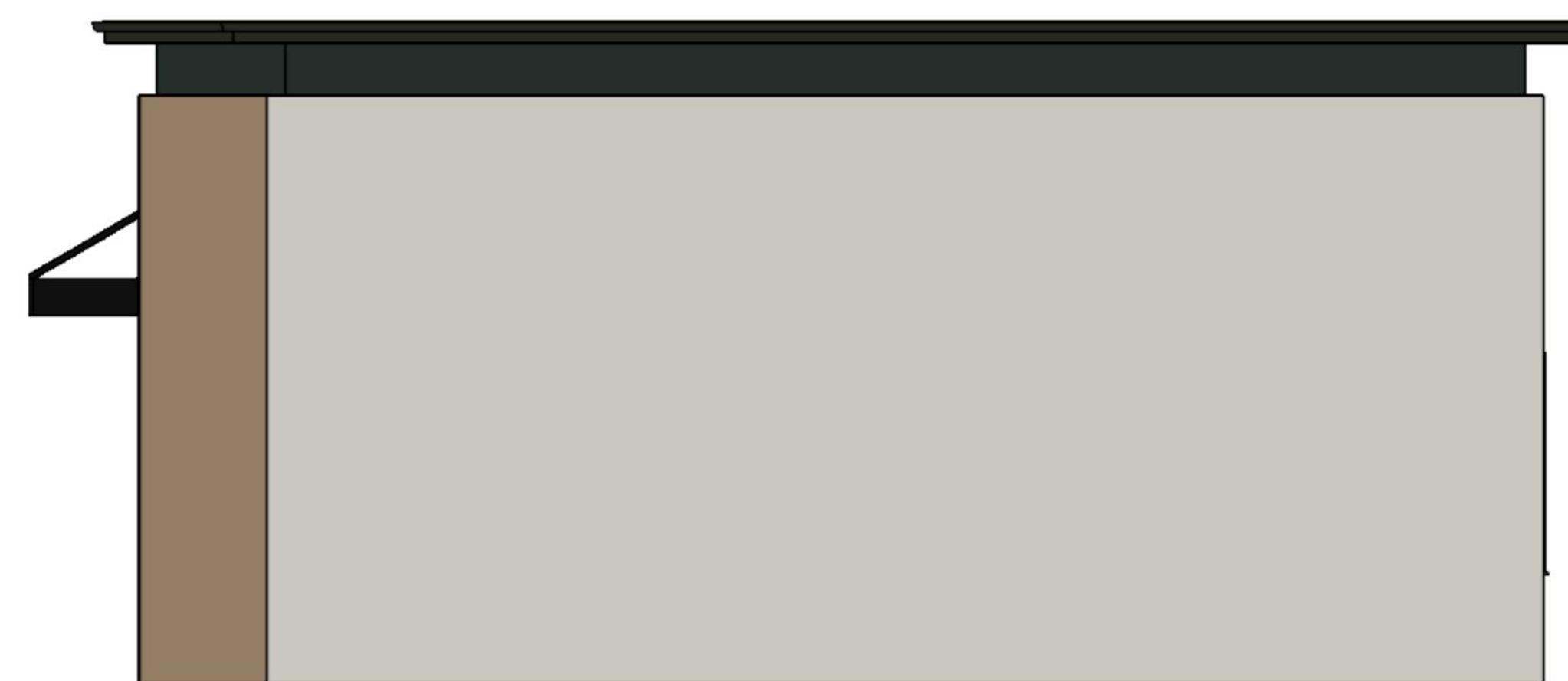
2/ A-200 SIDE ELEVATION

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'

PRELIMINARY NOT FOR
CONSTRUCTION

SCALE: 1/4"=1'
DRAWN BY:
3B
DATE: 4/27/2023
SHEET NO: A-200

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ENGINEERING

#(435) 586-9592

590 N. 800 W. CEDAR CITY, UT 84721

REVISIONS
REV. DATE:
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DOUGHNUTSVILLE SITE & GRADING PLAN FOR CONDITIONAL USE PERMIT

LOCATED IN WASHINGTON CITY, WASHINGTON COUNTY, UTAH

10'
0
10'
SCALE IN FEET

CONSTRUCTION NOTES

- 1 PROPOSED 24" L-CURB & GUTTER.
- 2 PROPOSED 6" VERTICAL CURB (NO GUTTER).
- 3 PROPOSED ASPHALT & SUB-GRADE PER SOILS REPORT.
- 4 PROPOSED WATER SERVICED CONNECTION TO BUILDINGS.
- 5 PROPOSED SEWER SERVICE TO BUILDINGS.
- 6 PROPOSED GREASE, OIL & SAND INTERCEPTOR.
- 7 PROPOSED DO NOT ENTER SIGN.
- 8 PROPOSED LEFT TURN ONLY SIGN.
- 9 PROPOSED RIGHT TURN ONLY SIGN.
- 10 PROPOSED DETENTION BASIN.
- 11 PROPOSED DETENTION POND OUTLET PIPE & OVERFLOW STRUCTURE.
- 12 PROPOSED SIDEWALK DRAINAGE STRUCTURE.
- 13 PROPOSED NDS EZ-TRACK DURA SLOPE TRAFFIC RATED DRAINAGE SYSTEM.
- 14 PROPOSED PARKING STALL STRIPE.
- 15 PROPOSED ADA PARKING STALL.
- 16 PROPOSED ADA ACCESSIBLE AISLE.
- 17 PROPOSED CONCRETE SIDEWALK RAMP.
- 18 PROPOSED CONCRETE SIDEWALK.
- 19 PROPOSED STORM DRAIN PIPE TO DETENTION BASIN.
- 20 PROPOSED TRASH ENCLOSURE.
- 21 PROPOSED CURB OPENING.
- 22 PROPOSED TRAFFIC DIRECTION ARROW (REFERENCE ONLY).
- 23 PROPOSED LANDSCAPE BLOCK WALL AROUND POWER BOX.
- 24 PROPOSED BOLLARD.
- 25 PROPOSED STORM DRAIN JUNCTION BOX.
- 26 PROPOSED 4' WIDE CONCRETE VALLEY GUTTER

LEGEND

- PROPERTY CORNER
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CONTOUR
- 5600 PROPOSED CONTOUR
- SS— EXISTING SEWER LINE
- 6" SS— PROPOSED SEWER LINE
- OHP— EXISTING OVERHEAD POWER LINE
- UGE— EXISTING UNDERGROUND ELECTRIC
- 56.00 PROPOSED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE/SIDEWALK
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING FENCE
- TEL— EXISTING PHONE LINE
- FO— EXISTING FIBER OPTIC LINE
- G— 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 AS REFERENCE FOR THE
CONVENIENCE OF THE
CONTRACTOR ONLY. THE
CONTRACTOR IS RESPONSIBLE
FOR THE PROTECTION OF ALL
EXISTING UTILITIES. THE
OWNER BEARS NO RESPONSIBILITY
FOR UTILITIES NOT SHOWN
OR SHOWN INCORRECTLY.
Call
BLUE STAKES
BEFORE YOU
Dig
811
UNDERGROUND SERVICE (USA)

ALL EXISTING SIDEWALK, CURB, GUTTER,
UTILITIES TO BE PROTECTED IN-PLACE
ALONG BOTH TELEGRAPH & 300 E.

TELEGRAPH

DETENTION POND 2 (CDA-2)
413 CF STORAGE
TOP POND = 2804.30
TOP OVERFLOW RATE = 2804.10
BTM OF ORIFICE = 2803.50
BTM POND EL = 2802.80

EXISTING CURB,
GUTTER & SIDEWALK
ALONG FRONTAGE

POWER BOX

PHONE

PED

20 FRONT

SET BACK

6.16

POWER BOX

7.16

TELEGRAPH

2807

OHP

**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.