Washington City
An Oasis of Opportunity

Community Development Department
111 North 100 East
Washington City, UT 84780
Phone (435) 656-6325
Fax (435) 656-6371
www.washingtoncity.org

Public Notice of Electronic Meeting
Washington City Planning Commission
Regular Meeting
June 2, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday June 2, 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, Mask and social distancing must be maintained.** The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

Invocation:
Pledge of Allegiance:

1. **APPROVAL OF AGENDA**
    a. Approval of the agenda for June 2, 2021.
2. **APPROVAL OF MINUTES**
    a. Approval of the minutes from May 19, 2021.
3. **DECLARATION OF ABSTENTIONS & CONFLICTS**
4. **FINAL PLAT**
    a. Consideration and recommendation to City Council for the Village 26 at Stucki Farms located at approximately Washington Fields Road and Groves Parkway. Applicant: Karl Larson
5. **PRELIMINARY PLAT**
    a. Public Hearing for consideration and recommendation to City Council for the Frontier subdivision Preliminary Plat located at approximately 1000 South Washington Dam Road. Applicant: Doug Dennett

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

b. Public Hearing for consideration and recommendation to City Council for the Red Mesa at Sunrise Valley Subdivision Phase 1 and 2 Preliminary Plat located at approximately 300 South Country Way. Applicant: Middon, LLC

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

c. Public Hearing for consideration and recommendation to City Council for the Seville Estates subdivision Preliminary Plat located at approximately Antigua Lane and Galilee Way. Applicant: Lance Richards

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.

d. Public Hearing for consideration and recommendation to City Council for the Stucki Farms Storage Preliminary Plat located at approximately Washington Fields Road and Red Slope 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.

6. ZONE CHANGE

a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-13 for the Red Mesa at Sunrise Valley Phase 3 PUD-R Design located at approximately 400 South 2700 East. Applicant: Middon, LLC

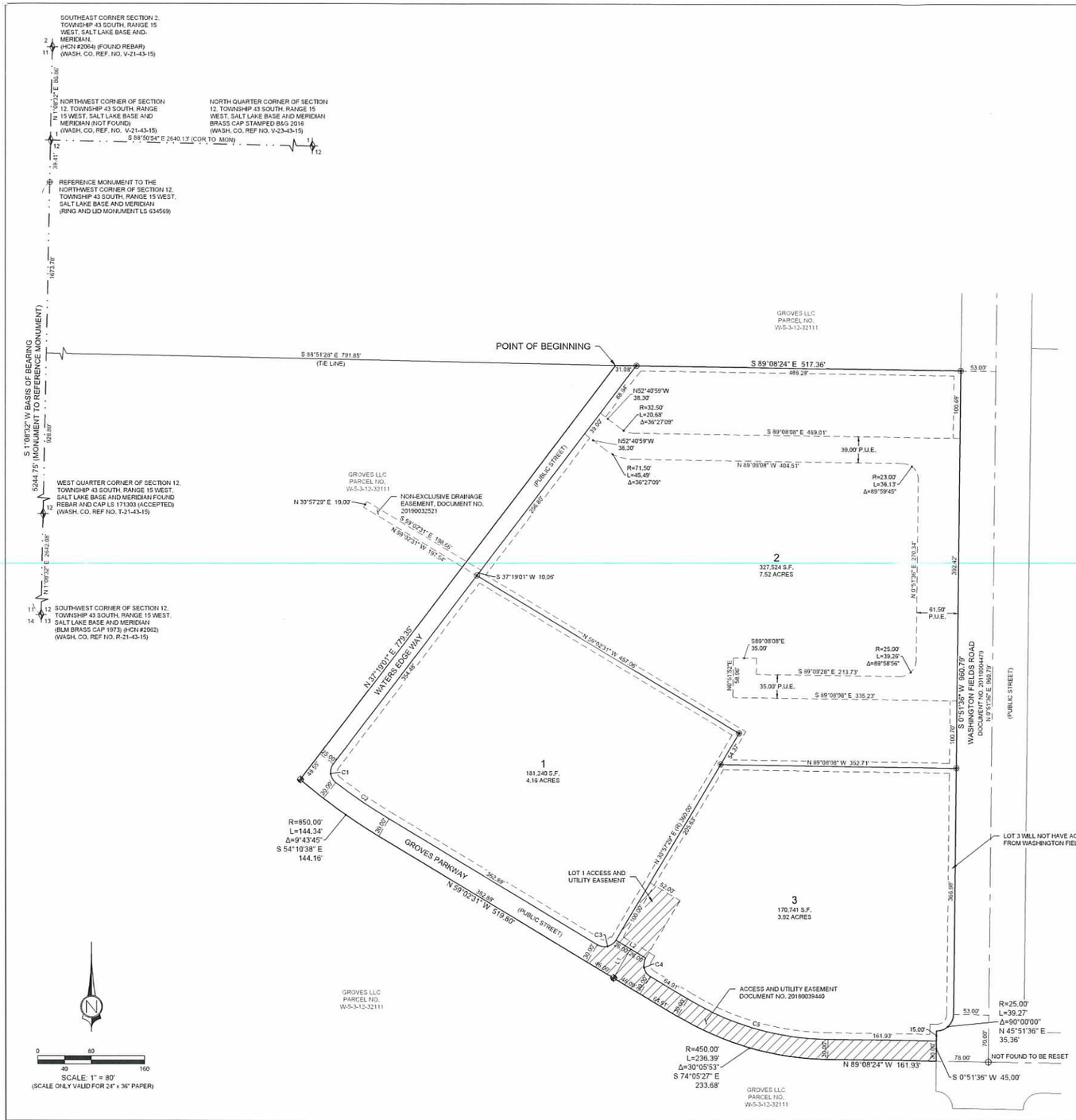
Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

b. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-14 for the Desert Ridge PUD Planned Unit Development design located at approximately Bella Vista Drive. Applicant: Stephen Howcroft

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

POSTED this 28th day of May, 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.



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N 30°57'29" E	59.00'
L2	N 59°02'31" W	52.00'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.29'	20.00'	89°36'38"	S 7°30'18" E	28.20'
C2	96.10'	820.00'	6°42'54"	S 55°41'04" E	96.05'
C3	31.42'	20.00'	90°00'00"	N 75°57'29" E	28.28'
C4	31.42'	20.00'	90°00'00"	S 14°02'31" E	28.28'
C5	220.63'	420.00'	30°05'53"	S 74°05'27" E	218.10'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- EASEMENT LINE (SEE NOTES)

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR — LICENSE NO. 9031471 — TRAVIS W. LEWIS — STATE OF UTAH

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

VILLAGE 26 AT STUCKI FARMS

LOCATED IN

NW 1/4 & SW 1/4 OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

WASHINGTON COUNTY - WASHINGTON, UTAH

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

PROJ. #: 19080.01.026
DRAWN BY: PJW
DATE: 5-25-2021
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 80'

SHEET 1 OF 2

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

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

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

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

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

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

CORPORATION ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____

ON THIS ___ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____, PERSONALLY KNOWN TO ME TO BE A _____ OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, FORMALLY KNOWN AS CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, WHO ACKNOWLEDGED BEFORE ME THAT THEY SIGNED THE FOREGOING INSTRUMENT AS _____ FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, FORMALLY KNOWN AS CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, AND THAT THE SEAL IMPRESSED ON THE WITHIN INSTRUMENT IS THE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT IS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

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

GENERAL NOTES

1. THERE IS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.

2. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION, SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT. WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.

3. A PRELIMINARY GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED FEBRUARY 5, 2008. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

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

5. SUBJECT TO A DEVELOPMENT AGREEMENT FOR STUCKI FARMS, EXECUTED BY SOUTH LANDING DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, IN FAVOR OF WASHINGTON CITY, A MUNICIPAL CORPORATION, RECORDED JULY 25, 2012, AS DOC. NO. 20120024387, OFFICIAL WASHINGTON COUNTY RECORDS.

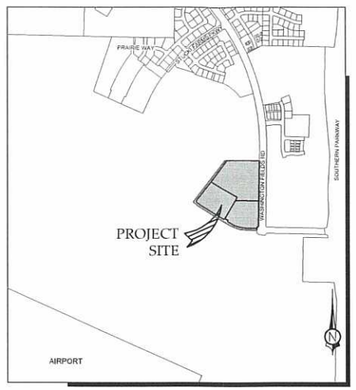
6. LOT 2 HAS PAID WASHINGTON CITY'S STORM DRAIN IMPACT WITH THIS PLAT. LOTS 1 AND 3 ARE SUBJECT TO SAID STORM DRAIN FEE AT TIME OF DEVELOPMENT.

7. ACCESS AND UTILITY EASEMENT, DOCUMENT NO. 20180039440.

8. NON-EXCLUSIVE DRAINAGE EASEMENT, DOCUMENT NO. 20190032521.

AIRPORT NOTE

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVERFLIGHT, NOISE, AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FAA FORM-7460. NOTICE OF PROPOSED CONSTRUCTION AND/OR OTHER DOCUMENTATION. SPECIFIC HEIGHT RESTRICTIONS MAY APPLY DEPENDING ON LOCATION. NO DEVELOPMENT OR STRUCTURE THAT MAY COMPROMISE AIRPORT NAVIGATIONAL AIDS OR FLIGHT OPERATIONS WILL BE ALLOWED WITHIN THE AIRPORT INFLUENCE AREA AND CONSTRUCTION WITHIN THE AIRPORT INFLUENCE AREA WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ORDINANCES, STATUTES AND CODE REGULATIONS, AND MAY INCLUDE THE GRANTING OF AN AVIGATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION AS NOTICE AND ACCEPTANCE OF THIS WAIVER AND DISCLAIMER AND ALL ITS PROVISIONS. ALL CURRENT AND FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AGREE TO INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY FOR ANY CLAIMS, INCLUDING ALL ATTORNEY FEES RELATED THERETO, BROUGHT BY ANY PARTY WHO SUFFERS DAMAGE OR INJURY, WHETHER TO PERSON OR PROPERTY, ARISING FROM, CAUSED BY OR DUE TO OPERATION OF THE AIRPORT. THIS DISCLAIMER AND WAIVER SHALL BE CONSIDERED A CONDITION RUNNING WITH ALL PROPERTY WITHIN THIS SUBDIVISION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION TAKE OWNERSHIP OF PROPERTY SUBJECT HERETO.



VICINITY MAP
(1" = 1000')

SURVEYOR'S CERTIFICATE

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

VILLAGE 26 AT STUCKI FARMS

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

_____
DATE

_____
TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR
TRAVIS W. SANDERS
9481170
STATE OF UTAH

DRAFT COPY FOR REVIEW ONLY

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 1°08'32" E 3570.97 FEET ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND S 88°51'28" E 791.85 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12; AND RUNNING THENCE S 89°08'24" E 517.36 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF WASHINGTON FIELDS ROAD, DOCUMENT NO. 20110004479, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES, (1) THENCE S 0°51'36" W 960.79 FEET, TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", (3) THENCE S 0°51'36" W 45.00 FEET, THENCE N 89°08'24" W 161.93 FEET, TO THE POINT OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 236.39 FEET THROUGH A CENTRAL ANGLE OF 30°05'53"; THENCE N 59°02'31" W 519.80 FEET, TO THE POINT OF A 850.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 144.34 FEET THROUGH A CENTRAL ANGLE OF 9°43'45"; THENCE N 37°19'01" E 779.35 FEET, TO THE POINT OF BEGINNING.

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

OWNER'S DEDICATION

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

VILLAGE 26 AT STUCKI FARMS

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

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

_____
(MANAGING/MEMBER)

ST GEORGE RETIREMENT, L.L.C.
(A UTAH LIMITED LIABILITY COMPANY)

_____
(MANAGING/MEMBER)

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS,
FORMALLY KNOWN AS
CORPORATION OF THE PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
(A UTAH CORPORATION SOLE)

_____
BY

VILLAGE 26 AT STUCKI FARMS

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

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

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

PROJ. #:	19080.01.026
DRAWN BY:	PJW
DATE:	5-25-2021
CHECKED BY:	TWS
SCALE OF SHEET HOR SCALE:	1" = 80'
SHEET	2 OF 2

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	June 02, 2021
ACTION REQUESTED:	Final plat approval for the Village 26 at Stucki Farms subdivision, located at approximately Washington Fields Road and Groves Parkway
APPLICANT:	Karl Larson
OWNER:	South Landing Development LLC
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Final 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 applicant's 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 Final plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Village 26 at Stucki Farms subdivision to the City Council, based on the following findings and subject to the following standard 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.

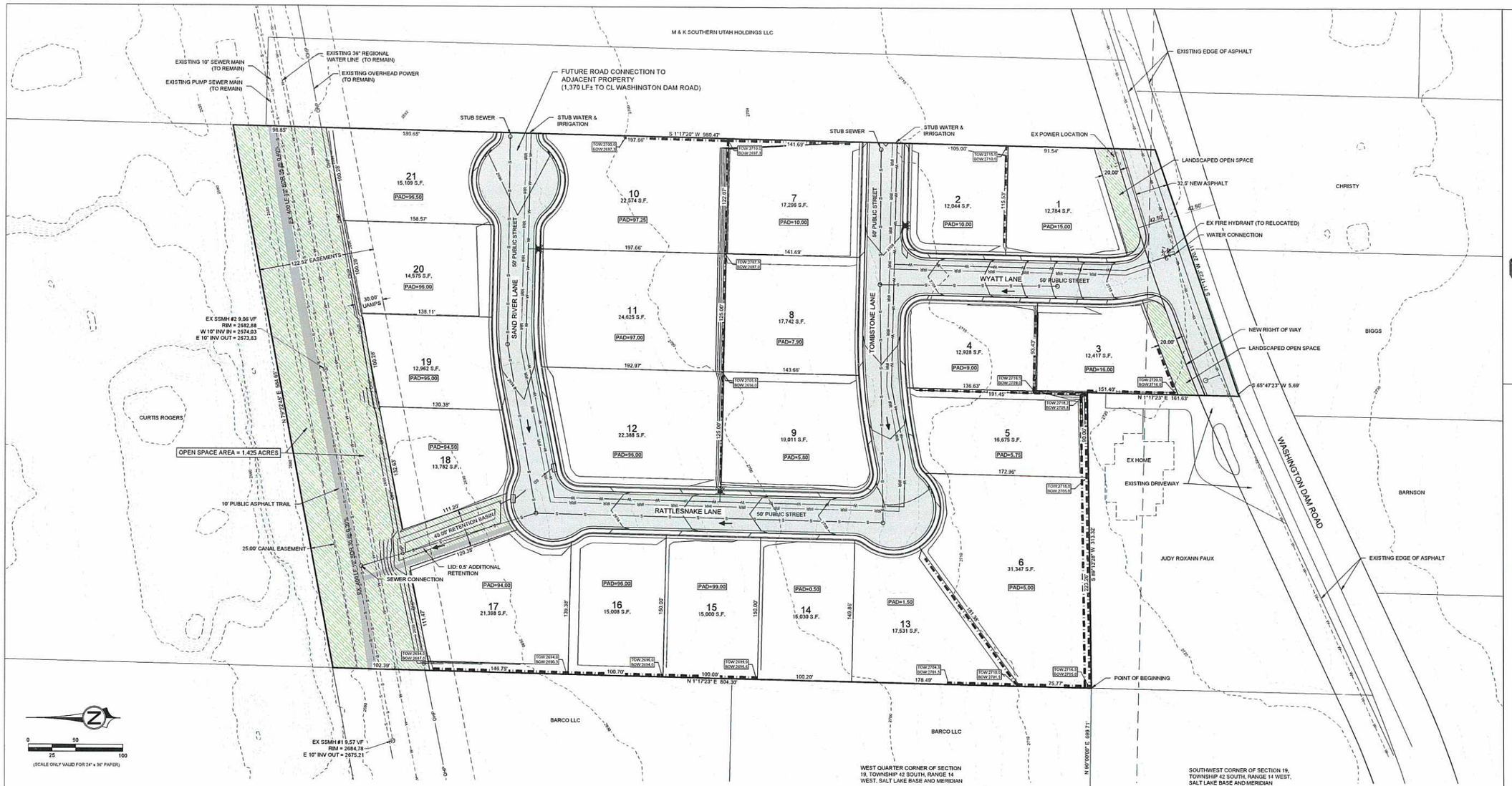
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

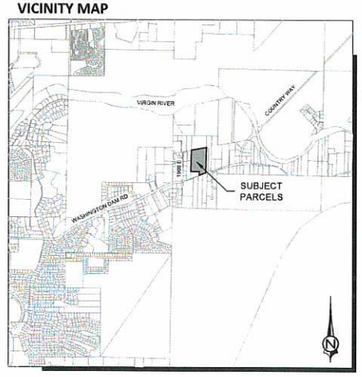
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

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.



VICINITY MAP



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 STREET SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.

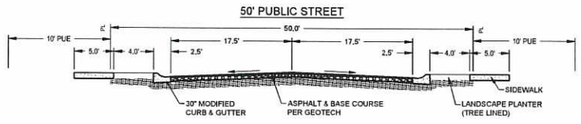
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY A.G.E.C. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED _____. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME 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.

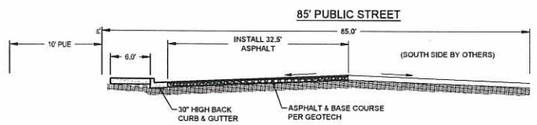
4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.

5. THIS PROPOSED SUBDIVISION IS NOT LOCATED WITHIN A DESIGNATED AIRPORT APPROACH.

50' PUBLIC STREET



85' PUBLIC STREET



LEGAL DESCRIPTION

BEGINNING AT A POINT N 0°28'15" E 1358.61 FEET ALONG THE SECTION LINE AND N 90°00'00" E 699.71 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 1°17'23" E 804.30 FEET MORE OR LESS TO THE CENTERLINE OF A CANAL; THENCE N 79°22'45" E 584.65 FEET ALONG THE SAID CENTERLINE; THENCE S 1°17'20" W 980.47 FEET; THENCE S 71°17'23" W 270.11 FEET; THENCE S 65°47'23" W 5.69 FEET; THENCE N 1°17'23" E 161.63 FEET; THENCE S 89°13'28" W 313.32 FEET; TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY (WASHINGTON DAM ROAD).

ALSO, EXCEPTION THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE ST. GEORGE AND WASHINGTON CANAL COMPANY CANAL RIGHT OF WAY

LEGEND

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

PROJECT INFO

TOTAL AREA: 11.93 ACRES

TOTAL LOTS: 21

DENSITY: 1.76 D.U./ACRE

PROPOSED BONUS DENSITY OVERLAY

BONUS DENSITY CALCULATIONS

INTERCONNECTIVITY EXTERNAL STREETS	15%
MIX OF LOTS SIZES	20%
LANDSCAPED OPEN SPACE	3%
PUBLIC TRAILS	25%
TREE LINED STREETS	25%
TOTAL	88%

APPLICANT
D&G PROPERTY HOLDINGS LLC
1413 SANDHILL DR
WASHINGTON, UT 84780

DENNETTCONSTRUCTION@GMAIL.COM

FRONTIER SUBDIVISION

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

PRELIMINARY PLAT

FRONTIER SUBDIVISION
WASHINGTON, UTAH

DATE: 5/03/2021
SCALE: 1" = 50'

SHEET 1 OF 1

Revised

received 5-3-21

PATH: L:\UTAH\PROJECTS\ACTIVE 2021\FX211120.00 - DENNETT 12 ACRES\700 - CAD\DESIGN\211120_MP.DWG

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	June 02, 2021
ACTION REQUESTED:	Preliminary plat approval for the Frontier subdivision, located at 2075 East Washington Dam Road
APPLICANT:	Dough Dennett
OWNER:	D&G Property Holdings LLC
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

---

Background

The applicant is requesting approval of a Preliminary plat for the Frontier Subdivision located at 2075 East Washington Dam Road. The applicant is proposing 21 lots on an area coverage of 11.93 acres acres. The zoning designation at this particular location is Residential Agriculture 1 Acre. The surrounding zoning is RA-5 to the north, Open space to the east, Industrial-1 to the west, and RA-1 to the south.

The applicant has applied for bonus density credits as seen on the plat which include interconnectivity of external streets, a mixture of lot sizes, landscaped open space, public trails and tree lined streets.

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 Frontier subdivision to the City Council, based on the following findings and subject to the following standard 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.

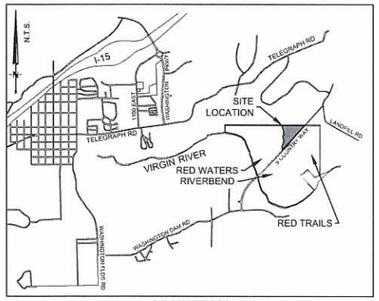
B&G PROJECT NUMBER 201060

RED MESA AT SUNRISE VALLEY, PHASE 1-2

PRELIMINARY PLAT

LOCATED IN WASHINGTON, UTAH

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



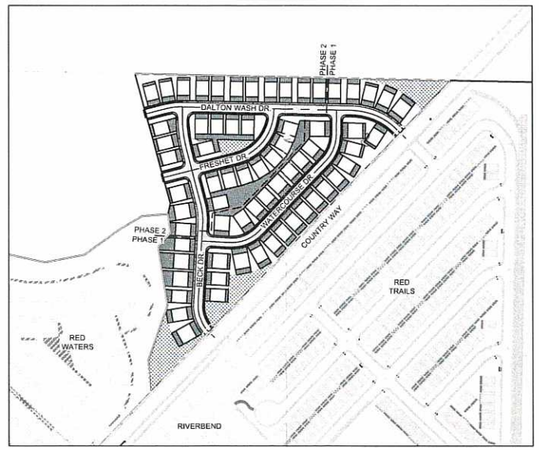
VICINITY MAP
N.T.S.

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

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARL DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER SAID SECTION 19, WHICH POINT LIES SOUTH 88°50'31" EAST ALONG SAID LINE 1115.95 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 19, THENCE CONTINUING ALONG SAID LINE, SOUTH 88°50'31" EAST 1244.57 FEET; THENCE SOUTH 43°58'29" WEST 1705.62 FEET TO THE EAST LINE OF RED WATERS PHASE 1 SUBDIVISION, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1)
NORTH 03°32'53" WEST 127.72 FEET, 2) NORTH 19°36'04" EAST 227.74 FEET, 3) NORTH 09°10'58" WEST 232.57 FEET, 4) NORTH 40°25'38" EAST 73.11 FEET AND 5) NORTH 06°47'15" WEST 74.62 FEET; THENCE LEAVING SAID LINE AND RUNNING NORTH 11°34'56" EAST 43.18 FEET; THENCE NORTH 15°14'29" WEST 527.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 707,046 SQUARE FEET OR 16.23 ACRES.

PROJECT MAP



PROJECT INFORMATION		
PATIO HOMES	4.71 AC	29.02%
ROAD ROW	3.81 AC	23.48%
COMMON / OPEN SPACE	4.54 AC	27.97%
LIMITED COMMON	3.31 AC	20.39%
TOTAL	16.23 AC	100%
DENSITY = 66 / 16.23 = 4.07 D.U / ACRE		

GENERAL NOTES

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

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

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

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

MAY 2021

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

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

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

MELISSA SCOTT
(435)680-4383

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

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

No	Date	By	Revision

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

DATE: MAY 2021 | DRAWN: CBW/CL | APPROVED: WFM | SCALE: NOTED | JOB NO. 201060

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

SHEET 1 OF 3 SHEETS
FILE: 201060 - PRE-PLAT

X:\201000-201999\201060 - Red Waters Pod 4\Drawings\Preliminary Plat\Preliminary Plat.dwg

received
5-3-2021

NORTH QUARTER CORNER
SECTION 19,TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE
& MERIDIAN, FOUND 1974
WASHINGTON COUNTY BRASS
CAP ACCEPTED
(CO. REF. NO. N3-42-14)

S 88°50'31" E 1115.95' (TIE)

S89°50'31"E 1244.57'

NORTH QUARTER CORNER
SECTION 19,TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE
& MERIDIAN, FOUND 1974
WASHINGTON COUNTY BRASS
CAP ACCEPTED
(CO. REF. NO. N3-42-14)

S 88°50'31" E 317.15' (TIE)

PHASE 2
PHASE 1

OALTON WASH DR. (50' PUBLIC ST)

FRESHET DR. (50' PUBLIC ST)

WATERCOURSE DR (50' PUBLIC ST)

BECK DR (50' PUBLIC ST)

RED MESA BOUNDARY

EXISTING RED TRAILS

EXISTING RED WATERS

N11°34'56"E 43.18'

N6°47'15"W 74.92'

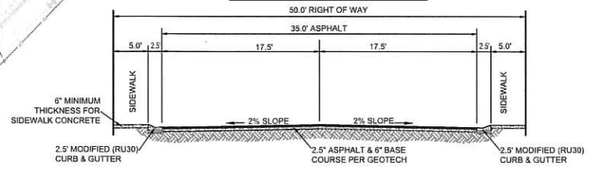
N40°25'38"E 73.11'

N11°34'56"E 227.74'

N7°25'24"W 127.72'

LEGEND	
	EXISTING GROUND CONTOUR
	FINISH GROUND CONTOUR
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CATCH BASIN
	DRAINAGE FLOW
PAD= 00.0	FINISH PAD ELEVATION
	FLOW LINE
	EASEMENT
	PHASE LINE
	LIMITED COMMON AREA
	PROPOSED RETAINING WALL
	COMMON / OPEN SPACE

TYPICAL 50' STREET SECTION



PROJECT INFORMATION		
PATIO HOMES	4.71 AC	29.02%
ROAD ROW	3.81 AC	23.48%
COMMON / OPEN SPACE	4.54 AC	27.97%
LIMITED COMMON	3.31 AC	20.39%
TOTAL	16.23 AC	100%
DENSITY = 66 / 16.23 = 4.07 D.U / ACRE		

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

MELISSA SCOTT
(435)680-4383

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

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

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

No	Date	By	Revision

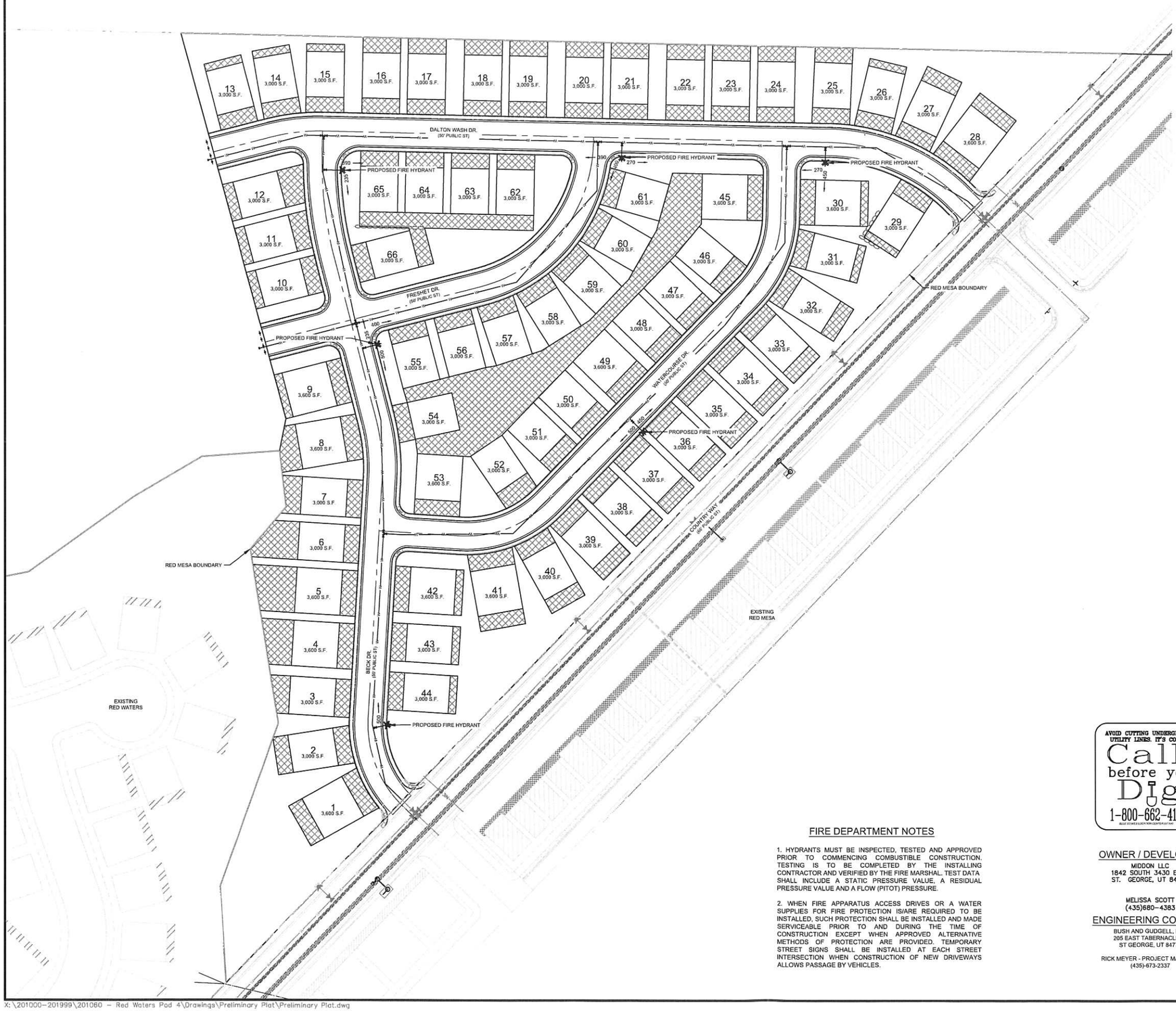
BUSH & GUDGELL, INC.
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205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: MAY 2021
DRAWN: CSW/CL
APPROVED: WFM
SCALE: 1"=60'
JOB NO. 201060

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

SHEET 2 OF 3 SHEETS
FILE: 201060 - PRE-PLAT

X:\201000-201999\201060 - Red Waters Pod 4\Drawings\Preliminary Plat\Preliminary Plat.dwg



FIRE DEPARTMENT NOTES

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

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

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111

OWNER / DEVELOPER

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

MELISSA SCOTT
(435)680-4383

ENGINEERING CONTACT

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

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

N

GRAPHIC SCALE

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

BUSH & GUDGELL, INC.
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No	Date	By	Revision

DATE: MAY 2021
DRAWN: CBW/CL
APPROVED: WFM
SCALE: 1"=60'
JOB NO. 201060

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

SHEET 3 OF 3 SHEETS
FILE: 201060 - PRE-PLAT

X:\201000-201999\201060 - Red Waters Pod 4\Drawings\Preliminary Plat\Preliminary Plat.dwg

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	June 02, 2021
ACTION REQUESTED:	Preliminary plat approval for the Red Mesa at Sunrise Valley subdivision, located at approximately 500 South Country Way
APPLICANT:	Middon LLC
OWNER:	Middon LLC
ENGINEER:	Bush and Gudgell, Inc
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Preliminary plat for Red Mesa at Sunrise Valley Subdivision located at approximately 500 South Country Way. The applicant is proposing 66 building pads on an area coverage of 16.23 acres. The zoning designation at this particular location is Planned Unit Development Residential (PUD-R). The surrounding zoning is Planned Unit Development to the north, east, south and west.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Red Mesa at Sunrise Valley subdivision to the City Council, based on the following findings and subject to the following standard conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

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

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

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

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

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

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

9. Driveway locations are to be approved by the Public Works Department.

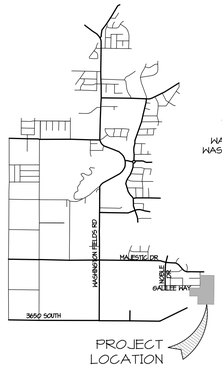
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

PRELIMINARY PLAT
SEVILLE ESTATES

A 39 LOT RESIDENTIAL DEVELOPMENT
IN SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST OF THE
SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH.



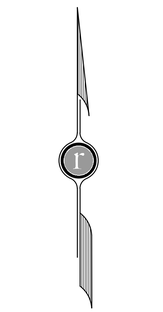
PROJECT LOCATION

NORTH

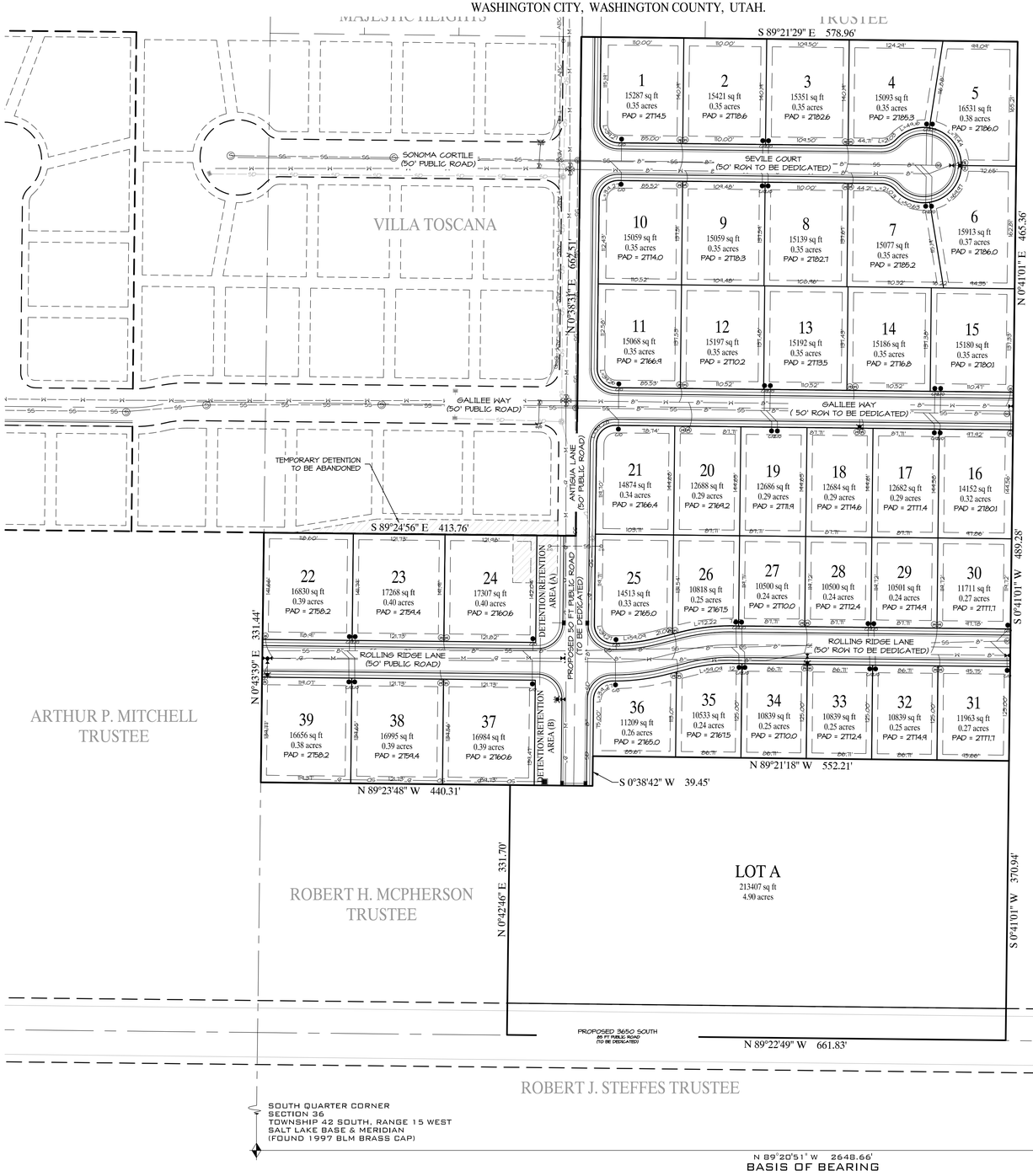
SCALE: NONE

VICINITY MAP

WASHINGTON FIELDS
WASHINGTON CITY, UTAH



SCALE: 1"=80'



1	15287 sq ft 0.35 acres PAD = 2714.5	2	15421 sq ft 0.35 acres PAD = 2718.6	3	15351 sq ft 0.35 acres PAD = 2182.6
4	15093 sq ft 0.35 acres PAD = 2715.3	5	16531 sq ft 0.38 acres PAD = 2186.0		
10	15059 sq ft 0.35 acres PAD = 2714.0	9	15059 sq ft 0.35 acres PAD = 2718.3	8	15139 sq ft 0.35 acres PAD = 2182.7
7	15077 sq ft 0.35 acres PAD = 2185.2	6	15913 sq ft 0.37 acres PAD = 2186.0		
11	15068 sq ft 0.35 acres PAD = 2166.9	12	15197 sq ft 0.35 acres PAD = 2710.2	13	15192 sq ft 0.35 acres PAD = 2713.5
14	15186 sq ft 0.35 acres PAD = 2716.8	15	15180 sq ft 0.35 acres PAD = 2180.1		
21	14874 sq ft 0.34 acres PAD = 2166.4	20	12688 sq ft 0.29 acres PAD = 2169.2	19	12686 sq ft 0.29 acres PAD = 2713.9
18	12684 sq ft 0.29 acres PAD = 2714.6	17	12682 sq ft 0.29 acres PAD = 2711.4	16	14152 sq ft 0.32 acres PAD = 2180.1
22	16830 sq ft 0.39 acres PAD = 2158.2	23	17268 sq ft 0.40 acres PAD = 2159.4	24	17307 sq ft 0.40 acres PAD = 2160.6
25	14513 sq ft 0.33 acres PAD = 2165.0	26	10818 sq ft 0.25 acres PAD = 2167.5	27	10500 sq ft 0.24 acres PAD = 2710.0
28	10500 sq ft 0.24 acres PAD = 2712.4	29	10501 sq ft 0.24 acres PAD = 2714.9	30	11711 sq ft 0.27 acres PAD = 2711.7
39	16656 sq ft 0.38 acres PAD = 2158.2	38	16995 sq ft 0.39 acres PAD = 2159.4	37	16984 sq ft 0.39 acres PAD = 2160.6
36	11209 sq ft 0.26 acres PAD = 2165.0	35	10533 sq ft 0.24 acres PAD = 2167.5	34	10839 sq ft 0.25 acres PAD = 2710.0
33	10839 sq ft 0.25 acres PAD = 2712.4	32	10839 sq ft 0.25 acres PAD = 2714.9	31	11963 sq ft 0.27 acres PAD = 2711.7

PROJECT TOTALS:

TOTAL LOTS = 39 LOTS
TOTAL AREA = 15.85 ACRES

PROJECT BENCHMARK:

CLASS 1 MONUMENT AT INTERSECTION OF ANTIGUA & GALILEE WAY
MONUMENT ELEVATION: 2761.63

LEGEND:

- = CENTER LINE
- = LOT SETBACKS
- 50 = LOT NUMBER
- 2800 = EXISTING 10' CONTOURS
- = EXISTING 2' CONTOURS
- = PROPOSED C&G
- 50 8" = PROPOSED STORM DRAIN
- 50 8" = EXISTING STORM DRAIN
- = PROPOSED SDMH
- = EXISTING SDMH
- = PROPOSED CURB INLET
- = EXISTING CURB INLET
- = PROPOSED ROW
- W 8" = PROPOSED WATER
- W 8" = EXISTING WATER
- = PROPOSED WATER VALVE
- = EXISTING WATER VALVE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED WATER METER
- 55 8" = PROPOSED SEWER
- 55 8" = EXISTING SEWER
- = PROPOSED SEWER C/O
- = EXISTING SEWER C/O
- = PROPOSED SEWER MH
- = EXISTING SEWER MH

AIRPORT NOTE

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

ENGINEER /CONTACT

ROSENBERG ASSOCIATES / JASON SMITH
352 EAST RIVERSIDE DR., SUITE A2
ST. GEORGE, UTAH 84790
TEL: (435) 673-8586
EMAIL: JASON@RACIVIL.COM

DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
PIERPONT REALTY GROUP / LANCE RICHARDS
4852 E BASELINE ROAD #105
MESA, AZ 85206
TEL: (480) 206-4565
EMAIL: LANCE@PIERPONTGRP.COM

DATE: 04/21/2021
JOB NO.: 9462-20-001
DESIGNED BY: JTT & DSN
CHECKED BY: JSS
DWG: Prelim Plat

REVISIONS | DATE

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

PRELIMINARY PLAT
FOR
Seville Estates
Washington Fields
Washington County, Utah

LICENSED PROFESSIONAL ENGINEER
No. 7601208
JASON S. SMITH
5/6/2021
STATE OF UTAH

SHEET
1
1 OF 2 SHEETS

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	June 02, 2021
ACTION REQUESTED:	Preliminary plat approval for the Seville Estates subdivision, located at approximately Antigua Lane and Sonoma Cortile
APPLICANT:	Pierpont Realty Group
OWNER:	Capital Funding LTD Co
ENGINEER:	Rosenberg Associates, Jason Smith
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Preliminary plat for Seville Estates Subdivision located at approximately Antigua Lane and Sonoma Cortile. The applicant is proposing 39 lots on an area of coverage of 15.46 acres. The zoning designation at this particular location is R-1-15 on the northern half of the subdivision and R-1-10 on the southern half. The surrounding zoning is RA-½ and RA-5 to the north, Open Space to the east, R-1-15 and R-1-12 to the west, and C-1 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 Seville Estates subdivision to the City Council, based on the following findings and subject to the following standard 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.

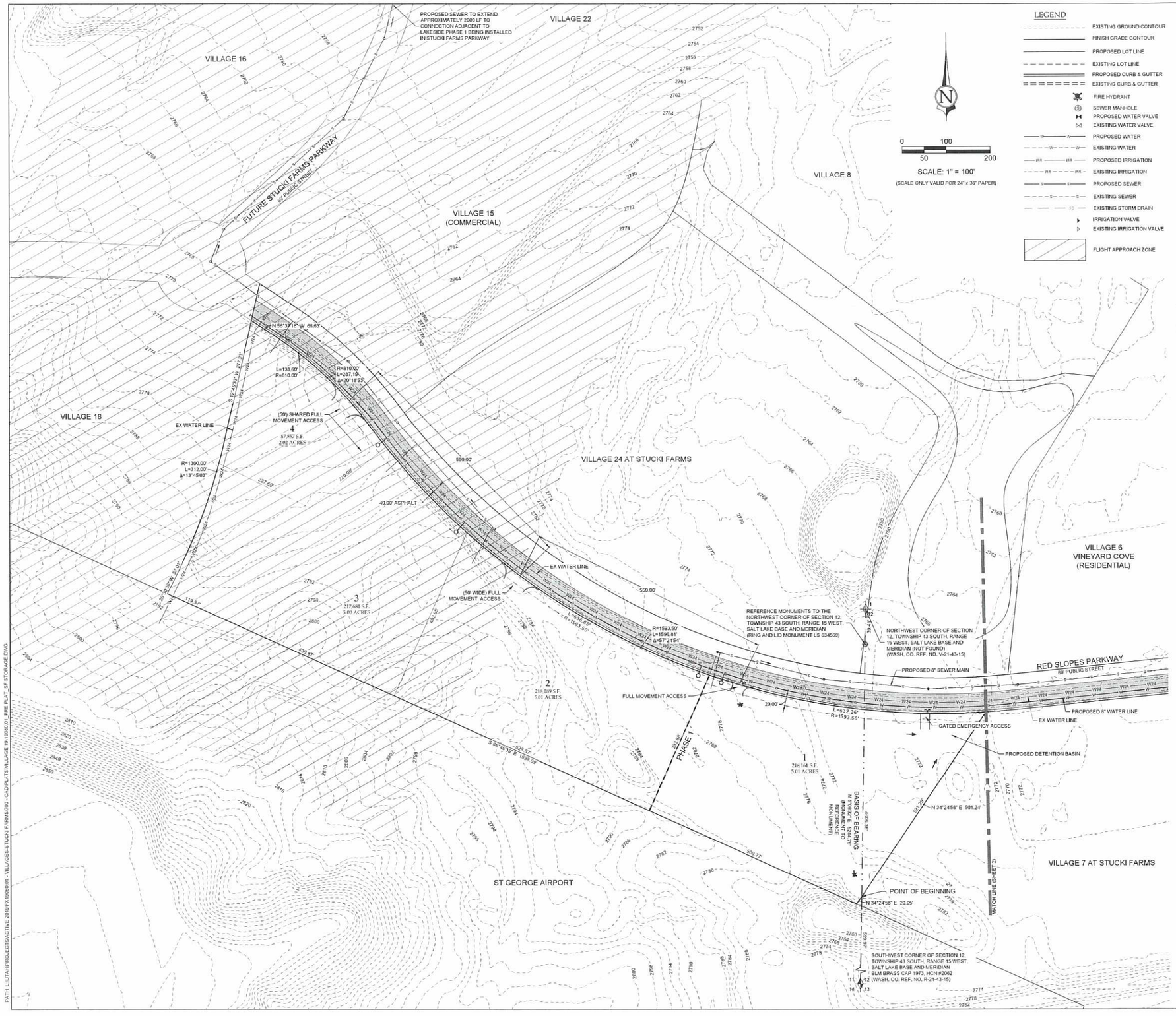
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

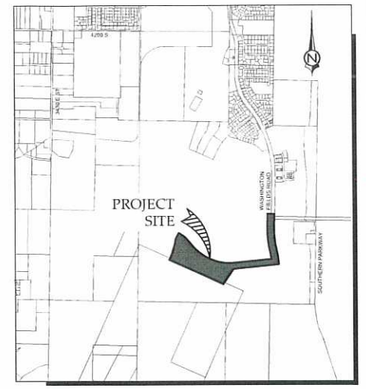
9. Driveway locations are to be approved by the Public Works Department.

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.





VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THERE IS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.

2. IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION, SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR OPEN SPACE NOT MAINTAINED.

3. A PRELIMINARY GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED MARCH 5, 2021. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

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

5. SUBJECT TO A DEVELOPMENT AGREEMENT FOR STUCKI FARMS, EXECUTED BY SOUTH LANDING DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY, IN FAVOR OF WASHINGTON CITY, A MUNICIPAL CORPORATION, RECORDED JULY 25, 2012, AS DOC. NO. 20120024387, OFFICIAL WASHINGTON COUNTY RECORDS.

AIRPORT NOTE

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LEGAL DESCRIPTION

BEGINNING AT A POINT BEING N 1°09'32" E 599.97 FEET ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE S 34°24'58" W 23.05 FEET; TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL, MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20060032278, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 65°49'35" W, 1698.09 FEET ALONG SAID LINE; THENCE N 26°30'36" E 57.01 FEET, TO THE POINT OF A 1300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 312.00 FEET THROUGH A CENTRAL ANGLE OF 13°45'03", THENCE N 12°45'33" E 362.70 FEET, TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF PROPOSED MOUNTAIN VIEW PARKWAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES, (1) S 56°37'18" E 98.73 FEET, TO THE POINT OF A 930.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 315.59 FEET THROUGH A CENTRAL ANGLE OF 23°19'07", TO THE POINT OF A 1513.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, (3) THENCE ALONG THE ARC OF SAID CURVE 157.17 FEET THROUGH A CENTRAL ANGLE OF 59°31'00", (4) THENCE N 84°10'42" E 1126.13 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, (5) THENCE ALONG THE ARC OF SAID CURVE 31.68 FEET THROUGH A CENTRAL ANGLE OF 91°2'02", TO A POINT ON THE WESTERLY RIGHT OF WAY THE PROPOSED EXTENSION OF WASHINGTON FIELDS ROAD, POINT ALSO BEING THE POINT OF A 2447.00 FOOT COMPOUND CURVE TO THE LEFT, THENCE ALONG SAID RIGHT OF THE FOLLOWING THREE (3) COURSE, ALONG THE ARC OF SAID CURVE 262.27 FEET THROUGH A CENTRAL ANGLE OF 6°8'33", TO THE POINT OF A 2553.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 651.66 FEET THROUGH A CENTRAL ANGLE OF 14°37'29", (3) THENCE N 0°51'36" E 288.46 FEET, TO A POINT ON THE RIGHT OF WAY OF WASHINGTON FIELDS ROAD, DOCUMENT NO. 20110094479, RECORDED AND ON FILE IN SAID OFFICE OF THE RECORDER, THENCE S 89°09'20" E 106.00 FEET ALONG SAID LINE, TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE SAID EXTENSION OF WASHINGTON FIELDS ROAD, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES, (1) S 0°51'36" W 288.46 FEET, TO THE POINT OF A 2447.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 624.90 FEET THROUGH A CENTRAL ANGLE OF 14°37'29", TO THE POINT OF A 2553.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 397.44 FEET THROUGH A CENTRAL ANGLE OF 8°55'10", TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID PROPOSED MOUNTAIN VIEW PARKWAY, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) S 84°10'42" W 1252.42 FEET, TO THE POINT OF A 1513.50 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 58.49 FEET THROUGH A CENTRAL ANGLE OF 2°06'11", THENCE S 34°24'58" W 501.24 FEET, TO THE POINT OF BEGINNING.

CONTAINS 1,133,187 SQ FT OR 26.01 ACRES MORE OR LESS

CONTACT

SOUTH LANDING DEVELOPMENT
KARL LARSON
5015 S CATTAIL WAY
(435) 668-3311

PRELIMINARY PLAT
STUCKI FARMS STORAGE

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

PRELIMINARY PLAT

STUCKI FARMS STORAGE
WASHINGTON, UTAH

Revised

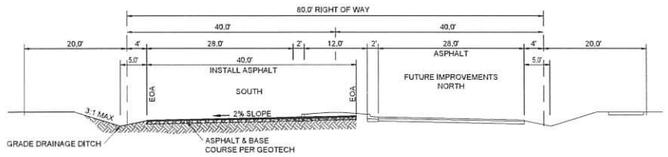
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SCALE: 1" = 100'

SHEET
1 OF 2

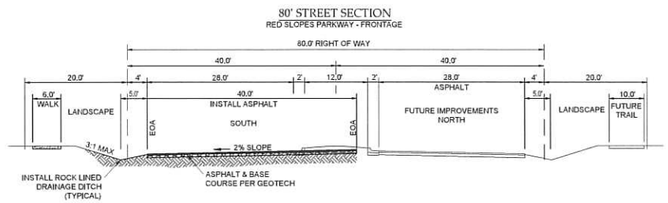
received
5-12-21

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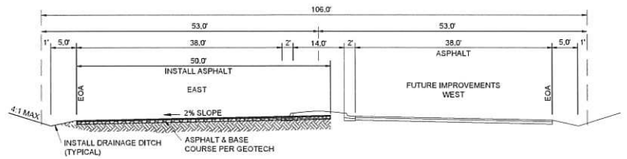
80' STREET SECTION
RED SLOPES PARKWAY - OFFSITE



80' STREET SECTION
RED SLOPES PARKWAY - FRONTAGE



106' STREET SECTION
WASHINGTON FIELDS ROAD - OFFSITE



LEGEND

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

0 100
50 200
SCALE: 1" = 100'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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

PRELIMINARY PLAT

STUCKI FARMS STORAGE
WASHINGTON, UTAH

DATE: 05/06/2021
SCALE: 1" = 100'

SHEET
2 OF 2

PATH: L:\UTAH\PROJECTS\ACTIVE 2019\P1\1909.01 - VILLAGES-S-TUCKI FARMS\700 - CAD\PLATS\VILLAGE 1\1909.01_PRE PLAT_SF STORAGE.DWG

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	June 02, 2021
ACTION REQUESTED:	Preliminary plat approval for the Stucki Farms Storage subdivision, located at approximately 5500 South 1000 East
APPLICANT:	Karl Larson
OWNER:	Groves LLC
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

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Background

The applicant is requesting approval of a Preliminary Plat for Stucki Farms Storage Subdivision located at approximately 5500 South 1000 East. The applicant is proposing 4 lots with an area coverage of 26.01 acres. The zoning designation at this particular location is Planned Community Development.. The surrounding zoning is Planned Community Development to the north, east and west and St George property to the south.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Stucki Farms Storage subdivision to the City Council, based on the following findings and subject to the following standard conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

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

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

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

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

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

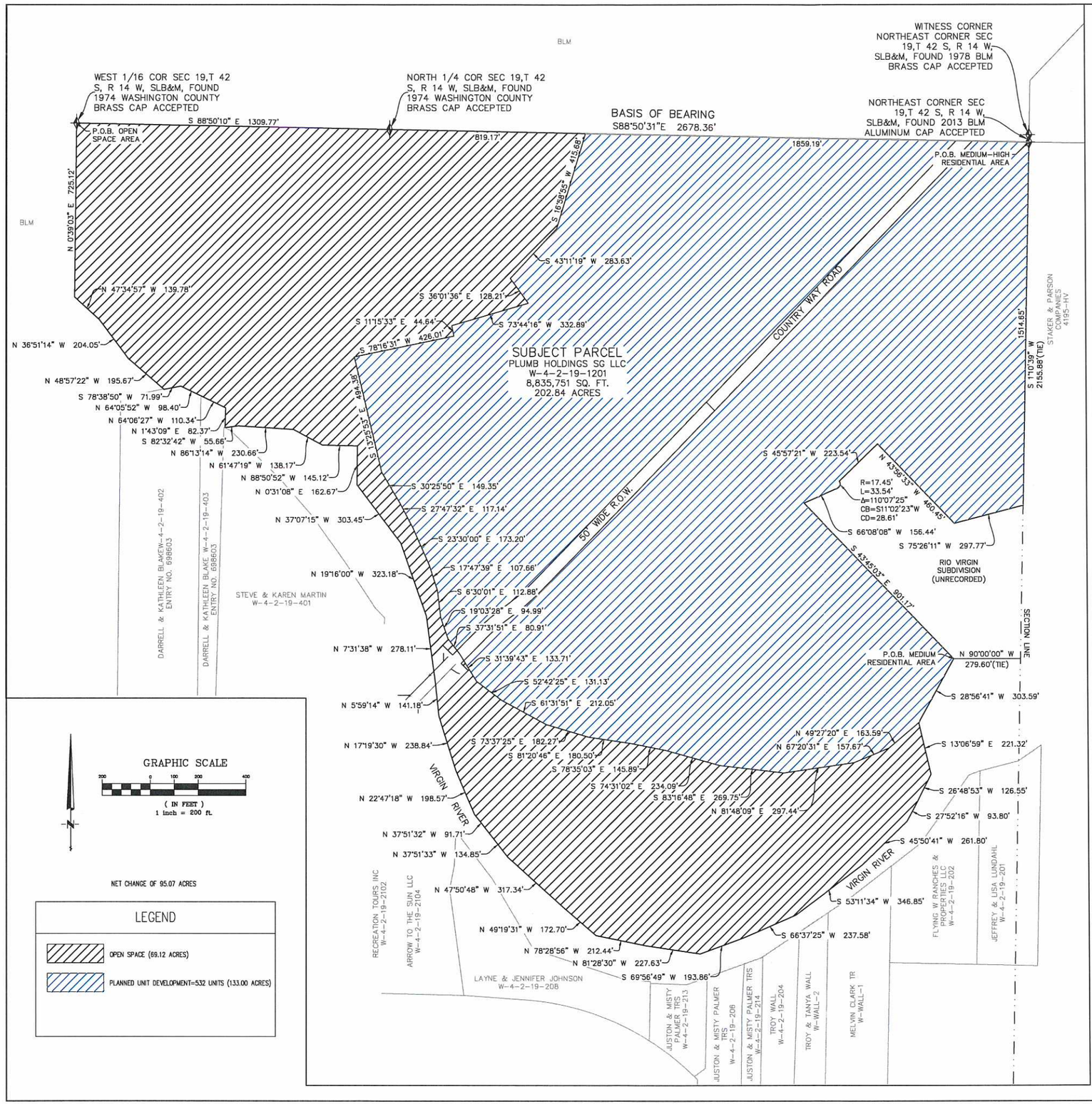
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.



BOUNDARY DESCRIPTIONS

PLAN UNIT DEVELOPMENT AREA = 532 UNITS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND RUNNING THENCE SOUTH 01°10'39" WEST ALONG THE SECTION LINE 1514.65 FEET; THENCE SOUTH 75°26'11" WEST 297.77 FEET; THENCE NORTH 43°56'33" WEST 460.45 FEET; THENCE SOUTH 45°57'21" WEST 223.54 FEET; THENCE SOUTHERLY ALONG A 17.45 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 11°02'23" WEST A DISTANCE OF 28.61 FEET), CENTER POINT LIES SOUTH 45°58'41" WEST THROUGH A CENTRAL ANGLE OF 110°07'25", A DISTANCE OF 33.54 FEET; THENCE SOUTH 66°08'08" WEST 156.44 FEET; THENCE SOUTH 43°45'03" EAST 901.17 FEET; THENCE SOUTH 28°56'41" WEST 303.59 FEET; THENCE SOUTH 49°27'20" WEST 163.59 FEET; THENCE SOUTH 67°20'31" WEST 157.67 FEET; THENCE SOUTH 81°48'09" WEST 297.44 FEET; THENCE NORTH 83°16'48" WEST 269.75 FEET; THENCE NORTH 74°31'02" WEST 234.09 FEET; THENCE NORTH 78°35'03" WEST 145.89 FEET; THENCE NORTH 81°20'46" WEST 180.50 FEET; THENCE NORTH 73°37'25" WEST 182.27 FEET; THENCE NORTH 61°31'51" WEST 212.05 FEET; THENCE NORTH 52°42'25" WEST 131.13 FEET; THENCE NORTH 31°39'43" WEST 133.71 FEET; THENCE NORTH 37°31'51" WEST 80.91 FEET; THENCE NORTH 19°03'28" WEST 94.99 FEET; THENCE NORTH 06°30'01" WEST 112.88 FEET; THENCE NORTH 17°47'39" WEST 107.66 FEET; THENCE NORTH 23°30'00" WEST 173.20 FEET; THENCE NORTH 27°47'32" WEST 117.14 FEET; THENCE NORTH 30°25'50" WEST 149.35 FEET; THENCE NORTH 13°25'53" WEST 494.38 FEET; THENCE NORTH 78°16'31" EAST 426.01 FEET; THENCE NORTH 11°15'33" WEST 44.64 FEET; THENCE NORTH 73°44'16" EAST 332.89 FEET; THENCE NORTH 36°01'36" WEST 128.21 FEET; THENCE NORTH 43°11'19" EAST 283.63 FEET; THENCE NORTH 16°58'55" EAST 415.68 FEET TO THE NORTH LINE OF SAID SECTION; THENCE SOUTH 88°50'31" EAST ALONG THE SECTION LINE 1859.19 FEET TO THE POINT OF BEGINNING.

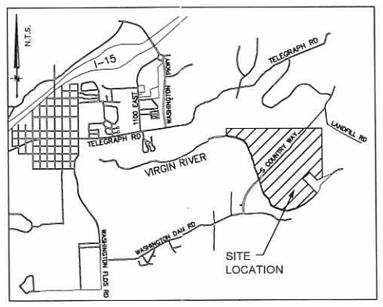
CONTAINING 5,439,627 SQUARE FEET OR 124.88 ACRES (LESS COUNTY ROAD 150,647 SQUARE FEET OR 3.46 ACRES) NET ACREAGE 5,288,980 SQUARE FEET OR 121.42 ACRES

OPEN SPACE AREA:

BEGINNING AT THE WEST SIXTEENTH (W 1/16) CORNER ON THE NORTH LINE OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°50'10" EAST ALONG SAID NORTH LINE 1309.77 FEET TO THE NORTH QUARTER OF SAID SECTION; THENCE CONTINUING ALONG SAID LINE SOUTH 88°50'31" EAST 819.17 FEET; THENCE SOUTH 16°58'55" WEST 415.68 FEET; THENCE SOUTH 43°11'19" WEST 283.63 FEET; THENCE SOUTH 36°01'36" EAST 128.21 FEET; THENCE SOUTH 73°44'16" WEST 332.89 FEET; THENCE SOUTH 11°15'33" EAST 44.64 FEET; THENCE SOUTH 78°16'31" WEST 426.01 FEET; THENCE SOUTH 13°25'53" EAST 494.38 FEET; THENCE SOUTH 30°25'50" EAST 149.35 FEET; THENCE SOUTH 27°47'32" EAST 117.14 FEET; THENCE SOUTH 23°30'00" EAST 173.20 FEET; THENCE SOUTH 17°47'39" EAST 107.66 FEET; THENCE SOUTH 06°30'01" EAST 112.88 FEET; THENCE SOUTH 19°03'28" EAST 94.99 FEET; THENCE SOUTH 37°31'51" EAST 80.91 FEET; THENCE SOUTH 52°42'25" EAST 131.13 FEET; THENCE SOUTH 31°39'43" EAST 133.71 FEET; THENCE SOUTH 61°31'51" EAST 212.05 FEET; THENCE SOUTH 73°37'25" EAST 182.27 FEET; THENCE SOUTH 81°20'46" EAST 180.50 FEET; THENCE SOUTH 78°35'03" EAST 145.89 FEET; THENCE SOUTH 74°31'02" EAST 234.09 FEET; THENCE SOUTH 83°16'48" EAST 269.75 FEET; THENCE NORTH 81°48'09" EAST 297.44 FEET; THENCE NORTH 67°20'31" EAST 157.67 FEET; THENCE NORTH 49°27'20" EAST 163.59 FEET TO THE NORTH BANK OF THE VIRGIN RIVER, THENCE ALONG SAID BANK THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES: 1- SOUTH 13°06'59" EAST 221.32 FEET, 2- SOUTH 26°48'53" WEST 126.55 FEET, 3- SOUTH 27°52'16" WEST 93.80 FEET, 4- SOUTH 45°50'41" WEST 261.80 FEET, 5- SOUTH 53°11'34" WEST 346.85 FEET; 6-SOUTH 66°37'25" WEST 237.58 FEET; 7- SOUTH 69°56'49" WEST 193.86 FEET; 8- NORTH 81°28'30" WEST 227.63 FEET; 9-NORTH 78°28'56" WEST 212.44 FEET; 10- NORTH 49°19'31" WEST 172.70 FEET; 11- NORTH 47°50'48" WEST 317.34 FEET; 12- NORTH 37°51'33" WEST 134.85 FEET; 13-NORTH 37°51'32" WEST 91.71 FEET; 14- NORTH 22°47'18" WEST 198.57 FEET; 15- NORTH 17°19'30" WEST 238.84 FEET; 16- NORTH 05°59'14" WEST 141.18 FEET; 17-NORTH 07°31'38" WEST 278.11 FEET; 18- NORTH 19°16'00" WEST 323.18 FEET AND 19- NORTH 37°07'15" WEST 303.45 FEET, THEN LEAVING SAID BANK AND RUNNING THENCE NORTH 00°31'08" EAST 162.67 FEET; THENCE NORTH 88°50'52" WEST 145.12 FEET; THENCE NORTH 61°47'19" WEST 138.17 FEET; THENCE NORTH 86°13'14" WEST 230.66 FEET; THENCE SOUTH 82°32'42" WEST 55.66 FEET; THENCE NORTH 01°43'09" EAST 82.37 FEET; THENCE NORTH 64°06'27" WEST 110.34 FEET; THENCE NORTH 64°05'52" WEST 98.40 FEET; THENCE SOUTH 78°38'50" WEST 71.99 FEET; THENCE NORTH 48°57'22" WEST 195.67 FEET; THENCE NORTH 36°51'14" WEST 204.05 FEET TO THE WEST LINE OF SAID SECTION 19; THENCE NORTH 00°39'03" EAST ALONG THE SECTION LINE 725.12 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,396,124 SQUARE FEET OR 77.96 ACRES. (LESS COUNTRY WAY ROAD 19,689 SQUARE FEET) NET ACREAGE 3,376,435 OR 77.51 ACRES.

VICINITY MAP



received 5-3-2021

No	Date	By	Revision
1	5/21-19	BRS	UPDATED PUD AND OPEN SPACE BOUNDARIES

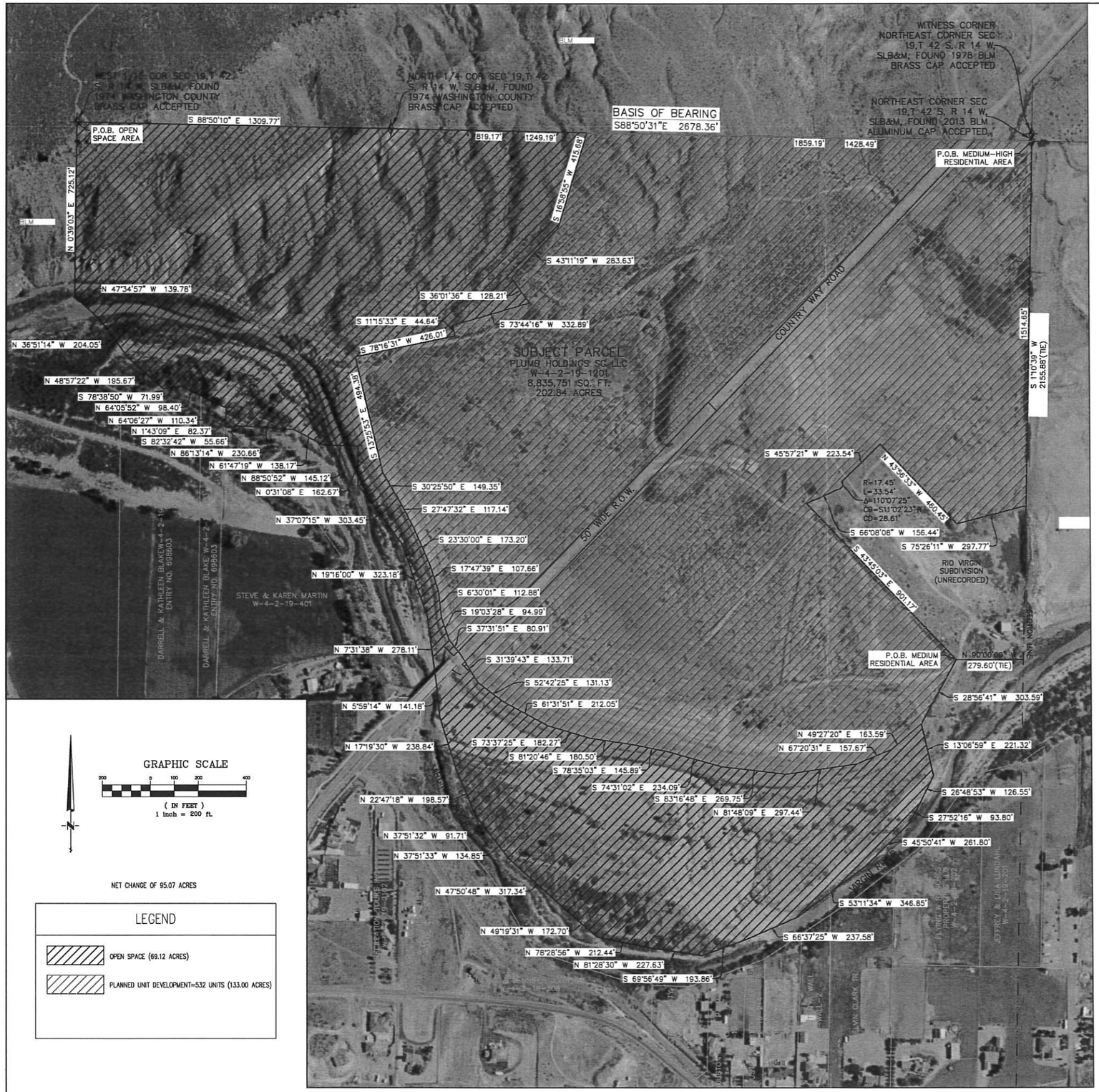
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Engineers - Planners - Surveyors
295 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : CTL/BRS Date : 03/31/2018
Email : CMayer@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 200'
Job No : 191001

ZONE CHANGE

SECTION 19, T.42 S., R.14 W., SLB&M
WASHINGTON COUNTY, UTAH
PREPARED FOR: WALT PLUMB

SHEET 1
1 SHEETS
FILE: 191001 ZC



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

NET CHANGE OF 95.07 ACRES

LEGEND

- OPEN SPACE (69.12 ACRES)
- PLANNED UNIT DEVELOPMENT=532 UNITS (133.00 ACRES)

BOUNDARY DESCRIPTIONS

PLAN UNIT DEVELOPMENT AREA = 532 UNITS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND RUNNING THENCE SOUTH 01°10'39" WEST ALONG THE SECTION LINE 1514.65 FEET; THENCE SOUTH 75°26'11" WEST 297.77 FEET; THENCE NORTH 43°56'33" WEST 460.45 FEET; THENCE SOUTH 45°57'21" WEST 223.54 FEET; THENCE SOUTHERLY ALONG A 17.45 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 11°02'23" WEST A DISTANCE OF 28.61 FEET), CENTER POINT LIES SOUTH 45°58'41" WEST THROUGH A CENTRAL ANGLE OF 110°07'25", A DISTANCE OF 33.54 FEET; THENCE SOUTH 66°08'08" WEST 156.44 FEET; THENCE SOUTH 43°45'03" EAST 901.17 FEET; THENCE SOUTH 28°56'41" WEST 303.59 FEET; THENCE SOUTH 49°27'20" WEST 163.59 FEET; THENCE SOUTH 67°20'31" WEST 157.67 FEET; THENCE SOUTH 81°48'09" WEST 297.44 FEET; THENCE NORTH 83°16'48" WEST 269.75 FEET; THENCE NORTH 74°31'02" WEST 234.09 FEET; THENCE NORTH 78°35'03" WEST 145.89 FEET; THENCE NORTH 81°20'46" WEST 180.50 FEET; THENCE NORTH 73°37'25" WEST 182.27 FEET; THENCE NORTH 61°31'51" WEST 212.05 FEET; THENCE NORTH 52°42'25" WEST 131.13 FEET; THENCE NORTH 31°39'43" WEST 133.71 FEET; THENCE NORTH 37°31'51" WEST 80.91 FEET; THENCE NORTH 19°03'28" WEST 94.99 FEET; THENCE NORTH 06°30'01" WEST 112.88 FEET; THENCE NORTH 17°47'39" WEST 107.66 FEET; THENCE NORTH 23°30'00" WEST 173.20 FEET; THENCE NORTH 27°47'32" WEST 117.14 FEET; THENCE NORTH 30°25'50" WEST 149.35 FEET; THENCE NORTH 78°16'31" EAST 426.01 FEET; THENCE NORTH 11°15'33" WEST 44.64 FEET; THENCE NORTH 73°44'16" EAST 332.89 FEET; THENCE NORTH 36°01'36" WEST 128.21 FEET; THENCE NORTH 43°11'19" EAST 283.63 FEET; THENCE NORTH 16°58'55" EAST 415.68 FEET TO THE NORTH LINE OF SAID SECTION; THENCE SOUTH 88°50'31" EAST ALONG THE SECTION LINE 1859.19 FEET TO THE POINT OF BEGINNING.

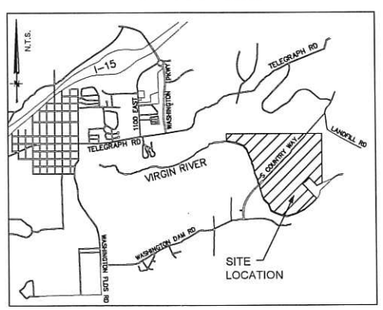
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VICINITY MAP



No	Date	By	Revision
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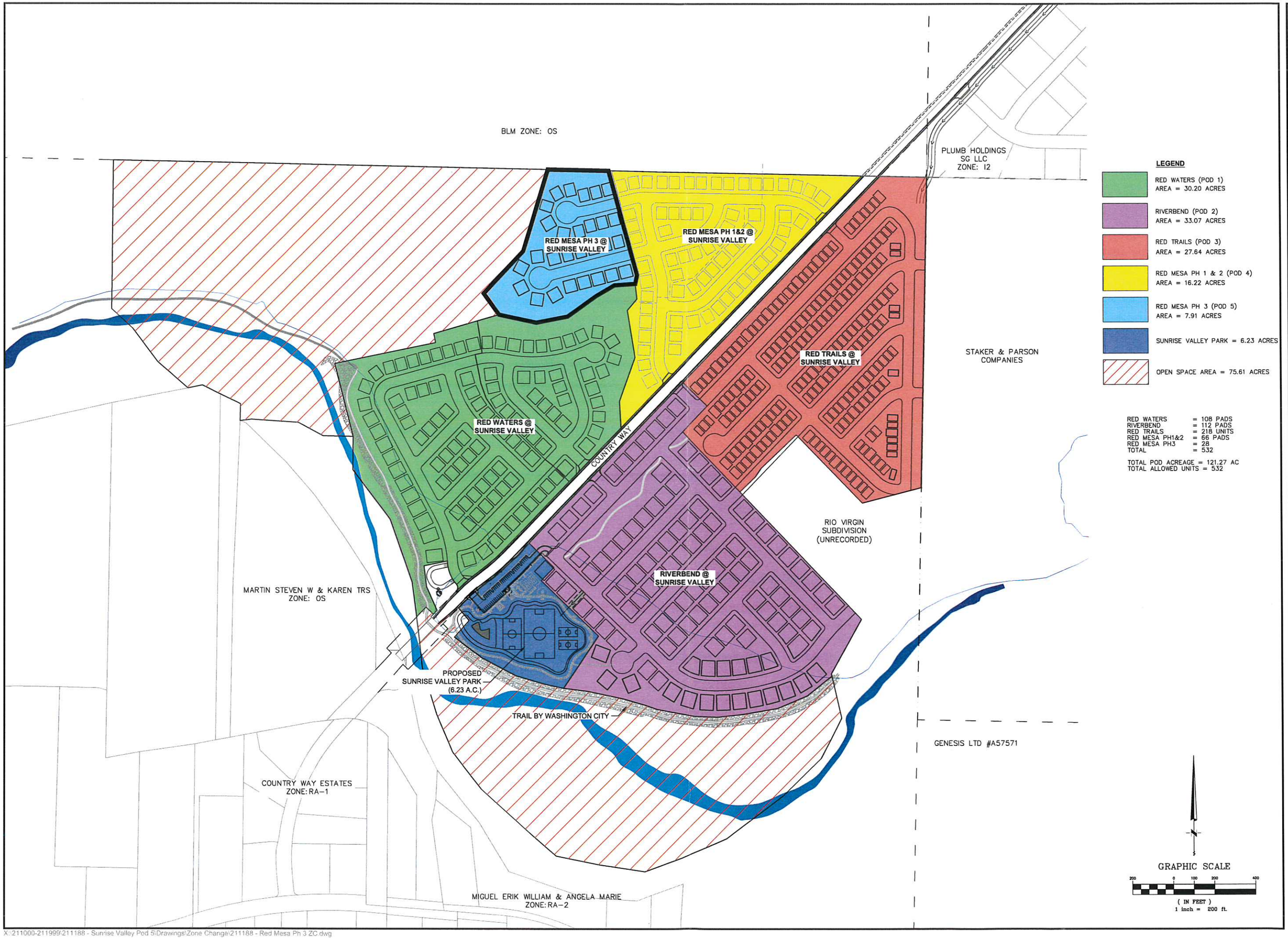
BUSH & GUDGELL, INC.
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295 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2237 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : CTL/BRS Date : 02/21/2018
Email : cmayer@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 200'
Job No : 191001

ZONE CHANGE

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

SHEET 1
1 SHEETS
FILE: 191001 ZC



No	Date	By	Revision

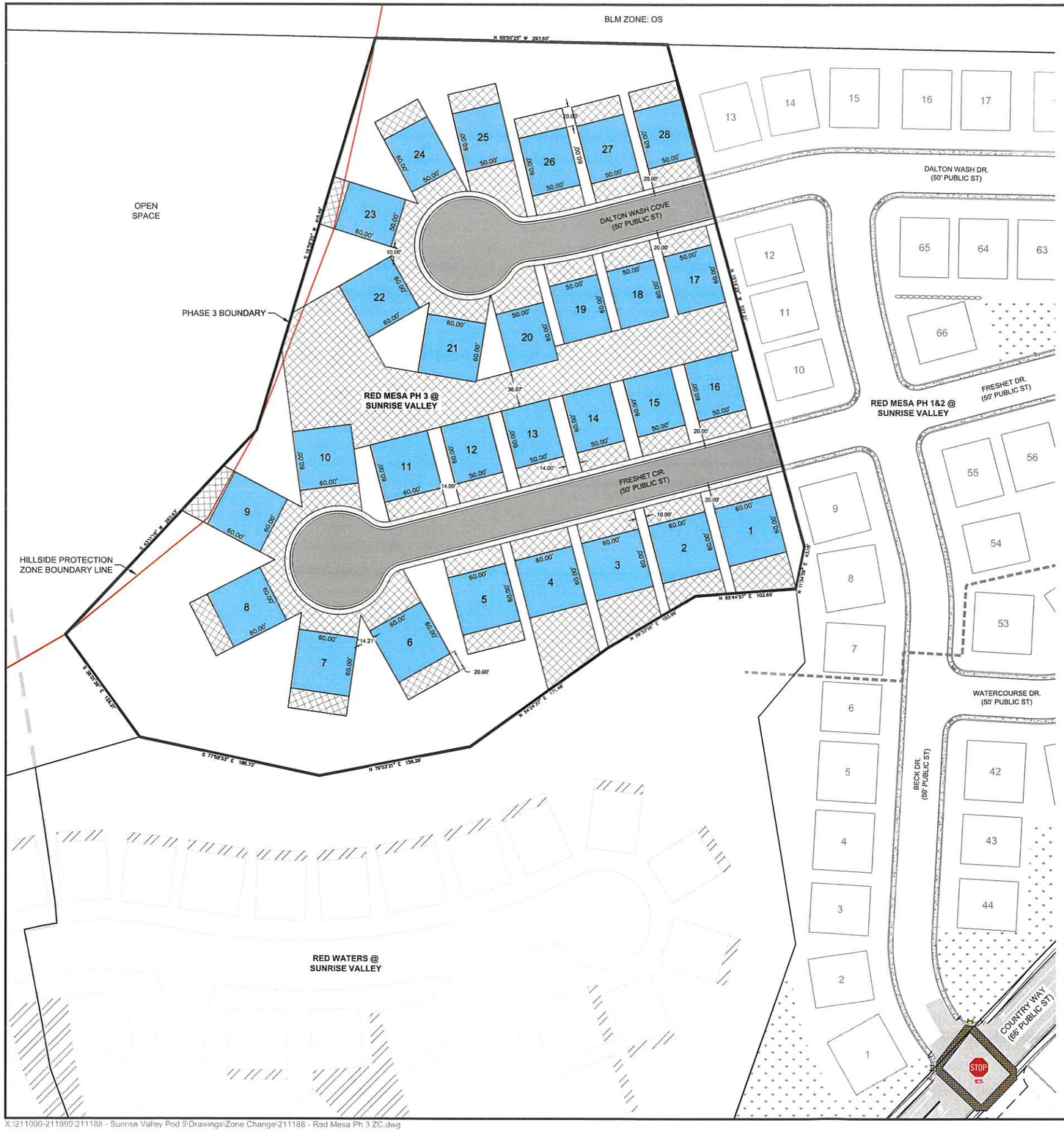
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Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: MAY 2021 | DRAWN: CBW | APPROVED: MDM | SCALE: 1" = 200' | JOB NO. 201060

OVERALL CONCEPT
RED MESA PHASE 3
@ WASHINGTON, UTAH

SHEET 1 OF 5 SHEETS
FILE: 201060 ZC Site Plan

X:\211000-211999\211188 - Sunrise Valley Pod 5\Drawings\Zone Change\211188 - Red Mesa Ph 3 ZC.dwg

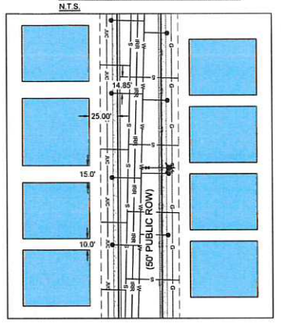


LEGEND

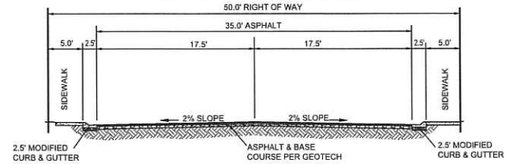
- PATIO HOMES 28 LOTS SHOWN
- PUBLIC ROW
- LIMITED COMMON
- EASEMENT

RED MESA UTILITY DETAIL

N.T.S.

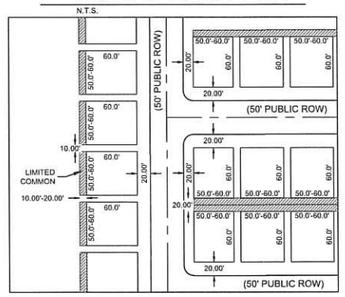


TYPICAL 50' STREET SECTION



PHASE 3 TYPICAL PAD DETAIL

N.T.S.



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

RED MESA PH 3 CALCULATIONS		
PATIO HOMES	2.11 AC	26.68%
ROAD ROW	1.13 AC	14.29%
COMMON / OPEN SPACE	2.72 AC	34.39%
LIMITED COMMON	1.95 AC	24.65%
TOTAL	7.91 AC	100%
DENSITY = 28 / 7.91 = 3.54 D.U / ACRE		
SETBACKS		
FRONT = 20'		
REAR = 20'		
SIDE = 10'		

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

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

MELISSA SCOTT
(435) 680-4383

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

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

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

No	Date	By	Revision

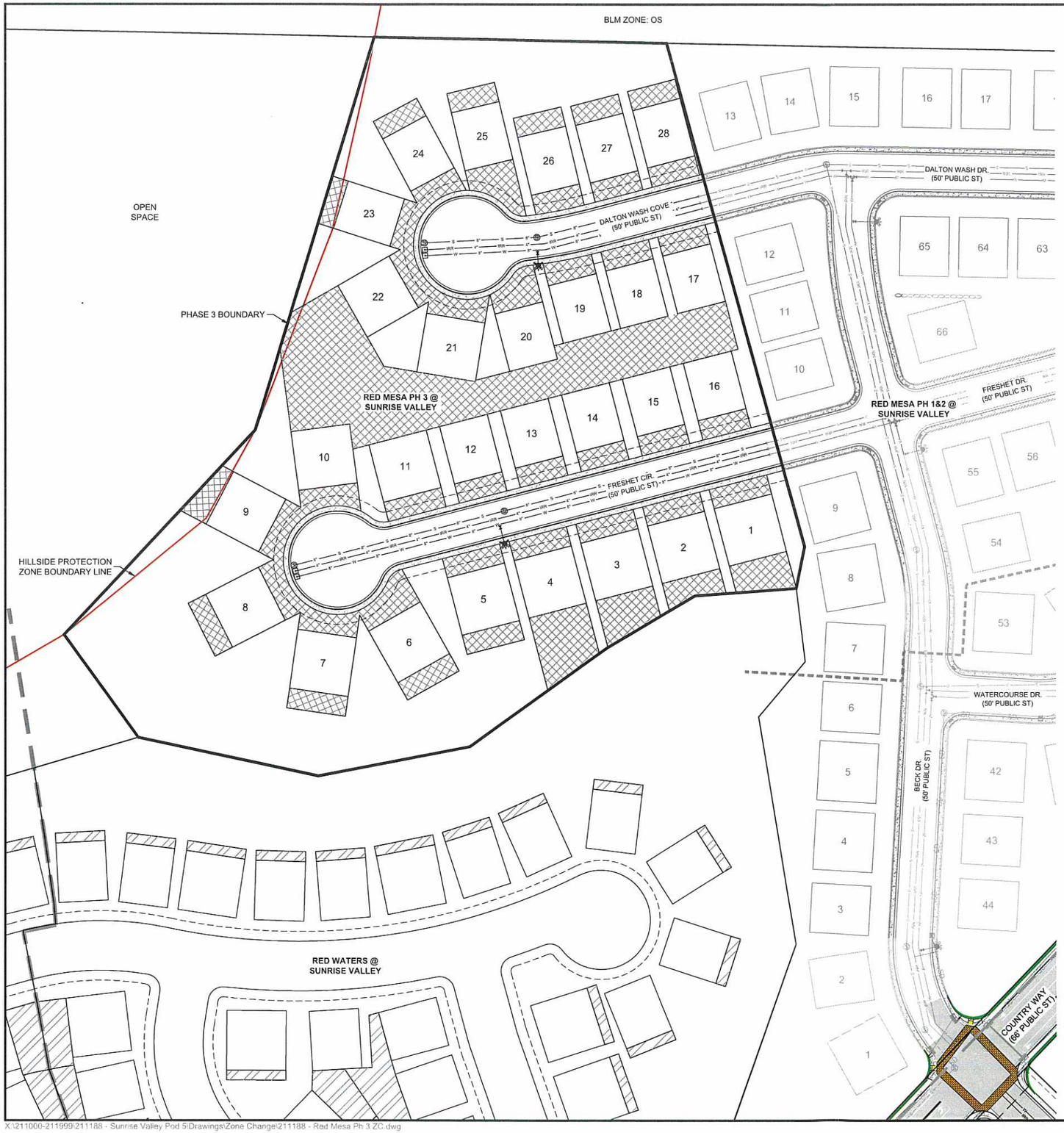
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Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: MAY 2021
DRAWN: CBW/CTL
APPROVED: MFM
SCALE: 1" = 50'
JOB NO. 201060

SITE PLAN
RED MESA PHASE 3
WASHINGTON, UTAH

SHEET 2 OF 5 SHEETS
FILE: 201060 ZC Site Plan

X:\211000-211999\211188 - Sunrise Valley Pod 5\Drawings\Zone Change\211188 - Red Mesa Ph 3 ZC.dwg



LEGEND

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

OWNER / DEVELOPER

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

MELISSA SCOTT
(435) 680-4383

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
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ST GEORGE, UT 84770

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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

No	Date	By	Revision

BUSH & GUDGELL, INC.
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St. George, Utah 84770
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www.bushandgudgell.com

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

UTILITY PLAN
RED MESA PHASE 3
WASHINGTON, UTAH

SHEET 3 OF 5 SHEETS

FILE: 201060 ZC Site Plan

X:\211000-211999\211188 - Sunrise Valley Pod 5\Drawings\Zone Change\211188 - Red Mesa Ph 3 ZC.dwg



LEGEND

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

OWNER / DEVELOPER

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

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ENGINEERING CONTACT

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205 EAST TABERNACLE #4
ST GEORGE, UT 84770

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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

No	Date	By	Revision

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St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

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

GRADING PLAN
RED MESA PHASE 3
WASHINGTON, UTAH

SHEET 4 OF 5 SHEETS
FILE: 201060 ZC Site Plan

X:\211000-211999\211188 - Sunrise Valley Pod 5\Drawings\Zone Change\211188 - Red Mesa Ph 3 ZC.dwg



PROPOSED PLANT LIST

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

1 1/4" Rebel Red Rock Mulch

Decorative rock mulch

Parcel Area

OWNER / DEVELOPER

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

MELISSA SCOTT
(435)680-4383

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ST GEORGE, UT 84770

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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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No	Date	By	Revision

DATE: MAY 2021
DRAWN: CRW/CTL
APPROVED: WFM
SCALE: 1"=40'
JOB NO.: 211188

LANDSCAPE PLAN
RED MESA PHASE 3
@WASHINGTON, UTAH

SHEET 6 OF 6 SHEETS

FILE: 211188-LANDSCAPE PLANS

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	June 2, 2021
ACTION REQUESTED:	Z-21-13 - A request to approve the design and use of the Red Mesa at Sunrise Valley (Phase 3), a currently PUD-R zoned property of approximately 7.77 acres located at approximately 400 South and 2700 East.
APPLICANT:	Middon LLC
OWNER:	Same as above
ENGINEER:	Bush and Gudgell, Inc.
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend possible approval to the City Council with conditions

---

Background

The applicant is requesting approval of the design/use for their currently PUD-R zoned property which is approximately 7.77 acres in size. The property is located at approximately 400 South and 2700 East. The name of this particular portion of the master developed area will be known as Red Mesa at Sunrise Valley - Phase 3. The property was granted the PUD-R zoning at an earlier date, with the applicant knowing they would have to come back to the city for the specific design and use approval. The applicant is now wishing to have this proposal reviewed.

The PUD-R requires an approved site design before the property can be used as a residential development. This application is proposing 28 detached building units (this would have a 3.6 dwelling units per acre ratio). The surrounding zoning to this project is PUD-R to the south and east, and Open Space zoning to the north and west.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-13, for the specific site design/use to the already zoned Planned Unit Development - Residential (PUD-R) onto the City Council, based on the following findings.

Findings

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

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

Conditions

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

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

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

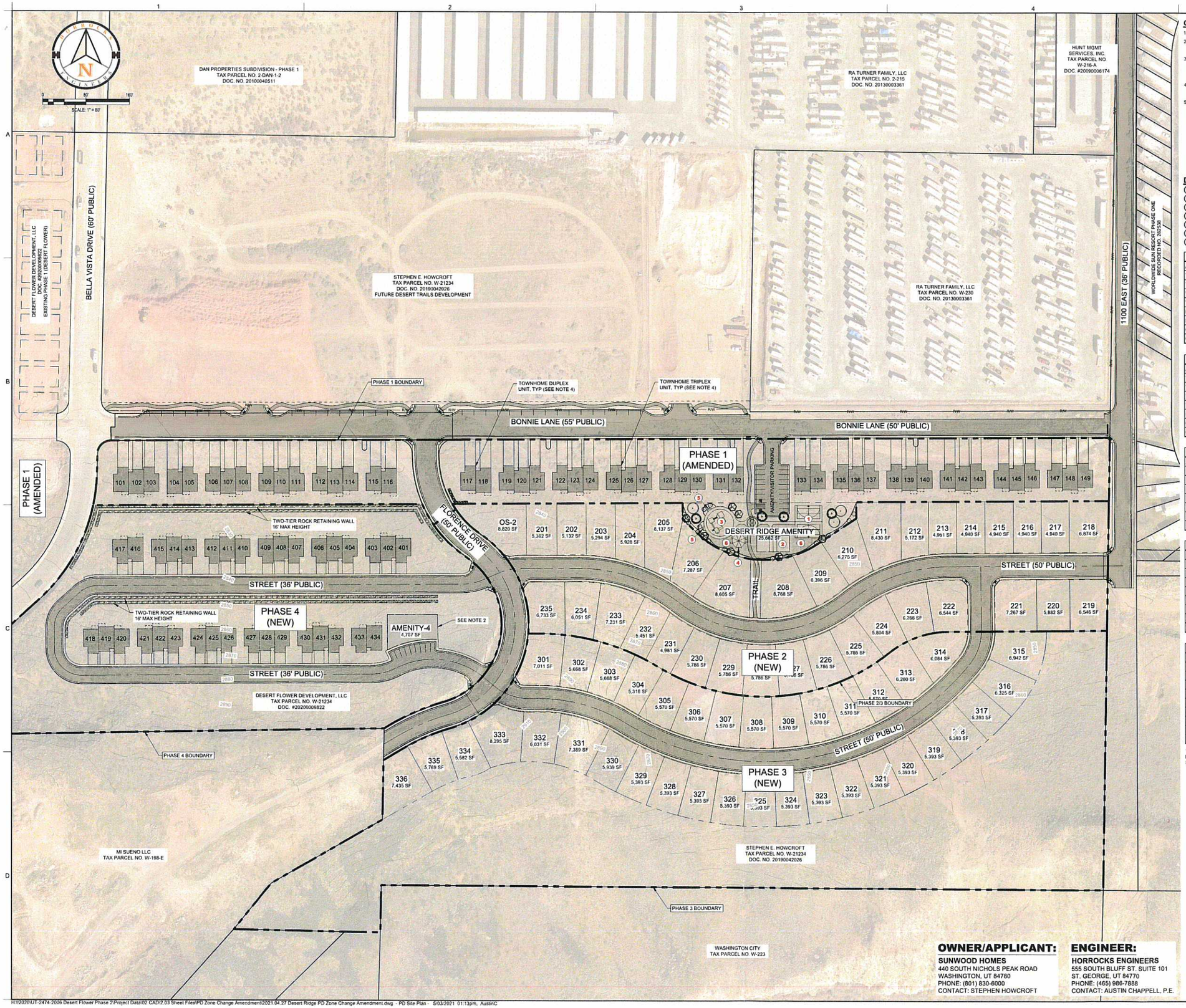
4. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.

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

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

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

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



GENERAL NOTES

1. FOR PARCEL NO. W-21234 BOUNDARY DESCRIPTION SEE SHEET ZC 1.2.
2. FUTURE AMENITY AREA SHOWN IN PHASE 4 TO INCLUDE A SMALL PLAYGROUND WITH TURF AREAS AND SHADED SITTING AREAS.
3. CONCEPT LAYOUT SHOWN FOR FUTURE PHASE 4 IS BASED ON SLOPE STABILITY RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER.
4. SEE SHEET ZC 1.2 FOR PROPOSED TRIPLEX AND DUPLEX TOWNHOME UNIT ARCHITECTURAL ELEVATIONS.
5. EACH TOWNHOME UNIT INCLUDES A TWO-CAR GARAGE. SEE TABLE BELOW FOR PARKING CALCULATIONS.

TOWNHOME UNIT PARKING SUMMARY		
PARKING DESCRIPTION	REQUIRED	PROVIDED
RESIDENT SPACES (2:1)	166	166
VISITOR SPACES (1.5)	17	28

DESERT RIDGE MODIFIED AMENITY AREA

1. REPLACE PREVIOUSLY APPROVED SWIMMING POOL WITH MULTI-USE SPORTS COURT
2. KEEP PREVIOUSLY APPROVED BEACH VOLLEYBALL COURT
3. REPLACE PREVIOUSLY APPROVED PICKLEBALL COURT WITH PLAYGROUND EQUIPMENT
4. ADD GAZEBO WITH BBQ & PICNIC AREA
5. ADD PARK BENCHES AROUND PERIMETER OF PLAYGROUND
6. ADD TURF SOD PLAY AREA
7. LANDSCAPE PLANTING CONCEPT PLAN SHOWN FOR INFORMATION ONLY

PHASE 1 (amended phase)		
AREA DESCRIPTION	PREVIOUS	PROPOSED
TOTAL PARCEL AREA (acre)	29.21	16.68
TOTAL NO. OF TOWNHOME UNITS	63	49
TOTAL NO. OF LOTS	48	48
TOTAL NO. OF UNITS	111	97
DENSITY (units/acre)	2.16	5.82
BUILDING COVERAGE (sq ft)	74340	57960
OPEN SPACE (sq ft)	513137	277886
OPEN SPACE - AMENITY (sq ft)	79279	37859

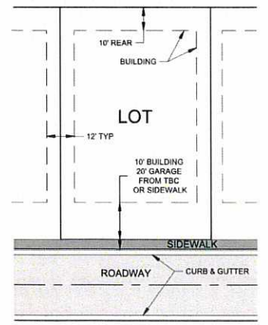
PHASE 2 (new phase)		
AREA DESCRIPTION	PREVIOUS	PROPOSED
TOTAL PARCEL AREA (acre)	0.00	6.78
TOTAL NO. OF TOWNHOME UNITS	0	0
TOTAL NO. OF LOTS	0	35
TOTAL NO. OF UNITS	0	35
DENSITY (D.U./acre)	0.00	5.16
OPEN SPACE (sq ft)	0	10970
OPEN SPACE - AMENITY (sq ft)	0	0

PHASE 3 (new phase)		
AREA DESCRIPTION	PREVIOUS	PROPOSED
TOTAL PARCEL AREA (acre)	0.00	13.10
TOTAL NO. OF TOWNHOME UNITS	0	0
TOTAL NO. OF LOTS	0	36
TOTAL NO. OF UNITS	0	36
DENSITY (lots/acre)	0.00	2.75
OPEN SPACE (sq ft)	0	359121
OPEN SPACE - AMENITY (sq ft)	0	0

PHASE 4 (new phase)		
AREA DESCRIPTION	PREVIOUS	PROPOSED
TOTAL PARCEL AREA (acre)	0.00	8.03
TOTAL NO. OF TOWNHOME UNITS	0	34
TOTAL NO. OF LOTS	0	0
TOTAL NO. OF UNITS	0	34
DENSITY (units/acre)	0.00	4.23
BUILDING COVERAGE	0	40176
OPEN SPACE (sq ft)	0	291120
OPEN SPACE - AMENITY (sq ft)	0	4787

OVERALL SUMMARY				
AREA DESCRIPTION	PREVIOUS	PROPOSED	PROPOSED (%)	REQ'D
TOTAL AREA (acre)	29.21	44.59	-	-
TOTAL NO. OF TOWNHOME UNITS	63	83	-	-
TOTAL NO. OF LOTS	48	119	-	-
TOTAL NO. OF UNITS	111	202	-	-
DENSITY (units/acre)	3.80	4.53	-	-
BUILDING COVERAGE (sq ft)	74340	98136	5.05%	< 50%
OPEN SPACE (sq ft)	513137	939097	48.35%	-
OPEN SPACE - AMENITY (sq ft)	79279	42646	2.20%	> 26,000 sq ft
OPEN SPACE - TOTAL (sq ft)	592416	981743	50.55%	> 50%

** AREAS SHOWN FOR PREVIOUSLY APPROVED PHASES ARE APPROXIMATED FROM THE PREVIOUSLY APPROVED ZONE CHANGE EXHIBITS PREPARED BY CIVIL SCIENCE BACK IN 2018.



TYPICAL SINGLE FAMILY LOT SETBACKS

OWNER/APPLICANT:
SUNWOOD HOMES
440 SOUTH NICHOLS PEAK ROAD
WASHINGTON, UT 84780
PHONE: (801) 830-6000
CONTACT: STEPHEN HOWCROFT

ENGINEER:
HORROCKS ENGINEERS
555 SOUTH BLUFF ST. SUITE 101
ST. GEORGE, UT 84770
PHONE: (465) 986-7888
CONTACT: AUSTIN CHAPPELL, P.E.

HORROCKS ENGINEERS
555 South Bluff St., Suite 101
St. George, UT 84770
(435) 986-7888
www.horrocks.com

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

DRAWING INFO
DATE 05/03/2021
DESIGNED AC
DRAWN AC
CHECKED BW
PROJECT UT-2474-2006

PRELIMINARY
NOT FOR CONSTRUCTION

SUNWOOD AT BELLA VISTA (DESERT RIDGE)
WASHINGTON, UT
PD ZONE CHANGE AMENDMENT
CONCEPT SITE PLAN

ZC.1.1
PAGE 01

received
5-3-2021



(1) (NORTH) FRONT ELEVATION
SCALE: 1/4" = 1'-0"



(2) (NORTH) RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

DESERT RIDGE PARCEL W-21234 LEGAL DESCRIPTION

S: 13 T: 42S R: 15W S: 14 T: 42S R: 15W S: 23 T: 42S R: 15W S: 24 T: 42S R: 15W A PARCEL OF PROPERTY LOCATED IN SECTIONS 13, 14 AND 23, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN CONSISTING OF ALL REMAINING PROPERTIES AS ORIGINALLY DESCRIBED BY THE SPECIAL WARRANTY DEED AS RECORDED AS ENTRY NUMBER 823102, RECORDS OF WASHINGTON COUNTY, LESS AND EXCEPTING ALL PROPERTIES PREVIOUS CONVEYED TO OTHER PARTIES, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS LOCATED S 01°05'22" W ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN 2684.18 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 14 AND CONTINUING S 01°05'22" W, ALONG SAID EAST SECTION LINE 1353.41 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14, SAID POINT BEING THE TRUE POINT OF BEGINNING; AND RUNNING THENCE S 01°05'22" W ALONG SAID SECTION LINE 13.64 FEET TO A POINT ON THE 1/16TH LINE; THENCE S 89°15'13" E 665.12 FEET ALONG SAID 1/16TH LINE TO A POINT ON A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20133003361; HENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES S 0°59'55" W 483.70 FEET; THENCE N 89°42'59" E 666.08 FEET TO A POINT ON THE WESTERLY LINE OF A 66.00 FOOT WIDE STRIP OF PROPERTY; THENCE S 0°59'55" W 885.20 FEET, ALONG SAID WESTERLY LINE TO A POINT ON THE SOUTH LINE OF SECTION 13; THENCE N 89°41'18" W 1333.29 FEET ALONG SAID SECTION LINE TO THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S 1°07'24" W 87.13 FEET ALONG THE WEST LINE OF SECTION 24; THENCE N 68°53'59" W 270.02 FEET; THENCE N 35°11'16" E 109.47 FEET; THENCE N 00°07'23" E 236.18 FEET TO A POINT ON THE EAST LINE OF SECTION 14; THENCE N 10°52'22" E 167.99 FEET ALONG SAID SECTION LINE; THENCE S 89°02'19" W 738.97 FEET; THENCE S 63°43'59" W 154.54 FEET TO A POINT ON THE EAST BOUNDARY OF BELLA VISTA AT STONE MOUNTAIN PHASE 1 RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SEVEN (7) COURSES N 38°17'53" E 105.79 FEET; THENCE N 22°58'10" E 119.10 FEET; THENCE N 42°13'09" W 74.53 FEET; THENCE S 56°23'54" W 166.27 FEET; THENCE S 20°11'49" W 125.51 FEET; THENCE N 72°22'41" W 71.17 FEET; THENCE N 89°20'59" W 241.08 FEET; THENCE LEAVING SAID BOUNDARY AND FOLLOWING THE NORTH LINE OF THE PARCELS AS RECORDED AS ENTRY NUMBERS 20090042868 AND 992492, RECORDS OF WASHINGTON COUNTY THE FOLLOWING FIVE (5) COURSES N 64°18'19" W 173.16 FEET; THENCE N 72°42'49" W 436.16 FEET; THENCE S 68°55'24" W 351.08 FEET; THENCE S 36°23'40" W 186.26 FEET; THENCE S 54°49'37" W 255.73 FEET, TO A POINT ON THE EASTERLY LINE OF THE PROPERTY ACQUIRED BY WASHINGTON CITY FOR THE CONSTRUCTION OF 300 EAST STREET; THENCE ALONG THE EASTERLY LINE OF SAID WASHINGTON CITY PARCELS THE FOLLOWING FOURTEEN (14) COURSES N 5°36'52" W 81.51 FEET; THENCE N 27°34'21" W 24.75 FEET; THENCE N 18°43'34" W 39.03 FEET; THENCE N 26°40'06" W 55.51 FEET; THENCE N 24°28'33" E 49.53 FEET; THENCE N 1°49'08" W 60.72 FEET; THENCE N 66°17'47" W 166.69 FEET; THENCE N 19°19'20" E 75.24 FEET; THENCE N 10°37'39" E 40.91 FEET; THENCE N 12°51'10" E 40.26 FEET; THENCE S 82°26'00" E 20.58 FEET; THENCE N 14°46'10" E 10.68 FEET; THENCE N 82°28'00" W 20.91 FEET; THENCE N 12°52'28" E 105.90 FEET; THENCE N 0°50'00" W 87.22 FEET, TO A POINT ON THE SOUTHERLY LINE OF CHEROKEE SPRINGS R.V. PARK, PHASE 5, RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, S 88°47'12" E 343.47 FEET, THENCE N 67°13'14" E 315.00 FEET; THENCE N 45°43'14" E 67.82 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF HORIZON WEST 1 AMENDED SUBDIVISION, RECORDS OF WASHINGTON COUNTY; THENCE ALONG THE BOUNDARY OF HORIZONS WEST I AND 2 AMENDED SUBDIVISIONS THE FOLLOWING TWO (2) COURSES S 88°29'35" E 981.41 FEET; THENCE N 1°05'22" E 471.78 FEET, TO A POINT ON THAT PARTICULAR PROPERTY AS DESCRIBED IN BOOK 294 PAGE 167, RECORDS OF WASHINGTON COUNTY; THENCE ALONG SAID BOUNDARY N 85°25'46" E 250.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF DAN PROPERTIES SUBDIVISION PHASE 1, RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID BOUNDARY S 89°18'27" E 755.05 FEET TO THE POINT OF BEGINNING.

LESS: BELLA VISTA DRIVE DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF "BELLA VISTA DRIVE" OF "BELLA VISTA AT STONE MOUNTAIN PHASE 1", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDS OF WASHINGTON COUNTY, SAID POINT ALSO BEING LOCATED N88053'58"W 771.92 FEET ALONG THE SECTION LINE AND N1°05'01"E 390.50 FEET FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N42°13'09"W 50.00 FEET ALONG THE NORTH LINE OF SAID "BELLA VISTA DRIVE" AND THE NORTHERLY BOUNDARY LINE OF SAID "BELLA VISTA AT STONE MOUNTAIN PHASE 1"; THENCE LEAVING SAID BOUNDARY LINE N47°46'51"E 179.17 FEET TO THE POINT OF A 275.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 223.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°34'41" TO THE POINT OF TANGENCY; THENCE N1°12'10"E 31.99 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°29'22"; THENCE S0°17'12"W 25.00 FEET; THENCE S89°42'48"W 2.40 FEET; THENCE N0°17'12"W 25.00 FEET TO A POINT ON A 25.00 FOOT, NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS S0°17'12"W; THENCE NORTHEASTERLY 38.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°30'38" TO THE POINT OF TANGENCY; THENCE N1°12'10"E 841.01 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 41.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°46'48" TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "TELEGRAPH STREET"; THENCE N85°25'22"E 110.56 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT ON A 25.00 FOOT, NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS S4°34'38"E; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTHWESTERLY 36.75 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°13'12" TO THE POINT OF TANGENCY; THENCE S1°12'10"W 841.01 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°29'22"; THENCE S0°17'12"E 25.00 FEET; THENCE S89°42'48"W 7.60 FEET; THENCE S0°17'12"E 25.00 FEET TO A POINT ON A 25.00 FOOT, NON-TANGENT RADIUS CURVE TO THE LEFT, THE RADIUS POINT BEARS S0°17'12"E; THENCE SOUTHWESTERLY 38.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°30'38" TO THE POINT OF TANGENCY; THENCE S1°12'10"W 34.59 FEET TO THE POINT OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 264.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°34'41" TO THE POINT OF TANGENCY; THENCE S47°46'51"W 179.17 FEET TO THE POINT OF BEGINNING.

LESS:FLORENCE DRIVE & BONNIE LANE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT N1°05'22"E 230.07 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N59°15'31"E 40.62 FEET TO THE POINT OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 96.66 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°46'07" TO THE POINT OF A 200.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 453.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 130°03'16" TO THE POINT OF A 175.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY 179.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°44'27" TO THE POINT OF TANGENCY; THENCE N01°17'12"W 5.19 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N0°17'12"W 50.00 FEET; THENCE S89°42'48"W 624.02 FEET; THENCE S0°17'12"E 25.00 FEET; THENCE S89°42'48"W 7.60 FEET; THENCE S0°17'12"E 25.00 FEET; THENCE N89°42'48"E 631.62 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY; THENCE S0°17'12"E 5.19 FEET TO THE POINT OF A 225.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 218.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°44'27" TO THE POINT OF A 150.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 340.48 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 130°03'16" TO THE POINT OF A 425.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY 109.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°46'07" TO THE POINT OF TANGENCY; THENCE S59°15'31"W 9.59 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 13; THENCE S1°05'22"W 58.85 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

LESS:A PARCEL OF LAND IN SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF WASHINGTON, WASHINGTON COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 58 OF CHEROKEE SPRINGS RV PARK NO. 5 SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE N 45°43'14" E 50.20 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID SUBDIVISION AND A PORTION TO THE EASTERLY BOUNDARY LINE OF CHEROKEE SPRINGS RV PARK, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER, TO THE SOUTHWEST CORNER OF HORIZONS WEST PHASE 1 AMENDED SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 88°29'35" E 9.15 FEET ALONG SAID LINE; THENCE S 1°30'25" W 31.29 FEET; THENCE N 90°00'00" W 15.22 FEET; THENCE S 45°43'14W 29.74 FEET; THENCE N 44°16'46" W 17.75 FEET, TO A POINT ON THE EASTERLY LINE OF LOT 59 OF SAID CHEROKEE SPRINGS RV PARK PHASE NO. 5 SUBDIVISION; THENCE N 45°43'14" E 6.48 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT N 1°05'22" E 1380.68 FEET ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 89°18'27" W 755.05 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 85°25'46" W 250.00 FEET, TO A POINT ON THE EAST BOUNDARY OF HORIZON WEST PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH: THENCE N 1°05'22" E 28.19 FEET, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 454884, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 88°58'14" E 100.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE S 87°30'37" E 148.82 FEET, TO THE POINT OF BEGINNING.

LESS:BEGINNING AT A POINT WHICH IS N 1°05'22" E 1380.68 FEET ALONG THE EAST SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 89°18'27" W 593.18 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, SAID POINT BEING ON THE WEST RIGHT OF WAY OF BELLA VISTA DRIVE, DOCUMENT NO. 20070012069, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING SIX (6) COURSES, (1) THENCE S 1°12'10" W 512.06 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 30.90 FEET THROUGH A CENTRAL ANGLE OF 88°30'38", (3) THENCE S 89°42'48" W 4.56 FEET, (4) THENCE S 0°17' 12" E 13.00 FEET, (5) THENCE N 89°42'48" E 2.40 FEET, (6) THENCE S 0° 17'12" E 21.00 FEET; THENCE S 89°42'48" W 398.60 FEET; THENCE S 0°17'01" E 31.87 FEET; THENCE N 89°29'35" W 793.82 FEET; THENCE N 1°32'44" E 110.19 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF HORIZONS WEST PHASE 2 AMENDED, ENTRY NO. 469663, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) THENCE S 88°29'35" E 791.85 FEET, (2) THENCE N 1°05'22" E 500.00 FEET, TO THE NORTHEAST CORNER OF SAID SUBDIVISION, POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 454884, RECORDED AND ON FILE AT THE SAID OFFICE OF THE RECORDER; THENCE S 88 DEGREES 58'14" E 100.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE S 87 DEGREES 30'37" E 148.82 FEET, TO THE SOUTHWEST CORNER OF LOT 1 OF DAN PROPERTIES SUBDIVISION PHASE 1, DOCUMENT NO. 20100040511, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 89°18'27" E 161.87 FEET ALONG THE SOUTH LINE OF SAID LOT, TO THE POINT OF BEGINNING.



(1) (NORTH) REAR ELEVATION
SCALE: 1/4" = 1'-0"



(2) (NORTH) LEFT ELEVATION
SCALE: 1/4" = 1'-0"

HORROCKS ENGINEERS
555 South Bluff St. Suite 101
St. George, UT 84770
(435) 986-7888
www.horrocks.com

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE
0 1 2

DRAWING INFO	
DATE	05/03/2021
DESIGNED	AC
DRAWN	AC
CHECKED	BW
PROJECT	UT-2474-2006

PRELIMINARY
NOT FOR CONSTRUCTION

DESERT RIDGE
WASHINGTON, UT

PD ZONE CHANGE AMENDMENT

TOWNHOME UNIT ARCHITECTURAL ELEVATIONS

ZC.1.2

H:\2020\UT-2474-2006 Desert Flower Phase 2\Project Data\02 CAD\2.03 Sheet Files\PD Zone Change Amendment\2021.04.27 Desert Ridge PD Zone Change Amendment.dwg - PD Elevations - 4/30/2021 11:04am, AustinC





Bronze



Garage Door Color

FASCIA

STUCCO COLOR

SOFFIT

High Reflective White
SW7757



Knotty Maple

Urbane Bronze
SW7048

Deck & Pony Wall Stucco

Front Door Color



WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	June 2, 2021
ACTION REQUESTED:	Z-21-14 - A request to amend the current zoning of approximately 7.27 acres located at approximately Bella Vista Drive and Bonnie Lane, amending the current Planned Unit Development - Residential (PUD-R) zoning designation.
APPLICANT:	Stephen Howcroft
OWNER:	SJ Property Holdings LLC
ENGINEER:	Civil Science
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval to the City Council with conditions

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Background

The applicant is requesting approval to amend the zoning of approximately 7.77 acres, located at approximately Bella Vista Drive and Bonnie Lane. The amendment of the currently zoned Planned Unit Development - Residential (PUD-R), would be to change the elevations of the the triplexes on the south side of Bonnie Lane, change the amenity area at the east end of the overall development, change the lot layout of the single family detached lot portion (also on the east end), and finally, add another row of triplex buildings at the south end of the development.

The elevation change on the triplexes would go from the current “craftsman style” finish, to a “modern style” finish, much like the style of the homes directly to the west (known as Desert Flower - same developer), see the exhibits attached hereto. Staff has no issue with the requested change to the elevations of the exterior finishes to the triplex units.

The proposed amenity change at the east end of the development is due to the previous denial of the vacation rental request by the applicant. With the lack of vacation rentals and the need for an enhanced amenity area, the applicant is wishing to eliminate the pool area, and keep the amenity to a more simple: play area with a gazebo and BBQ grills; basketball sports court; grass areas; and a pickleball court; with associated parking area as shown in the exhibits attached to the report. Staff is okay with this proposed change which will still be tied to the other amenity on the west end of the development and associated trails within the project.

The new proposed “Phase 2 & 3” areas (single family detached lots. The original approval showed 49 detached pad parcels with common area in between and around this portion of the overall master development. The new proposal is showing 72 detached individual lots, This is an increase from the previous 2.4 dwelling units per acre, to a new proposed 3.62 dwelling units per acre. Due to surrounding developments (not associated with this developer), staff has no problems with this proposal, other than concerns with the known soil conditions in this specific area of the project.

Lastly, the proposed extension of the triplex units moving up the hill in the area between Bella Vista Drive and Florence Drive. The applicant is wishing to add a third row of triplex units (17 units in all) to this portion of the overall development. Staff has an issue with this particular proposal, due to the fact that the units would be located in the Hillside Protection area. This would also be another increase in the total unit count from the previous approval of 63 total triplex units to a proposed 81 total triplex units. The total overall count would add 23 detached home units and 18 triplex units to the entire project.

Staff has reviewed the requested amendment to the current zoned Planned Unit Development - Residential project, and is in agreeance of the changes to the triplex elevations, and the amenity area (east end as portrayed), and the modification to the single family lots (new phases called out as Phase 2 & 3 in the attached exhibits). But, staff is not in favor of the additions row of triplexes shown between Bella Vista Drive and Florence Drive.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-21-14, for the zone change/amendment request of the currently zoned Planned Unit Development - Residential (PUD-R), for the changes to the building elevation finishes of the triplex units; for the changes to the amenity area at the east end of the development; for the modification to the detached single family lots on the southeast end of the development, onto to the City Council, based on the following findings and subject to the following conditions: (Note: this would be not in favor of the proposed third row of the triplex townhomes between Bella Vista Drive and Florence Drive.)

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.

3. The only changes as it pertains to the previously approved Z-18-04 and this amendment, are one, the name change to Desert Flower; and two, the elevation finishes to the exterior of the single family detached units west of Bella Vista Drive

Conditions

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

2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.

3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department. Note: all drainage will be directed to 100 East Street.

4. The elevations of the buildings shall be as portrayed in this submittal.

5. Details for dumpster screening methods shall be submitted for review and approval with the building permit applications (when designed to use such trash removal method).

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

7. Block walls (six feet in height min./max.) will be required along all boundaries of the development that border all other adjacent developments. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.

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

9. Public vs. private streets with associated cross sections, will need to be submitted to the public works department for review and approval.

10. 1100 East as shown will need to be constructed as part of this development.

11. A right turn lane will be required on Telegraph Street as part of the first phase of this development.

12. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

13. No vinyl siding will be allowed throughout the project, if horizontal siding is used, it must be a “Hardie Siding” (or equivalent).

14. The units abutting the Horizons West development are only allowed to be single story units.

15. No overnight rental will be allowed anywhere within this development

16. All units must have a two-car garage with driveway width and depths allowing for two cars in the driveway area.

17. No more than 30 dwelling units will be allowed east of Bella Vista Drive, until the extension of Bonnie Lane &1100 East (northward) to the south side of Telegraph Street is constructed.