
Public Notice
Washington City Planning Commission
Regular Meeting
August 18, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday August 18, 2021 at 5:30 PM. The Planning Commission will be held in the City Council Chambers of the Washington City Offices located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Meeting called to order:

Invocation:

Pledge of Allegiance:

1. APPROVAL OF AGENDA

- a. Approval of the agenda for August 18, 2021.

2. APPROVAL OF MINUTES

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

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Heights at Washington Bench Phase 3 Final Plat located at approximately Arabian Way and Corral Way. Applicant: Kent Rasmussen
- b. Consideration and recommendation to City Council for the Roadrunner Ridge Phase 5 Final Plat located at approximately Roadrunner Drive and Black Oak Drive. Applicant: Robert Smith

5. EXPANSION OF A NON CONFORMING USE

- a. Consideration to approve an expansion of a non conforming use for an existing billboard relocation located at approximately 225 East Buena Vista Blvd. Appliant: YESCO

6. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-21-08 for Stucki Farms Storage Units Phase 1 located at approximately 800 East Red Slopes 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.

- b. Public Hearing to consider approval of a Conditional Use Permit C-21-09 Walmart Exterior Expansion Remodel located at 625 West Telegraph. Applicant: Galloway & Company, Zell Cantrell

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

7. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Lakeside at Stucki Farms Preliminary Plat located at approximately Stucki farms Parkway and Waters Edge Way. 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.

- b. Public Hearing for consideration and recommendation to City Council for the The Club at Coral Canyon Preliminary Plat located at approximately 1300 North Telegraph Street. Applicant: Cole West Home

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

8. Plat Amendment

- a. Table from July 21, 2021: Public Hearing for consideration and recommendation to City Council for the Sycamore Estates Final Plat

Amendment located at Sycamore Lane. The purpose is to incorporate the common area into lots 1 & 8. Applicant: Jed Christensen

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

POSTED this 13th day of August, 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.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4a
HEARING DATE:	August 18, 2021
ACTION REQUESTED:	Final Plat approval for the Heights at Washington Bench, Phase 3 subdivision, located at Arabian way and Corral Way
APPLICANT:	Kent Rasmussen
OWNER:	Yankee Heights, LLC
ENGINEER:	Rick Meyer, Bush and Gudgell
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Heights at Washington Bench subdivision, located at Arabian Way and Corral Way. This particular subdivision is proposing 14 lots on an area covering 7.01 acres. The specific location of this subdivision is zoned R-1-12

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Heights at Washington Bench phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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

Conditions

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

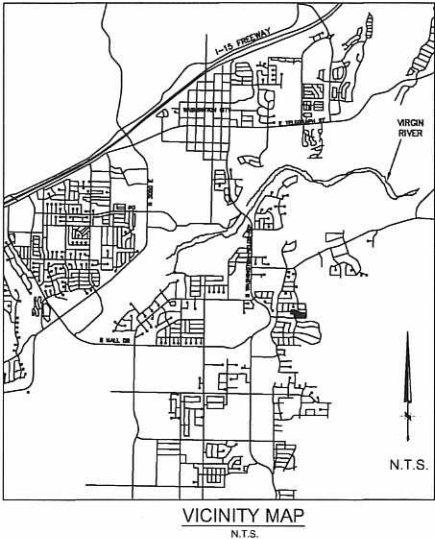
HEIGHTS AT WASHINGTON BENCH PHASE 3
LOCATED IN THE SOUTHWEST QUARTER SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

PLAT NOTES

1. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ACEC APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED FEBRUARY 9, 2021. 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.
2. 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.
3. 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 AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES UNLESS OTHERWISE NOTED ON THIS PLAT.
4. 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 HOME OWNERS 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.
5. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO PROTECT THE HOMES FROM OFF SITE RUNOFF UNTIL PERMANENT FACILITIES ARE IN PLACE. ONCE THE PERMANENT FACILITIES ARE IN PLACE THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE TO MAINTAIN THE OFF SITE RUNOFF FACILITIES.
6. ALL COMMON AREA IS A PUBLIC UTILITY EASEMENT, IT IS MAINTAINED BY THE HOA. CONTAINS 28,323 SQ.FT. OR 0.65 ACRES.

AIRPORT NOTE

ALL OR PART OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE MUNICIPAL AIRPORT, AND MAY BE SUBJECT TO AIRCRAFT OVER FLIGHT, 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 AVIATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THIS 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.



OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, OPEN SPACE/Common Area, EASEMENTS AND PUBLIC STREETS, TO BE HEREBY KNOWN AS:

HEIGHTS AT WASHINGTON BENCH PHASE 3

FOR GOOD AND VALUABLE CONSIDERATION RECIEVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO THE PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF _____, RECORDED THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. _____, SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MAD A PART OF THIS PLAT.

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

YANKEE HEIGHTS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY : KENT RASMUSSEN
ITS: MANAGING MEMBER

LIMITED LIABILITY ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KENT RASMUSSEN WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF YANKEE HEIGHTS, 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 YANKEE HEIGHTS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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

MORTGAGEE'S CONSENT TO RECORD

CYNTIDE INVESTMENTS, LLC, A MORTGAGEE OF SAID TRACK OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: _____
ITS: _____

MORTGAGEE ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE _____ OF CYNTIDE INVESTMENTS, LLC, AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CYNTIDE INVESTMENTS, LLC, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CYNTIDE INVESTMENTS LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CYNTIED INVESTMENTS LLC EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

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

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER(S), I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HERE ON INTO LOTS, PUBLIC STREETS, OPEN SPACE/Common Area AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

HEIGHTS AT WASHINGTON BENCH PHASE 3

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



DATE: _____
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 3127701

BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 36, HEIGHTS @ WASHINGTON BENCH PHASE 2, DOCUMENT NO. 967175, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 89°35'25" EAST ALONG THE SECTION LINE 907.10 FEET AND DUE SOUTH 460.22 FEET, FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) SOUTH 86°53'43" EAST 273.97 FEET, 2) SOUTH 01°52'43" WEST 21.56 FEET, 3) SOUTH 63°36'28" EAST 128.92 FEET, 4) SOUTH 66°19'27" EAST 50.00 FEET, 5) THENCE NORTHEASTERLY ALONG A 225.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 23°06'40" EAST A DISTANCE OF 4.44 FEET, CENTER POINT LIES NORTH 66°19'27" WEST THROUGH A CENTRAL ANGLE OF 01°07'47", A DISTANCE OF 4.44 FEET, 6) SOUTH 67°27'14" EAST 110.79 FEET, 7) SOUTH 72°02'56" EAST 101.10 FEET AND 8) NORTH 89°53'41" EAST 276.62 FEET; THENCE SOUTH 00°06'19" EAST 1.29 FEET; THENCE SOUTHERLY ALONG A 175.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 04°58'06" WEST A DISTANCE OF 30.95 FEET), CENTER POINT LIES SOUTH 89°53'41" WEST THROUGH A CENTRAL ANGLE OF 10°08'49", A DISTANCE OF 30.99 FEET; THENCE SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 24°06'50" EAST A DISTANCE OF 22.46 FEET), CENTER POINT LIES SOUTH 79°57'29" EAST THROUGH A CENTRAL ANGLE OF 68°18'41", A DISTANCE OF 23.85 FEET; THENCE SOUTH 14°57'08" WEST 53.21 FEET; THENCE WESTERLY ALONG A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 83°00'57" WEST A DISTANCE OF 28.66 FEET), CENTER POINT LIES SOUTH 38°47'20" WEST THROUGH A CENTRAL ANGLE OF 91°32'47", A DISTANCE OF 31.96 FEET; THENCE SOUTHWESTERLY ALONG A 175.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 50°44'45" WEST A DISTANCE OF 81.72 FEET), CENTER POINT LIES NORTH 52°45'27" WEST THROUGH A CENTRAL ANGLE OF 27°00'23", A DISTANCE OF 82.49 FEET; THENCE SOUTH 25°45'04" EAST 107.11 FEET; THENCE SOUTH 00°07'50" WEST 56.04 FEET TO A POINT ON THE NORTH LINE OF SILVER FALLS @ WASHINGTON BENCH 4, DOCUMENT NO. 20070042525, SAID OFFICIAL RECORDS, THENCE NORTH 89°52'10" WEST, 669.27 FEET; THENCE NORTH 00°13'30" EAST 200.33 FEET; THENCE NORTH 89°52'26" WEST 197.50 FEET TO THE SOUTHEAST CORNER OF LOT 30 UPON THE EAST LINE OF HEIGHTS @ WASHINGTON BENCH PHASE 1 AMENDED, DOCUMENT NO. 963869 SAID OFFICIAL RECORDS, THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 00°07'22" EAST 126.41 FEET, 2) NORTH 05°09'04" WEST 50.02 FEET AND 3) NORTH 05°47'39" EAST ALONG SAID LINE AND THE EAST LINE SAID HEIGHTS @ WASHINGTON BENCH PHASE 2, 116.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 305,467 SQUARE FEET OR 7.01 ACRES.

HEIGHTS AT WASHINGTON BENCH PHASE 3

LOCATED IN THE SOUTHWEST QUARTER SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

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



Drawn : BRSJDM Date : 06/08/2021
Email : _____
Checked : DGM
Approved : DGM
Scale : _____
Job No : 201254

HEIGHTS AT WASHINGTON BENCH PH 3
LOCATED IN _____
IN THE NORTH HALF OF _____
SOUTHWEST 1/4 SECTION 25, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
2
SHEETS
FILE: 201254

LEGEND:

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

BASIS OF BEARING

N 89°28'54" W 5314.89' MEAS. (COR. TO COR.)

WEST 1/4 CORNER SECTION 36
T42S R15W SLB&M
FOUND RING & LID
MONUMENT
HCN No. 2067 (RESET)
COUNTY REF. NO. C-21-42-15

EAST 1/4 CORNER SECTION 36
T42S R15W SLB&M
FOUND 1973 BLM
BRASS CAP
HCN No. 2093
COUNTY REF. NO. C-25-42-15

ACKNOWLEDGMENT:

STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF _____

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

LINE TABLE

LINE	LENGTH	DIRECTION
L1	19.07'	N 89°24'30" W
L2	24.98'	N 0°31'29" E
L3	13.95'	N 8°32'21" E
L4	46.53'	S 89°24'30" E
L5	55.75'	N 89°24'30" W
L6	3.01'	S 8°50'45" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	43.39'	25.00'	99°26'15"
C2	35.15'	25.00'	80°33'45"
C3	38.53'	25.00'	88°17'39"
C4	40.15'	25.00'	92°01'11"
C5	33.43'	272.00'	7°02'29"
C6	39.27'	25.00'	89°59'59"
C7	39.29'	25.00'	90°02'20"
C8	5.75'	203.00'	1°37'22"
C9	22.64'	25.00'	51°52'55"
C10	56.69'	56.00'	58°00'21"
C11	59.95'	56.00'	61°20'18"

- GENERAL NOTES & RESTRICTIONS:
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY, DRAINAGE EASEMENT IN THE FRONT AND 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ON THE REAR AND SIDE YARDS, UNLESS OTHERWISE NOTED. ALL COMMON AREA/DETENTION AREAS WILL HAVE A BLANKET PUBLIC UTILITY & DRAINAGE EASEMENT.
 - UNSTABLE SOIL CONDITIONS MIGHT EXIST ON LOTS IN THIS SUBDIVISION. PURCHASERS OF LOTS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE LOTS. WASHINGTON CITY DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
 - OCCUPANCY RESTRICTION - SECTION 10-3-4(8) I.M., WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING INSPECTOR.
 - THE ASSOCIATION SHALL MAINTAIN THE LANDSCAPE AND COMMON AREAS. WASHINGTON CITY IS HEREBY GRANTED THE RIGHT TO ASSESS THE ASSOCIATION FOR FAILURE TO MAINTAIN THE LANDSCAPE AND DETENTION AREAS.
 - ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY, RESPECTIVELY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
 - THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
 - IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

AIRPORT NOTE:

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST GEORGE REPLACEMENT AIRPORT AND MAY BE SUBJECT TO AIRCRAFT OVER FLIGHT, AND POSSIBLE IMPINGEMENT. NEW CONSTRUCTION MAY BE REQUIRED TO FILE FM 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 AVIATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE 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 PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF 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.

OWNER'S DEDICATION:

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

ROADRUNNER RIDGE - PHASE 5

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" RECORDED CONCURRENTLY WITH THIS PLAT AND AS SUPPLEMENTED BY SUPPLEMENTAL CC & RS RECORDED CONCURRENTLY WITH THIS PLAT, INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS, HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY, EASEMENTS OVER, ON, UNDER, AND ACROSS ALL COMMON AREAS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS ALSO DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL PUBLIC EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL PUBLIC STREETS AND EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

BEDFORD DEVELOPMENT LLC

MANAGER - ROBERT SMITH

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSES ACT, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO PUBLIC STREETS, LOTS, PUBLIC EASEMENTS AND COMMON AREA TO BE HEREAFTER KNOWN AS:

ROADRUNNER RIDGE - PHASE 5

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

DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

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

THENCE NORTHERLY THE FOLLOWING (2) COURSES ALONG THE WESTERLY LINE OF SAID ROADRUNNER RIDGE PHASE 2;

THENCE NORTH 08°50'45" WEST 251.19 FEET;

THENCE NORTH 03°56'31" EAST 12.67 FEET TO THE SOUTHERLY LINE OF RUSTED HILLS PHASE 4;

THENCE EASTERLY THE FOLLOWING (5) COURSES ALONG SAID SOUTHERLY LINE OF RUSTED HILLS PHASE 4;

THENCE NORTH 83°10'26" EAST 488.81 FEET;

THENCE EAST 36.88 FEET ALONG AN ARC OF A 287.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 06°49'30" EAST, LONG CHORD BEARS NORTH 86°50'59" EAST 36.85 FEET WITH A CENTRAL ANGLE OF 07°20'59");

THENCE SOUTH 89°28'31" EAST 257.39 FEET;

THENCE NORTH 00°31'29" EAST 245.84 FEET;

THENCE SOUTH 89°28'31" EAST 7.40 FEET TO THE WESTERLY LINE OF GALILEE HEIGHTS;

THENCE SOUTH 00°31'29" WEST 613.61 FEET ALONG THE WESTERLY LINE OF GALILEE HEIGHTS AND MAJESTIC HILLS PHASE 1 TO THE NORTHEAST CORNER OF ROADRUNNER RIDGE PHASE 3;

THENCE WESTERLY THE FOLLOWING (3) COURSES ALONG THE NORTHERLY LINE OF SAID ROADRUNNER RIDGE PHASE 3;

THENCE NORTH 89°24'30" WEST 129.40 FEET;

THENCE SOUTH 00°31'29" WEST 7.40 FEET;

THENCE THE FOLLOWING (6) COURSES ALONG ROADRUNNER RIDGE PHASE 4;

THENCE NORTH 89°28'31" WEST 180.00 FEET;

THENCE NORTH 00°31'29" EAST 82.11 FEET;

THENCE SOUTH 68°03'14" WEST 95.46 FEET;

THENCE WEST 116.65 FEET ALONG AN ARC OF A 56.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 68°03'14" WEST, LONG CHORD BEARS NORTH 81°37'05" WEST 96.67 FEET WITH A CENTRAL ANGLE OF 119°20'39");

THENCE SOUTHWEST 22.64 FEET ALONG AN ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 51°17'25" WEST, LONG CHORD BEARS SOUTH 64°39'03" WEST 21.87 FEET WITH A CENTRAL ANGLE OF 51°52'55");

THENCE NORTH 89°24'30" WEST 367.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 324,414 SQUARE FEET OR 7.45 ACRES.

GEOTECHNICAL INVESTIGATION:

A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY AGEC APPLIED GEOTECH. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLAT WORK, ARE COMPILED IN A REPORT DATED DECEMBER 9, 2013. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

THE FINAL PLAT FOR

ROADRUNNER RIDGE

- P H A S E 5 -

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

PROJECT LOCATION

WASHINGTON CITY VICINITY MAP
NO SCALE

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

ENGINEER'S APPROVAL:

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

ENGINEER
WASHINGTON CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:

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

CHAIRMAN OF THE PLANNING COMMISSION
WASHINGTON CITY, UTAH

PUBLIC WORKS APPROVAL:

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

CITY PUBLIC WORKS DIRECTOR
WASHINGTON CITY, UTAH

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY UTAH:

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

CITY RECORDER
WASHINGTON CITY, UTAH

MAYOR
WASHINGTON CITY, UTAH

APPROVAL AS TO FORM:

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

CITY ATTORNEY
WASHINGTON CITY, UTAH

TREASURER APPROVAL

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

WASHINGTON COUNTY TREASURER

RECORDED No.

FEE: _____

COUNTY RECORDER
WASHINGTON COUNTY, UTAH

SURVEY-FPLAT-PH5
FILE NUMBER:
5011-20-015
JOB NUMBER:

3/10/2021
DATE:
1" = 60'
SCALE:

C.G.A.
DRAWN:
B.E.A.
CHECKED:

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 4b

HEARING DATE: August 18, 2021

ACTION REQUESTED: Final Plat approval for the Roadrunner Ridge, Phase 5 subdivision, located at Rockwood Ct.

APPLICANT: Robert Smith

OWNER: Robert Smith

ENGINEER: Jason Smith, Rosenberg

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Roadrunner Ridge, Phase 5 subdivision, located at the east end of Rockwood Ct. This particular subdivision is proposing 19 lots on an area covering 7.45 acres. The specific location of this subdivision is zoned RA-1 (Bonus Density) and R-1-15.

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

Recommendation

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

Findings

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

Ordinance as outlined.

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

Conditions

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



7/21/2021

Washington City Building Department

RE: YESCO Billboard Relocation Site# 17338

Dear Washington City Planning Commission

YESCO Outdoor Media is applying for a Washington City planning approval and a building permit for the purposes of relocating the YESCO billboard identified as site number 17338 presently located on property identified as APN W-194-B-NP-1, which has an address of 225 E. Buena Vista BLVD.

The sign will continue to be lighted in the same manner it currently is. In case you are unfamiliar with the sign, there are four LED lights shining upward on the sign face, two on either side. The actual height of the sign will remain the same. It is also worth noting that the advertising faces will remain the same size as well.

The other documents provided with the application should provide insight as to the details of our plan. Should you have any questions regarding this statement, please feel free to reach out to me directly using the information provided.

All the best,

YESCO Outdoor Media

Braden Saunders
Director of Real Estate
801-464-6428
bsaunders@yesco.com

YESCO Outdoor Media

801-464-6428 » Phone
1605 S Gramercy Road
Salt Lake City, Utah 84104

yesco.com

7/7/2021

Washington City Building Department

RE: YESCO Billboard Relocation Site# 17338

Dear Washington City,

YESCO Outdoor Media is applying for a Washington City building permit for the purposes of relocating the YESCO billboard identified as site number 17338, presently located on property identified as APN W-194-B-NP-1 and has an address of 225 E. Buena Vista BLVD. This application comes as a collaborative effort to allow for development that will be beneficial to both the City and the property owner.

It is our understanding that Washington City's sign code regulating billboards does not allow for this relocation. Therefore, YESCO respectfully applies for said relocation and building permit under Utah Code 10-9a-513 (2). From this section of the code, a billboard owner may, *"...relocate a billboard into any commercial, industrial or manufacturing zone within the municipality's boundaries, if the relocated billboard is...within 5,280 feet of the billboard's previous location; and...no closer than 300 ft from an off-premise sign existing on the same side of the street or highway...."* As well as, *"...erect the billboard...to the highest allowable height...and as the owner determines, to an angle that makes the entire advertising content of the billboard clearly visible...."*

YESCO plans to rebuild the structure to 50ft tall, with 14'x48' advertising faces per city code. A V shaped head assembly is also planned as it will allow for the best visibility and provide the least intrusive light angles to surrounding property owners.

If the city has any questions regarding this permit application and planned work, please feel free to reach out to YESCO directly using the contact information at the bottom of this letter.

Thank you for your help and consideration with this permit.

All the best,

YESCO Outdoor Media

Braden Saunders
Director of Real Estate
801-464-6428
bsaunders@yesco.com

YESCO Outdoor Media

801-464-6428 » Phone
1605 S Gramercy Road
Salt Lake City, Utah 84104

yesco.com



YESCO Outdoor Media®

1605 S Gramercy Road
Salt Lake City, UT 84014

Braden Saunders
Director of Real Estate
Phone: 801.464.6428
email: bsaunders@yesco.com



17338 Relocation

Property Owner: Sun Valley Commercial
Parcel Number: W-194-B-NP-1

**14'x48' 30 Ft. V Shape Sign
Relocation Location**



704'

Existing
Sign Location

345'

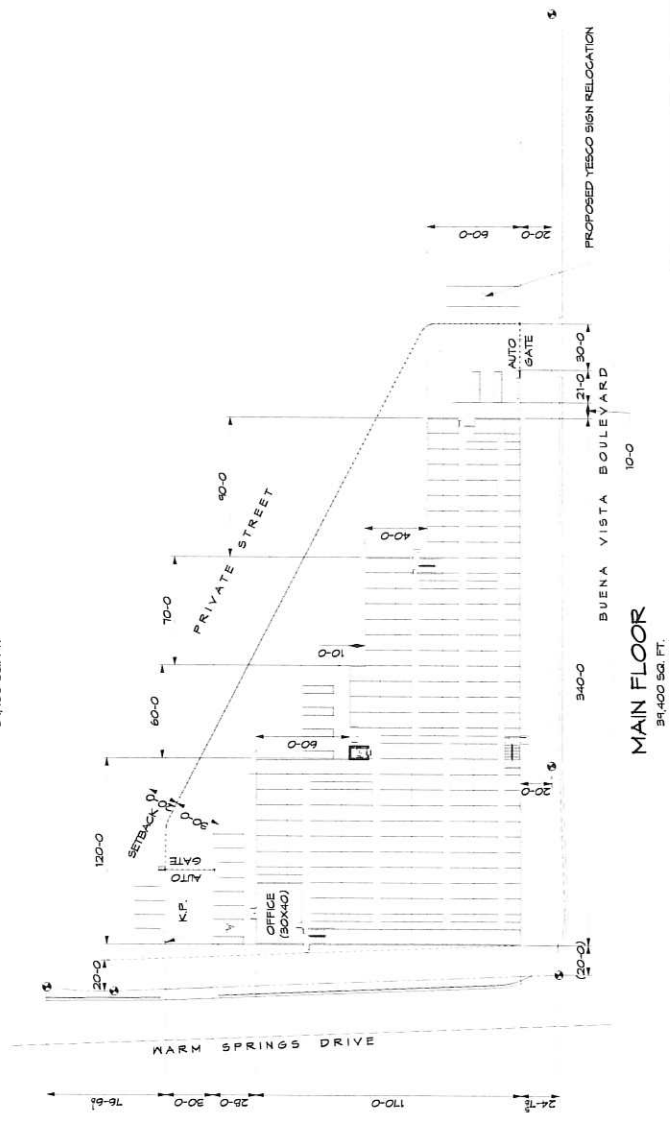
608'

E. Buena Vista Blvd.

I-15

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REVISION			
NO.	DESCRIPTION	DATE	APPROVAL
1	STORAGE LAYOUT PROPOSAL	4/6/21	BARNETT TRN



STORAGE LAYOUT

TOTAL - 78,800 SQ. FT.



DRAWN BY: TATE NELSON
 CHECKED BY: LYN BARNETT
 DESIGNED BY: LYN BARNETT
 ADDRESS: 2225 E BUENA VISTA BLVD
 WASHINGTON, UT 84780
 PHONE: (801) 794-2950
 FAX: (801) 244-2004

PROJECT #
 2116

SHEET
 1 OF 1

SCALE
 1" = 40'

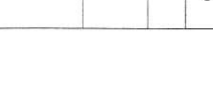
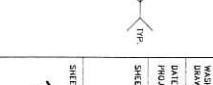
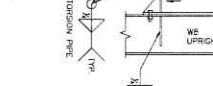
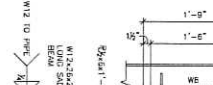
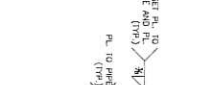
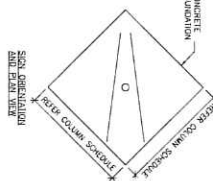
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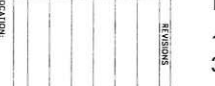
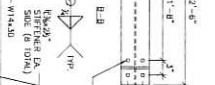
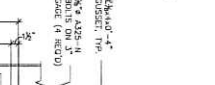
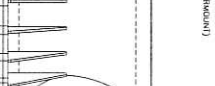
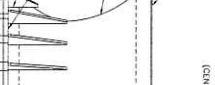
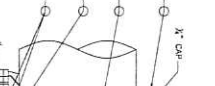
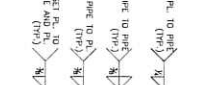
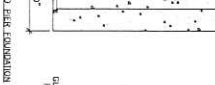
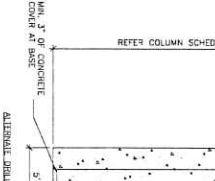
BEAR RIVER STORAGE
 2225 E BUENA VISTA BLVD
 WASHINGTON, UT 84780
 BARNETT STRUCTURES
 COPYRIGHT

STORAGE LAYOUT

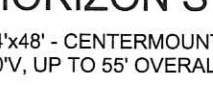
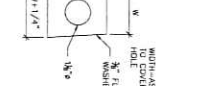
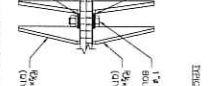
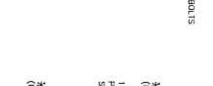
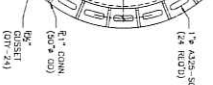
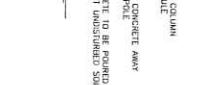
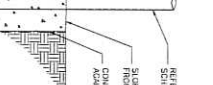
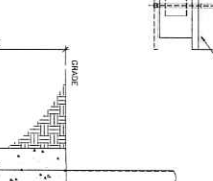
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OVERALL HEIGHT	COLUMN PIPE	SHIELDED FOUNDATION BLOCK FOUNDATION	FOUNDATION
30'-0"	42"x43.5" (4 KS)	18'-0"	9'-6"x8'-6"
35'-0"	42"x42" (30 KS)	19'-0"	10'-0"x10'-0"



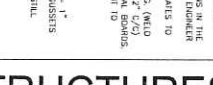
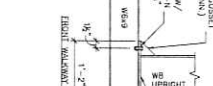
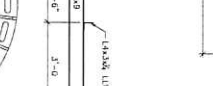
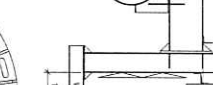
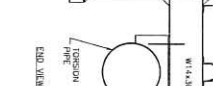
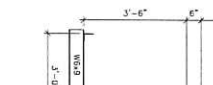
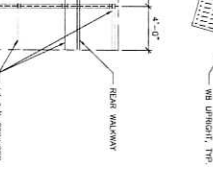
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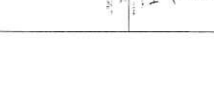
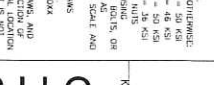
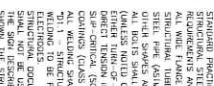
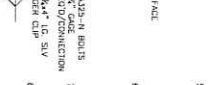
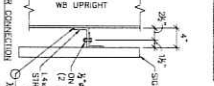
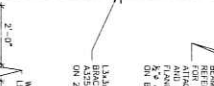
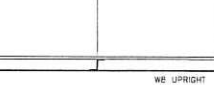
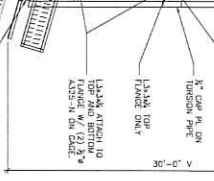
COLUMN SCHEDULE			
OVERALL HEIGHT	COLUMN PIPE	SHIELDED FOUNDATION BLOCK FOUNDATION	FOUNDATION
30'-0"	42"x43.5" (4 KS)	18'-0"	9'-6"x8'-6"
35'-0"	42"x42" (30 KS)	19'-0"	10'-0"x10'-0"



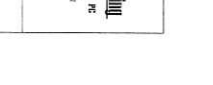
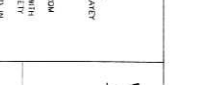
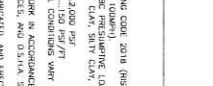
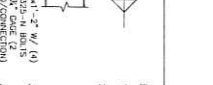
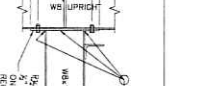
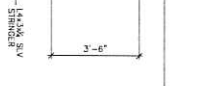
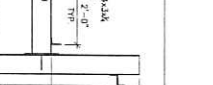
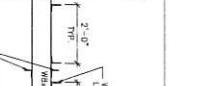
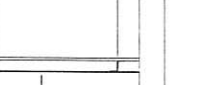
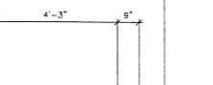
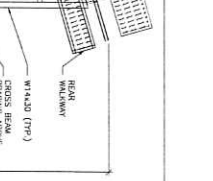
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SHEET NUMBER
 1 OF 1

EDITIONS
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SITE LOCATION
 705 WASH SPRINGS DR.
 WASHINGTON, CT 06180
 DRAWING NO. H21.61
 DATE
 JULY 07, 2021
 PROJECT # 2011230
 SHEET TITLE

HORIZON STRUCTURES LLC
 14'x48' - CENTERMOUNT
 30'V, UP TO 55' OVERALL HEIGHT

KATHY BURTON
 10/1/2021

HORIZON STRUCTURES LLC
 10/1/2021

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: August 18, 2021

ACTION REQUESTED: Moving of a “Nonconforming Use/Structure” in a commercially zone property, located at 225 East Buena Vista Blvd..

APPLICANT: YESCO

OWNER: Sun Valley Commercial LC

ENGINEER: Galloway & Company

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval to move an already existing billboard sign that is currently under a “Nonconforming” status. Meaning it is a use and/or structure that would not be a permitted use/structure under current zoning regulations, but was allowed when it was originally constructed.

The billboard in question is located at 225 East Buena Vista Blvd.. The applicants are seeking approval to move the billboard approximately one hundred feet (100’) to the east, allowing for better utilization of the parcel it sets on. A possible future storage unit facility is hoping to locate on the property and the layout would be benefited if the billboard is moved on the property.

The move would include the same exact sign (size, height, etc..) being rebuilt in the location as shown on the exhibits attached hereto.

Staff has reviewed the request and the zoning regulations as outlined, and has determined that the request for relocating the sign would not cause any harm to the intent of the property or the zoning of the property.

Recommendation

Staff recommends that the Planning Commission approve the request to move the “Nonconforming Billboard Sign”, approximately one hundred feet (100’) to the east along Buena

Vista Blvd., subject to the following conditions:

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. A building permit, with associated construction plans, will be obtained through the Building Department before any construction work.
3. The site will only be developed as per the site plan exhibit(s) contained herein, and approved by the Planning Commission.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: August 18, 2021

ACTION REQUESTED: C-21-08, A request for a Conditional Use Permit for the Stucki Farms Storage unit facility within a Planned Community Development (PCD) Zone, located at approximately 800 East Red Slopes Parkway.

APPLICANT: Karl Larson

OWNER: Same

ENGINEER: Civil Science

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit, to allow for a storage unit facility within a commercial designated area of the Stucki Farms PCD. The new storage unit business will be located at approximately 800 East Red Slopes Parkway.

The storage facility is proposing a variety of storage unit sizes along with an area set aside for covered parking of RV's, boats and trailers. The exteriors of the storage units facing all outward property lines will be built with brown-toned split-face block as portrayed in the exhibits.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission approve C-21-08, allowing for the Stucki Farms Storage business, located at approximately 800 East Red Slopes Parkway, based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the development standards of the Stucki Farms PCD Zone.
3. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
4. All lighting within the project development will be directed inward to the site.
5. All signage will be in accordance with the adopted sign regulations of the city.
6. A post construction maintenance agreement needs to be recorded prior to the building permit issuance.
7. The extension of Washington Fields Road (south) will be required to be fifty feet (50') of asphalt and the first stage Red Slopes Parkway will be required to be forty feet (40') of asphalt extended to the west end of the propose property line of the storage unit facility.

Conditional Use Permit

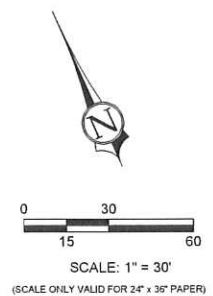
Stucki Farms Storage

The proposed conditional use permit application is for a storage unit development to be built on 5.01 acres known as Lot 1 of Stucki Farms Storage recently approved preliminary plat. The project will provide a mix of storage unit sizes ranging from smaller 5' x 10' units to larger 14' x 40' units. There will be large covered parking for RV's, boats, and trailers.

The project will not have an onsite manager/resident at this time as this application is for Lot 1 only which is considered the first phase. The site will be secured on all sides with either the back of the CMU block unit wall or an additional fencing being a minimum of 6' high. Gates will be installed at both access points, however the access to the east is an emergency access only and not be accessible to the renters.

The recently approved preliminary plat provides the exhibit for the dedicating of the extension of Washington Fields Road to the intersection of Red Slopes Parkway. Street cross sections are included for each master planned road right of way.

The Stucki Farms PCD has always had Village 19, this location, defined as a commercial storage use and feels that the need is great in this area and the location ideal being at the end of the airport.



VILLAGE 24 AT STUCKI FARMS

RIM = 2759.36
W 8" INV IN = 2758.17
E 8" INV OUT = 2758.17

48" SDMH # (9) 1.19 VF
RIM = 2760.47
W 8" INV IN = 2759.23
E 8" INV OUT = 2759.28

247 LF 8" SDR 35 @ 0.44

LANDSCAPED AREA TO BE ROCK
MULCHED (NO GRASS) TYPICAL

ROCK LINED
RETENTION BASIN

LL 8" C-900 WATER LINE

INSTALL 1" C 600 WATER LINE

VILLAGE 7 AT STUCKI FARMS

N 65°46'35" W 509.77'

ST GEORGE AIRPORT

PROJECT INFORMATION

USE: COMMERCIAL

USE: COMM
ZONE: PCD

LOT SIZE: 5.01 ACRES

LOT SIZE: 5.01 ACRES
BUILDING HEIGHT: 20'+- CANOPY COVERED STORAGE
14'+- STORAGE UNITS

PARKING: 2 PROVIDED

CONTACT

SHELTER VALLEY HOLDINGS LLC
TODD GARDNER
TODD@GARDNERAUCTION.COM

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



CONDITIONAL USE PERMIT
STUCKI FARMS STORAGE
LOCATED IN WASHINGTON, UTAH

PROJ. #: FF21111.00
DRAWN BY: BLW
DATED: 7/01/2021
CHECKED BY: KCS
SCALE OF SHEET HOR SCALE: 1" = 30'
SHEET 1 OF 3

PLANTING LEGEND

QTY/SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES				
	<i>Prosopis glandulosa</i>	Honey Mesquite—multi trunk	24" box	per plan
	<i>Pistacia chinensis</i>	Red Push Pistachio	24" box	per plan
	<i>Quercus ilex</i>	Holly Oak	24" box	per plan
SHRUBS				
	<i>Leucophyllum candidum, laevigatum, frutescens</i>	Texas Ranger, mix	5 gal.	36" o.c.
ACCENTS				
	<i>Hesperaloe parviflora</i>	Red Yucca	5 gal.	per plan

PLANTING LEGEND

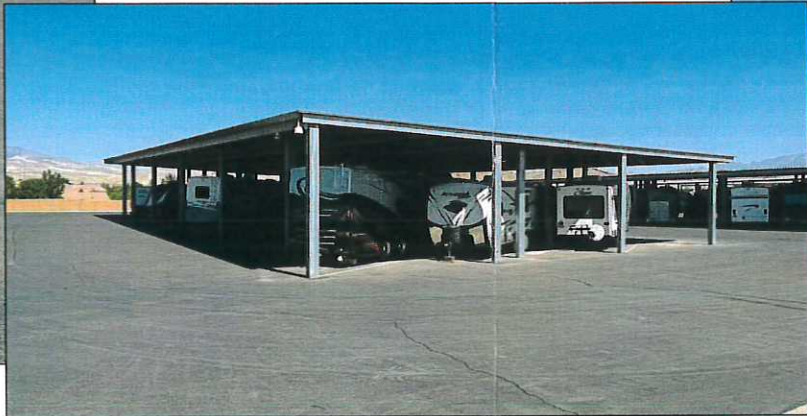
PERENNIALS				
*	<i>Miscanthus sinensis</i>	Japanese Silver Grass	1 gal.	per plan
o	<i>Castilleja chromosa</i>	Desert Paintbrush	1 gal.	per plan
GROUNDCOVERS		USE SAME SPECIES IN LIKE AREAS		
●	<i>Rosmarinus officinalis</i>	Trailing Rosemary	1 gal.	36" o.c.
	<i>Baccharis</i> 'Centennial'	Desert Broom	1 gal.	36" o.c.
	<i>Oenothera pallida</i>	Pale Evening Primrose	1 gal.	36" o.c.
	2'—3' Native Landscape Boulders			

CONDITIONAL USE PERMIT
STUCKI FARMS STORAGE



SMALLER STORAGE UNITS

UNITS TO BE BLOCK FACE WITH TIN ROOFING. THE COLOR SCHEME WILL CONSIST OF DESERT TANS, REDS, AND GRAYS.



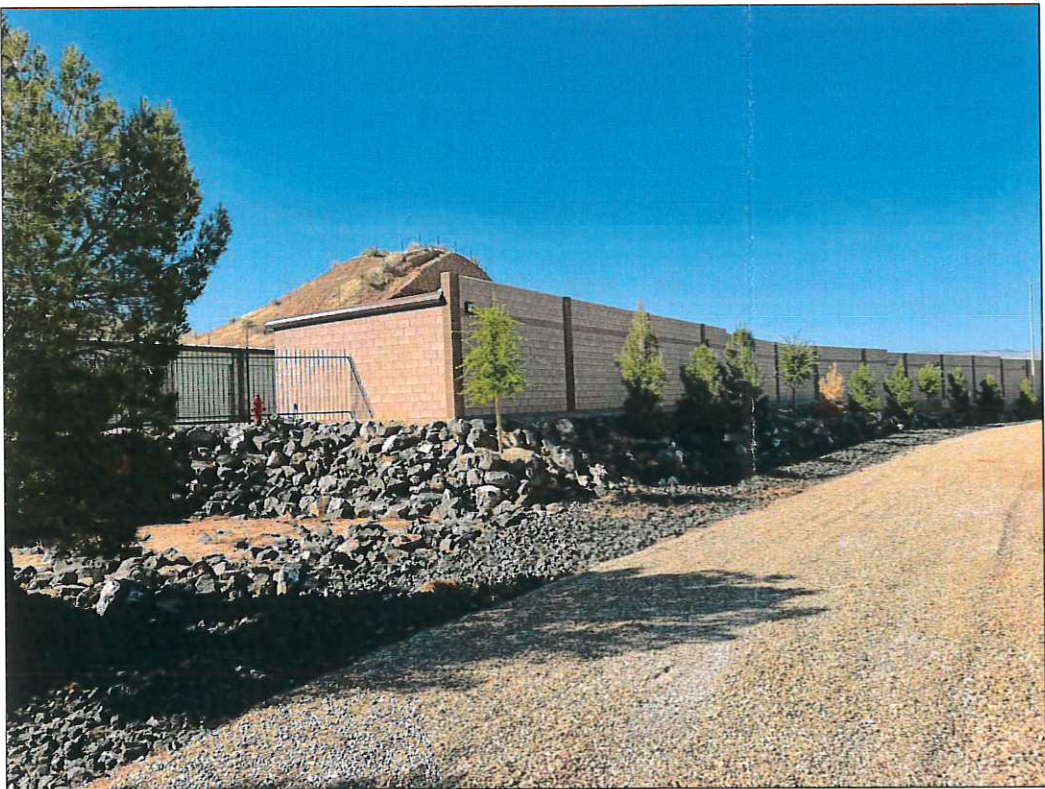
COVERED RV PARKING



LARGER STORAGE UNITS



LANDSCAPED STREET FRONTAGE



LANDSCAPED STREET FRONTAGE

LANDSCAPING WILL BE DESERT SCAPED WITH TREES PER SPACING REQUIREMENTS AND LANDSCAPING ORDINANCE.

CONDITIONAL USE PERMIT
STUCKI FARMS STORAGE

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



CONDITIONAL USE PERMIT
STUCKI FARMS STORAGE
LOCATED IN WASHINGTON, UTAH

PROJ. #:	FF21111.00
DRAWN BY:	BLW
DATED:	7/01/2021
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	NTS
SHEET	2
OF	3

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: August 18, 2021

ACTION REQUESTED: C-21-09, A request for a Conditional Use Permit for the expansion/ revision of the currently existing business (Walmart) on a commercially zoned property, located at 625 West Telegraph.

APPLICANT: Galloway & Company

OWNER: Wal-Mart Real Estate Business Trust

ENGINEER: Galloway & Company

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval to expand/revise the currently approved Conditional Use Permit which is the Walmart, located at 652 West Telegraph Street. The site of this particular application is zoned Service Commercial (C-2).

Walmart is wishing to reconfigure the current garden area into a new pickup area, allowing for customers to order from home and then drive through this new designated area to pick up their orders with not having to go into the store itself. There will be eight (8) pick up kiosks in the form of two (2) double sided lanes, each side will have two (2) kiosks allowing for this to take place.

Staff has reviewed the request and the zoning regulations as outlined, and has determined that the request for a new conditional use permit allowing for the new product pick up area, would be in conformance to the zoning regulations.

Recommendation

Staff recommends that the Planning Commission approve C-21-09, allowing for a expansion/ revision of the current Walmart Garden Area, changing it to a new Pick-Up area for customers, based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan, and
5. The proposed use will be in harmony with the character and intent of the Mobile Home Zoning district.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. A building permit, with associated construction plans, will be obtained through the Building Department before any construction work.
3. The necessary utilities will be installed and/or upgraded at the site before a certificate of occupancy is issued.
4. The site will only be developed as per the site plan exhibit(s) contained herein.

Walmart Remodel/Modifications – Project Narrative

Washington City, Utah

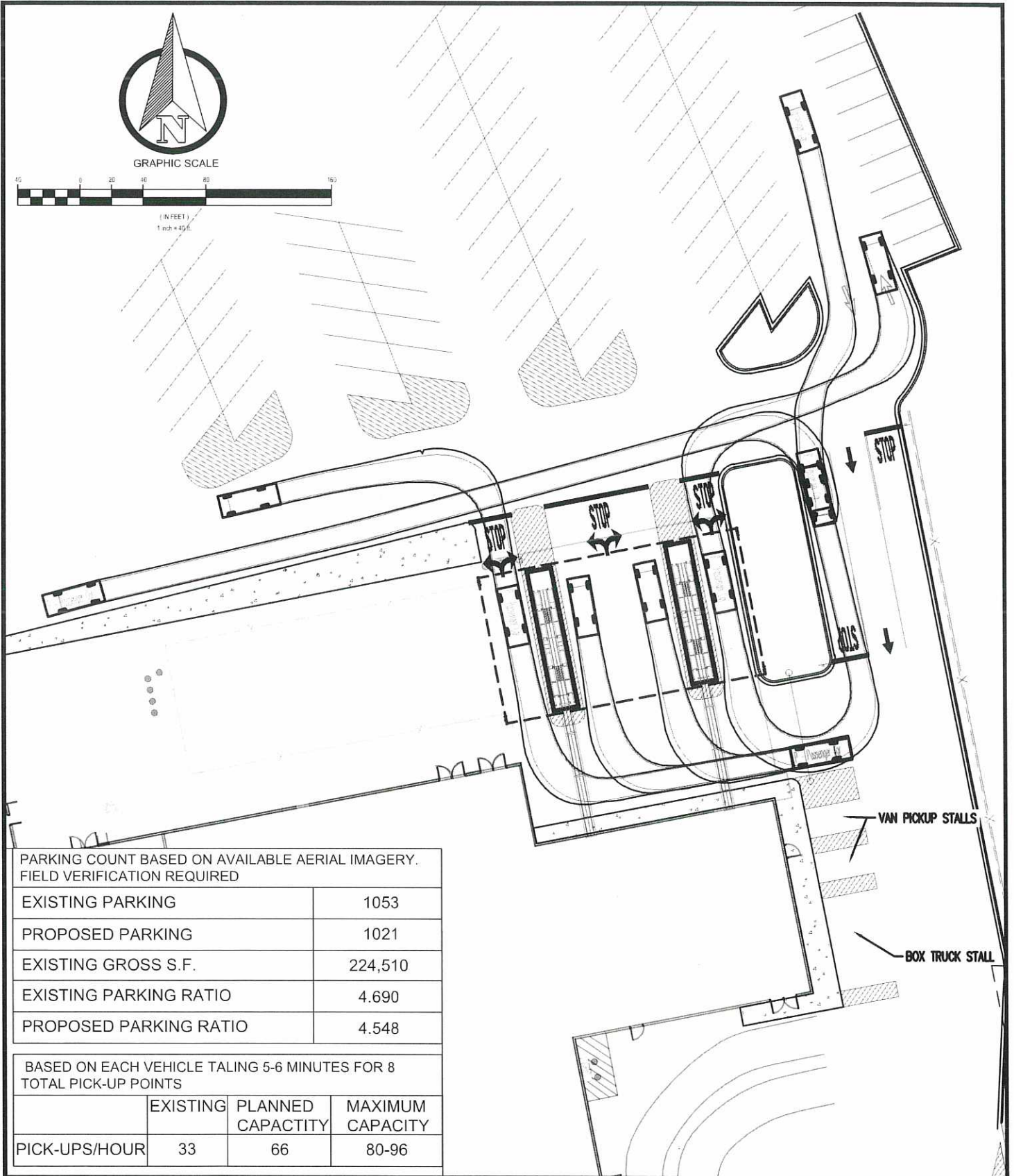
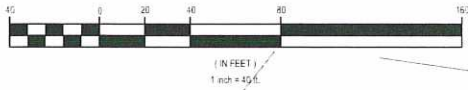
Walmart is proposing to modify the northeast corner of the existing store located at 625 W. Telegraph Street in Washington City, UT. The proposed modifications are intended to accommodate a new automated customer delivery/pick-up concept referred to as a Market Fulfillment Center or MFC for short. The proposed MFC will provide automated services for customer pick-up of on-line orders at individual store locations. The proposed addition will include the demolition of approximately 7,000 SF of existing garden center to make room for the pick-up towers associated with the MFC.

The proposed Market Fulfillment Center (MFC) will allow for automated customer pick-up of orders from eight different pick-up points located on two different tower features. Orders will be fulfilled inside the store through an automated system that will assemble the orders and then deliver them to one of eight designated locations on the exterior towers. Customers will then be able to enter a code to access their orders and load them in their vehicles.

In addition to demolition of a portion of the garden center, limited modifications to the site plan will be required to accommodate the Market Fulfillment Center. Modifications to include slight adjustments to the main drive aisle (north side of building) in front of the store to accommodate vehicles exiting from the MFC. We will also need to modify the drive aisle on the east side of the building to not only provide sufficient circulation and stacking for vehicles entering the MFC but also to maintain required fire lane and customer access to service areas on this side of the building. In order to accommodate these site changes, we are proposing a reduction in total parking count from 1,053 to 1,021 or 32 stalls. Please note that additional parking will also be located on the east side of the building for customer pick-up of items such as large televisions or sporting goods that cannot be accommodated in the towers.

Please find enclosed site plan and exterior elevations for additional details relative to the proposed modifications. Thank you in advance for your consideration.

GRAPHIC SCALE



PARKING COUNT BASED ON AVAILABLE AERIAL IMAGERY. FIELD VERIFICATION REQUIRED			
EXISTING PARKING	1053		
PROPOSED PARKING	1021		
EXISTING GROSS S.F.	224,510		
EXISTING PARKING RATIO	4.690		
PROPOSED PARKING RATIO	4.548		
BASED ON EACH VEHICLE TAKING 5-6 MINUTES FOR 8 TOTAL PICK-UP POINTS			
	EXISTING	PLANNED CAPACITY	MAXIMUM CAPACITY
PICK-UPS/HOUR	33	66	80-96

PARKING & TRAFFIC PLAN

625 W TELEGRAPH STREET

WASHINGTON CITY, UT

Project No: BRR001439.20

Drawn By: TLW

Checked By: _____ RCJ

Date: 07/06/21

Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 • GalofwayUS.com

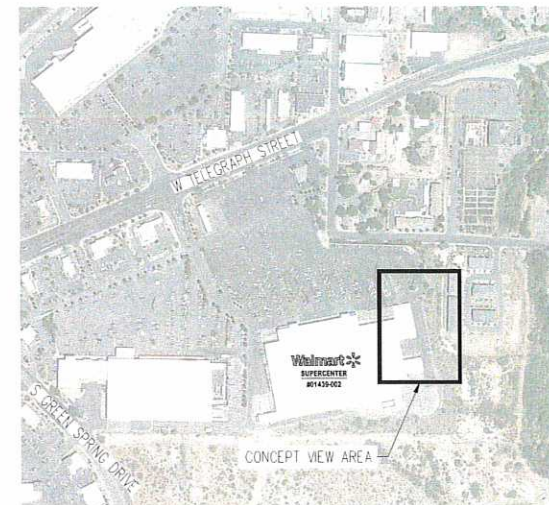
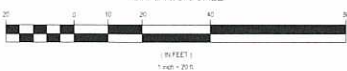
received
7-19-2021



Walmart
SUPERCENTER
#01439-002
625 W TELEGRAPH STREET
WASHINGTON, UT 84780



GRAPHIC SCALE



KEY MAP
APPROX 1" = 500'

LEGEND

---	PROPERTY BOUNDARY LINE
---	EXISTING BUILDING
---	EXISTING CURB AND GUTTER TO REMAIN
---	EXISTING CURB AND GUTTER TO BE REMOVED
---	PROPOSED CURB AND GUTTER
---	EXISTING ASPHALT PAVEMENT TO REMAIN
---	EXISTING CONCRETE PAVEMENT TO REMAIN
---	EXISTING CONCRETE PAVEMENT TO BE REMOVED
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED SIGN
---	EXISTING WATERLINE TO REMAIN
---	EXISTING STORM SEWER LINE TO REMAIN
---	EXISTING SANITARY SEWER LINE TO REMAIN
---	SANITARY MANHOLE/CLEANOUT TO REMAIN
---	EXISTING STORM SEWER STRUCTURE TO BE REMOVED
---	EXISTING WATER VALVE TO REMAIN
---	EXISTING STORM MANHOLE TO REMAIN
---	PROPOSED BOLLARD
---	EXISTING GAS LINE TO REMAIN
---	EXISTING LIGHT POLE TO BE REMOVED
---	EXISTING SANITARY SEWER STRUCTURE TO BE REMOVED
---	PROPOSED CANOPY
---	PROPOSED COLUMNS
---	LAMPS/UTILITY EASEMENT
---	EXISTING BOLLARD TO REMAIN
---	EXISTING OVERHEAD ELECTRIC LINE TO REMAIN
---	EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN
---	EXISTING GAS METER TO REMAIN
---	EXISTING POWER POLE TO REMAIN
---	EXISTING GUY WIRE TO REMAIN
---	EXISTING WATER LINE TO BE RELOCATED
---	EXISTING STORM LINE TO BE RELOCATED
---	EXISTING FIRE HYDRANT TO BE RELOCATED
---	EXISTING GUARDRAIL AND RETAINING WALL TO BE REMOVED
---	EXISTING GUARDRAIL AND RETAINING WALL TO REMAIN
---	PROPOSED GUARDRAIL AND RETAINING WALL
---	EXISTING BOLLARD TO BE REMOVED

SITE & DEMOLITION SCHEDULE

- | | |
|---|--|
| 1) EXISTING WALMART BUILDING TO REMAIN | 27) PROPOSED 4" SOLID YELLOW PAINTED STRIPES AT 45' W 2'-0" O.C. |
| 2) EXISTING CONCRETE PAVEMENT/SIDEWALK TO REMAIN | 28) PROPOSED SIGN MOUNTING & BASE WITH BREAKAWAY POST |
| 3) EXISTING ASPHALT PAVEMENT TO REMAIN | 29) PROPOSED STOP BAR AND STOP TEXT |
| 4) EXISTING PARKING LOT STRIPING & PAVEMENT MARKING TO REMAIN | 30) PROPOSED MFC TOWERS |
| 5) EXISTING PARKING LOT STRIPING & PAVEMENT MARKING TO BE REMOVED | 31) PROPOSED SITE BOLLARD |
| 6) EXISTING CURB AND GUTTER TO REMAIN | 32) PROPOSED CANOPY & COLUMNS |
| 7) EXISTING FIRE HYDRANT TO BE RELOCATED | 33) PROPOSED 4" WIDE SOLID WHITE STRIKE |
| 8) EXISTING WATER LINE TO BE RELOCATED | 34) PROPOSED ASPHALT PAVEMENT |
| 9) EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED | 35) PROPOSED HEADACHE BAR |
| 10) EXISTING STORM STRUCTURE TO BE RELOCATED | 36) PROPOSED CONCRETE SIDEWALK |
| 11) EXISTING CURB & GUTTER TO BE REMOVED | 37) PROPOSED VAN PICKUP STALLS |
| 12) EXISTING OVERHEAD ELECTRIC LINE TO REMAIN | 38) PROPOSED CURB & GUTTER |
| 13) EXISTING GUY WIRE TO REMAIN | 39) PROPOSED GUARDRAIL & RETAINING WALL (ESTIMATED MAX HEIGHT = 15') |
| 14) EXISTING POWER POLE TO REMAIN | 40) PROPOSED BOX TRUCK STALLS |
| 15) EXISTING WATER LINE TO REMAIN | 41) PROPOSED 30'x30' STOP SIGN |
| 16) EXISTING WATER STRUCTURE TO REMAIN | 42) PROPOSED APPROX PAVEMENT MARKINGS |
| 17) EXISTING SANITARY SEWER LINE TO REMAIN | 43) EXISTING GUARDRAIL AND RETAINING WALL TO BE REMOVED |
| 18) EXISTING SANITARY SEWER STRUCTURE TO REMAIN | 44) EXISTING GUARDRAIL AND RETAINING WALL TO REMAIN |
| 19) EXISTING STORM LINE TO REMAIN | 45) EXISTING LIGHT POLE TO BE REMOVED |
| 20) EXISTING STORM STRUCTURE TO REMAIN | 46) EXISTING BOLLARD TO BE REMOVED |
| 21) EXISTING BOLLARD TO REMAIN | 47) EXISTING CONCRETE SIDEWALK/PAVEMENT TO BE REMOVED |
| 22) EXISTING GAS METER TO REMAIN | |
| 23) EXISTING GAS LINE TO REMAIN | |
| 24) EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN | |
| 25) EXISTING PARKING ISLAND TO BE RELOCATED | |

Galloway

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Walmart
WASHINGTON CITY, UT
625 W TELEGRAPH STREET
STORE NO: 01439-002
JOB NUMBER: 01439-002 PHOTO: PICKUP ENHANCMENT

ISSUE BLOCK

CHECKED BY: RCJ
DRAWN BY: TLM
PHOTO CYCLE: -
DOCUMENT DATE: 07/01/21

NOT FOR CONSTRUCTION

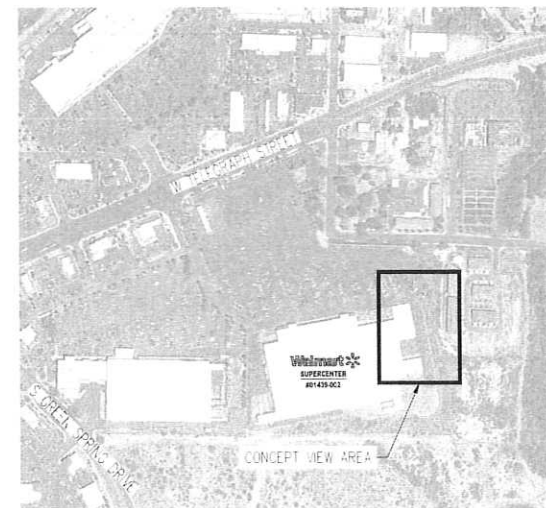
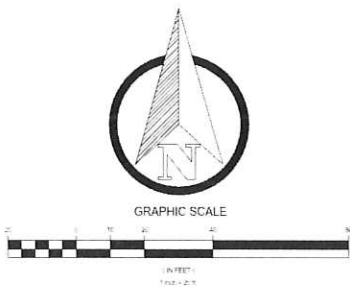
SITE PLAN

SHEET: CS1.0

received
7-19-2021



Walmart*
SUPERCENTER
#01439-002
625 W TELEGRAPH STREET
WASHINGTON, UT 84780



KEY MAP
ATTACH 1" = 300'

LEGEND

	PROPERTY BOUNDARY LINE
	EXISTING BUILDING
	EXISTING CURB AND GUTTER TO REMAIN
	EXISTING CURB AND GUTTER TO BE REMOVED
	PROPOSED CURB AND GUTTER
	EXISTING ASPHALT PAVEMENT TO REMAIN
	EXISTING CONCRETE PAVEMENT TO REMAIN
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIGN
	EXISTING WATERLINE TO REMAIN
	EXISTING STORM SEWER LINE TO REMAIN
	EXISTING SANITARY SEWER LINE TO REMAIN
	SANITARY MANHOLE/CLEANOUT TO REMAIN
	EXISTING STORM SEWER STRUCTURE TO BE REMOVED
	EXISTING WATER VALVE TO REMAIN
	EXISTING STORM MANHOLE TO REMAIN
	PROPOSED BOLLARD
	EXISTING GAS LINE TO REMAIN
	EXISTING LIGHT POLE TO BE REMOVED
	EXISTING SANITARY SEWER STRUCTURE TO BE REMOVED
	PROPOSED CANOPY
	PROPOSED COLUMN
	UNAPPROVED UTILITY EASEMENT
	EXISTING BOLLARD TO REMAIN
	EXISTING OVERHEAD ELECTRIC LINE TO REMAIN
	EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN
	EXISTING GAS METER TO REMAIN
	EXISTING POWER POLE TO REMAIN
	EXISTING GUY WIRE TO REMAIN
	EXISTING WATER LINE TO BE RELOCATED
	EXISTING STORM LINE TO BE RELOCATED
	EXISTING FIRE HYDRANT TO BE RELOCATED
	EXISTING GUARDRAIL AND RETAINING WALL TO BE REMOVED
	EXISTING GUARDRAIL AND RETAINING WALL TO REMAIN
	PROPOSED GUARDRAIL AND RETAINING WALL
	EXISTING BOLLARD TO BE REMOVED

SITE & DEMOLITION SCHEDULE

- | | |
|---|--|
| 1. EXISTING WALMART BUILDING TO REMAIN | 27. PROPOSED 4" SOLID YELLOW PAINTED STRIPES AT 4' W 2'-0" O.C. |
| 2. EXISTING CONCRETE PAVEMENT/ROADWAY TO REMAIN | 28. PROPOSED SIGN MOUNTING & BASE WITH BREAKAWAY POST |
| 3. EXISTING ASPHALT PAVEMENT TO REMAIN | 29. PROPOSED STOP BAR AND STOP TEXT |
| 4. EXISTING PARKING LOT STRIPING & PAVEMENT MARKING TO REMAIN | 30. PROPOSED MFC HOMES |
| 5. EXISTING PARKING LOT STRIPING & PAVEMENT MARKING TO BE REMOVED | 31. PROPOSED SITE BOLLARD |
| 6. EXISTING CURB AND GUTTER TO REMAIN | 32. PROPOSED CANOPY & COLUMN |
| 7. EXISTING FIRE HYDRANT TO BE RELOCATED | 33. PROPOSED 4" SOLID WHITE STRIPS |
| 8. EXISTING WATER LINE TO BE RELOCATED | 34. PROPOSED ASPHALT PAVEMENT |
| 9. EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED | 35. PROPOSED HEADACHE BAR |
| 10. EXISTING STORM STRUCTURE TO BE RELOCATED | 36. PROPOSED CONCRETE SIDEWALK |
| 11. EXISTING STORM LINE TO BE RELOCATED | 37. PROPOSED CAR PICKUP STALLS |
| 12. EXISTING CURB & GUTTER TO BE REMOVED | 38. PROPOSED CURB & GUTTER |
| 13. EXISTING OVERHEAD ELECTRIC LINE TO REMAIN | 39. PROPOSED GUARDRAIL & RETAINING WALL (ESTIMATED MAX HEIGHT = 16') |
| 14. EXISTING GUY WIRE TO REMAIN | 40. PROPOSED BOY TRUCK STALLS |
| 15. EXISTING POWER POLE TO REMAIN | 41. PROPOSED 3'x3' STOP SIGN |
| 16. EXISTING WATER LINE TO REMAIN | 42. PROPOSED ARROW PAVEMENT MARKINGS |
| 17. EXISTING WATER STRUCTURE TO REMAIN | 43. EXISTING GUARDRAIL AND RETAINING WALL TO BE REMOVED |
| 18. EXISTING SANITARY SEWER LINE TO REMAIN | 44. EXISTING GUARDRAIL AND RETAINING WALL TO REMAIN |
| 19. EXISTING SANITARY SEWER STRUCTURE TO REMAIN | 45. EXISTING LIGHT POLE TO BE REMOVED |
| 20. EXISTING STORM LINE TO REMAIN | 46. EXISTING BOLLARD TO BE REMOVED |
| 21. EXISTING STORM STRUCTURE TO REMAIN | 47. EXISTING CONCRETE SIDEWALK PAVEMENT TO BE REMOVED |
| 22. EXISTING BOLLARD TO REMAIN | |
| 23. EXISTING GAS METER TO REMAIN | |
| 24. EXISTING GAS LINE TO REMAIN | |
| 25. EXISTING UNDERGROUND ELECTRIC LINE TO REMAIN | |
| 26. EXISTING PARKING ISLAND TO BE RELOCATED | |

Galloway

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Walmart*
WASHINGTON CITY, UT
625 W TELEGRAPH STREET
STORE NO. 01439-002
JOB NUMBER 000001439-00 PHOTO PICKUP ENVIRONMENT

ISSUE BLOCK

CHECKED BY:	RCJ
DRAWN BY:	TLW
PROT CYCLE:	-
DOCUMENT DATE:	07/01/21

NOT FOR
CONSTRUCTION

SITE
PLAN

SHEET
CS1.0

COLOR LEGEND		
	P#	COLOR NAME
	P49E	DARK GRAY
	P76U	WALMART BLUE (URETHANE-LIKE)
	P134E	LIGHT GRAY
	P135E	MEDIUM GRAY
	P162E	BLACK GRAY

DISCLOSURES	
•	EXISTING SIGNAGE SF: 302 44 SF
•	PROPOSED SIGNAGE SF: 375 54 SF

Figure 1 consists of two photographs, A and B, illustrating different sign types. Photograph A shows a 'Walmart Pickup' sign mounted on a tall pole in a parking lot. Photograph B shows a 'Pickup' sign mounted on a shorter pole in a landscaped area. A line connects the 'Pickup' sign in A to the 'Pickup' sign in B, indicating a comparison or relationship between the two sign types.





REVISION		NO.	DESCRIPTION	DATE

PRELIMINARY PLAT
LAKESIDE AT STUCKI FARMS
WASHINGTON, UTAH

PROJECT #	FF-17193.00
DATE	7/27/2021
DESIGNED BY	BLW
CHECKED BY	
SCALE	AS SHOWN
HORIZONTAL SCALE	1"=40'
VERTICAL SCALE	1"=4'
SHEET	

received
7-28-21

GENERAL NOTES

1. THERE IS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. ALL COMMON AREAS AND OPEN SPACE ARE CONSIDERED ACCESSIBLE FOR PUBLIC UTILITIES.

2. COMMON AREAS AND OPEN SPACES LOCATED WITHIN 'LAKESIDE AT STUCKI FARMS' OVERALL DEVELOPMENT AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

4. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED MARCH 20, 2007. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.

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

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

7. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS WITHIN THIS SUBDIVISION FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER, AND DRAINAGE IMPROVEMENTS.

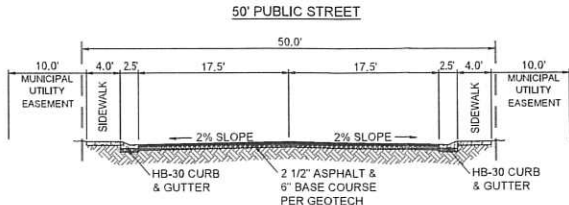
AIRPORT NOTE

ALL OR A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE DESIGNATED AIRPORT INFLUENCE AREA OF THE ST. GEORGE REPLACEMENT AIRPORT. AND MAY BE SUBJECT TO AIRCRAFT OVER FLIGHT, NOISE, AND POSSIBLE 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 AVIATION EASEMENT AND/OR SIMILAR DOCUMENT(S). WASHINGTON CITY DISCLAIMS ALL LIABILITY FOR ANY CLAIMS, INJURIES OR DAMAGES ARISING FROM, CAUSED BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, WHETHER TO PERSONS OR PROPERTY, ARISING OR CAUSED BY OPERATION OF THE AIRPORT. THIS WAIVER AND DISCLAIMER CONSTITUTES AND IS RECOGNIZED BY ALL CURRENT AND FUTURE OWNERS AND TENANTS OF PROPERTY WITHIN THIS SUBDIVISION 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.

LEGAL DESCRIPTION

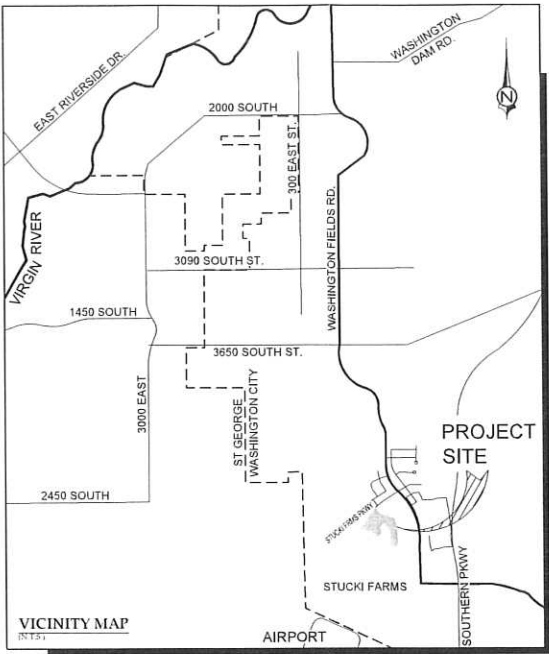
BEGINNING S 1°08'32" W 213.09 ALONG THE SECTION LINE AND EAST 112.66 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE CENTERLINE OF STUCKI FARMS PARKWAY, DEDICATED BY THE HOMESTEADS AT STUCKI FARMS PHASE 1 ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH AND RUNNING THENCE S 40°14'53" E 312.55 FEET, THENCE S 73°03'37" E 542.70 FEET, THENCE S 48°11'34" E 45.67 FEET, THENCE S 18°04'23" E 75.00 FEET, THENCE S 15°01'43" E 85.00 FEET, THENCE S 13°27'26" E 75.00 FEET, THENCE S 11°59'02" E 75.00 FEET, THENCE S 10°24'45" E 85.00 FEET, THENCE S 8°44'34" E 85.00 FEET, THENCE S 7°01'54" E 86.88 FEET, THENCE S 5°42'37" E 50.00 FEET, THENCE S 4°23'57" E 85.89 FEET, THENCE S 2°44'47" E 80.00 FEET, THENCE S 1°10'30" E 80.00 FEET, THENCE S 0°31'01" W 92.29 FEET, THENCE S 2°19'02" W 91.00 FEET, THENCE N 82°03'54" W 53.63 FEET, THENCE S 7°56'06" W 69.97 FEET, THENCE N 79°55'57" W 270.00 FEET, THENCE N 7°27'45" E 98.81 FEET, THENCE N 2°18'05" E 95.00 FEET, THENCE N 1°56'23" W 95.08 FEET, THENCE N 8°21'13" W 290.07 FEET, THENCE N 17°02'18" W 95.01 FEET, THENCE N 31°56'54" W 95.00 FEET, THENCE N 46°54'12" W 95.00 FEET, THENCE N 66°40'05" W 96.91 FEET, THENCE S 36°00'02" W 224.13 FEET, THENCE S 46°12'22" E 96.01 FEET, THENCE S 1°51'14" E 140.03 FEET, THENCE S 50°07'01" W 139.89 FEET, THENCE N 90°00'00" W 140.63 FEET, THENCE N 30°36'13" W 108.28 FEET, THENCE N 68°48'19" W 536.84 FEET TO A POINT ON 2800.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT WHICH RADIUS BEARS S 85°17'22" E SAID POINT BEING THE CENTERLINE OF SAID PARKWAY, THENCE ALONG THE ARC OF SAID CURVE 1001.37 FEET THROUGH A CENTRAL ANGLE OF 20°28'27" TO THE POINT OF BEGINNING.

CONTAINS 24.66 ACRES MORE OR LESS



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



REVISION		NO.	DESCRIPTION	BY	DATE

PRELIMINARY PLAT

LAKESIDE AT STUCKI FARMS
WASHINGTON, UTAH

PRELIMINARY PLAT
LAKESIDE
AT STUCKI FARMS

PROJ #	FF.17193.00
DATE	7/29/2021
DESIGN BY	BLW
CHECKED BY	
SCALE OF SHEET	
HOR SCALE	N/A
VER SCALE	N/A
SHEET	

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	7a
HEARING DATE:	August 18, 2021
ACTION REQUESTED:	Preliminary plat approval for the Lakeside at Stucki Farms subdivision, located at Stucki Farms Pkwy & Waters Edge Way
APPLICANT:	Karl Larson
OWNER:	South Landing Development
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 Lakeside at Stucki Farms Subdivision located at Stucki Farms Pkwy and Waters Edge Way. This preliminary plat was previously approved back on December 11, 2019 but has since expired. The applicant is ready to proceed at this time.

The applicant is proposing 44 lots on an area of coverage of 19.527 acres. The zoning designation at this particular location along with the surrounding area is Planned Community Development.

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 Lakeside at Stucki Farms subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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

Conditions

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

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

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

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

5. At the time of final plat submittal, the following documents shall also be submitted:

A. A title report.

B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

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

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

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

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

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

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

final plat.

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

13. All open space within the vicinity will be completed at final plat application time.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	7b
HEARING DATE:	August 18, 2021
ACTION REQUESTED:	Preliminary plat approval for The Club at Coral Canyon, located at approximately 1300 North Telegraph
APPLICANT:	Cole West Home
OWNER:	SITLA
ENGINEER:	Horrocks Engineering
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 Club at Corral Canyon Subdivision located at approximately 1300 North Telegraph. The applicant is proposing 61 lots on an area of coverage of 55.73 acres. The zoning designation at this particular location is Planned Community Development.

The proposed subdivision will have a gated entrance with tennis and pickleball court amenities. The secondary fire access will run to the south/east next to lot 120 and comply with the International Fire Code.

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 Club at Corral Canyon subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

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

Conditions

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

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

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

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.

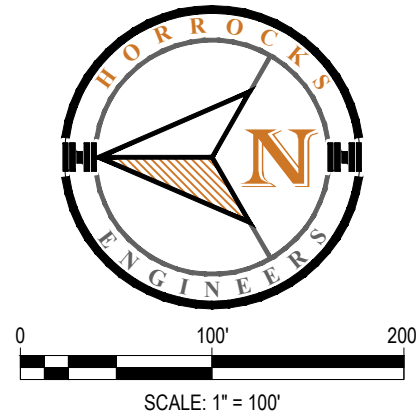
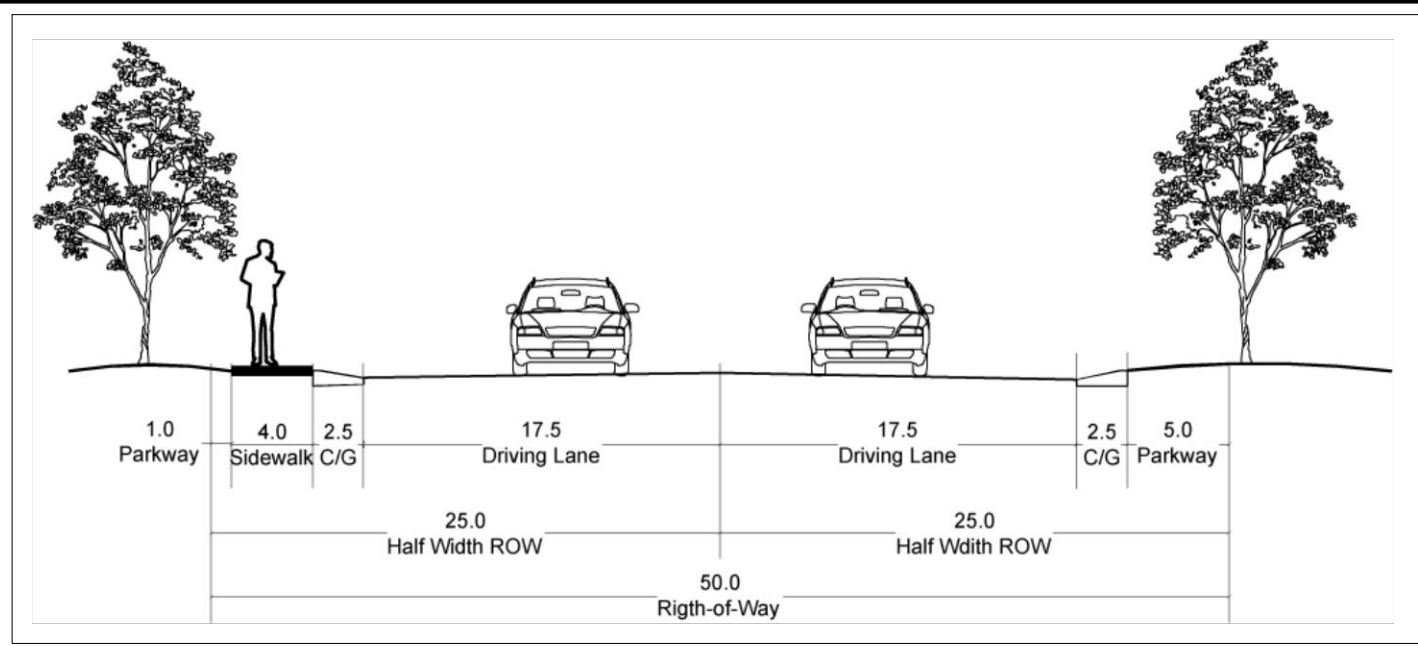
9. Driveway locations are to be approved by the Public Works Department.

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.



HORROCKS ENGINEERS

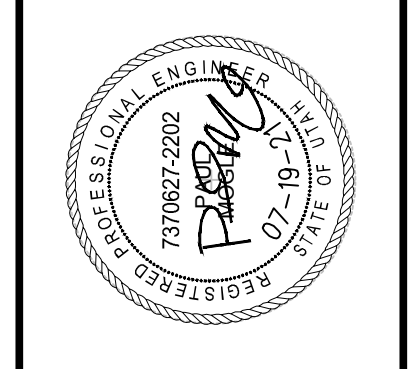
555 South Bluff St. Suite 101
St. George, UT 84770
(435) 966-7888
www.horrocks.com

WARNING

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

REVISIONS	REV #	DATE

DRAWING INFO	DATE	DESIGNED	DRAWN	CHECKED	PROJECT
	06/14/2021	JKS	JKS	PM	SG-433-1510



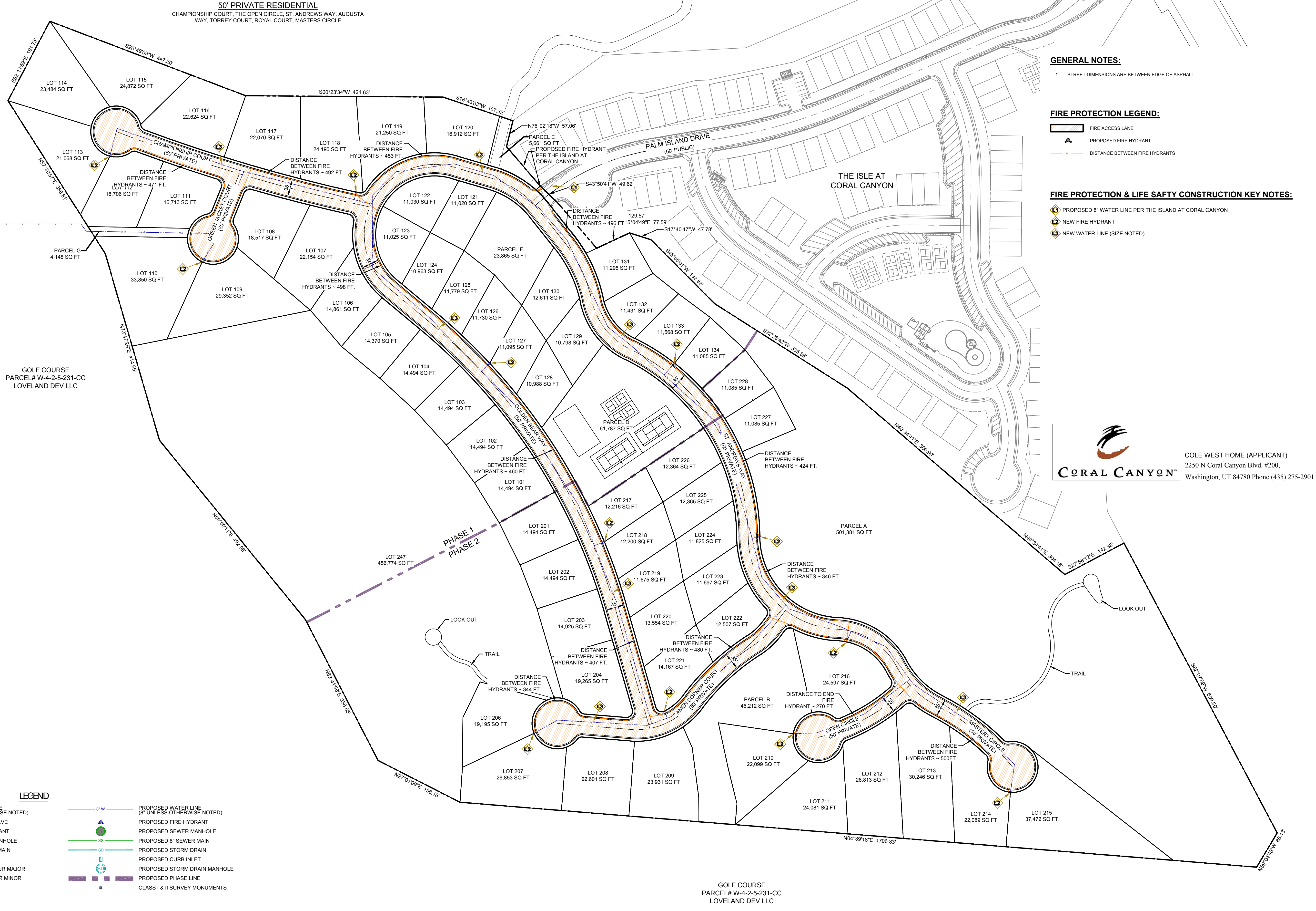
THE CLUB AT CORAL CANYON

WASHINGTON, UTAH

FIRE SAFETY PLAN

PRE-02

PAGE 02



GENERAL NOTES:

1. STREET DIMENSIONS ARE BETWEEN EDGE OF ASPHALT.

FIRE PROTECTION LEGEND:

- FIRE ACCESS LANE
- PROPOSED FIRE HYDRANT
- DISTANCE BETWEEN FIRE HYDRANTS

FIRE PROTECTION & LIFE SAFTY CONSTRUCTION KEY NOTES:

- PROPOSED 8" WATER LINE PER THE ISLAND AT CORAL CANYON
- NEW FIRE HYDRANT
- NEW WATER LINE (SIZE NOTED)

COLE WEST HOME (APPLICANT)
2250 N Coral Canyon Blvd. #200,
Washington, UT 84780 Phone:(435) 275-2901

LEGEND

EXISTING WATER LINE (8" UNLESS OTHERWISE NOTED)	8" W PROPOSED WATER LINE (8" UNLESS OTHERWISE NOTED)
EXISTING WATER VALVE	PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT	PROPOSED SEWER MANHOLE
EXISTING SEWER MANHOLE	PROPOSED 8" SEWER MAIN
EXISTING 8" SEWER MAIN	PROPOSED STORM DRAIN
EXISTING DRAINAGE	PROPOSED CURB INLET
EXISTING 10' CONTOUR MAJOR	PROPOSED STORM DRAIN MANHOLE
EXISTING 2' CONTOUR MINOR	PROPOSED PHASE LINE
	CLASS I & II SURVEY MONUMENTS

MORTGAGEE CONSENT TO RECORD:

MERS AS NOMINEE FOR QUICKEN LOANS, LLC HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

Position -

ACKNOWLEDGMENT:

STATE OF _____) S.S.
COUNTY OF _____

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

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN _____

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

MORTGAGEE CONSENT TO RECORD:

RED ROCK CANYON BANK HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

Position -

ACKNOWLEDGMENT:

STATE OF _____) S.S.
COUNTY OF _____

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

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN _____

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

OWNER'S DEDICATION:

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

SYCAMORE ESTATES - AMENDING LOTS 1 & 8

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO THE WASHINGTON CITY, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS, ALL LOTS, AND EASEMENTS ARE NOTED OR SHOWN, THE OWNERS DO HEREBY WARRANT TO THE WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2021.

JED R. CHRISTENSEN AND AMY CHRISTENSEN, HUSBAND AND WIFE
JOSHUA WYATT TAYLOR AND AMBRIA JOLENE TAYLOR, HUSBAND AND WIFE AS JOINT TENANTS
SYCAMORE ESTATES, HOME OWNERS ASSOCIATION (HOA)

JED R. CHRISTENSEN, HUSBAND

AMY CHRISTENSEN, WIFE

JOSHUA WYATT TAYLOR, HUSBAND

AMBRIA JOLENE TAYLOR, WIFE

SYCAMORE ESTATES, HOA PRESIDENT

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED JED R. CHRISTENSEN AND AMY CHRISTENSEN, HUSBAND AND WIFE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

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

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED JOSHUA WYATT TAYLOR AND AMBRIA JOLENE TAYLOR, HUSBAND AND WIFE AS JOINT TENANTS PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

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

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON) S.S.

ON THIS _____ DAY OF _____ IN THE YEAR _____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

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

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO INCORPORATE THE COMMON AREA INTO LOTS 1 & 8.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

SYCAMORE ESTATES - AMENDING LOTS 1 & 8

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



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

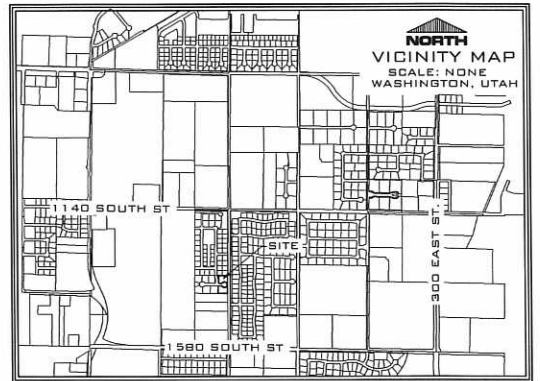
LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERLY LINE OF 240 WEST STREET, SAID POINT BEING NORTH 00°08'57" EAST 1.055.12 FEET ALONG THE SECTION LINE AND NORTH 89°51'03" WEST 30.00 FEET FROM THE SOUTH QUARTER CORNER SECTION 34, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

THENCE NORTH 89°42'36" WEST 181.00 FEET TO THE SOUTHEAST CORNER OF LOT 7.
THENCE NORTH 00°08'57" EAST 143.10 FEET ALONG THE EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 7;
THENCE THE FOLLOWING (6) COURSES ALONG SYCAMORE LANE:
THENCE SOUTH 89°20'12" EAST 63.34 FEET;
THENCE SOUTHEAST 15.40 FEET ALONG AN ARC OF A 16.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°39'42" WEST, LONG CHORD BEARS SOUTH 61°45'48" EAST 14.81 FEET WITH A CENTRAL ANGLE OF 55°09'00");
THENCE EAST 136.80 FEET ALONG AN ARC OF A 54.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 55°48'42" EAST, LONG CHORD BEARS NORTH 73°14'12" EAST 103.04 FEET WITH A CENTRAL ANGLE OF 145°09'00");
THENCE CONTINUE WEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 145°09'00", A DISTANCE OF 136.80 FEET THENCE SOUTHWEST 15.40 FEET ALONG AN ARC OF A 16.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 54°29'19" WEST, LONG CHORD BEARS SOUTH 63°05'12" WEST 14.81 FEET WITH A CENTRAL ANGLE OF 55°09'00");
THENCE NORTH 89°20'18" WEST 36.84 FEET;
THENCE NORTHWEST 31.28 FEET ALONG AN ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00°39'42" EAST, LONG CHORD BEARS NORTH 44°32'20" WEST 28.19 FEET WITH A CENTRAL ANGLE OF 89°35'56");
THENCE NORTH 00°15'38" EAST 130.42 FEET TO THE SOUTHERLY LINE OF DAYBREAK PARK SUBDIVISION;
THENCE SOUTH 89°17'39" EAST 173.65 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID 240 WEST STREET;
THENCE SOUTH 00°08'57" WEST 340.08 FEET ALONG SAID WESTERLY LINE OF 240 WEST STREET TO THE POINT OF BEGINNING.
CONTAINING 48,015 SQUARE FEET OR 1.10 ACRES.

NOTES:

- BUILDINGS MUST BE BUILT WITHIN BUILDING PAD ON SLOPED LOTS UNLESS AN APPROVED RETAINING WALL IS PLACED ON THE PROPERTY LINE TO ACCOMMODATE TYPICAL SETBACK.
- ALL HARD SURFACES NEED TO DRAIN TO THE FRONT OF THE LOTS.
- A 10.0 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT LOT LINES, AND A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY ROSENBERG ASSOCIATES 352 EAST RIVERSIDE DRIVE SUITE A-2, B-790, THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK ARE COMPILED IN A REPORT DATED JANUARY 4, 2007, PROJECT NO. 5399-06. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
- ALL DRAINAGE IMPROVEMENTS RELATED TO THE DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY.
- WASHINGTON CITY IS HEREBY GRANTED AUTHORITY TO ASSESS THE PROPERTY OWNERS AND OR HOME OWNERS ASSOCIATION FOR DRAINAGE IMPROVEMENTS, COMMON AREAS AND THE TRAFFIC ISLAND IN 300 WEST STREET NOT MAINTAINED.
- ALL COMMON AREA SHOWN ON THE PLAT AND TRAFFIC ISLAND WITHIN 300 WEST STREET SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND/OR PROPERTY OWNERS.



SYCAMORE ESTATES - AMENDING LOTS 1 & 8 -

LOCATED IN SECTION 32
T.42S., R.16W., S.L.B.&M.



ENGINEER'S APPROVAL:

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

ENGINEER
WASHINGTON CITY, UTAH

APPROVAL OF THE PLANNING COMMISSION:

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

CHAIRMAN OF THE PLANNING COMMISSION
WASHINGTON CITY, UTAH

PUBLIC WORKS APPROVAL:

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

DIRECTOR
WASHINGTON CITY, UTAH

APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY UTAH:

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

CITY RECORDER
WASHINGTON CITY, UTAH

MAYOR
WASHINGTON CITY, UTAH

APPROVAL AS TO FORM:

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

CITY ATTORNEY
WASHINGTON CITY, UTAH

TREASURER APPROVAL

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

WASHINGTON COUNTY TREASURER

RECORDED NO.

FEE: _____ COUNTY RECORDER
WASHINGTON COUNTY, UTAH

Revised

6-30-2021

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: August 18, 2021

ACTION REQUESTED: Amended Final Plat approval for the Sycamore Estates
Amended subdivision, located at approximately 260 West
and 3390 South.

APPLICANT: Jed Christensen

OWNER: Same as above

ENGINEER: Rosenberg Associates

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

This item was tabled at the July 21, 2021 Planning Commission meeting, with the commission asking for an updated plat showing planter strip along and proper cul-de-sac layout.

The applicant is requesting approval of an Amended Final plat for the Sycamore Estates Amended subdivision, located at approximately 260 West and 3390 South. The reason for this amendment request, is simply to eliminate the common area bordering lots 1 and 8. The subdivision used to be zoned RA-1 and utilized the Bonus Density program. Since then, the residents have gone a rezone approval of the subdivision which is now zoned R-1-15, thus the common area that is currently on the east boundary of lots 1 and 8 is not required for density credits.

Staffs only concern is that the proposed amended plat does not show any landscape strip along 240 West Street, which is required on subdivision boundaries that have double frontage lots. Staff would like to see this either added as common area or as a landscape strip easement maintained by lots 1 and 8 (as it falls on their respective properties).

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Amended Final Plat for the Sycamore Estates Amended subdivision - incorporating the open space common area (previously required by the past zoning) into lots 1 and 8 and made part of these two lots, as well as consideration of the landscape strip along 240 West Street, onto the City Council, based on the following original findings and subject to the following original conditions:

Findings

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

Conditions

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