
Public Notice
Washington City Planning Commission
Regular Meeting
September 1, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday September 1, 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>

Invocation:

Pledge of Allegiance:

1. APPROVAL OF AGENDA

- a. Approval of the agenda for September 1, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from August 18. 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. FINAL PLAT

- a. Consideration and recommendation to City Council for the Red Trails at Sunrise Valley Phase 1 Final Plat located at approximately 500 South Country Way. Applicant: Middon LLC
- b. Consideration and recommendation to City Council for the Red Trails at Sunrise Valley Phase 2 Final Plat located at approximately 300 South 3100 East along Country Way. Applicant: Middon LLC

5. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council for the Paseos at Sienna Hills Phase 4 Final Plat Amendment located at approximately Grapevine Crossing Road and Plata Circle. The purpose is to extend the rear of lots 106-115 to more utilize the areas that were previously graded as part of the original construction of this subdivision.

To achieve this goal the plat boundary will also need to be adjusted to accommodate the additional areas. Applicant: Troy Belliston

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 Paseos at Sienna Hills Phase 2 Final Plat Amendment located at approximately Grapevine Crossing Road and Paseos Street. The purpose is to adjust the westerly boundary eastward to facilitate the amendment and extension of Paseos at sienna Hills Phase 4 amended and extended. This amendment only affects the un-irrigated common area adjacent to said phase 4. Applicant: Troy Belliston

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

6. CONDITIONAL USE PERMIT

- a. Follow up on Conditional Use Permit C-21-10 Daycare located at 143 South Desert Saguaro Lane. Secured fencing from the corner of the house to the block wall and temporary fencing removed.

7. PRELIMINARY PLAT

- a. Tabled from August 18, 2021: 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. PLANNING COMMISSION TRAINING

- a. 2021 Training for Planning Commissioners for Washington City. Presented by: Attorney Thad Seegmiller

POSTED this 27th 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.

GENERAL NOTES

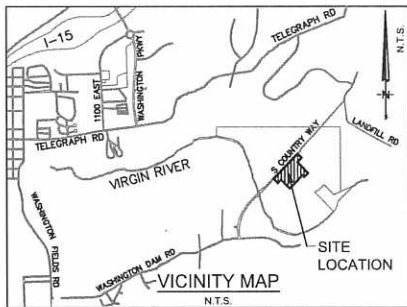
- ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
- ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS PLANNED DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.
- BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON, LIMITED COMMON AND PRIVATE STREET AREAS.
- ALL COMMON AND LIMITED COMMON AREAS AND SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR DRIVES, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED FEBRUARY 26TH, 2020. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
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- BEARINGS SHOWN ON LOT LINES REPRESENT THE SAME VALUE OF OPPOSITE LINES IN EACH LOT.
- MINIMUM BUILDING SETBACK REQUIREMENTS ARE INCORPORATED INTO THE PAD LAYOUT AS SHOWN. ALL STRUCTURES SHALL BE BUILT ENTIRELY WITHIN THEIR RESPECTIVE PADS.
- ALL INTERSECTIONS CONTAIN A SIGHT DISTANCE RESTRICTION. NO STRUCTURES, SIGNS, TREES, ROCKS, LANDSCAPING, ETC. SHALL BE PLACED WITHIN THIS RESTRICTED AREA THAT WILL REDUCE OR LIMIT THE AVAILABLE SIGHT DISTANCE. IT SHALL BE THE OWNER(S) RESPONSIBILITY TO ENSURE THAT THIS RESTRICTION IS ALWAYS COMPLIED WITH AND SAID OWNER(S) SHALL INDEMNIFY AND HOLD HARMLESS WASHINGTON CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, IN ENFORCING SUCH COMPLIANCE AND FROM ANY AND ALL CLAIMS THAT MAY ARISE CONCERNING THIS RESTRICTION.
- NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF THE TANGENT POINT OF THE CURVE RETURN AT ALL INTERSECTIONS.

W-4-2-19-1201
MIDDON LLC

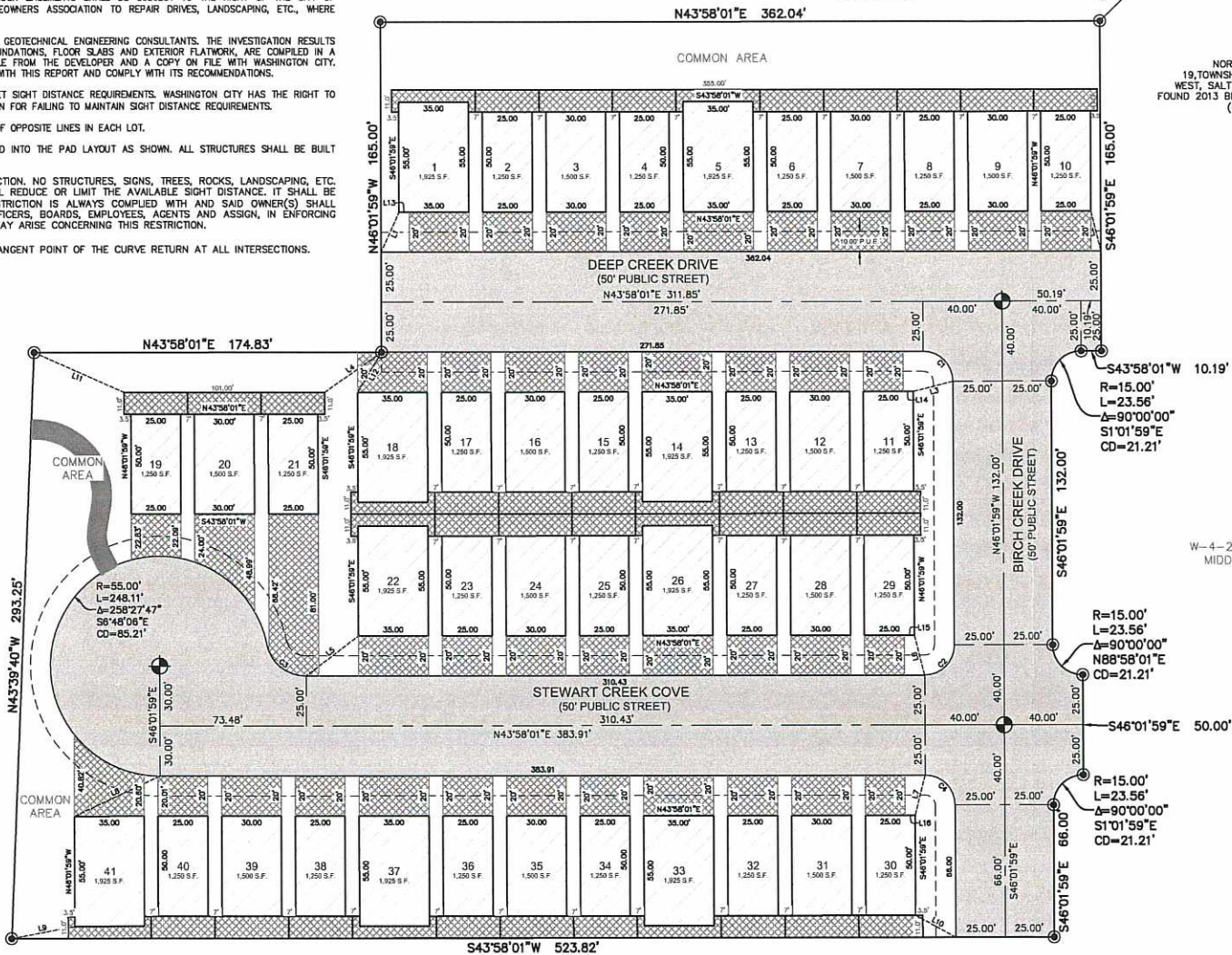
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Line #	Length	Direction
L1	21.95	N21°42'42"W
L2	20.62	N60°04'09"W
L3	20.62	N29°55'51"E
L4	34.94	S9°02'50"W
L5	33.14	N6°50'56"E
L6	20.62	N60°04'09"W
L7	20.62	N31°59'49"W
L8	47.50	S19°04'04"W
L9	32.38	N33°17'16"E
L10	22.83	S72°46'40"W
L11	49.41	S87°50'36"W
L12	23.40	N14°45'29"W
L13	5.00	N43°58'01"E
L14	5.00	S43°58'01"W
L15	5.00	S43°58'01"W
L16	5.00	S43°58'01"W

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

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90°00'00"	S88°58'01"W	21.21
C2	23.56	15.00	90°00'00"	N1°01'59"W	21.21
C3	27.39	20.00	78°27'47"	N83°11'54"E	25.30
C4	23.56	15.00	90°00'00"	S88°58'01"W	21.21

W-4-2-19-1201
MIDDON LLCW-4-2-19-1201
MIDDON LLCLIMITED COMMON - A PERPETUAL EASEMENT GRANTED TO EACH LOT OWNER
FOR THE AREA DIRECTLY BETWEEN EACH PRIVATE GARAGE AND THE PUBLIC
ROADWAYS. THIS DRIVEWAY EASEMENT, SHALL BE FOR THE PRIVATE USE OF
EACH RESPECTIVE LOT OWNER, SUBJECT TO THE OWNER'S DEDICATION AND
OTHER DEDICATED EASEMENTS AS SHOWN AND NOTED HEREON.

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, COMMON AND LIMITED COMMON AREAS, PUBLIC STREETS AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

RED TRAILS PHASE 1 SUBDIVISION

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 312770

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 88°50'31" WEST ALONG THE SECTION LINE 946.25 FEET AND DUE SOUTH 759.43 FEET; FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 46°01'59" EAST 165.00 FEET; THENCE SOUTH 43°58'01" WEST 10.19 FEET; THENCE SOUTHERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 01°01'59" EAST A DISTANCE OF 21.21 FEET), CENTER POINT LIES SOUTH 46°01'59" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 46°01'59" EAST 132.00 FEET; THENCE EASTERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 88°58'01" EAST A DISTANCE OF 21.21 FEET), CENTER POINT LIES NORTH 43°58'01" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 46°01'59" EAST 50.00 FEET; THENCE SOUTHERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 01°01'59" EAST A DISTANCE OF 21.21 FEET), CENTER POINT LIES SOUTH 46°01'59" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE SOUTH 46°01'59" EAST 132.00 FEET; THENCE SOUTH 43°58'01" WEST 523.82 FEET; THENCE NORTH 43°39'40" WEST 293.25 FEET; THENCE NORTH 43°58'01" EAST 174.83 FEET; THENCE NORTH 46°01'59" WEST 165.00 FEET; THENCE NORTH 43°58'01" EAST 362.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 212,332 SQUARE OR 4.874 ACRES

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, COMMON AND LIMITED COMMON AREAS, PUBLIC EASEMENTS AND PUBLIC STREETS TO BE HEREBY KNOWN AS:

RED TRAILS PHASE 1 SUBDIVISION

AND DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED 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 "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO ENTRY NO. BOOK _____ PAGES _____ DATED _____. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY 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, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS 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 DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

MELON DEVELOPMENT, INC.
(A UTAH CORPORATION)

BY: _____ ITS: _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE _____ OF MELON DEVELOPMENT, INC. AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND THEY DID ACKNOWLEDGE TO ME THAT THE CORPORATION 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(5)

LEGEND

	SPECIFIES LIMITED COMMON AREA		SECTIONAL MONUMENTATION (FOUND TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
	SPECIFIES PRIVATE ELEMENT		ALL BOUNDARY AND LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
	SPECIFIES COMMON AREA		SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID).
	SPECIFIES COMMON AREA/PUBLIC ACCESS AREA		ST. GEORGE CITY 50' EASEMENT LINE
	SPECIFIES PUBLIC STREET AREA		UAPS 60' EASEMENT LINE
	BOUNDARY LINE		SECTION LINE
	STREET RIGHT-OF-WAY LINE		
	PUBLIC UTILITY EASEMENT LINE (P.U.E.)		

RED TRAILS PHASE 1 SUBDIVISION

LOCATED IN

THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 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 THE ____ 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.

Revised
received
8-16-2021

WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
280 East Tennessee Suite 404
Phone (435) 675-2387 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn: BBS/DDM Date: 07/13/2021

Email: _____

Checked: DDM

Approved: DDM

Scale: 1"=40'

Job No: 201059

RED TRAILS PHASE 1 SUBDIVISION

LOCATED IN
THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET

1

SHEETS

1

FILE: 201059

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	September 1, 2021
ACTION REQUESTED:	Final Plat approval for the Red Trails at Sunrise Valley, Phase 1 subdivision, located at approximately 500 South Country Way.
APPLICANT:	Middon LLC
OWNER:	Middon LLC
ENGINEER:	Bush and Gudgell Inc.
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Red Trails at Sunrise Valley, Phase 1 subdivision, located at approximately 500 South Country Way. This particular subdivision is proposing 41 lots on an area covering 4.80 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on April 28, 2021.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Red Trails at Sunrise Valley, Phase 1 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

3. The proposed final plat conforms to the approved 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.

GENERAL NOTES

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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, COMMON AND LIMITED COMMON AREAS, PUBLIC EASEMENTS AND PUBLIC STREETS TO BE HEREBY KNOWN AS:

RED TRAILS PHASE 2 SUBDIVISION

AND DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED 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 "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO ENTRY NO. _____ DATED _____ BOOK _____ SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY 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, PUBLIC STREETS AND EASEMENTS OVER, ON UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE ROADWAYS 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 DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

MELON DEVELOPMENT, INC

(A UTAH CORPORATION)

BY : _____

ITS: _____

CORPORATE 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 THEY ARE THE _____ OF MELON DEVELOPMENT, INC, AND THAT THEY EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND THEY DID ACKNOWLEDGE TO ME THAT THE CORPORATION 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

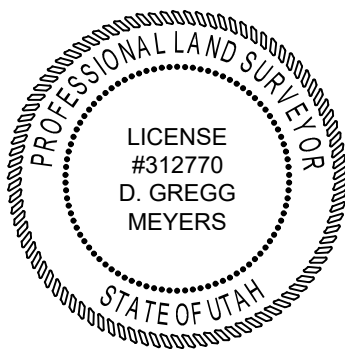
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

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, COMMON AND LIMITED COMMON AREAS, PUBLIC STREETS AND PUBLIC EASEMENTS, HEREAFTER TO BE KNOWN AS:

RED TRAILS PHASE 2 SUBDIVISION

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 312770

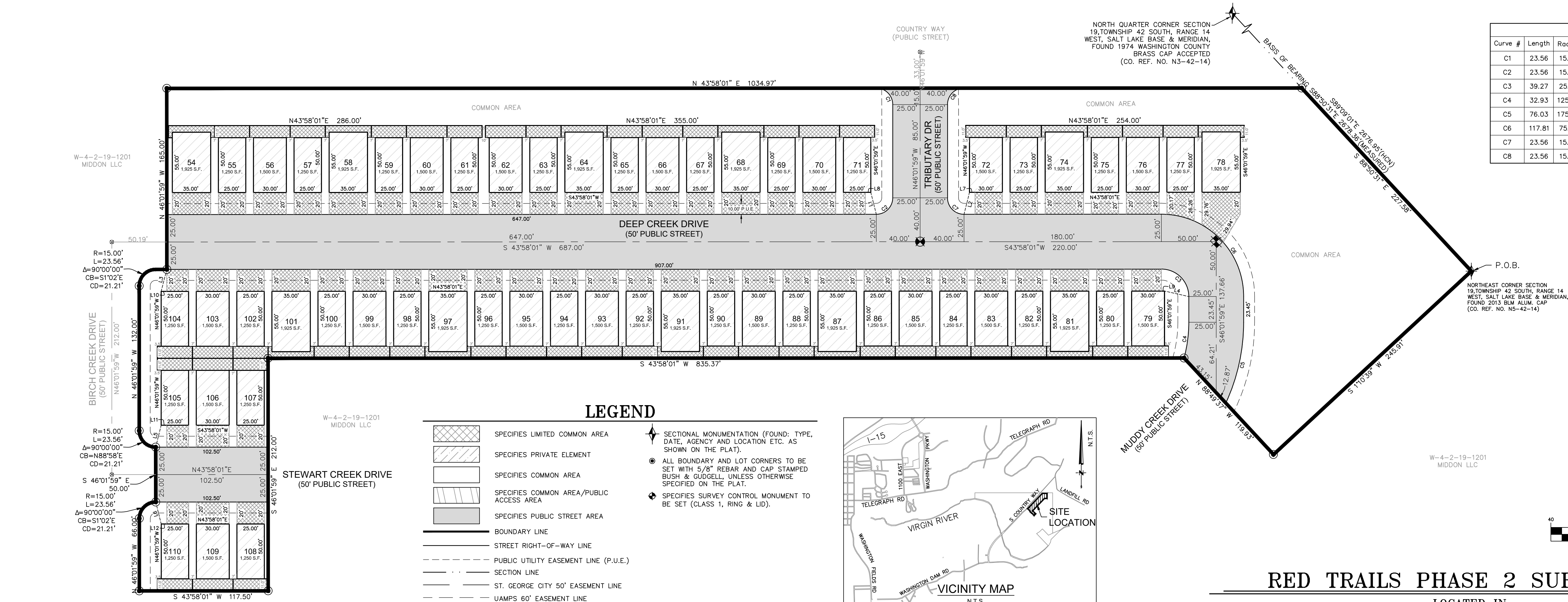
BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 01°10'39" WEST ALONG THE SECTION LINE 245.91 FEET; THENCE NORTH 88°49'37" WEST 119.93 FEET; THENCE SOUTH 43°58'01" WEST 835.37 FEET; THENCE SOUTH 46°01'59" EAST 212.00 FEET; THENCE SOUTH 43°58'01" WEST 117.50 FEET; THENCE NORTH 46°01'59" WEST 66.00 FEET; THENCE NORTHERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 01°01'59" WEST A DISTANCE OF 21.21 FEET), CENTER POINT LIES NORTH 43°58'01" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE NORTH 46°01'59" WEST 50.00 FEET; THENCE WESTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 88°58'01" WEST A DISTANCE OF 21.21 FEET), CENTER POINT LIES NORTH 46°01'59" WEST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE NORTH 46°01'59" WEST 132.00 FEET; THENCE NORTHERLY ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 01°01'59" WEST A DISTANCE OF 21.21 FEET), CENTER POINT LIES NORTH 43°58'01" EAST THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET; THENCE NORTH 43°58'01" EAST 10.19 FEET; THENCE NORTH 46°01'59" WEST 165.00 FEET; THENCE NORTH 43°58'01" EAST 1034.97 FEET TO THE NORTH LINE SAID SECTION 19, THENCE SOUTH 88°50'31" EAST ALONG THE SECTION LINE 227.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 310,187 SQUARE FEET OR 7.12 ACRES.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56	15.00	90°00'00"	S88°58'01"W	21.21
C2	23.56	15.00	90°00'00"	N1°01'59"W	21.21
C3	39.27	25.00	90°00'00"	S88°58'01"W	35.36
C4	32.93	125.00	15°05'41"	N38°29'09"W	32.84
C5	76.03	175.00	24°53'30"	N33°35'14"W	75.43
C6	117.81	75.00	90°00'00"	S88°58'01"W	106.07
C7	23.56	15.00	90°00'00"	N88°58'01"E	21.21
C8	23.56	15.00	90°00'00"	S1°01'59"E	21.21

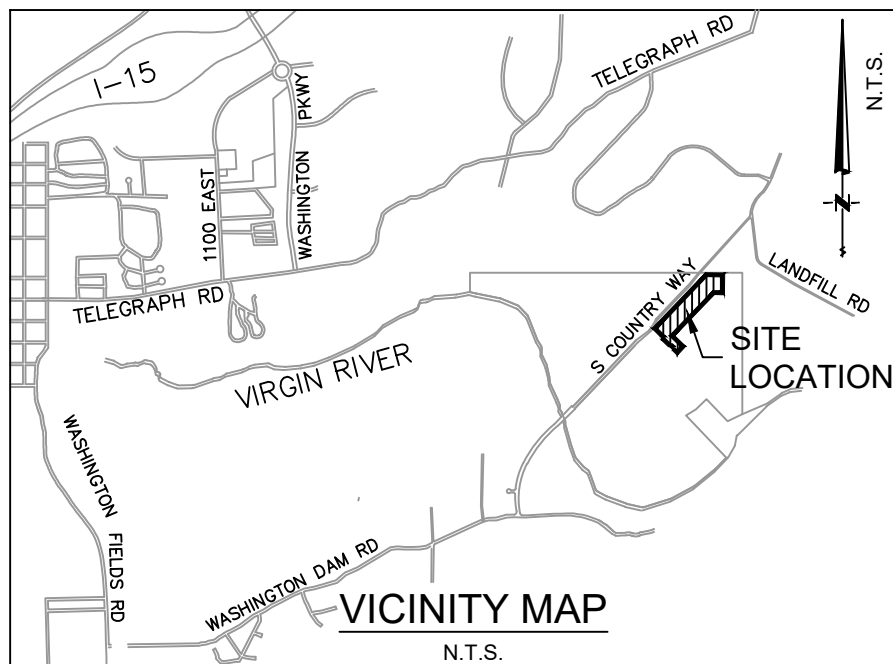
Parcel Line Table		
Line #	Length	Direction
L1	20.62	N60°04'09"W
L2	20.62	N31°59'49"W
L3	20.66	N31°29'32"W
L4	22.74	N56°39'59"E
L5	20.62	N31°59'49"W
L6	20.62	N60°04'09"W
L7	5.00	S43°58'01"W
L8	5.00	N43°58'01"E
L9	2.81	S43°58'01"W
L10	5.00	N43°58'01"E
L11	5.00	N43°58'01"E
L12	5.00	N43°58'01"W



LEGEND

- SPECIES LIMITED COMMON AREA
- SPECIES PRIVATE ELEMENT
- SPECIES COMMON AREA
- SPECIES COMMON AREA/PUBLIC ACCESS AREA
- SPECIES PUBLIC STREET AREA
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT LINE (P.U.E.)
- SECTION LINE
- ST. GEORGE CITY 50' EASEMENT LINE
- UAMPS 60' EASEMENT LINE

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- ALL BOUNDARY AND LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID).



RED TRAILS PHASE 2 SUBDIVISION

LOCATED IN
THE NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

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

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

206 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 733-3161
www.bushandgudgell.com

RED TRAILS PHASE 2 SUBDIVISION

LOCATED IN
THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1

1
SHEETS

FILE: 201059

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	September 1, 2021
ACTION REQUESTED:	Final Plat approval for the Red Trails at Sunrise Valley, Phase 2 subdivision, located at approximately 300 South 3100 East, along Country Way.
APPLICANT:	Middon LLC
OWNER:	Middon LLC
ENGINEER:	Bush and Gudgell Inc.
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a final plat for the Red Trails at Sunrise Valley, Phase 2 subdivision, located at approximately 300 South 3100 East, along Country Way. This particular subdivision is proposing 57 lots on an area covering 7.12 acres. The specific location of this subdivision is zoned Planned Unit Development - Residential (PUD-R). The Preliminary Plat was approved back on April 28, 2021.

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

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Red Trails at Sunrise Valley, Phase 2 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

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

Ordinance as outlined.

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

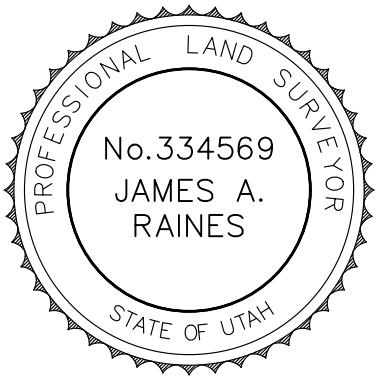
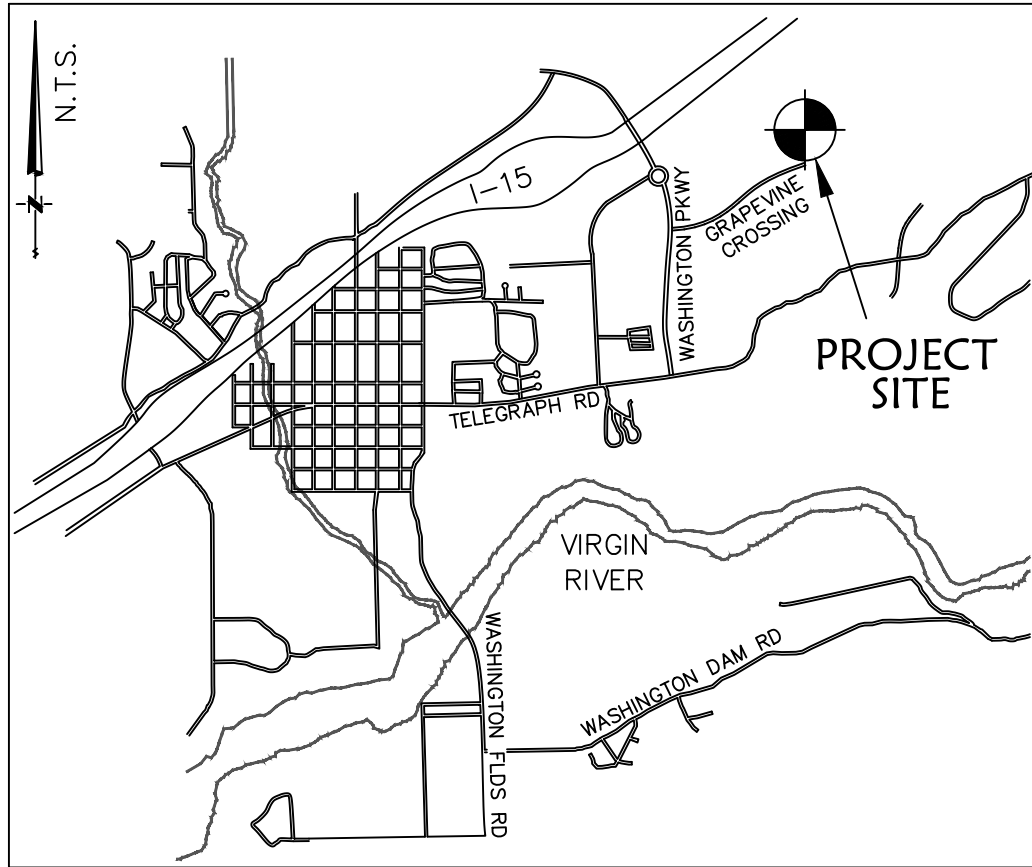
Conditions

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.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT SET WITH ORIGINAL PLAT (CLASS 1, RING & LID SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED PLS 334569 UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SPECIFIES FOUND BOUNDARY CORNERS SET WITH 5/8" REBAR AND CAP

VICINITY MAP



CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	44.32'	101°34'39"	N38°09'37"W	38.74'
C2	133.00'	44.03'	18°57'57"	N22°06'41"E	43.82'
C3	113.00'	21.91'	11°06'36"	N18°11'01"E	21.88'
C4	113.00'	0.48'	0°14'41"	N31°28'20"E	0.48'
C5	133.00'	26.21'	111°7'35"	N37°14'28"E	26.17'
C6	113.00'	18.74'	9°30'05"	N38°08'13"E	18.72'
C7	5.00'	4.88'	55°56'39"	N70°51'35"E	4.69'
C8	70.00'	46.51'	38°04'05"	S79°47'52"W	45.66'
C9	25.00'	24.41'	55°56'39"	N70°51'35"E	23.45'
C10	50.00'	98.29'	112°38'12"	S42°30'49"W	83.21'
C11	70.00'	108.83'	89°04'54"	S58°20'44"E	98.20'
C12	50.00'	156.43'	179°15'06"	N76°34'09"E	100.00'
C13	70.00'	49.18'	40°15'29"	N7°04'21"E	48.18'
C14	5.00'	4.88'	55°56'39"	S14°54'56"W	4.69'
C15	25.00'	24.41'	55°56'39"	S14°54'56"W	23.45'
C16	167.00'	32.92'	111°7'35"	N37°14'28"E	32.86'
C17	187.00'	24.83'	7°36'25"	N35°23'52"E	24.81'
C18	187.00'	30.43'	9°19'26"	N26°55'57"E	30.40'
C19	167.00'	55.28'	18°57'57"	N22°06'41"E	55.03'
C20	187.00'	16.47'	5°02'41"	N15°09'03"E	16.46'
C21	25.00'	38.26'	87°41'36"	S56°28'31"W	34.64'
C22	360.00'	161.19'	25°39'15"	N66°51'04"W	159.85'
C23	500.00'	123.52'	14°09'16"	N46°56'48"W	123.21'

- SPECIFIES COMMON AREA = 34,932 SQ FT OR 0.80 ACRES
- SPECIFIES LIMITED COMMON AREA = 6,829 SQ FT OR 0.16 ACRE
- SPECIFIES PRIVATE ELEMENT = 53,924 SQ FT OR 1.24 ACRE
- SPECIFIES UN-IRRIGATED COMMON AREA = 37,083 SQ FT OR 0.85 ACRE
- SPECIFIES PUBLIC STREET = 41,122 SQ FT OR 0.94 ACRE

SOUTHEAST CORNER, SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1973 BLM BRASS CAP (DEMOLISHED)
HCN POINT NO. 2150 (WITNESS CORNER SET)

PASEOS AT SIENNA HILLS PHASE 4
AMENDED & EXTENDED

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

AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO EXTEND THE REAR OF LOTS 106-115 TO MORE UTILIZE THE AREAS THAT WERE PREVIOUSLY GRADED AS PART OF THE ORIGINAL CONSTRUCTION OF THIS SUBDIVISION. TO ACHIEVE THIS GOAL THE PLAT BOUNDARY WILL ALSO NEED TO BE ADJUSTED TO ACCOMMODATE THE ADDITIONAL AREAS.

NORTHEAST CORNER SECTION 12,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
1978 BLM BRASS CAP
HCN POINT NO. 2085

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

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



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, LARRY BELLISTON, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF DYNASTY DEVELOPMENT, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF DYNASTY DEVELOPMENT, 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 _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
NOTARY PUBLIC FULL NAME: _____ STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)
COMMISSION NUMBER: _____

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, TROY G BELLISTON WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF CUATRO CINCO, 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 CUATRO CINCO, 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 _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
NOTARY PUBLIC FULL NAME: _____ STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)
COMMISSION NUMBER: _____

CORPORATION 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, TROY G BELLISTON WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF PASEOS AT SIENNA HILLS PHASE 4 OWNERS ASSOCIATION, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF PASEOS AT SIENNA HILLS PHASE 4 OWNERS ASSOCIATION, INC., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, DAREN PUGMIRE, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, KATIE PUGMIRE, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, VAR CALDER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, VICKIE CALDER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

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

OWNER'S DEDICATION

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

PASEOS AT SIENNA HILLS PH.4 AMD & EXT

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO PASEOS AT SIENNA HILLS PHASE 4 OWNERS ASSOCIATION, INC. FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL PRIVATE STREETS, ALL UN-IRRIGATED COMMON AREA, COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATIONS OF SAID PRIVATE STREETS, COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DISTRICT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS, AND BYLAWS FOR PASEOS AT SIENNA HILLS PHASE 4 OWNERS ASSOCIATION RECORDED UNDER NUMBER 20210034368 ON MAY 13TH, 2021, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR THE GENERAL USE OF THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATED AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS COMMON AREAS, LIMITED COMMON AREAS, UN-IRRIGATED COMMON AREAS AND PRIVATE STREETS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. EXCEPTING AND RESERVING, TO THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION THE ENTIRE INTEREST IN THE MINERAL ESTATE INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED.

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

DYNASTY DEVELOPMENT GROUP, LLC
(A UTAH LIMITED LIABILITY COMPANY)

LARRY BELLISTON, AUTHORIZED AGENT

CUATRO CINCO, LLC

(A UTAH LIMITED LIABILITY COMPANY)

TROY G. BELLISTON, MANAGER

PASEOS AT SIENNA HILLS PHASE 4
OWNERS ASSOCIATION, INC.

(A UTAH CORPORATION)

TROY G. BELLISTON, AUTHORIZED AGENT

DAREN PUGMIRE

(A INDIVIDUAL)

DAREN PUGMIRE

KATIE PUGMIRE

(A INDIVIDUAL)

KATIE PUGMIRE

VAR CALDER

(A INDIVIDUAL)

VAR CALDER

VICKIE CALDER

(A INDIVIDUAL)

VICKIE CALDER

ROCK CANYON BANK, INC.

(A UTAH CORPORATION)

_____, TITLE:MANAGER

CALIBER HOME LOANS, INC.

(A OKLAHOMA CORPORATION)

_____, TITLE:MANAGER

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 PERSON IS THE MANAGER OF ROCK CANYON BANK, INC., AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF ROCK CANYON BANK, INC., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

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

MORTGAGEE'S CONSENT TO RECORD

ROCK CANYON BANK, INC., 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.

MANAGER: _____

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 PERSON IS THE MANAGER OF CALIBER HOME LOANS, INC., AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION, BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CALIBER HOME LOANS, INC., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

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

MORTGAGEE'S CONSENT TO RECORD

CALIBER HOME LOANS, INC., 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.

MANAGER: _____

SURVEYOR'S CERTIFICATE

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

PASEOS AT SIENNA HILLS PH.4 AMD & EXT

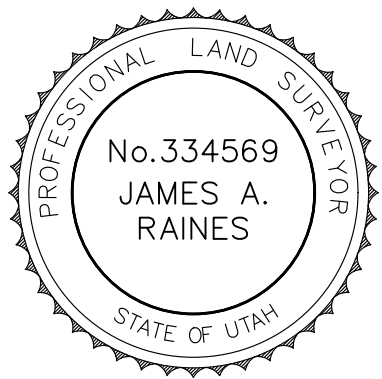
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF PASEOS AT SIENNA HILLS PHASE 2 AMENDED AND EXTENDED SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; POINT ALSO BEING N101°40'E 795.55 FEET ALONG THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION, AND S88°58'20"E 1191.46 FEET AND RUNNING THENCE N80°40'57"W 32.40 FEET; THENCE S43°31'17"W 27.57 FEET; THENCE N48°44'05"W 68.08 FEET; THENCE N40°21'03"W 38.71 FEET; THENCE N16°45'06"W 35.15 FEET; THENCE N5°54'30"W 43.38 FEET; THENCE N6°33'06"E 40.61 FEET; THENCE S83°26'54"E 10.00 FEET; THENCE N37°05'53"E 136.63 FEET; THENCE N56°10'39"W 7.51 FEET; THENCE N36°27'39"E 126.10 FEET; THENCE N12°37'43"E 109.76 FEET; THENCE N88°56'56"W 42.34 FEET; THENCE N10°3'04"E 40.00 FEET; THENCE S88°56'56"E 91.06 FEET; THENCE N0°20'37"E 40.00 FEET; THENCE S88°56'56"E 44.74 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 34.22 FEET THROUGH A CENTRAL ANGLE OF 78°25'21"; THENCE N12°37'43"E 20.83 FEET; THENCE S77°22'17"E 39.00 FEET; THENCE S12°37'43"W 10.13 FEET TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 39.86 FEET THROUGH A CENTRAL ANGLE OF 91°21'12" TO THE POINT OF A 440.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 189.69 FEET THROUGH A CENTRAL ANGLE OF 24°42'03" TO THE POINT OF A 580.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 143.28 FEET THROUGH A CENTRAL ANGLE OF 14°09'16" TO A POINT ON THE WESTERLY BOUNDARY OF SAID PASEOS AT SIENNA HILLS PHASE 2 AMENDED AND EXTENDED SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY FOR THE FOLLOWING SIX (6) COURSES: (1) S50°07'50"W 80.00 FEET; (2) THENCE S83°27'00"W 187.18 FEET; (3) THENCE S34°10'15"W 89.71 FEET; (4) THENCE S33°15'45"W 133.65 FEET; (5) THENCE N56°44'15"W 10.00 FEET; (6) THENCE S41°27'29"W 188.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 173,890 SQ FT OR 3.99 ACRES MORE OR LESS

DATE: _____



JAMES A. RAINES
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 334569

GENERAL NOTES

- THIS PLANNED DEVELOPMENT CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL STREETS WITHIN THIS PLANNED DEVELOPMENT.
- ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE PRIVATE AND NOT OWNED, MAINTAINED, OR REPAIRED BY WASHINGTON CITY. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THE PLANNED DEVELOPMENT UNLESS OTHERWISE APPROVED AND ACCEPTED BY WASHINGTON CITY. WASHINGTON CITY SHALL HAVE THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
- ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS PLANNED DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY WASHINGTON CITY IN INSTALLING, MAINTAINING, REPAIRING OR REPLACING PUBLIC POWER, WATER, SEWER AND DRAINAGE IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT, THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS PLANNED DEVELOPMENT.
- BY RECORDING THIS PLANNED DEVELOPMENT PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN THIS PLANNED DEVELOPMENT FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS ON ALL COMMON, LIMITED COMMON AND PRIVATE STREET AREAS.
- ALL COMMON AND LIMITED COMMON AREAS AND PRIVATE STREETS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR DRIVES, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK, ARE COMPILED IN A REPORT DATED JANUARY 16, 2019. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- ALL LANDSCAPING, WALLS AND OTHER STRUCTURES SHALL MEET SIGHT DISTANCE REQUIREMENTS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN SIGHT DISTANCE REQUIREMENTS.

AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO EXTEND THE REAR OF LOTS 106-115 TO MORE UTILIZE THE AREAS THAT WERE PREVIOUSLY GRADED AS PART OF THE ORIGINAL CONSTRUCTION OF THIS SUBDIVISION. TO ACHIEVE THIS GOAL THE PLAT BOUNDARY WILL ALSO NEED TO BE ADJUSTED TO ACCOMMODATE THE ADDITIONAL AREAS.

PASEOS AT SIENNA HILLS PHASE 4
AMENDED & EXTENDED

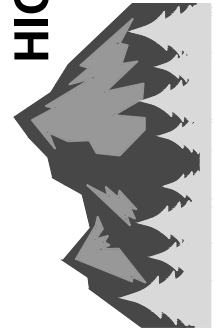
LOCATED IN
SW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

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

HIGH POINT ENGINEERING & SURVEYING

ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770

OFFICE: (435) 688-5293 • SURVEY SCHEDULE: (435) 256-2109



Drawn : MDR Date : JUL, 2021
Email : marcraines@gmail.com
Checked : JAR
Approved : JAR
Scale : 1" = 40'
Job No : 210009

PASEOS AT SIENNA HILLS PH.4 AMD & EXT

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

SHEET
2
SHEETS
FILE: 211009FP4

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 5a

HEARING DATE: September 01, 2021

ACTION REQUESTED: Amended Final Plat approval for the Paseos at Sienna Hills, Phase 4, Amended and Extended subdivision, located at approximately Grapevine Crossing and Plata Circle

APPLICANT: Troy Belliston

OWNER: Troy Belliston

ENGINEER: High Point Engineering & Surveying

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of an Amended and Extended Final plat for the Paseos at Sienna Hills, Phase 4, Amended and Extended subdivision, located at approximately Grapevine Crossing and Plata Circle. The reason for this amendment is to extend the rear lots numbered 106 through 115 to utilize the areas that were previously graded as part of the original construction of this subdivision. The plat boundary will also be adjusted to accommodate the additional areas.

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

Recommendation

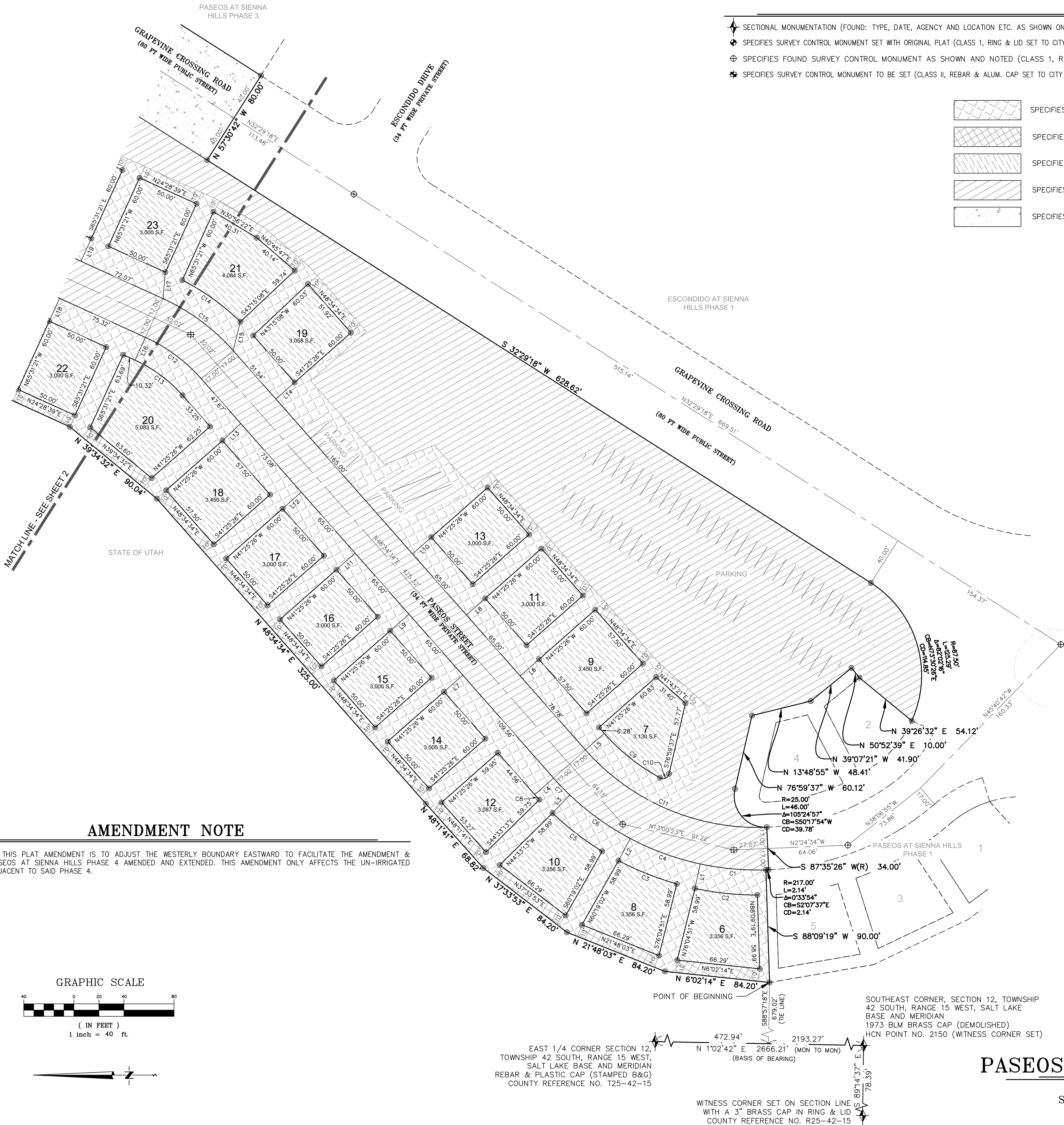
Staff recommends that the Planning Commission recommend approval of the Amended and Extended Final Plat for the Paseos at Sienna Hills Phase 4 subdivision, onto the City Council, based on the following original findings and subject to the following original conditions:

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.

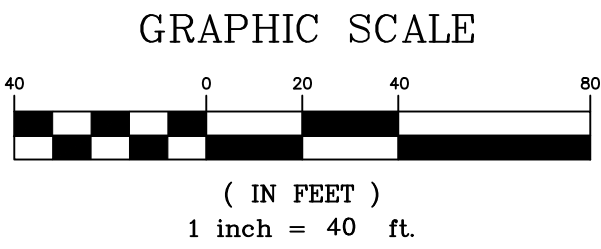
Conditions

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.



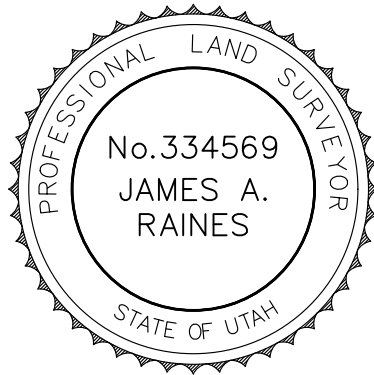
AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO ADJUST THE WESTERLY BOUNDARY EASTWARD TO FACILITATE THE AMENDMENT & EXTENSION OF PASEOS AT SIENNA HILLS PHASE 4 AMENDED AND EXTENDED. THIS AMENDMENT ONLY AFFECTS THE UN-IRRIGATED COMMON AREA ADJACENT TO SAID PHASE 4.



- LEGEND**
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
 - SPECIFIES SURVEY CONTROL MONUMENT SET WITH ORIGINAL PLAT (CLASS 1, RING & LID SET TO CITY STANDARD)
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
 - SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
 - SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
 - ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED PLS 334569 UNLESS OTHERWISE SPECIFIED ON THE PLAT
 - SPECIFIES FOUND BOUNDARY CORNERS SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL UNLESS OTHERWISE SPECIFIED ON THE PLAT

- SPECIFIES COMMON AREA = 121,345 SQ FT OR 2.79 ACRES
- SPECIFIES LIMITED COMMON AREA = 25,578 SQ FT OR 0.59 ACRE
- SPECIFIES PRIVATE ELEMENT = 153,319 SQ FT OR 3.52 ACRE
- SPECIFIES UN-IRRIGATED COMMON AREA = 283,053 SQ FT OR 6.49 ACRE
- SPECIFIES PUBLIC STREET = 131,531 SQ FT OR 3.02 ACRE



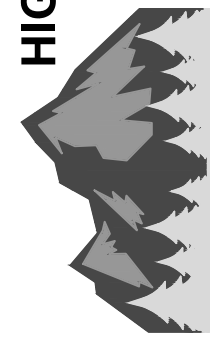
CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION
C1	217.00'	52.83'	13°57'01"	S5°07'50"W
C2	237.00'	50.20'	12°08'12"	S6°02'14"W
C3	237.00'	50.20'	12°08'12"	S21°48'03"W
C4	217.00'	59.70'	15°45'49"	S19°59'15"W
C5	237.00'	50.20'	12°08'12"	S37°33'53"W
C6	217.00'	59.70'	15°45'49"	S35°45'04"W
C7	217.00'	18.72'	4°56'35"	S46°06'16"W
C8	237.00'	5.44'	1°18'58"	S47°55'05"W
C9	163.00'	57.34'	20°09'14"	S38°29'57"W
C10	5.00'	9.20'	105°24'57"	S24°17'09"E
C11	183.00'	162.85'	50°59'08"	S23°05'00"W
C12	133.00'	55.94'	24°05'54"	N36°31'36"E
C13	113.00'	47.54'	24°06'08"	N36°31'43"E
C14	187.00'	57.25'	17°32'33"	N35°40'41"E
C15	167.00'	70.24'	24°05'54"	N36°31'36"E

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S77°53'40"E	20.00'
L2	S62°07'50"E	20.00'
L3	S46°22'01"E	20.00'
L4	S41°25'26"E	20.00'
L5	N41°25'26"W	20.00'
L6	N41°25'26"W	20.00'
L7	S41°25'26"E	20.00'
L8	N41°25'26"W	20.00'
L9	S41°25'26"E	20.00'
L10	N41°25'26"W	20.00'
L11	S41°25'26"E	20.00'
L12	N41°25'26"W	20.00'
L13	S43°05'55"E	20.01'
L14	S41°25'26"E	20.00'
L15	N76°00'50"W	23.71'

PASEOS AT SIENNA HILLS PHASE 2 AMENDED

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

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE: (435) 688-5293 - SURVEY SCHEDULE: (435) 256-2109



Drawn : MDR Date : AUG. 2021
Email : marcoraines@gmail.com
Checked : JAR
Approved : JAR
Scale : 1" = 40'
Job No : 211009

PASEOS AT SIENNA HILLS PHASE 2 AMD
LOCATED IN
SW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

SHEET
1
3
SHEETS
FILE: 211009FP2

PASEOS AT SIENNA HILLS PHASE 2 AMENDED

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



CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C16	113.00'	4.13'	2°05'47"	N23°25'46"E	4.13'
C17	113.00'	30.19'	15°18'36"	N7°06'50"E	30.10'
C18	133.00'	58.08'	25°01'07"	N11°58'06"E	57.62'
C19	167.00'	72.92'	25°01'07"	N11°58'06"E	72.34'
C20	187.00'	46.97'	14°23'28"	N17°16'55"E	46.85'
C21	187.00'	19.68'	6°01'49"	N2°28'26"E	19.67'
C22	187.00'	12.26'	3°45'27"	S1°20'15"W	12.26'
C23	167.00'	24.35'	8°21'16"	S3°38'10"W	24.33'
C24	133.00'	39.98'	17°13'23"	S8°04'14"W	39.83'
C25	113.00'	18.91'	9°35'25"	S4°15'14"W	18.89'
C26	187.00'	42.32'	12°57'57"	S14°17'47"W	42.23'
C27	167.00'	103.19'	35°24'08"	S25°30'52"W	101.55'
C28	187.00'	42.68'	13°04'42"	S36°40'35"W	42.59'
C29	187.00'	42.69'	13°04'44"	S54°21'21"W	42.59'
C30	167.00'	51.53'	17°40'48"	S52°03'20"W	51.33'
C31	133.00'	118.42'	51°00'55"	S42°11'23"W	114.55'
C32	113.00'	73.85'	37°26'40"	S35°24'15"W	72.54'
C33	113.00'	11.75'	5°57'35"	S64°43'03"W	11.75'
C34	187.00'	7.20'	2°12'17"	S66°35'42"W	7.20'
C35	167.00'	19.83'	6°48'07"	S64°17'47"W	19.81'

- SPECIFIES COMMON AREA = 121,345 SQ FT OR 2.79 ACRES
- SPECIFIES LIMITED COMMON AREA = 25,578 SQ FT OR 0.59 ACRE
- SPECIFIES PRIVATE ELEMENT = 153,319 SQ FT OR 3.52 ACRE
- SPECIFIES UN-IRRIGATED COMMON AREA = 283,053 SQ FT OR 6.49 ACRE
- SPECIFIES PUBLIC STREET = 131,531 SQ FT OR 3.02 ACRE

LINE NO.	DIRECTION	LENGTH
L16	N65°31'21"W	20.00'
L17	N85°00'06"W	21.21'
L18	S65°31'21"E	20.00'
L19	N65°31'21"W	20.00'
L20	S65°31'21"E	20.00'
L21	N65°31'21"W	20.00'
L22	S65°31'21"E	20.00'
L23	N65°31'21"W	20.00'
L24	S65°31'21"E	20.00'
L25	N65°31'21"W	20.00'
L26	S65°31'21"E	20.00'

LINE NO.	DIRECTION	LENGTH
L27	N65°31'21"W	20.00'
L28	S65°31'21"E	20.00'
L29	N65°31'21"W	20.00'
L30	S65°31'21"E	20.00'
L31	N65°31'21"W	20.00'
L32	S65°31'21"E	20.00'
L33	N65°31'21"W	20.00'
L34	S24°28'39"W	3.32'
L35	N7°22'22"E	26.26'
L36	N0°32'28"W	28.70'
L37	S89°27'32"W	20.00'

LINE NO.	DIRECTION	LENGTH
L38	N89°27'32"E	20.00'
L39	S3°31'13"W	25.80'
L40	S0°32'28"E	14.34'
L41	N89°27'32"E	20.00'
L42	S89°27'32"W	20.00'
L43	S89°27'32"W	20.00'
L44	N89°27'32"E	20.00'
L45	N1°37'01"E	18.60'
L46	N89°27'32"E	20.00'
L47	S89°27'32"W	20.00'
L48	N73°19'05"W	20.00'

LINE NO.	DIRECTION	LENGTH
L49	S82°11'12"E	20.00'
L50	S46°47'04"E	20.00'
L51	N36°13'24"E	20.50'
L52	N22°18'10"W	20.00'
L53	S29°06'17"E	20.00'
L54	S22°18'10"E	20.00'
L55	S66°18'56"W	11.91'
L56	S22°18'10"E	20.00'
L57	N22°18'10"W	20.00'
L58	N22°18'10"W	20.00'
L59	S22°18'10"E	20.00'

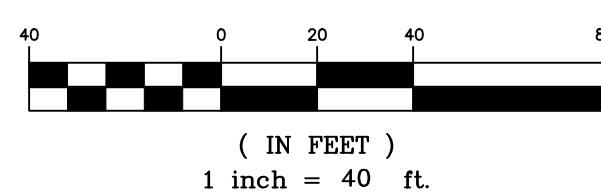
AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO ADJUST THE WESTERLY BOUNDARY EASTWARD TO FACILITATE THE AMENDMENT & EXTENSION OF PASEOS AT SIENNA HILLS PHASE 4 AMENDED AND EXTENDED. THIS AMENDMENT ONLY AFFECTS THE UN-IRRIGATED COMMON AREA ADJACENT TO SAID PHASE 4.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT SET WITH ORIGINAL PLAT (CLASS 1, RING & LID SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED PLS 334569 UNLESS OTHERWISE SPECIFIED ON THE PLAT
- SPECIFIES FOUND BOUNDARY CORNERS SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL UNLESS OTHERWISE SPECIFIED ON THE PLAT

GRAPHIC SCALE



HIGH POINT ENGINEERING & SURVEYING

ENGINEERING - PLANNING - SURVEYING

1360 WEST 2130 SOUTH

ST. GEORGE UT 84770

OFFICE: (435) 688-5293 · SURVEY SCHEDULE: (435) 256-2109

Drawn : MDR Date : AUG. 2021

Email : marcoraines@gmail.com

Checked : JAR

Approved : JAR

Scale : 1" = 40'

Job No : 211009

PASEOS AT SIENNA HILLS PHASE 2 AMD

LOCATED IN SW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,

SALT LAKE BASE AND MERIDIAN

SHEET
2
3
SHEETS

FILE: 211009P2

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, JAIR ALMARAZ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF IVORY SOUTHERN, 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 IVORY SOUTHERN, 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)

CORPORATION 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, JAIR ALMARAZ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE AUTHORIZED AGENT OF PASEOS AT SIENNA HILLS ASSOCIATION, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF LADERA AT SIENNA HILLS HOMEOWNERS ASSOCIATION, INC., AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION 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)

OWNER'S DEDICATION

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

PASEOS AT SIENNA HILLS PHASE 2 AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO PASEOS AT SIENNA HILLS ASSOCIATION, INC. FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, BUT NOT THE USE OF THE GENERAL PUBLIC, ALL PRIVATE STREETS, ALL UN-IRRIGATED COMMON AREA, COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATIONS OF SAID PRIVATE STREETS, COMMON AND LIMITED COMMON AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND EASEMENTS FOR PASEOS AT SIENNA HILLS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON JANUARY 14TH, 2020, ENTRY NO. 20200002139, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR THE GENERAL USE OF THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATED AND CONVEY TO WASHINGTON CITY EASEMENTS OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE STREETS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. EXCEPTING AND RESERVING, TO THE STATE OF UTAH, SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION THE ENTIRE INTEREST IN THE MINERAL ESTATE INCLUDING ALL COAL, OIL, GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED.

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

IVORY SOUTHERN, LLC

(A UTAH LIMITED LIABILITY COMPANY)

JAIR ALMARAZ, AUTHORIZED AGENT

PASEOS AT SIENNA HILLS ASSOCIATION, INC

(A UTAH LIMITED CORORATION)

JAIR ALMARAZ, AUTHORIZED AGENT

SURVEYOR'S CERTIFICATE

I, JAMES A. RAINES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 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, PRIVATE STREETS, PUBLIC STREETS, COMMON AREAS, UN-IRRIGATED COMMON AREAS AND LIMITED COMMON AREAS, TO BE HEREAFTER KNOWN AS:

PASEOS AT SIENNA HILLS PHASE 2 AMENDED

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

BOUNDARY DESCRIPTION

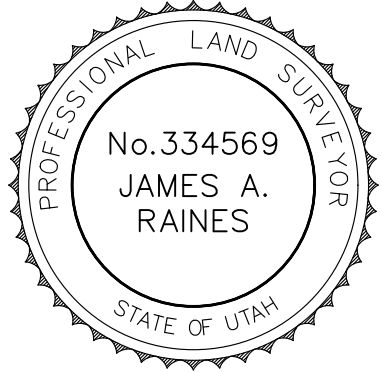
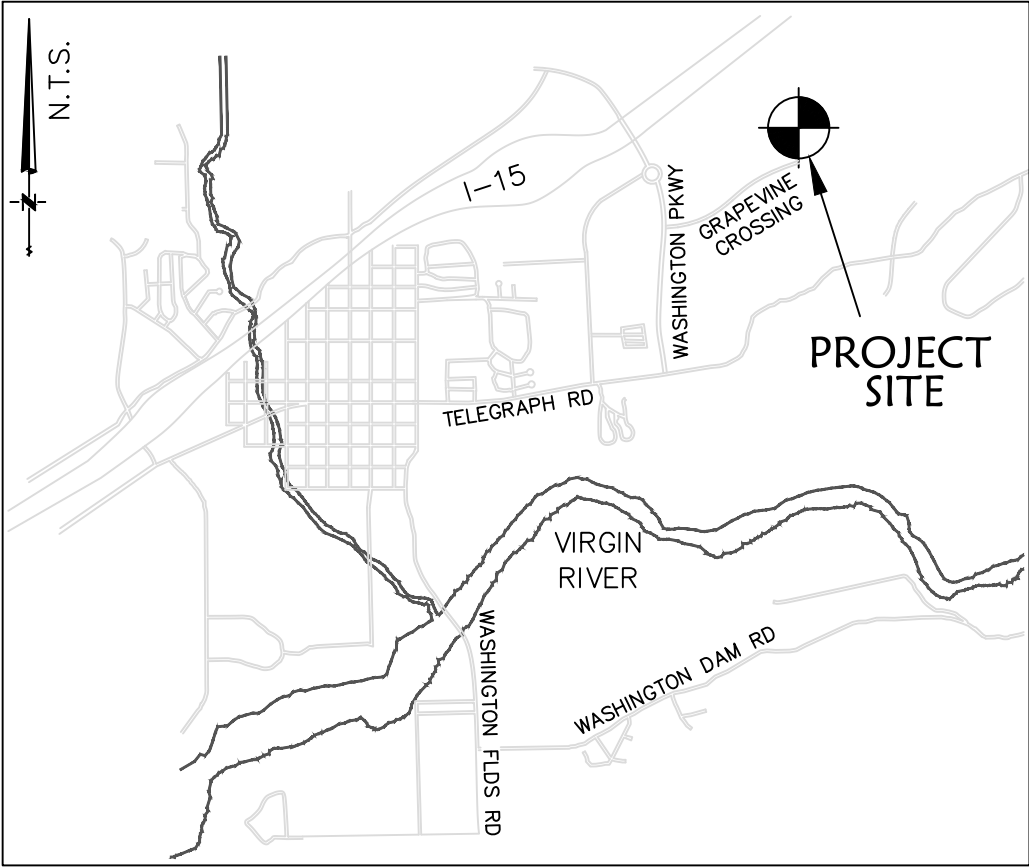
BEGINNING AT THE NORTHWEST CORNER OF PASEOS AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; POINT ALSO BEING N1°02'42"E 2193.27 FEET ALONG THE SECTION LINE AND S88°57'18"E 679.02 FEET FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N6°02'14"E 84.20 FEET; THENCE N21°48'03"E 84.20 FEET; THENCE N37°33'53"E 84.20 FEET; THENCE N48°11'41"E 68.82 FEET; THENCE N48°34'34"E 325.00 FEET; THENCE N39°34'32"E 90.04 FEET; THENCE N24°28'39"E 509.52 FEET; THENCE N3°26'24"E 31.03 FEET; THENCE N0°32'28"W 186.00 FEET; THENCE N80°40'57"W 121.38 FEET; THENCE N41°27'29"E 188.09 FEET; THENCE S66°44'15"E 10.00 FEET; THENCE N33°15'45"E 133.65 FEET; THENCE N34°10'15"E 89.71 FEET; THENCE N83°27'00"E 187.18 FEET; THENCE N50°07'50"E 80.00 FEET TO A POINT ON A 580.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S50°07'50"W; THENCE ALONG THE ARC OF SAID CURVE 40.12 FEET THROUGH A CENTRAL ANGLE OF 3°57'47"; TO THE POINT OF A 130.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 138.63 FEET THROUGH A CENTRAL ANGLE OF 61°06'01"; THENCE S22°18'10"E 83.21 FEET TO A POINT ON A 130.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S37°35'54"E; THENCE ALONG THE ARC OF SAID CURVE 138.63 FEET THROUGH A CENTRAL ANGLE OF 61°06'01"; TO THE POINT OF A 580.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 416.93 FEET THROUGH A CENTRAL ANGLE OF 41°11'13"; THENCE S32°29'18"W 668.33 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ESCONDIDO AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) N57°30'42"W 80.00 FEET; (2) THENCE S32°29'18"W 628.62 FEET (3) TO THE POINT OF A 87.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 125.29 FEET THROUGH A CENTRAL ANGLE OF 82°02'16" TO A POINT ON THE NORTHERLY BOUNDARY OF PASEOS AT SIENNA HILLS PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID BOUNDARY LINE FOR THE FOLLOWING NINE (9) COURSES: (1) THENCE N39°26'32"E 54.12 FEET; (2) THENCE N50°52'39"E 10.00 FEET; (3) THENCE N39°07'21"W 41.90 FEET; (4) THENCE N13°48'55"W 48.41 FEET; (5) THENCE N76°59'37"W 60.12 FEET (6) TO THE POINT OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 46.00 FEET THROUGH A CENTRAL ANGLE OF 105°24'57"; (7) THENCE S87°35'26"W 34.00 FEET (8) TO A POINT ON A 217.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N87°35'26"E; THENCE ALONG THE ARC OF SAID CURVE 2.14 FEET THROUGH A CENTRAL ANGLE OF 0°33'54"; (9) THENCE S88°09'19"W 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 714,826 SQ FT OR 16.41 ACRES MORE OR LESS

AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO ADJUST THE WESTERLY BOUNDARY EASTWARD TO FACILITATE THE AMENDMENT & EXTENSION OF PASEOS AT SIENNA HILLS PHASE 4 AMENDED AND EXTENDED. THIS AMENDMENT ONLY AFFECTS THE UN-IRRIGATED COMMON AREA ADJACENT TO SAID PHASE 4.

VICINITY MAP



DATE: _____

JAMES A. RAINES
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 334569

PASEOS AT SIENNA HILLS PHASE 2 AMENDED

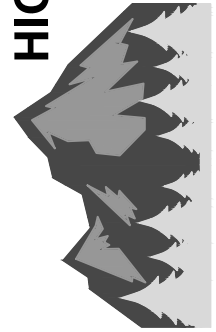
LOCATED IN
SW 1/4 OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

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

HIGH POINT ENGINEERING & SURVEYING

ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770

OFFICE: (435) 688-5293 - SURVEY SCHEDULE: (435) 256-2109



Drawn : MDR Date : AUG. 2021
Email : marcgraines@gmail.com
Checked : JAR
Approved : JAR
Scale : 1" = 40'
Job No : 211009

PASEOS AT SIENNA HILLS PHASE 2 AMD

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

SHEET
3
SHEETS
FILE: 211009FP2

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 5b

HEARING DATE: September 01, 2021

ACTION REQUESTED: Amended Final Plat approval for the Paseos at Sienna Hills, Phase 2, Amended and Extended subdivision, located at approximately Grapevine Crossing and Plata Circle

APPLICANT: Troy Belliston

OWNER: Troy Belliston

ENGINEER: High Point Engineering & Surveying

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of an Amended and Extended Final plat for the Paseos at Sienna Hills, Phase 2, Amended and Extended subdivision, located at approximately Grapevine Crossing and Plata Circle. The reason for this amendment is to adjust the westerly boundary eastward to facilitate the amendment and extension of paseos at Sienna Hills Phase 4 amended and extended subdivision. This amendment only affects the un-irrigated common area adjacent to phase 4.

Staff has reviewed the proposed amended and extended final plat and finds it conforms to the original PCD 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 and Extended Final Plat for the Paseos at Sienna Hills Phase 2 subdivision, 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.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: September 1, 2021

ACTION REQUESTED: C-21-01 - A request for a Conditional Use Permit for a Daycare facility, located at 143 South Desert Saguaro Lane.

APPLICANT: Rose Jessop

OWNER: Same

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: No recommendation on this agenda

Background

This is the six (6) month follow-up as conditioned by the planning commission. Checking up to see how things are progressing/going for the approved C-21-01. The report below was the original report based on the original application from March 3, 2021.

The applicant is requesting approval of a Conditional Use Permit to operate a daycare facility out of her home in a residential neighborhood, located at 143 South Desert Saguaro Lane. The daycare will run from 7:30 a.m. to 6:00 p.m. Monday through Friday. The applicant is requesting a number of 16 children (which is the maximum for in-home use) be approved for this daycare facility. With the 16 children requested, a second caregiver will always be required to be on-premises. The home will be required to be inspected by the Building Department and Fire Department, and given approval from both for the proposed use.

The daycare will be held in the home in the designated area (garage area) as shown on the attached exhibit(s), with an area fenced off at the back of the home for outdoor recreation time. A drop off and pick up plan will need to be in place to mitigate any traffic congestion or concerns.

Staff has reviewed the request, and has a few concerns as it relates to the property/location itself. The development is a subdivision with smaller homes and all the surrounding land around each home is labeled as common or limited-common area. The yard areas around all these homes in the subdivision are somewhat small in size. The streets are private, making them smaller than the standard residential streets in size (could be problematic in drop-off/pick-up

circumstances. Staff just feels the location is limited in all the areas mentioned above. Staff will make note that the applicant intends on this location being a temporary location until a commercial location can be built and utilized. So if the Commission wants to consider a temporary (or time limited) approval, that is something that could be considered.

Recommendation

Staff has no recommendation for the Planning Commission due to concerns at the location. If the Planning Commission wishes to do some sort of an approval C-21-01, allowing for a daycare facility at 143 South Desert Saguaro Lane, then it could be 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 daycare will be limited to operating hours of 7:30 a.m. to 6:00 p.m. on Mondays through Friday.
3. The maximum number of children will be no greater than sixteen (16), as outlined in the state adopted regulations (including a second caregiver always on the premises).
4. The children shall be kept in the home or backyard area during operating hours (unless arriving or departing at the beginning or end of each day).
5. A copy of the approved State of Utah license for Daycare facility will be kept current and on file at the Community Development Department offices.
6. Inspections by both the Building Department and Fire Department will need to be approved before the daycare operations begin.

7. A drop-off/pick-up schedule plan will need to be provided to city staff in the Community Development Department (and approved) before any daycare sessions begin.
8. A possible temporary or limited approval ending date to be determined by the Commission.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	September 1, 2021
ACTION REQUESTED:	Preliminary Plat approval for The Club at Coral Canyon subdivision, located at approximately 1300 North Telegraph St.
APPLICANT:	Cole West Home
OWNER:	SITLA
ENGINEER:	Horrocks Engineering
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	None

Background

This item was tabled at the previous Planning Commission meeting of August 18, 2021.

**THIS ITEM/APPLICATION HAS BEEN
PULLED BY THE APPLICANT.**

IT IS NOW LONGER UNDER CONSIDERATION AT THIS
PRESENT TIME - IT WILL MOST LIKELY BE RE-APPLIED FOR AT
A FUTURE DATE.