
Public Notice
Washington City Planning Commission
Regular Meeting
November 17, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday November 17, 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 November 17r, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from November 3, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. APPROVAL FOR THE 2022 PLANNING COMMISSION MEETING AND CUT OFF DATES

5. ROADWAY DEDICATION

- a. Consideration and recommendation to the City Council a roadway dedication for Bluff View Drive between 1100 East and Washington Parkway. Applicant: Dean Terry

6. MINOR SUBDIVISION

- a. Consideration to approve a conceptual Plan for the Buena Vista Triangle Minor Subdivision located at approximately 325 East Buena Vista Blvd. Applicant: Washington City

7. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-21-13 request to hold events and meetings in a Commercial building located at approximately 568 West Telegraph #4. Applicant: Ed Tracey

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. Public Hearing for consideration and recommendation to City Council for the Stamsund Estates Final Plat Amendment located at approximately 3287 South Stamsund Lane. Applicant: Justin Gee

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.

9. PLANNING COMMISSION TRAINING

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

POSTED this 12th day of November, 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.

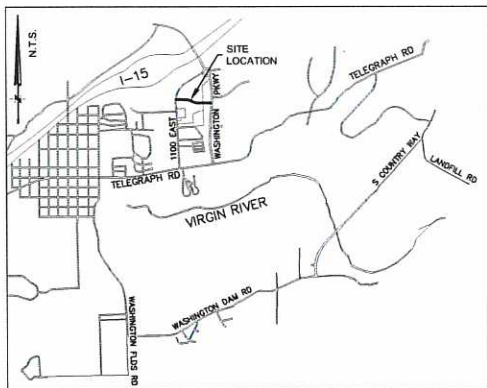
2022 Planning Commission Meeting Dates

Washington City, Utah

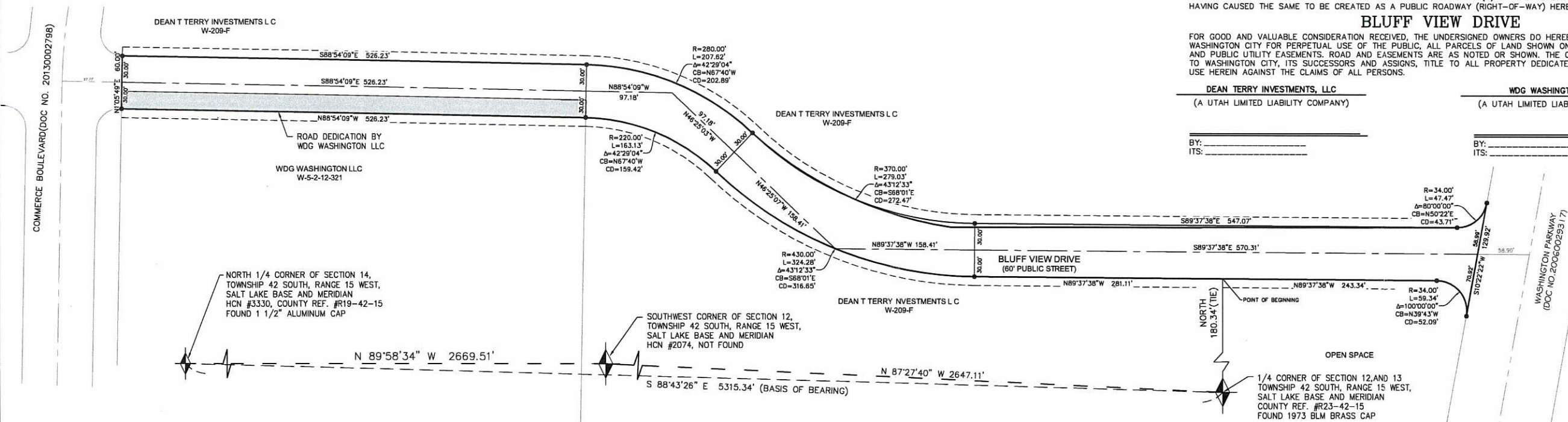
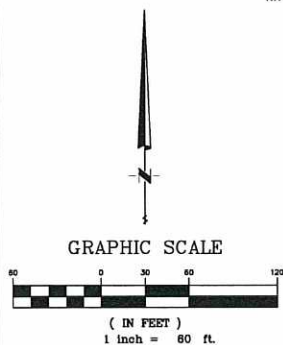
Packets must be complete or they will be returned.

Meeting the cut-off date does not guarantee a Planning Commission meeting.

Planning Commission Cut Off Date (By 3pm)	Planning Commission Meeting Date
November 1, 2021	December 1, 2021
November 15, 2021	December 15, 2021
December 6, 2021	January 5, 2022
December 20, 2021	January 19, 2022
January 4, 2022	February 2, 2022
January 18, 2022	February 16, 2022
February 7, 2022	March 2, 2022
February 22, 2022	March 16, 2022
March 7, 2022	April 6, 2022
March 21, 2022	April 20, 2022
April 4, 2022	May 4, 2022
April 18, 2022	May 18, 2022
May 2, 2022	June 1, 2022
May 16, 2022	June 15, 2022
June 6, 2022	July 6, 2022
June 20, 2022	July 20, 2022
July 5, 2022	August 3, 2022
July 18, 2022	August 17, 2022
August 1, 2022	September 7, 2022
August 15, 2022	September 21, 2022
September 6, 2022	October 5, 2022
September 19, 2022	October 19, 2022
October 3, 2022	November 2, 2022
October 17, 2022	November 16, 2022
November 7, 2022	December 7, 2022
November 21, 2022	December 21, 2022
December 5, 2022	January 4, 2023
December 19, 2022	January 18, 2023



VICINITY MAP
N.T.S.



LEGEND

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- ROADWAY DEDICATION AREA BOUNDARY CORNER
- CLASS I MONUMENTS TO BE SET WITH THIS PLAT
- CLASS II MONUMENTS TO BE SET WITH THIS PLAT
- ROADWAY DEDICATION AREA BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT LINE
- STREET CENTER LINE

APPROVAL OF PUBLIC WORKS	ENGINEER 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	

BLUFF VIEW DRIVE ROAD DEDICATION PLAT

LOCATED IN
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS _____ OF MIDDON, LLC, AND THAT HE/SHE 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 MIDDON, LLC, AND HE/SHE 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)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS _____ OF WDG WASHINGTON, LLC, AND THAT HE/SHE 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 WDG WASHINGTON, LLC, AND HE/SHE 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)

SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND HOLD LICENSE NUMBER 312770, I CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON TO BE A PUBLIC ROAD RIGHT OF WAY AND PUBLIC UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS:

BLUFF VIEW DRIVE ROAD DEDICATION

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 DUE NORTH 180.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 89°37'38" WEST 281.11 FEET; THENCE WESTERLY ALONG A 430.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 68°01'22" WEST A DISTANCE OF 316.65 FEET), CENTER POINT LIES NORTH 00°22'22" EAST THROUGH A CENTRAL ANGLE OF 43°12'33", A DISTANCE OF 324.28 FEET; THENCE WESTERLY ALONG A 220.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 67°39'37" WEST A DISTANCE OF 159.42 FEET), CENTER POINT LIES SOUTH 43°34'55" WEST THROUGH A CENTRAL ANGLE OF 42°29'04", A DISTANCE OF 163.13 FEET; THENCE NORTH 88°54'09" WEST 526.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD, DOCUMENT NO. 20130002798 OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, THENCE ALONG SAID RIGHT-OF-WAY NORTH 01°05'49" EAST 60.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING SOUTH 88°54'09" EAST 526.23 FEET; THENCE EASTERLY ALONG A 280.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 67°39'37" EAST A DISTANCE OF 202.89 FEET), CENTER POINT LIES SOUTH 01°05'51" WEST THROUGH A CENTRAL ANGLE OF 42°29'04", A DISTANCE OF 207.62 FEET; THENCE EASTERLY ALONG A 370.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 68°01'22" EAST A DISTANCE OF 272.47 FEET), CENTER POINT LIES NORTH 43°34'55" EAST THROUGH A CENTRAL ANGLE OF 43°12'33", A DISTANCE OF 279.03 FEET; THENCE SOUTH 89°37'38" EAST 547.07 FEET; THENCE NORTHEASTERLY ALONG A 34.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 50°22'22" EAST A DISTANCE OF 43.71 FEET), CENTER POINT LIES NORTH 00°22'22" EAST THROUGH A CENTRAL ANGLE OF 80°00'00", A DISTANCE OF 47.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON PARKWAY, DOCUMENT NO. 20060029317, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, THENCE ALONG SAID RIGHT-OF-WAY SOUTH 10°22'22" WEST 129.92 FEET; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTHWESTERLY ALONG A 34.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 39°43'28" WEST A DISTANCE OF 52.09 FEET), CENTER POINT LIES NORTH 79°43'28" WEST THROUGH A CENTRAL ANGLE OF 100°00'00", A DISTANCE OF 59.34 FEET; THENCE NORTH 89°37'38" WEST 243.34 FEET TO THE POINT OF BEGINNING.

RIGHT-OF-WAY ENCOMPASSES 95,546 SQUARE FEET OR 2.19 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE CREATED AS A PUBLIC ROADWAY (RIGHT-OF-WAY) HEREAFTER TO BE KNOWN AS:

BLUFF VIEW DRIVE

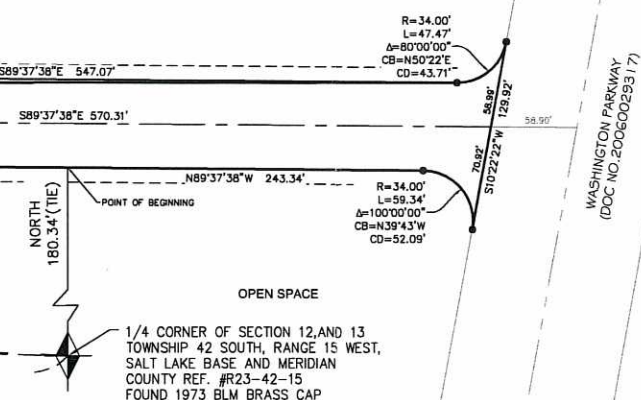
FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC ROAD AND PUBLIC UTILITY EASEMENTS. ROAD AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT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

DEAN TERRY INVESTMENTS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

WDG WASHINGTON, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: _____
ITS: _____

BY: _____
ITS: _____



BLUFF VIEW DRIVE ROAD DEDICATION PLAT

LOCATED IN
SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN

BLUFF VIEW DRIVE ROAD DEDICATION PLAT

LOCATED IN
SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
206 East Tabernash Blvd. #4
St. George, Utah 84770
Phone: 435-665-3161
www.bushandgudgell.com

Drawn: GM Date: 9-14-2021
Email: DGM@BUSHANDGUDGELL.COM
Checked: GM
Approved: GM
Scale: 1" = 80'
Job No.: 191228

SHEET
1

1
SHEETS

FILE: 191228

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 17 , 2021

ACTION REQUESTED: Road Dedication plat approval of public right-of-way extending Bluff View Drive.

APPLICANT: Bush & Gudgell

OWNER: Dean T. Terry Investments LC

ENGINEER: Rick Meyer; Bush & Gudgell

REVIEWED BY: John Hehnke; Washington City Public Works Department.

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval of the Road Dedication plat for an extension of public right-of-way extending Bluff View Drive between 1100 East and Washington Parkway.

The plat dedication establishes a 60-foot wide right-of-way for Bluff View Drive between 1100 East and Washington Parkway. This right-of-way width matches the right-of-way of the existing portion of Bluff View Drive to the west and will connect Bluff View Drive to Washington Parkway as well as provide access to developments on either side of Bluff View Drive.

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

Recommendation

Staff recommendation to the Planning Commission is for approval of the Road Dedication plat of right-of-way for that portion of Bluff View Drive between 1100 East and Washington Parkway, to the City Council, based on the following findings and subject to the following conditions:

Conditions

1. All improvements be installed or bonded prior to the recording of the dedication plat with the County Recorder's Office.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	6a
HEARING DATE:	November 17, 2021
ACTION REQUESTED:	Preliminary plat approval for Buena Vista Triangle Minor subdivision, located at approximately 325 East Buena Vista Blvd.
APPLICANT:	Washington City
OWNER:	Washington City
ENGINEER:	Alpha Engineering - Scott Woolsey
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval for the Buena Vista Triangle Minor Subdivision located at approximately 325 East Buena Vista Blvd. The applicant is proposing to split the present 8.85 acres into four parcels with parcel 1 consisting of 8.38 acres, parcel 2 consisting of .08 acres, parcel 3 consisting of .22 acres and parcel 4 consisting of .17 acres. Washington City will maintain ownership of Parcel numbers 2,3 and 4. Washington City will sell parcel 1.

The proposed minor subdivision is currently zoned C-2. The surrounding zoning includes R-3 and the recently approved Bear River Storage to the east, open space to the south and PUD and Residential 6,000 square foot minimum (R-1-6) to the west.

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

Recommendation

Staff recommends that the Planning Commission recommend approval, to the city council, for the the Buena Vista Triangle Minor Subdivision, based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. A current title report policy shall be submitted prior to recording the final plat.
2. 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.

October 20, 2021

HERITAGE ARTS & EVENTS CENTER - Narrative

The Heritage Arts & Event Center has an opportunity to occupy the former Elite Healthcare Facility (Paul Mitchell Hair College prior to that) located at 568 Telegraph #4 in Washington. Elite Healthcare has vacated the premises and is seeking to sublet the space for the remainder of their lease, which is until August 1, 2022, at which time we will renegotiate with the property owners for a new lease. The unit is 6,089 square feet, and is comprised of office space as well as an open area for events. (See floorplans).

We have spoken to all current tenants on the property, as well as the property owner Keith Hooper. All parties are excited to have The Heritage Arts and Events Center as a tenant and future community partner.

The offices will be home to the Washington Area (City) Chamber of Commerce, The Washington City Arts Council, and A.R.T.S. Inc, all well-established community-based organizations that will lease office space in the unit. The remaining space will be utilized to hold art shows, business meetings and awards banquets, and will be rented out for community and private functions such as wedding receptions, piano recitals, etc.

As CEO of The Washington Area Chamber of Commerce, and a former candidate for Washington City Council, I'm very passionate about involving the community and will include them in the continual growth and expansion of The Heritage Arts & Events Center. Many of our chamber's members have offered to help with the build out and décor and there is a growing excitement that this type of space/venue will be coming to Washington.

Immediate plans include: Total Square Footage 6,089 square feet of usable space, with approximately 2,000 square feet of event space. There are **86 parking spaces** (4 of them handicap accessible).

- 1. Washington Area Chamber of Commerce – 3 employees**
 - a. Hours of Operation Monday – Friday 9am-5pm
 - b. 2 offices and reception area
 - c. Local tourism Information, Chamber luncheons – approximately 40-50 guests
- 2. Washington City Arts Council – nonprofit organization – 1 employee**
 - a. Hours of Operation 9am-5pm
 - b. Occasional Saturday hours
 - c. Showcasing local and regional artists at facility
- 3. A.R.T.S. Inc - nonprofit organization – 2 employees**
 - a. Hours of Operation Monday – Friday 10am-4pm
 - b. Arts and education programs in schools throughout the state
- 4. Heritage Arts & Event Center – 3 employees**
 - a. Hours of operation Monday – Saturday 10am – 9pm (as needs arise)
 - b. Space rental availability for wedding receptions, piano recitals, business meetings
 - c. Catered events – there will be no kitchen availability

Kindly,

Ed Tracey (435) 227-5110

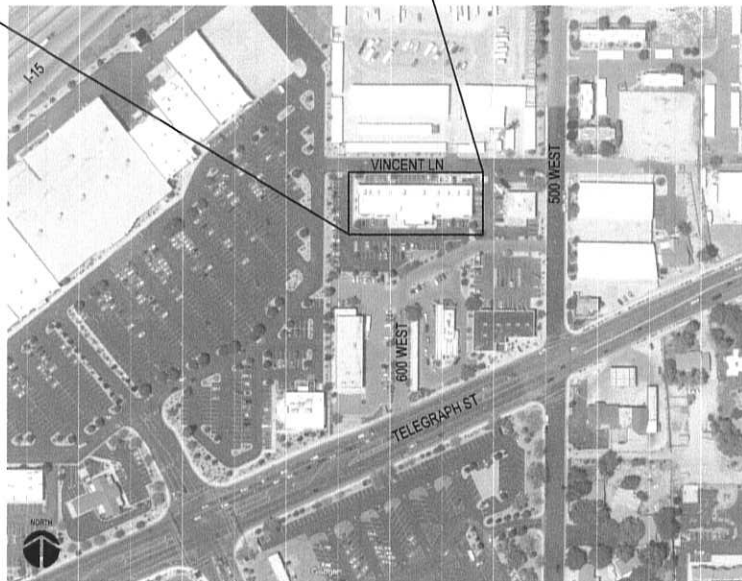
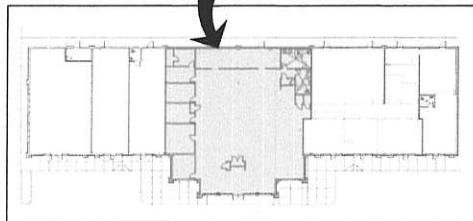
A TENANT IMPROVEMENT FOR: ELITE HEALTHCARE

568 WEST TELEGRAPH ROAD #4
WASHINGTON, UT 84780

ARCHITECT'S PROJECT NUMBER: 17-048

PERMIT SET
JULY 5, 2017

PROJECT LOCATION



VICINITY MAP

ARCHITECT		SHEET INDEX	
CRSA 25 NORTH MAIN STREET, SUITE 104 ST. GEORGE, UTAH 84770 (435) 873-7302 WWW.CRSA-UT.COM HATTI METCALP - HATTI@CRSA-UT.COM	SHEET	DESCRIPTION	REV.# DATE ISSUED
	GENERAL		
	GA001	GENERAL INFORMATION	2 2017.09.25
	CI001	CODE ANALYSIS	2 2017.09.25
	CI002	CODE & ADA MOUNTING & DESIGN REQUIREMENTS	
	ARCHITECTURAL		
	DE101	DEMOLITION FLOOR PLAN	
	AE101	FLOOR PLAN, DOOR SCHEDULE & DETAILS	2 2017.09.25
	AE102	REFLECTED CEILING PLAN	2 2017.09.25
	MECHANICAL / PLUMBING / ELECTRICAL		
VAN BOERUM & FRANK ASSOCIATES, INC. CONSULTING ENGINEERS 1070 W. 1450 S. #104 ST. GEORGE, UT 84770 OFFICE: (435) 874-4000 FAX: (435) 874-2708 LADD BIRCH - LBIRCH@VBFPA.COM	AE001	CONSTRUCTION DETAILS AND SCHEDULES	
	AE002	CONSTRUCTION DETAILS AND SCHEDULES	2 2017.09.25
	MECHANICAL		
	MR001	MECHANICAL LEGEND AND ABBREVIATIONS	
	MR101	MAIN FLOOR MECHANICAL PLAN	2 2017.09.25
	MR001	MECHANICAL SCHEDULES & DETAILS	2 2017.09.25
	MR001	MECHANICAL SPECIFICATIONS	
	PLUMBING		
	PP101	MAIN FLOOR PLUMBING PLAN	2 2017.09.25
	ELECTRICAL		
PROJECT NOTES			
A. OCCUPANCY OF THIS PROJECT IS PROHIBITED UNTIL A FINAL INSPECTION IS CONDUCTED BY THE STATE FIRE MARSHALLS OFFICE. A MINIMUM THREE DAY NOTICE SHALL BE GIVEN FOR INSPECTION.			
B. ON-SITE INSPECTIONS AND EVALUATIONS DURING THE COURSE OF CONSTRUCTION THAT ARE RELATED TO FIRE PROTECTION, SAFETY OR LIFE SAFETY CONCERNS AS DEFINED IN ADOPTED FIRE CODES AND STANDARDS ARE TO BE ADMINISTERED BY DEPUTY STATE FIRE MARSHAL TODD HODSON (PHONE: (435) 846-2311). A FIRE CLEARANCE REQUIRED BY THE ADOPTED FIRE CODE IS TO BE ADMINISTERED BY DEPUTY STATE FIRE MARSHAL KEVIN TAYLOR.			
C. CONTRACTOR TO TAKE PRECAUTIONS DURING CONSTRUCTION TO MAINTAIN FIRE PROTECTION AND PROTECT THE CONSTRUCTION CREW.			
ELECTRICAL			
EG001	ELECTRICAL SYMBOLS AND NOTES	2 2017.09.25	
EG002	ONE-LINE DIAGRAM		
EG003	ELECTRICAL SCHEDULES	2 2017.09.25	
ED101	MAIN FLOOR DEMOLITION LIGHTING PLAN		
ED102	MAIN FLOOR DEMOLITION POWER PLAN		
EL101	MAIN FLOOR LIGHTING PLAN	2 2017.09.25	
EP101	MAIN FLOOR POWER PLAN	2 2017.09.25	
EG001	ELECTRICAL DETAILS		
EG001	ELECTRICAL SPECIFICATIONS		

SYMBOLS LEGEND		REVISIONS	
DETAIL NUMBER SHEET NUMBER DETAIL REFERENCE EXTERIOR ELEVATION REFERENCE SECTION REFERENCE INTERIOR ELEVATION REFERENCE (SINGLE) INTERIOR ELEVATION REFERENCE (MULTIPLE)	DETAIL REFERENCE EXTERIOR ELEVATION REFERENCE SECTION REFERENCE INTERIOR ELEVATION REFERENCE (SINGLE) INTERIOR ELEVATION REFERENCE (MULTIPLE)	REFERENCE NOTE WALL TYPE FINISH TYPE WINDOW TYPE ROOM NOTE DOOR # FRAME TYPE CEILING HEIGHT CEILING TYPE FURNITURE NOTE REVISION NOTE ELEVATION MARKER	CONCRETE CONCRETE BLOCK MASONRY STEEL BATT INSULATION RIGID INSULATION FINISH GRADE WOOD PLYWOOD DEMOLITION

ARCHITECTURE • PLANNING • INTERIORS
20 N. MAIN ST. STE 104 • ST. GEORGE, UT 84770
435.873.7302 • WWW.CRSA-UT.COM

VAN BOERUM & FRANK ASSOCIATES, INC.
CONSULTING ENGINEERS
1070 W. 1450 S. #104 • ST. GEORGE, UT 84770 • FAX: (435) 874-2708

PERMIT SET
JULY 5, 2017

ELITE HEALTHCARE
TENANT IMPROVEMENT

568 WEST TELEGRAPH ROAD
#4
WASHINGTON, UTAH 84780

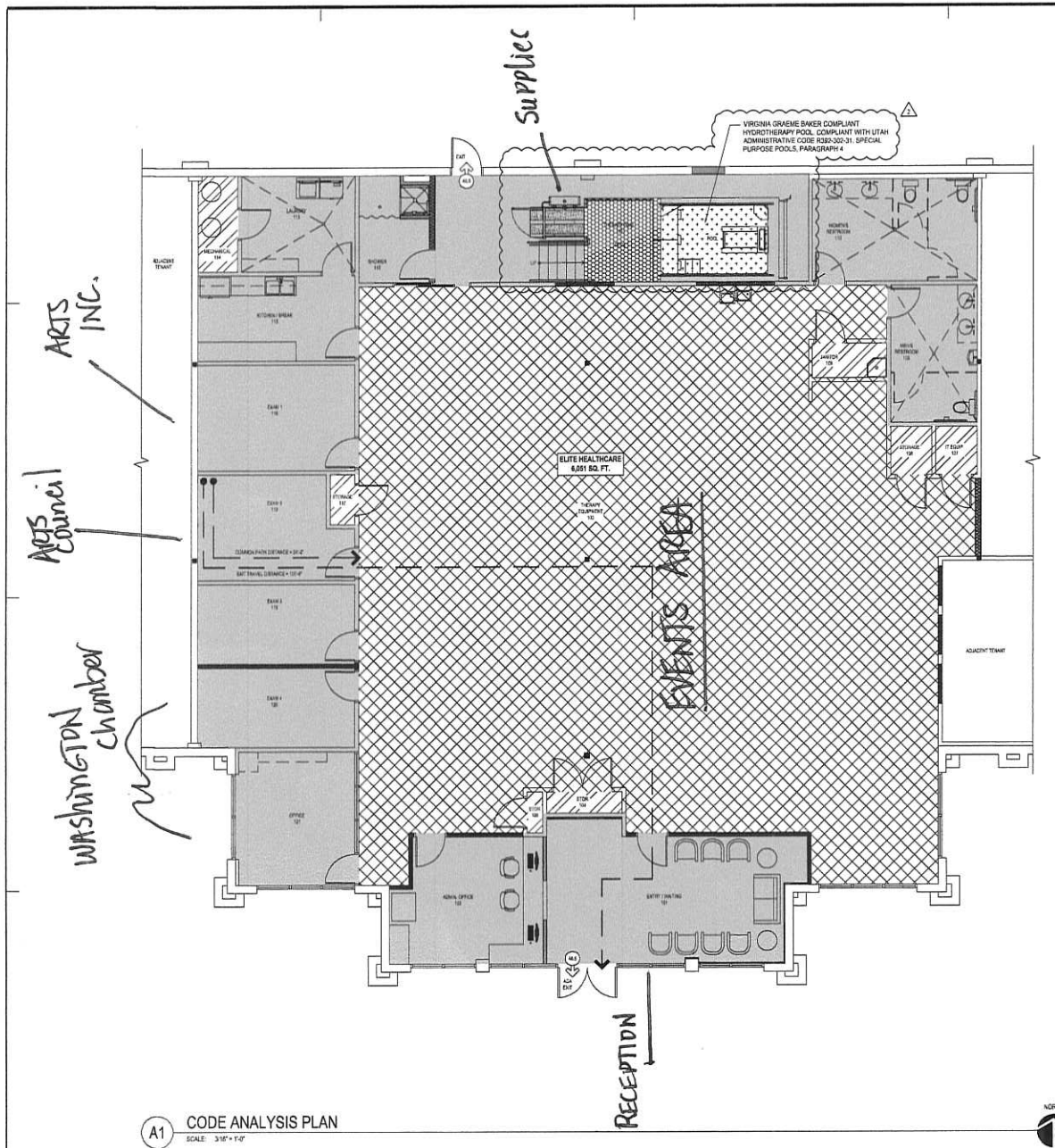
DATE	DESCRIPTION
2017.07.13	CITY COMMENTS
2017.09.25	POOL REVISION

PROJECT NO: 17-048
DRAWN BY: MM

FILE NAME:
CHECKED BY: BR

GENERAL INFORMATION

GI001



A1 CODE ANALYSIS PLAN
SCALE: 3/8" = 1'-0"



CODE & DESIGN CRITERIA

CODE INFORMATION	
TYPE OF CONSTRUCTION:	TYPE V-B
FIRE SPRINKLERS:	EXISTING
OCCUPANCY TYPE:	A-3
ALLOWABLE AREA:	24,000 SF (2015 IBC, TABLE 506.2)
ACTUAL AREA:	6,881 SF
MEANS OF EGRESS	
EXIT ACCESS TRAVEL DISTANCE REQUIRED:	200 FT (2015 IBC, TABLE 1017.2 - WITH SPRINKLER)
EXIT ACCESS TRAVEL DISTANCE PROVIDED:	188'-4" MAX.
COMMON PATH OF EGRESS TRAVEL REQUIRED:	75 FT (2015 IBC, TABLE 1008.2.1 - WITH SPRINKLER)
COMMON PATH OF EGRESS TRAVEL PROVIDED:	21'-2" MAX.
EXITS REQUIRED:	2 (2015 IBC, TABLE 1009.3.1)
EXITS PROVIDED:	2
EXIT WIDTH REQUIRED:	15'-0" (2015 IBC, TABLE 1009.3.2)
EXIT WIDTH PROVIDED:	19'-0" (2015 IBC, TABLE 1009.3.2)

OCCUPANCY LOAD & CLASSIFICATIONS		
OCCUPIED SPACE	S.F.	OCCUPANT LOAD FACTOR (2015 IBC TABLE 1004.1.2)
POOL DECK	87 S.F.	15 GROSS
POOL	76 S.F.	18 GROSS
EXERCISE ROOM	3,280 S.F.	58 GROSS
BUSINESS	2,300 S.F.	100 GROSS
STORAGE	148 S.F.	300 GROSS
TOTAL OCCUPANTS		95

PLUMBING FIXTURE CALCULATIONS		2015 IBC TABLE 2003.1	
USE	OCC. LOAD	LOAD M.F.	RATIO
POOL DECK	4.5	2.25 M	1 PER 75
POOL	1.5	0.75 M	1 PER 75
EXERCISE ROOM	65	33.5 M	1 PER 125
BUSINESS	23.3	11.7 M	1 PER 25 FOR THE FIRST 50
STORAGE	0.8	0.25 M	1 PER 100
TOTAL REQUIRED			1.085
TOTAL PROVIDED			2

PLUMBING FIXTURE CALCULATIONS (CONTINUED)		2015 IBC TABLE 2003.1	
USE	OCC. LOAD	LOAD M.F.	RATIO
POOL DECK	4.5	2.25 M	1 PER 200
POOL	1.5	0.75 M	1 PER 200
EXERCISE ROOM	65	33.5 M	1 PER 200
BUSINESS	23.3	11.7 M	1 PER 40 FOR THE FIRST 50
STORAGE	0.8	0.25 M	1 PER 100
TOTAL REQUIRED			0.474
TOTAL PROVIDED			2

FIRE RESISTANCE RATINGS FOR OTHER BUILDING ELEMENTS	
TYPE I-B (2015 IBC TABLE 601)	
ELEMENTS	RATING
PRIMARY STRUCTURAL FRAME	5 HR
EXTERIOR BEARING WALL	5 HR
INTERIOR BEARING WALL	5 HR
EXTERIOR NONBEARING WALL	5 HR
INTERIOR NONBEARING WALL	5 HR
FLOOR CONSTRUCTION	5 HR
ROOF CONSTRUCTION	5 HR

APPLICABLE CODES	
2015 INTERNATIONAL BUILDING CODE	
2014 INTERNATIONAL ELECTRIC CODE	
2015 INTERNATIONAL MECHANICAL CODE	
2015 INTERNATIONAL PLUMBING CODE	
2015 INTERNATIONAL FUEL GAS CODE	
2015 INTERNATIONAL FIRE CODE	
2015 ENERGY CONSERVATION CODE	
ICC AND IBC 2006	
ASHRAE 90.1-2010	

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801.466.1777 • www.vanboerumfrank.com



PERMIT SET
JULY 5, 2017

ELITE HEALTHCARE
TENANT IMPROVEMENT

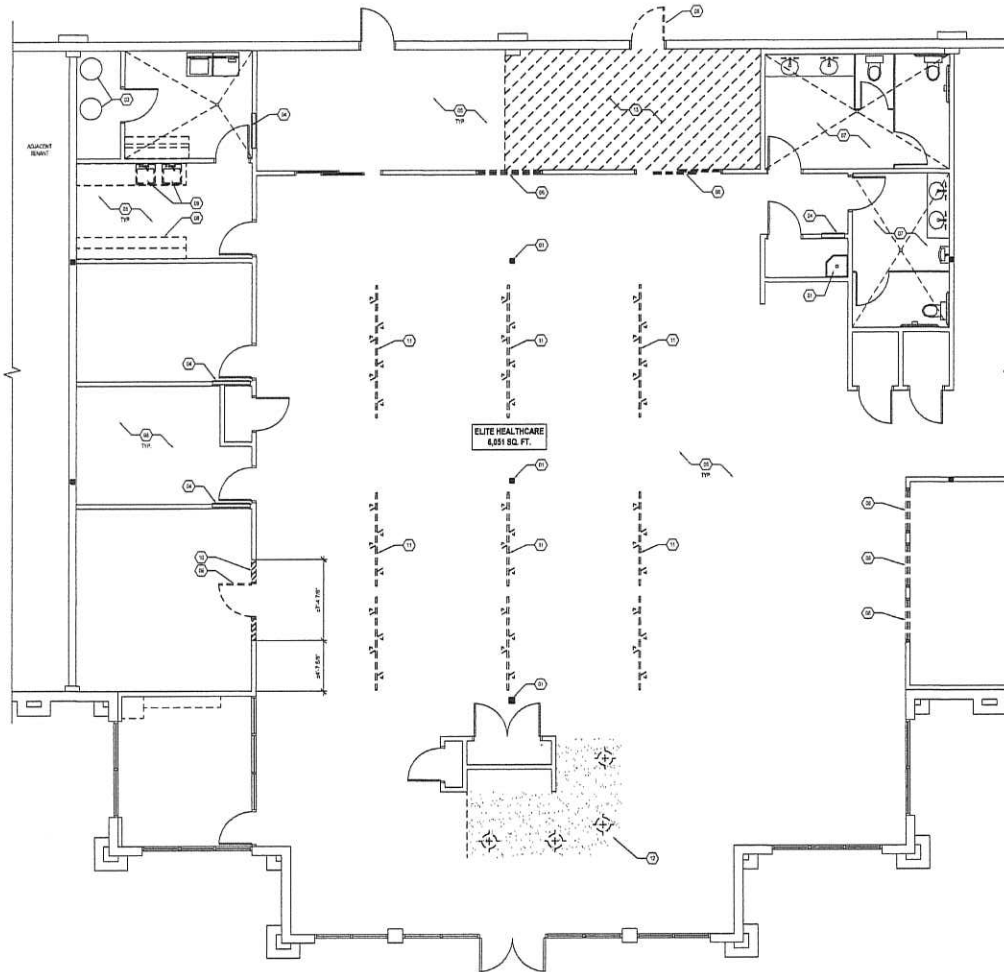
568 WEST TELEGRAPH ROAD
#4
WASHINGTON, UTAH 84780

DATE	DESCRIPTION
2017.07.13	CITY COMMENTS
2017.09.25	POOL REVISION

PROJECT NO: 17-048	FILE NAME:
DRAWN BY: MM	CHECKED BY: BR

CODE ANALYSIS

CI001



A1 DEMOLITION FLOOR PLAN
SCALE: 3/16" = 1'-0"



REFERENCE NOTES

1. EXISTING COLUMN TO REMAIN
2. EXISTING MOP SINK TO REMAIN
3. EXISTING WATER HEATERS TO REMAIN
4. EXISTING ELECTRICAL PANELS TO REMAIN
5. EXISTING FLOORING TO REMAIN, PATCH, REPAIR, AND PREP FOR NEW FLOORING AS REQUIRED
6. REMOVE EXISTING DOOR / WINDOW INFILL WALL, PATCH, REPAIR, AND PAINT ENTIRE WALL TO MATCH EXISTING
7. EXISTING RESTROOM FIXTURES, COUNTERTOPS, PARTITIONS, ETC. TO REMAIN. PREP FLOOR IN PREPARATION FOR NEW TILE FLOORING
8. REMOVE EXISTING CABBINETS AND COUNTERTOPS AS DIRECTED BY OWNER. SALVAGE, REPAIR, AND REPAINT OR REFRESH CABINETS TO REMAIN AS DIRECTED BY OWNER
9. REMOVE EXISTING SINK AS INDICATED. PREP FOR NEW SINKS AS INDICATED ON DRAWINGS
10. REMOVE EXISTING WALL AS INDICATED IN PREPARATION FOR NEW CONSTRUCTION
11. REMOVE AND RETAIN EXISTING LIGHT FIXTURES FOR REUSE AS INDICATED ON DRAWINGS
12. REMOVE EXISTING CEILING CLOUDS AND LIGHTING AS INDICATED. PULL BACK AND CAP ELECTRICAL. PATCH, REPAIR, AND PAINT EXISTING TO REMAIN AS REQUIRED
13. REMOVE EXISTING CEILING AS INDICATED IN PREPARATION FOR NEW, RAISED CEILING

GENERAL NOTES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUILDINGS AND OTHER INSTALLATIONS THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK. PROVIDE AND MAINTAIN FIRE EXTINGUISHERS ON PROJECT SITE DURING CONSTRUCTION.
- B. CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. EXISTING UNRECORDED CONDITIONS AND CONVEYANCES ARE BASED UPON INFORMATION AND INFORMATION LIMITED FIELD INVESTIGATIONS. CONTRACTOR SHALL MAKE REQUIRED ADJUSTMENTS TO SYSTEM COMPONENTS AS NECESSITATED BY ACTUAL FIELD CONDITIONS AT NO ADDITIONAL COST TO OWNER OR ARCHITECT. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT BEFORE CONSTRUCTION BEGINS.
- C. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- D. PATCH ALL FINISHES TO MATCH EXISTING CONDITIONS. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC. TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS.
- E. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE UNLESS NOTED OTHERWISE.
- F. THE CONTRACTOR SHALL COORDINATE DOOR DETAILS WITH WALL TYPES AND FINISHES.
- G. THE GENERAL INTENT OF DETAILS SHALL, IN ALL CASES, BE FOLLOWED AND THE ARCHITECT CONSULTED SHOULD QUESTIONS ARISE.
- H. DOORS TO BE SET TO CLEAR FINISHED FLOOR SURFACES BY 1/2".
- I. THE CONTRACTOR SHALL FIELD VERIFY ALL FRAME/DOOR DIMENSIONS.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED

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PERMIT SET
JULY 5, 2017

**ELITE HEALTHCARE
TENANT IMPROVEMENT**

568 WEST TELEGRAPH ROAD
#4
WASHINGTON, UTAH 84780

DATE	DESCRIPTION
2017.07.13	CITY COMMENTS
PROJECT NO: 17-048	
FILE NAME:	
DESIGNED BY: JMA	CHECKED BY: BR

**DEMOLITION
FLOOR PLAN**

DE101

ELITE HEALTHCARE

WORKERS' COMPENSATION PERSONAL INJURY MAJOR MEDICAL AQUATIC THERAPY

SOUTHERN UTAH

FOR LEASE

6,000 + sq. ft.

CB COLDWELL BANKER
PREMIER REALTY

BOYD LIVINGSTON
435-229-6929

568 W. #4

Sculp Sure

ELITE HEALTHCARE
APPOINTMENT & AC
435-427-0231
1000 S. 1000 E. SUITE 100
SALT LAKE CITY, UT 84143

BODYWORKX
MASSAGE
MEDICAL
THERAPEUTIC
702-378-2641

NLS BA

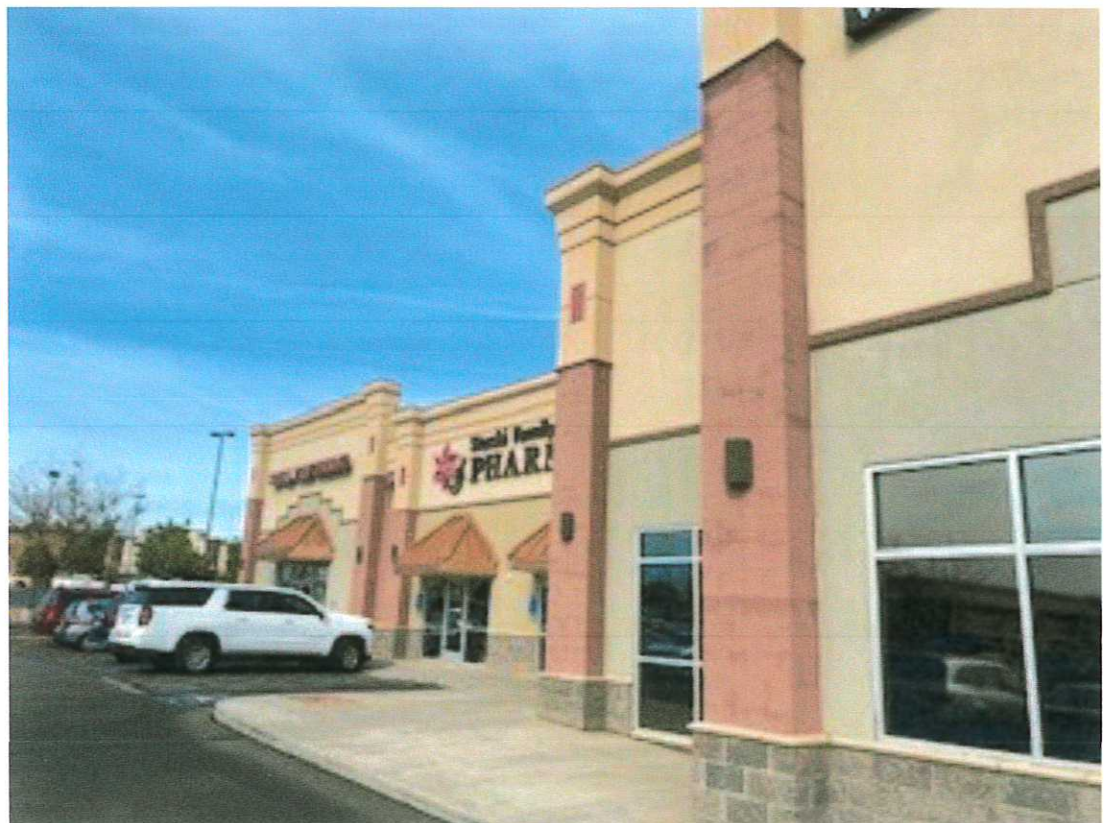


FRONT OF Building





FRONT OF Building





View from Front looking into Parking Lot

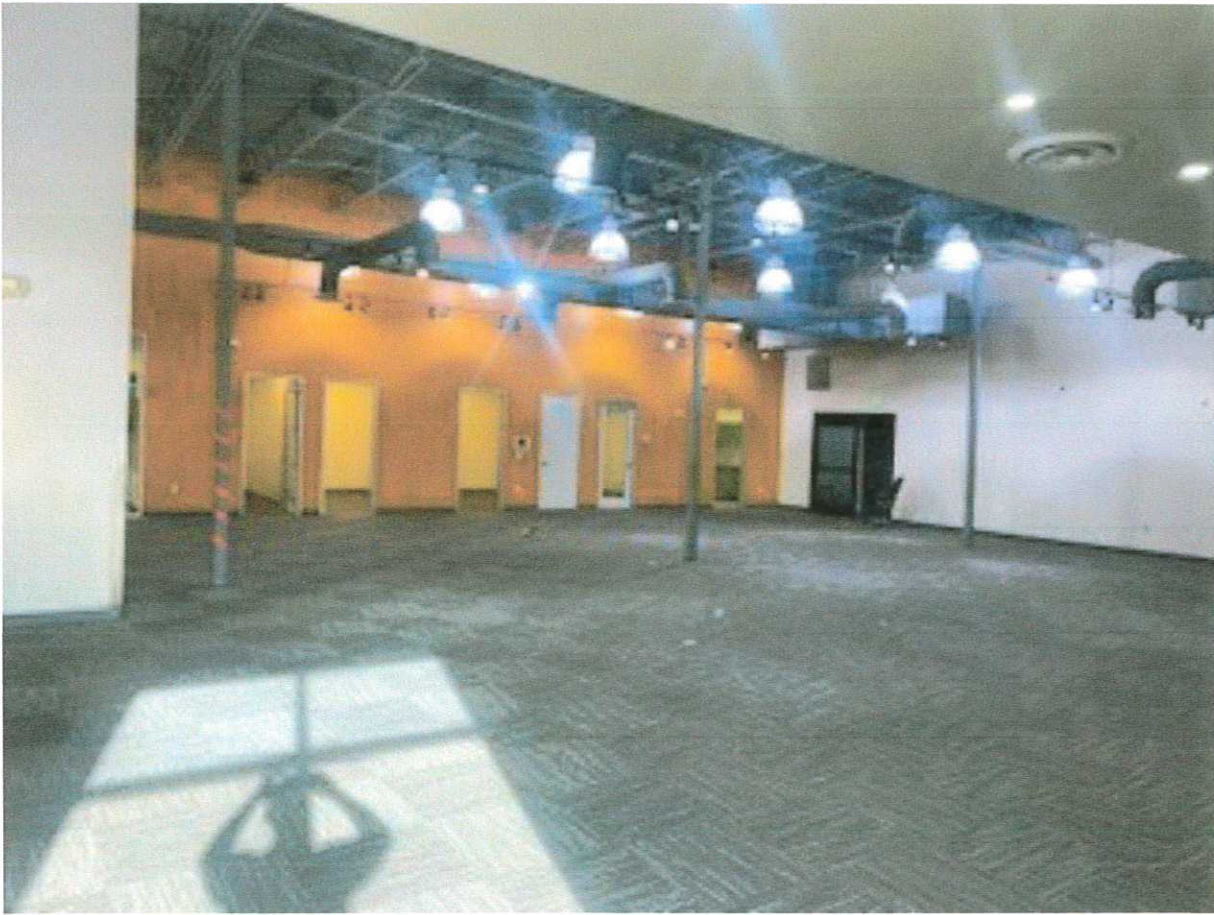




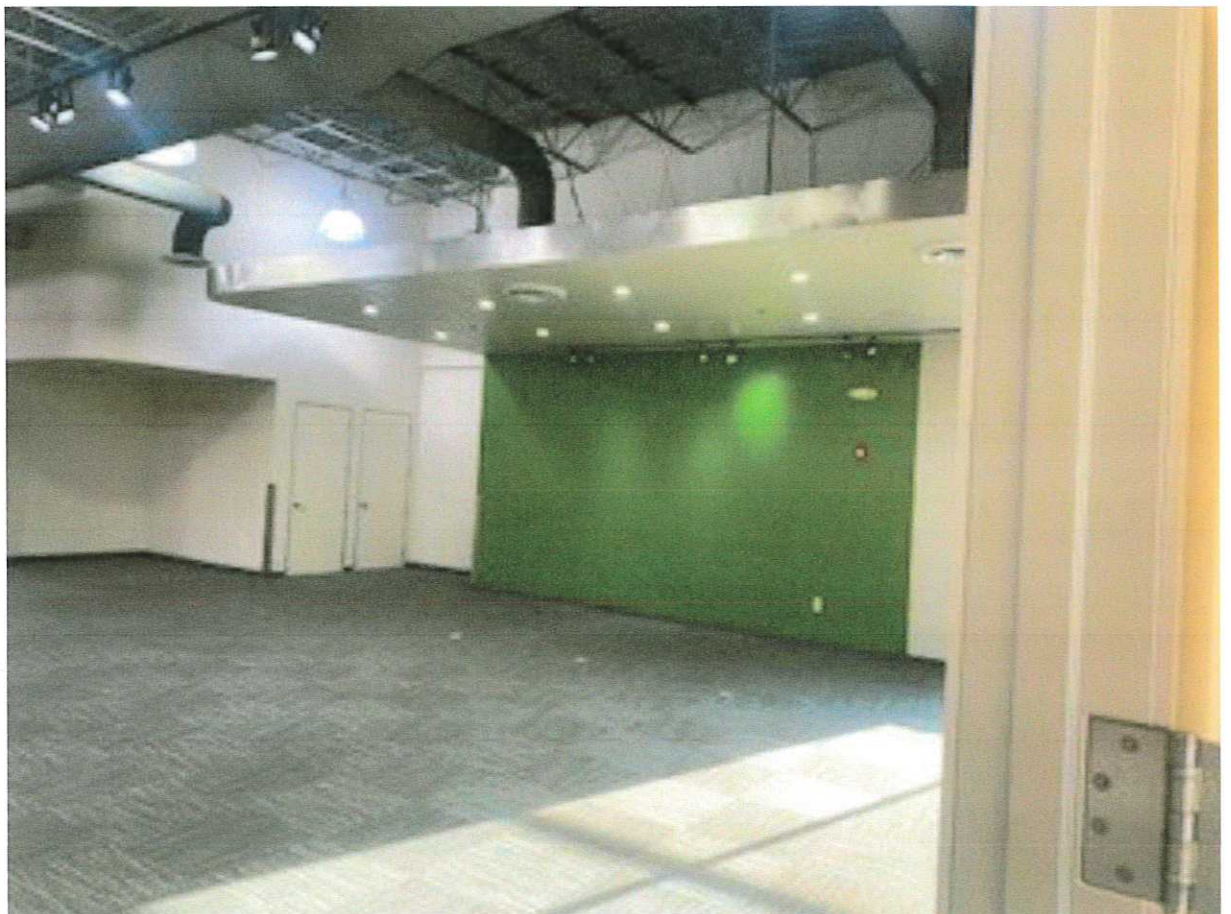
SIDE OF Building



BACK OF Building



Inside Building, looking from reception area





INSIDE Building, looking from front to rear



WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: November 17, 2021

ACTION REQUESTED: C-21-13, A request for a Conditional Use Permit for the expansion/revision of the currently existing building on a commercially zoned property, located at 568 West Telegraph.

APPLICANT: Ed Tracey

OWNER: Shoppes at Telegraph Square 2. LC (Kevin Hooper)

ENGINEER: N/A

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 Shoppes at Telegraph Square, located at 568 West Telegraph Street. The site of this particular application is zoned Service Commercial (C-2).

The applicant is wishing to lease one of the commercial units within this existing commercial development, the request for this particular Conditional Use Permit is to seek approval to use the unit for office space and “special events” from time to time. The office space use is a permitted use within the zoning the district. The “special events” request is the reason for the CUP requirement.

Staff has concerns directly related to the possible volume of people that would/could be gathered at this location at a given time. Staff has requested that the applicant be attentive/respectful to the existing renters/leasers within the other units at this location. With that in mind, staff has recommended that the “special events” uses, be held at times when the other existing businesses may not be open, thus allowing for shared use of the parking stalls. In other words, when most of the other existing businesses are closed for the evening, then the “special events” activities would be allowed to operate. Not causing overloading of the limited parking spaces.

Staff has reviewed the request and the zoning regulations as outlined and has determined, that the request for a revised conditional use permit allowing for shared parking stalls used for

daytime business operations of existing businesses, and also, night time special event operations at this location (568 West Telegraph Road, unit #4), would be in conformance to the zoning regulations.

Recommendation

Staff recommends that the Planning Commission approve C-21-13, 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

Conditions

1. The existing approved conditional use permit conditions will remain in place at this location.
2. Any "special event uses" will be cleared with: the property owner; and the tenants within the plaza as per hours of operation/use. As to not cause overloading of the required parking stalls/area.
3. Only uses as allowed within the C-2 Zoning District will be allowed within unit #4 of the Shoppes at Telegraph Square as it relates to this Conditional Use Permit approval.
4. The site will only be developed as per the site plan exhibit(s) contained herein.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 8a

HEARING DATE: November 17, 2021

ACTION REQUESTED: Amended Final Plat approval for the Stamsund Estates
Amendment subdivision, located at 3287 South Stamsund Lane.

APPLICANT: Justin Gee

OWNER: Justin & Bethany Gee

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 an Amended Final plat for the Stamsund Estates Amended subdivision, located at 3287 South Stamsund Lane. The reason for this amendment request is to make the depth of lots 9-12 ten feet deeper.

Staff has reviewed the proposed amended final plat and finds it conforms to the Single-Family Residential 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 Stamsund Estates Amended subdivision to 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.

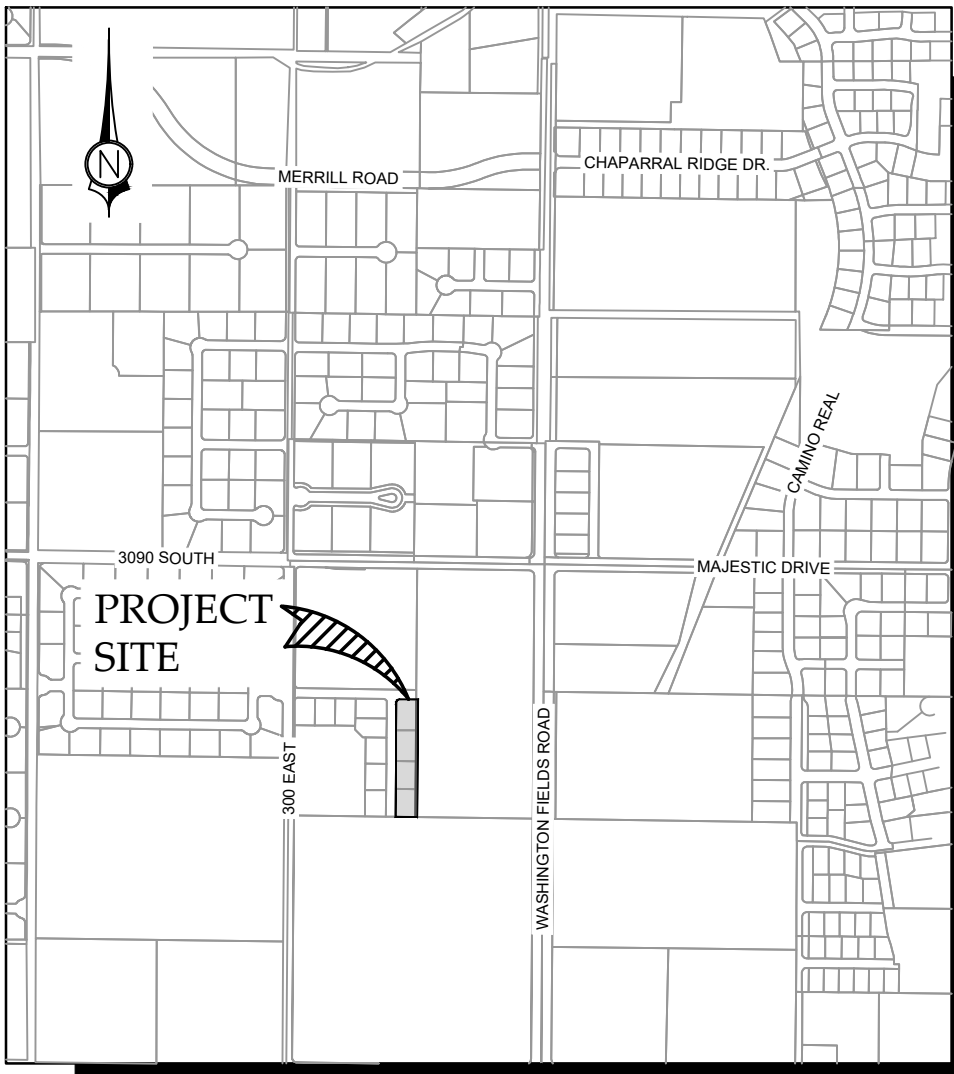
2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

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.

AMENDED LOTS 9, 10, 11 AND 12
STAMSUND ESTATES SUBDIVISION

LOCATED IN
SE 1/4 OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH



VICINITY MAP
(1" = 1000')

AMENDMENT NOTE:

THE PURPOSE OF THIS AMENDMENT IS TO EXTEND LOTS 9-12 TO THE EAST 10.00 FEET. NO OTHER CHANGES OR ALTERATIONS HAVE BEEN MADE OR INTENDED WITH THIS AMENDMENT.

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, CAUSE BY OR DUE TO OCCURRENCES INCIDENT TO OPERATION OF THE AIRPORT. OWNERS AND TENANTS WITHIN THE SUBDIVISION WAIVE ANY AND ALL CLAIMS AGAINST WASHINGTON CITY FOR DAMAGES OR INJURIES, 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.

GENERAL NOTES:

- A 7.50 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL LOT LINES THAT ADJOIN STREETS OR POSSIBLE FUTURE STREETS.
- THE FOLLOWING MINIMUM BUILDING SETBACKS SHALL BE ADHERED TO: 20.00 FOOT SETBACK FROM ANY PUBLIC RIGHT-OF-WAY FOR ALL LOTS; 20.00 FOOT REAR YARD SETBACK FROM THE REAR PROPERTY LINE; AND 10.00 FOOT SIDE YARD SETBACK FROM THE SIDE PROPERTY LINES FOR ALL LOTS.
- ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
- THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS. WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE DETENTION AND LANDSCAPE AREAS.
- WASHINGTON CITY HAS THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION FOR FAILING TO MAINTAIN THE SIGHT DISTANCE REQUIREMENTS.
- A GEOTECHNICAL REPORT INVESTIGATION WAS PERFORMED BY LANDMARK. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLATWORK ARE COUPLED IN A REPORT. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY WILL BE ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BE FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS STANDARDS.
- ALL REAR LOT CORNERS SHALL BE MARKED WITH A 1/2" X 24" REBAR AND CAP AND FRONT LOT CORNER ABUTTING A PUBLIC STREET SHALL BE SET WITH A NAIL AND WASHER STAMPED "BENCHMARK ENG." IN THE CURB ON THE LOT LINE EXTENDED.
- THIS SUBDIVISION PLAT IS ABUTTED IN THE EAST AND SOUTH BOUNDARY BY EXISTING AGRICULTURAL USES, CONSISTENT WITH IRRIGATION, FARMING, AND AN ANNUAL CORN MAZE WITH ASSOCIATED FESTIVITIES IN THE FALL SEASON.
- ALL COMMON AREAS HAVE A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT.

SURVEYOR'S CERTIFICATE

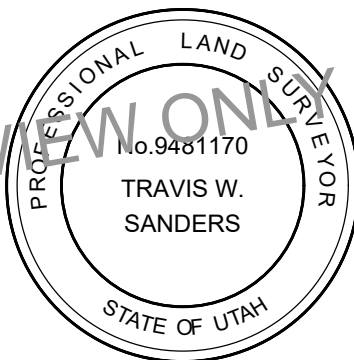
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND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

AMENDED LOTS 9, 10, 11 AND 12 STAMSUND ESTATES SUBDIVISION

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

DATE

TRAVIS W. SANDERS, PLS



BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 9 OF STAMSUND ESTATES SUBDIVISION, RECORDED AND ON RECORD IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING S 89°07'23" E 662.45' FEET ALONG THE CENTER SECTION LINE OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°24'44" W 714.55' FEET FROM THE CENTER 1/4 CORNER OF SAID SECTION 35, AND RUNNING THENCE S 89°07'23" E 10.00' FEET; THENCE S 0°24'44" W 611.81' FEET; THENCE N 89°10'42" W 113.60' FEET; THENCE N 0°26'38" E 596.80' FEET, TO THE POINT OF A 15.00' FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 23.68' FEET THROUGH A CENTRAL ANGLE OF 90°25'59"; THENCE S 89°07'23" E 88.15' FEET TO THE POINT OF BEGINNING.

CONTAINS 89,354 SQ. FT. OR 1.59 ACRES MORE OR LESS

OWNER'S DEDICATION

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

AMENDED LOTS 9, 10, 11 AND 12 STAMSUND ESTATES SUBDIVISION

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

DESERT INVESTMENT GROUP LLC
A CORPORATION

(MANAGER/OWNER)

NORMAN E. THIBAUT AND MEGAN C THIBAUT
HUSBAND AND WIFE, AS JOINT TENANTS

NORMAN E. THIBAUT

MEGAN C. THIBAUT

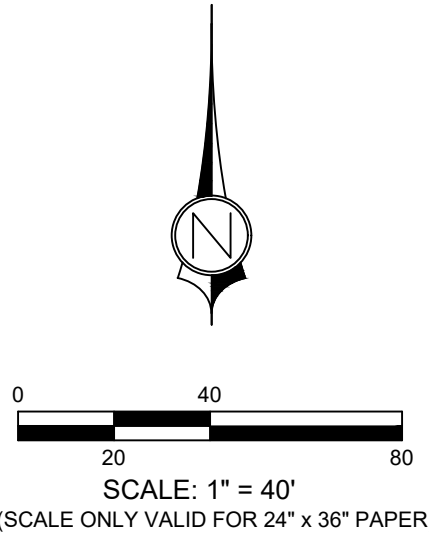
JUSTIN GEE AND BETHANY GEE
HUSBAND AND WIFE, AS JOINT TENANTS

JUSTIN GEE

BETHANY GEE

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- EASEMENT LINE (AS SHOWN ON STAMSUND ESTATES SUBDIVISION PLAT)



APPROVAL OF PUBLIC WORKS THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20__	CITY ENGINEER'S APPROVAL THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20__	APPROVAL AS TO FORM APPROVED AS TO FORM. THIS THE ____ DAY OF _____, A.D. 20__	APPROVAL OF THE PLANNING COMMISSION ON THIS THE ____ DAY OF _____, A.D. 20__ THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE WASHINGTON, UT.	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, A.D. 20__ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	RECORDED No. _____	CHECKED BY: TWS SCALE OF SHEET HOR SCALE: 1" = 40'
PUBLIC WORKS, WASHINGTON CITY	CITY ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY, UTAH	ATTEST: CITY RECORDER, WASHINGTON CITY	MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

AMENDED LOTS 9, 10, 11 AND 12
STAMSUND ESTATES SUBDIVISION
SE 1/4 OF SECTION 35, TOWNSHIP 42 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

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