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

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meeting on Wednesday December 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 December 1, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from November 17, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. PLAT AMENDMENT

- a. Public Hearing for consideration and recommendation to City Council for the Kendall Subdivision Final Plat Amendment located at approximately 52 South Main Street. The purpose of the amendment is to remove Lot 1-B from the subdivision and to make Lot 1A and Lot 2 larger and to extend the subdivision to include parcel W-48-B-1-A. Applicant: Kelly Kendall

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.

5. CONDITIONAL USE PERMIT

- a. Public Hearing to consider approval of a Conditional Use Permit C-21-15 request for building exceeds 5,000 sq feet in an (AP) Administrative and Professional Zone along 300 East located at 650 North 300 East.
Applicant: Washington City Leisure Services (Parks Department)

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. Tabled from November 17, 2021: Public Hearing to consider approval of a Conditional Use Permit C-21-14 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.

6. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-26 PUD-C Planned Unit Development- Commercial Design and Use located at Washington Fields Road and 2000 South. Applicant: Darin Snow

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

POSTED this 24th 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.

P:\1686-01 Kendall Subd. Amended #2\Drawings\Survey Drawings\1686-01 SVY-FINAL PLAT AMENDED-2.dwg, RECORD SURVEY, 11/16/2021 11:58:53 AM, swoolsey

KENDALL SUBDIVISION SECOND AMENDED AND EXTENDED

Located in Lot 1, Block 21, Washington Townsite Re-Survey
in the Southwest Quarter of Section 14,
Township 43 South, Range 15 West, SLB&M,
Washington City, Washington County, Utah

FOUND CLASS 1
MONUMENT #3227
(TELEGRAPH & MAIN
STREETS)

BASIS OF BEARING
S 88°31'37" E 976.85'

FOUND CLASS 1
MONUMENT #3223
(TELEGRAPH & 200
EAST STREETS)

GENERAL NOTES

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET SIDE PROPERTY LINES AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED. NO BUILDINGS OR STRUCTURES, E.G. POOLS, WALLS, OR FENCES, WILL BE ALLOWED TO BE BUILT IN THE EASEMENT AREA AND THE OWNER BEARS THE RISK OF LOSS OR DAMAGE TO THOSE IMPROVEMENTS RESULTING FROM THE EXERCISE OF THE EASEMENT RIGHTS.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO REMOVE LOT 1-B FROM THE SUBDIVISION AND MAKE LOT 1-A AND LOT 2 LARGER AND ALSO TO EXTEND THE SUBDIVISION TO INCLUDE PARCEL W-48-B-1-A.

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

KENDALL SUBDIVISION SECOND AMENDED AND EXTENDED

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

COMMENCING AT THE RING AND LID MONUMENT KNOWN AS H.C.N. # 3227 LOCATED AT THE INTERSECTION OF TELEGRAPH STREET AND MAIN STREET, THENCE SOUTH 01°28'23" WEST 203.24 FEET ALONG THE CENTERLINE OF MAIN STREET AND NORTH 88°31'37" WEST 37.50 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 01°28'23" WEST 215.52 FEET ALONG THE WEST RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 88°37'07" WEST 208.35 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 100 SOUTH STREET; THENCE NORTH 01°32'28" EAST 215.70 FEET; THENCE SOUTH 88°34'07" EAST 208.09 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.03 ACRES, MORE OR LESS.

11/16/21
DATE



SCOTT P. WOOLSEY
P.L.S. 174919

OWNERS DEDICATION

Know all men by these present that the undersigned owner of all the above described tract of land, having caused the same to be subdivided into lots and public easements to be hereafter known as:

KENDALL SUBDIVISION SECOND AMENDED AND EXTENDED

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. The undersigned also do hereby convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities.

In witness whereof we have hereunto set out hands this _____ day of _____, 2021

KELLY B. KENDALL, TRUSTEE
KENDALL FAMILY TRUST

KATHIE K. HERMANSEN, TRUSTEE
KENDALL FAMILY TRUST

KURTIS D. KENDALL

SHEILA KENDALL

KERRY J. KENDALL

AMY M. KENDALL

ACKNOWLEDGMENT

State of Utah)
County of Washington)

On this _____ day of _____, A.D. 2021, personally appeared KELLY B. KENDALL, the Trustee of the Kendall Family Trust, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

Notary Public (signature) _____
No stamp required (Utah Code 46-1-16(6))

ACKNOWLEDGMENT

State of Utah)
County of Washington)

On this _____ day of _____, A.D. 2021, personally appeared KATHIE K. HERMANSEN, the Trustee of the Kendall Family Trust, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
A Notary Public Commissioned in Utah

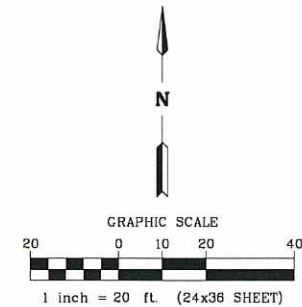
Notary Public (signature) _____
No stamp required (Utah Code 46-1-16(6))

Located in Lot 1, Block 21, Washington Townsite Re-Survey in the Southwest Quarter of Section 14,
Township 43 South, Range 15 West, SLB&M,
Washington City, Washington County, Utah

FINAL PLAT OF KENDALL SUBDIVISION SECOND AMENDED AND EXTENDED

Revised

received
11/17/2021



LEGEND

- CLASS 1 (RING & LID) MONUMENT FOUND
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
- CENTERLINE
- P.U.E. - PUBLIC UTILITY EASEMENT LINE

1686-01 FINAL PLAT SECOND AMENDED & EXTENDED.DWG (NOVEMBER 16, 2021)



43 South 100 East, Suite 100 • St George, Utah 84770
T. 435.628.6500 • F. 435.628.6553 • alphaengineering.com

City Engineer's Approval	Public Works Approval	Approval as to Form	Planning Commission Approval	Approval and Acceptance by Washington City	Treasurer Approval
The above subdivision has been reviewed and is approved in accordance with information on file in this office this _____ day of _____, 2021.	The above subdivision has been reviewed and is approved in accordance with information on file in this office this _____ day of _____, 2021.	Approved as to Form, this the _____ day of _____, A.D. 2021	On this _____ day of _____, 2021, the Planning Commission Chairman of Washington City reviewed the above subdivision and recommended the same for acceptance by the City.	We the Mayor and the City Council of Washington City, Utah, have reviewed the above subdivision plat and by authorization of said City Council, recorded in the minutes of its meeting on the _____ day of _____, 2021, and 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.
Date _____ Washington City Engineer	Date _____ Washington City Public Works	_____ Washington City Attorney	_____ Washington City Planning Commission Chairman	Attest: City Recorder _____ Washington City Mayor _____	_____ Washington County Treasurer

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 4a

HEARING DATE: December 01, 2021

ACTION REQUESTED: Amended Final Plat approval for the Kendall, Amended No. 2 subdivision, located at approximately 52 South Main Street.

APPLICANT: Kelly Kendall

OWNER: Kelly Kendall

ENGINEER: Alpha Engineering

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 Kendall, Amended No. 2 Subdivision, located at approximately 52 South Main Street. The reason for this amendment request is to eliminate the “flag” lot behind lot number 2, widen lot number 2 by removing the access to the flag lot, and deepen lot number 1.

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 Kendall, Amended No. 2 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.



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

KENDALL SUBDIVISION AMENDED AND EXTENDED "B"

BOUNDARY DESCRIPTION

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CONTAINS 1.03 ACRES, MORE OR LESS.

AMENDMENT NOTE

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WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	December 1, 2021
ACTION REQUESTED:	C-21-14, Conditional Use Permit approval for a new public building over 5000 square feet in size, located at approximately 650 north 300 East.
APPLICANT:	Washington City
OWNER:	Washington City
ENGINEER:	American Land Consulting.
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit for a new Parks Department building located at approximately 650 North 300 East. Any proposed buildings in the commercial zones over 5,000 square feet in size require a CUP approval.

The proposed new Parks Department building is 10,360 square feet and is located in an Administrative/Professional zoning district. It will be built out of CMU block and will have a metal roof. It will be built in the Parks Department Yard at the above stated address.

The new building/structures will be required to meet the standards as outlined in the city adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for the proposed new public building project at this location.

Recommendation

Staff recommends that the Planning Commission approve C-21-14, allowing for a new parks department building to be built at approximately 650 North 300 East, 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. All site improvements shall meet the requirements of City and State adopted codes.
2. All construction on the site will be in accordance with the adopted building and fire codes of the city.
3. Grading permit will need to be applied for and issued prior to construction beginning.
4. All signage shall be in accordance with the adopted city codes regulating signage.
5. Any exterior lighting will be directed inward to the property.
6. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.



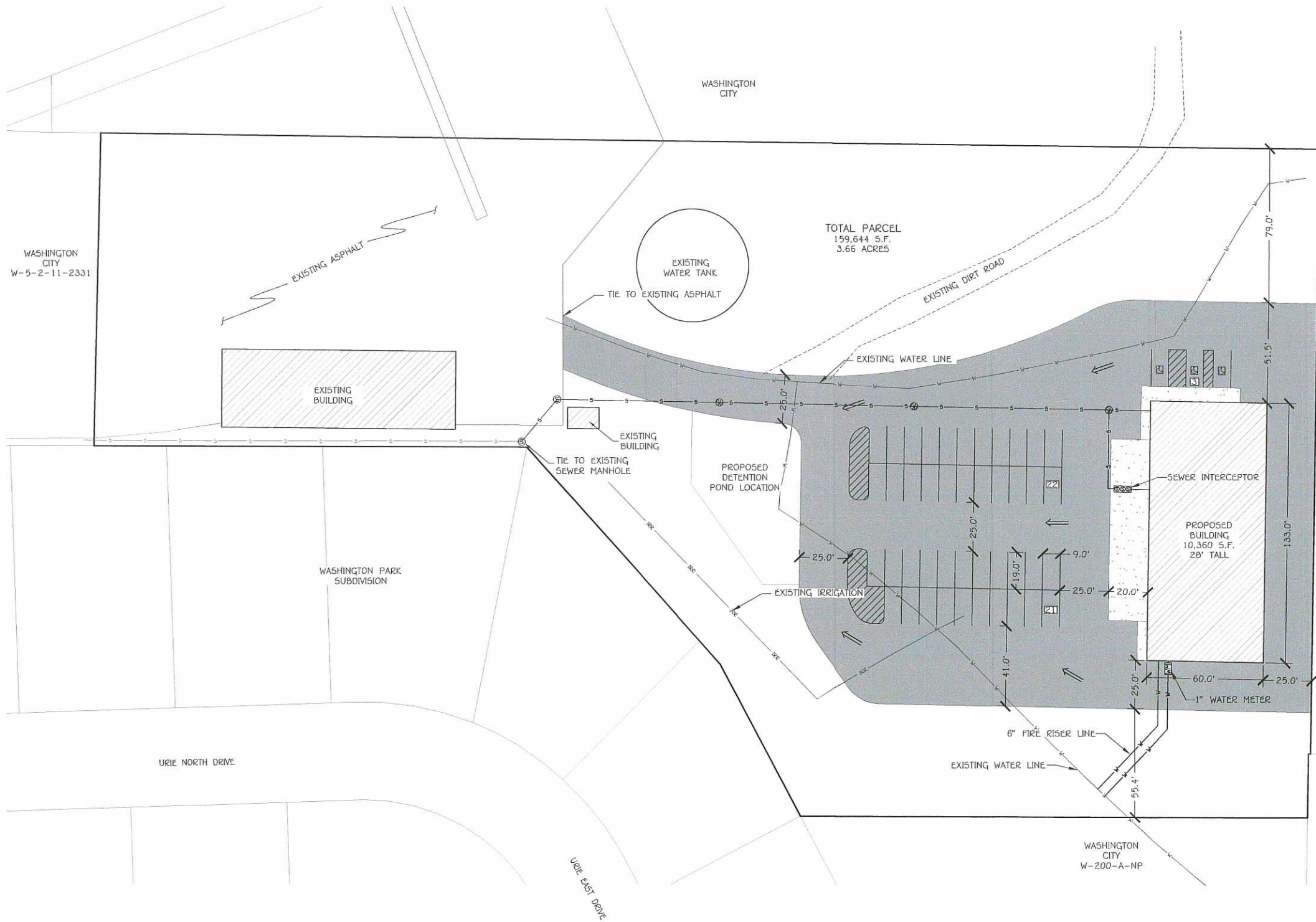
0 40' 80'
SCALE: 1"=40'

BUILDING		
MAIN FLOOR	7,980 S.F.	
SECOND FLOOR	2,380 S.F.	
TOTAL	10,360	
BUILDING USE		
OFFICE	3,600 S.F.	
WAREHOUSE	3,060 S.F.	
SHOP AREA	3,700 S.F.	
SETBACKS REQUIRED		
FRONT	30'	
SIDE	10' AND 10'	
REAR	10'	
PARKING		
EMPLOYEE	24	
GUEST	19	
HANDICAP	3	
TOTAL	46	
REQUIRED	140	

PROPERTY TABLE		
ITEM	AREA	PERCENTAGE
LANDSCAPE/OPEN SPACE	66,942 S.F.	41.93%
BUILDING (NEW)	7,980 S.F.	5.00%
BUILDING (EXISTING)	7,620 S.F.	4.77%
ASPHALT (NEW)	42,733 S.F.	26.77%
ASPHALT (EXISTING)	34,369 S.F.	21.53%
TOTAL	159,644 S.F.	100.00%

LEGEND:

- 26.40' --- EXISTING MINOR CONTOUR
- 50' --- PROPOSED RETAINING WALL
- S --- PROPOSED STORM DRAIN LINES
- S --- PROPOSED SEWER LINES
- W --- PROPOSED WATER LINES
- 100' --- EXISTING WATER LINES
- 100' --- EXISTING SEWER LINES
- 100' --- EXISTING IRRIGATION LINES
- [Hatched Box] BUILDINGS
- [21] PROPOSED PARKING COUNT
- [Arrow] DRAINAGE DIRECTION ARROW
- [WM] WATER METER
- [S] SEWER MANHOLE



STATE OF
UTAH
W-5-2-11-223



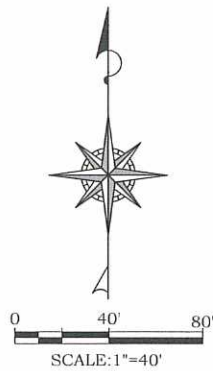
PRELIMINARY SITE LAYOUT
WASHINGTON CITY PARKS BUILDING

WASHINGTON CITY, UTAH

Revised

received
4/16/21

DATE: 11/08/2021	SHEET 1
JOB #: 21-048	1
FILE: CUP.DWG	SHEETS

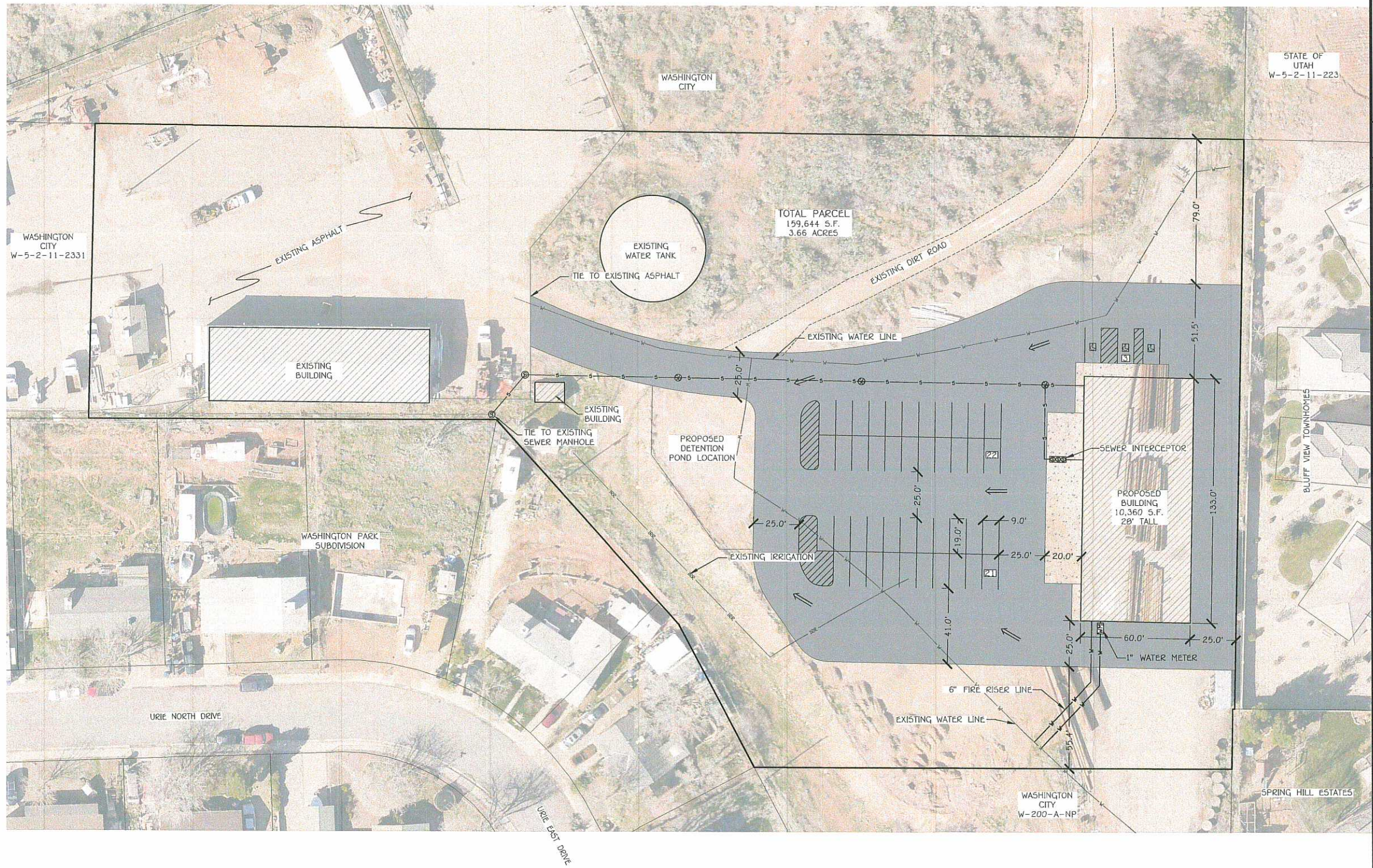


BUILDING	
MAIN FLOOR	7,980 SF
SECOND FLOOR	2,380 SF
TOTAL	10,360
BUILDING USE	
OFFICE	3,600 S.F.
WAREHOUSE	3,060 S.F.
SHOP AREA	3,700 S.F.
SETBACKS REQUIRED	
FRONT	30'
SIDE	10' AND 10'
REAR	10'
PARKING	
EMPLOYEE	24
GUEST	19
HANDICAP	3
TOTAL	46
REQUIRED	140

PROPERTY TABLE		
ITEM	AREA	PERCENTAGE
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ASPHALT (EXISTING)	34,369 S.F.	21.53%
TOTAL	159,644 S.F.	100.00%

LEGEND:

---	EXISTING MINOR CONTOUR
- - - -	EXISTING MAJOR CONTOUR
---	PROPOSED RETAINING WALL
---	PROPOSED STORM DRAIN LINES
---	PROPOSED SEWER LINES
---	PROPOSED WATER LINES
---	EXISTING WATER LINES
---	EXISTING SEWER LINES
---	EXISTING IRRIGATION LINES
---	BUILDINGS
[21]	PROPOSED PARKING COUNT
---	DRAINAGE DIRECTION ARROW
[WM]	WATER METER
[S]	SEWER MANHOLE



STATE OF
UTAH
W-5-2-11-223



1043 EAST 3740 SOUTH, WASHINGTON, UT 84780

PRELIMINARY SITE LAYOUT
WASHINGTON CITY PARKS BUILDING

WASHINGTON CITY, UTAH

DATE: 11/08/2021

JOB #: 21-048

FILE: CUP.DWG

SHEET

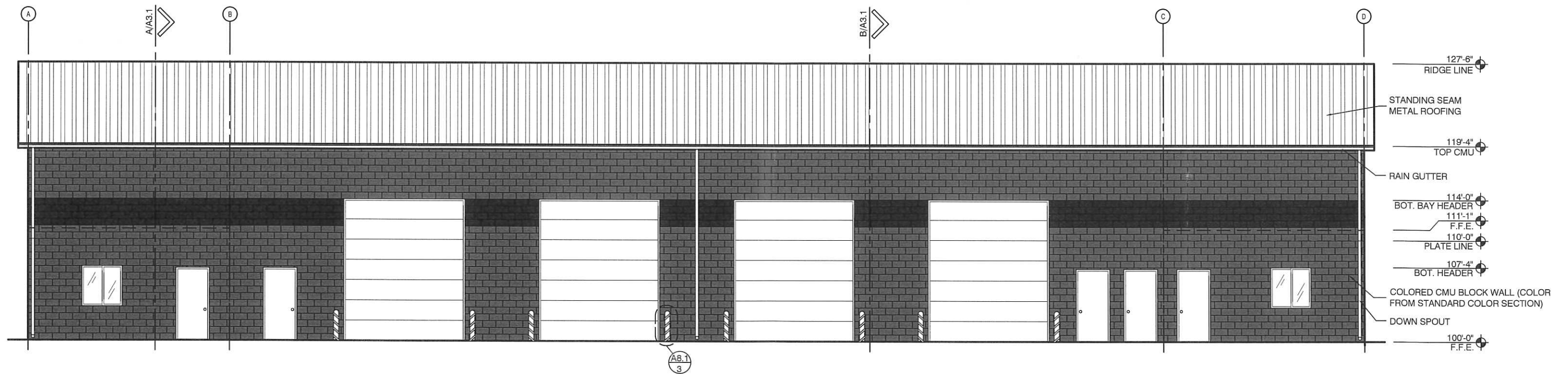
1

1

SHEETS

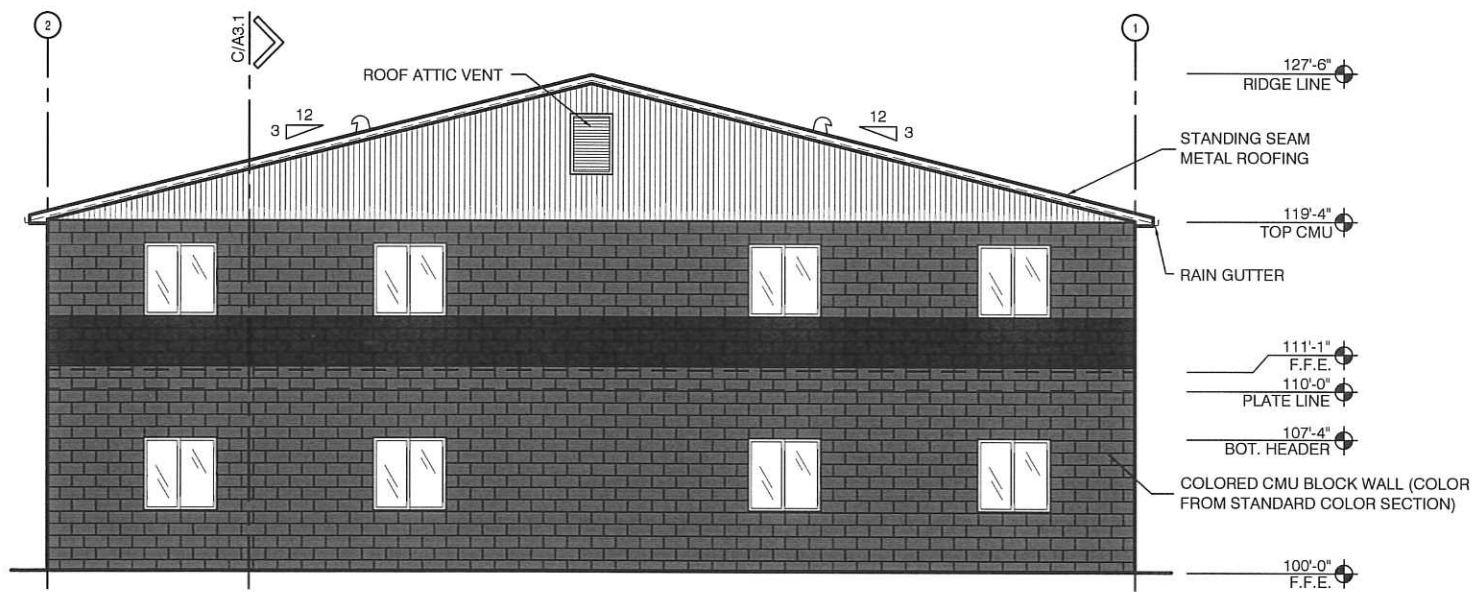
Building is over 5,000 sqft (CUP)
132'.8"
60'
Two levels





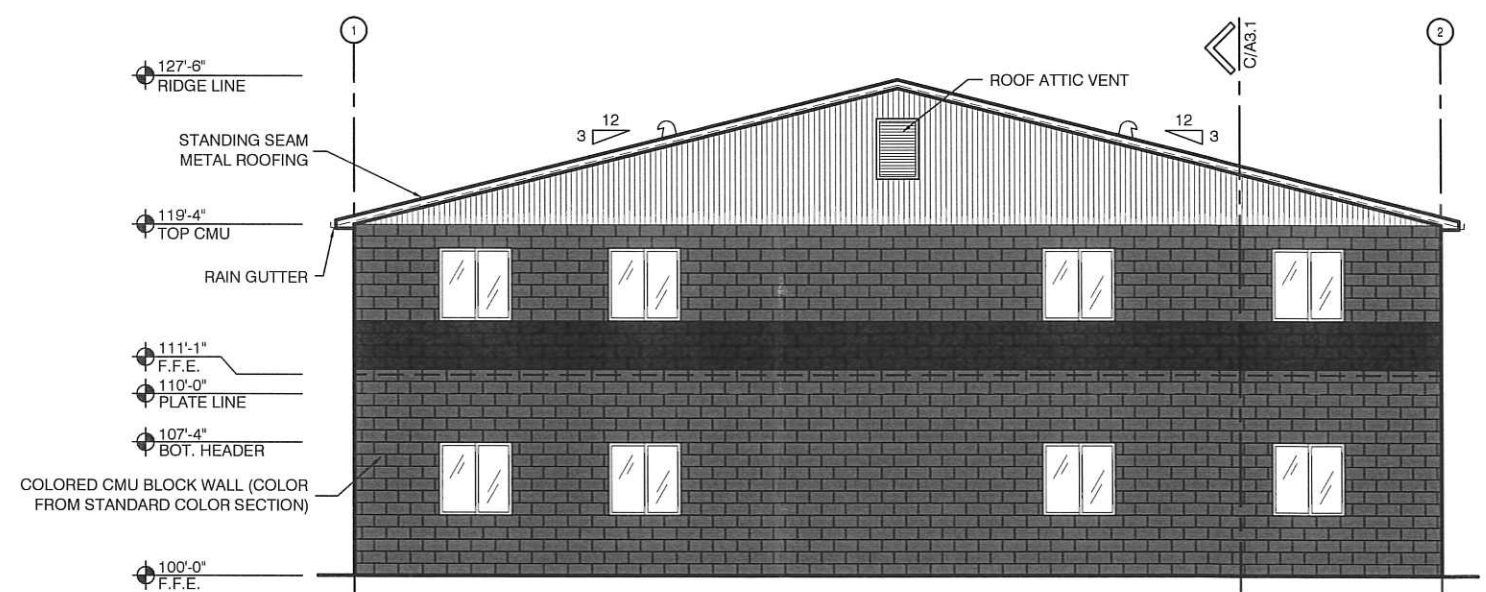
FRONT ELEVATION

SCALE: 1/8" = 1'



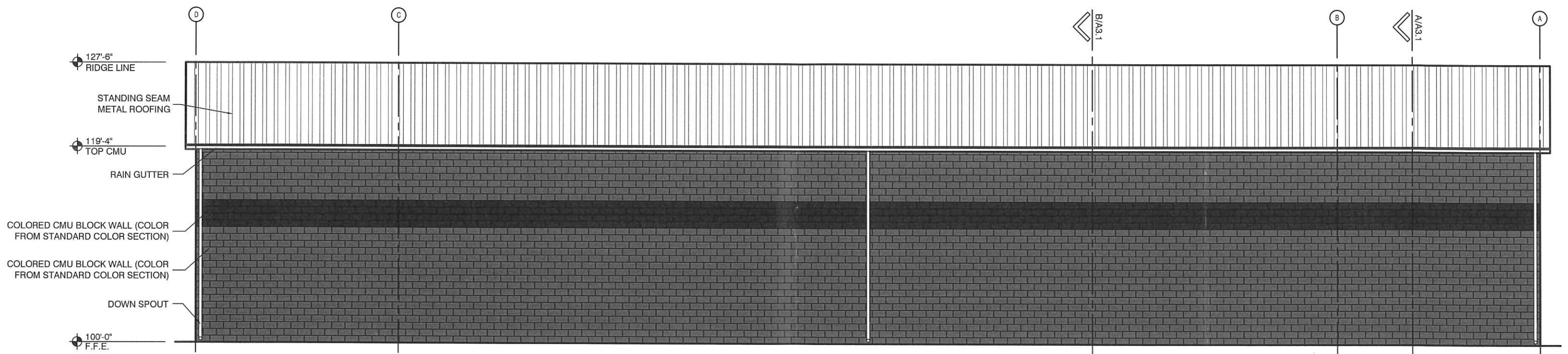
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'



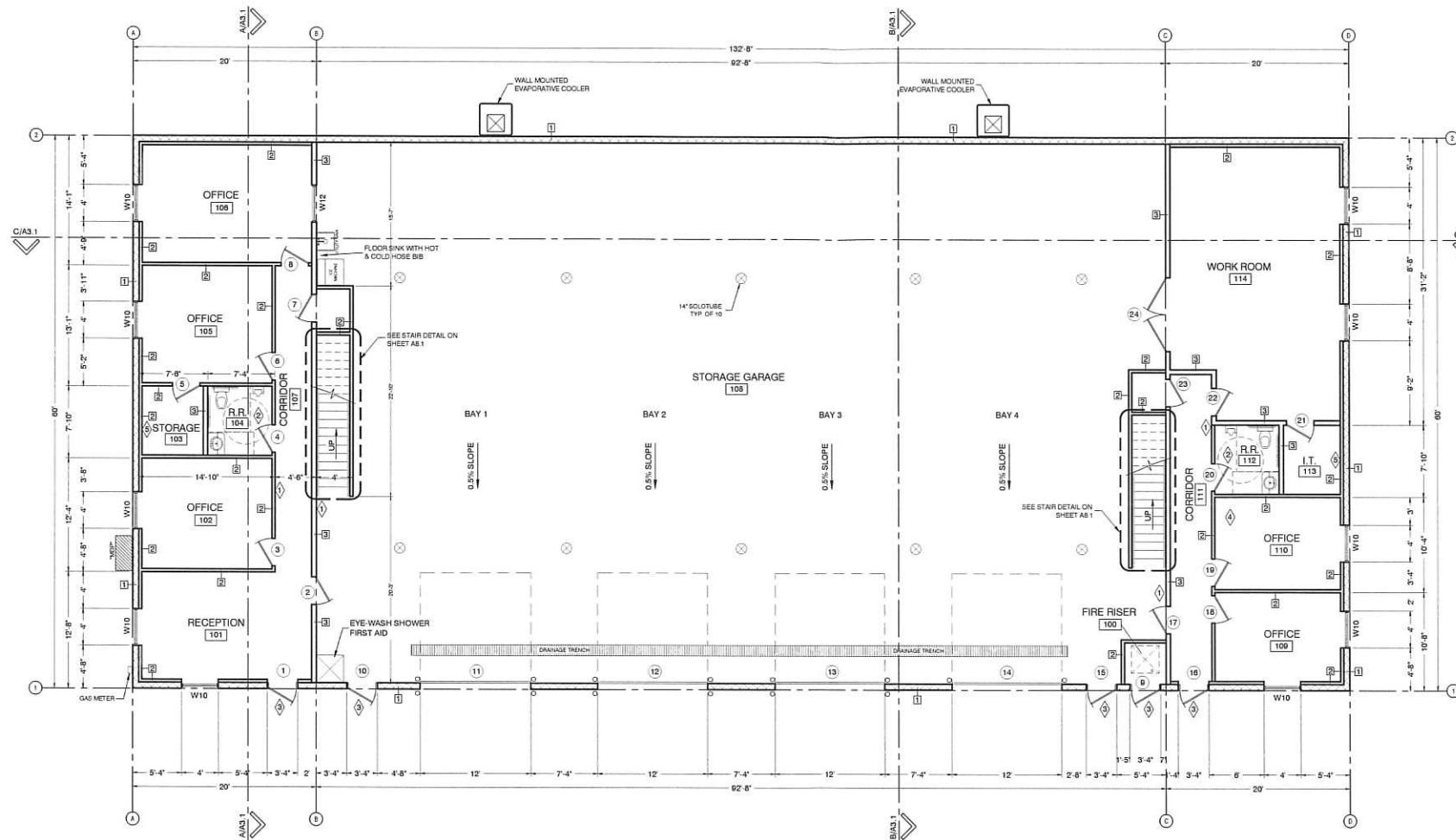
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'



REAR ELEVATION

SCALE: 1/8" = 1'



MAIN FLOOR PLAN
SCALE: 1/8" = 1'

MAIN FLOOR AREA: 7,950 sq. ft.
MEZZANINE AREA: 2,400 sq. ft.
TOTAL AREA: 10,350

LEGEND	
(55)	DOOR TAG. SEE DOOR SCHEDULE ON SHEET A5.1
W10	WINDOW TAG. SEE WINDOW SCHEDULE ON SHEET A5.1
NAME	
(107)	ROOM NAME & NUMBER. SEE FINISH SCHEDULE ON SHEET A6.1
1	WALL TYPE. SEE TYPES ON THIS SHEET

- KEYED NOTES
- 1 PROVIDE PORTABLE FIRE EXTINGUISHER IN RECESSED CABINET FOR WOOD FRAMED WALLS. NON WOOD FRAMED WALLS SHALL HAVE A SURFACE MOUNTED CABINET. SUPPLIER OF EXTINGUISHERS SHALL DETERMINE SIZE AND TYPE OF EXTINGUISHERS TO BE INSTALLED AND SUBMIT TO FIRE MARSHAL FOR APPROVAL BEFORE INSTALLATION.
 - 2 ACCESSIBLE RESTROOM. SEE SHEET A5.0 FOR ACCESSIBILITY NOTES & DETAILS
 - 3 PROVIDE CONCRETE LANDING @ DOOR. LANDING TO NOT EXCEED 2% SLOPE
 - 4 HATCHED AREA INDICATES A STORAGE MEZZANINE AREA ABOVE
 - 5 ELECTRICAL PANEL SURFACE MOUNT.
 - 6 ELECTRICAL WATER HEATER UNDER COUNTERTOP OF THE KITCHEN
 - 7 ELECTRICAL RECEPTACLE INSIDE OF THE TOP CABINETS IN KITCHEN.

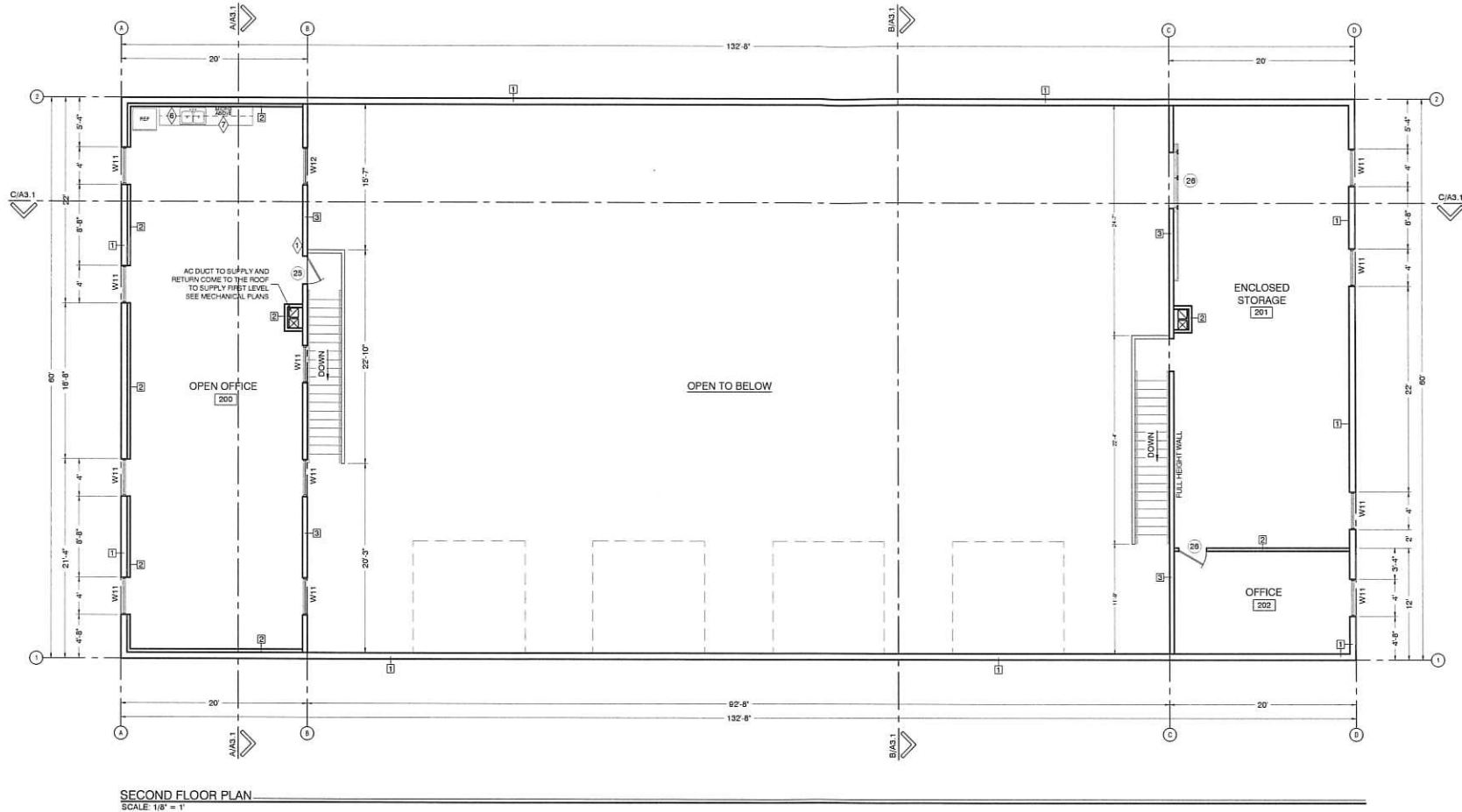
- WALL TYPES
- 1 8"x8"x16" CMU WALL.
-EXTERIOR: EXPOSED BLOCK
-INTERIOR: EXPOSED BLOCK
 - 2 2"x4" WOOD FRAMED INTERIOR PARTITION, FRAMING @ 16" O.C., PROVIDE R-13 BATT INSULATION.
-EXTERIOR: N/A
-INTERIOR: 5/8" GYP. BOARD, FINISH PER ROOM FINISH SCHEDULE. SEE A5.1 FOR MORE INFORMATION
 - 3 2"x8" WOOD FRAMED INTERIOR PARTITION, FRAMING @ 16" O.C., PROVIDE R-19 BATT INSULATION.
-EXTERIOR: N/A
-INTERIOR: 5/8" GYP. BOARD, FINISH PER ROOM FINISH SCHEDULE. SEE A5.1 FOR MORE INFORMATION

3-16-21
DATE
21004
JOB NUMBER
1/8" = 1'-0"
SCALE
R.N.
DRAWN
J.J.M.
CHECKED

M
RW
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

FLOOR PLANS
NEW STORAGE GARAGE
WASHINGTON CITY PARKS & MAINTENANCE DEPARTMENT
WASHINGTON CITY, UTAH



SECOND FLOOR PLAN
SCALE: 1/8" = 1'

LEGEND

(58)	DOOR TAG, SEE DOOR SCHEDULE ON SHEET A5.1
W10	WINDOW TAG, SEE WINDOW SCHEDULE ON SHEET A5.1
NAME 107	ROOM NAME & NUMBER, SEE FINISH SCHEDULE ON SHEET A5.1
1	WALL TYPE, SEE TYPES ON THIS SHEET

KEYED NOTES

- PROVIDE PORTABLE FIRE EXTINGUISHER IN RECESSED CABINET FOR WOOD FRAMED WALLS. NON-WOOD FRAMED WALLS SHALL HAVE A SURFACE MOUNTED CABINET. SUPPLIER OF EXTINGUISHERS SHALL DETERMINE SIZE AND TYPE OF EXTINGUISHERS TO BE INSTALLED AND SUBMIT TO FIRE MARSHAL FOR APPROVAL BEFORE INSTALLATION.
- ACCESSIBLE RESTROOM, SEE SHEET A5.0 FOR ACCESSIBILITY NOTES & DETAILS
- PROVIDE CONCRETE LANDING @ DOOR, LANDING TO NOT EXCEED 2% SLOPE
- HATCHED AREA INDICATES A STORAGE MEZZANINE AREA ABOVE
- ELECTRICAL PANEL SURFACE MOUNT.
- ELECTRICAL WATER HEATER UNDER COUNTERTOP OF THE KITCHEN
- ELECTRICAL RECEPTACLE INSIDE OF THE TOP CABINETS IN KITCHEN.

WALL TYPES

- 8"x8"x16" CMU WALL
-EXTERIOR: EXPOSED BLOCK
-INTERIOR: EXPOSED BLOCK
- 2"x4" WOOD FRAMED INTERIOR PARTITION, FRAMING @ 16" O.C., PROVIDE R-13 BATT INSULATION.
-EXTERIOR: N/A
-INTERIOR: 5/8" GYP. BOARD, FINISH PER ROOM FINISH SCHEDULE. SEE A5.1 FOR MORE INFORMATION
- 2"x8" WOOD FRAMED INTERIOR PARTITION, FRAMING @ 16" O.C., PROVIDE R-13 BATT INSULATION.
-EXTERIOR: N/A
-INTERIOR: 5/8" GYP. BOARD, FINISH PER ROOM FINISH SCHEDULE. SEE A5.1 FOR MORE INFORMATION

3-16-21 DATE
21004 JOB NUMBER
1/8" = 1'-0" SCALE
R.N. DRAWN
J.J.M. CHECKED

M
RW
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

FLOOR PLANS
NEW STORAGE GARAGE
WASHINGTON CITY PARKS & MAINTENANCE DEPARTMENT
WASHINGTON CITY, UTAH

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: December 1, 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

This item was tabled at the November 17, 2021 Planning commission meeting, with the commissioners asking to have more information provided as it relates to the two restaurants' seating/parking needs. Also, it was asked if the occupancy load could be found for the 2000 square feet of open space within unit #4 (which is the unit in question and the application is for).

Seating for the "Royal Tai" restaurant is 1100 square feet in size and has 85 seats - requiring 21 parking spaces.

Seating for the "Flavor of Soul" restaurant is 600 square feet in size and has 23 seats - requiring 6 parking spaces.

The occupancy load for the 2000 square feet of open area in unit #4 would be 67 (one person per 30 square feet factor).

There are 85 parking stalls within the development.

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

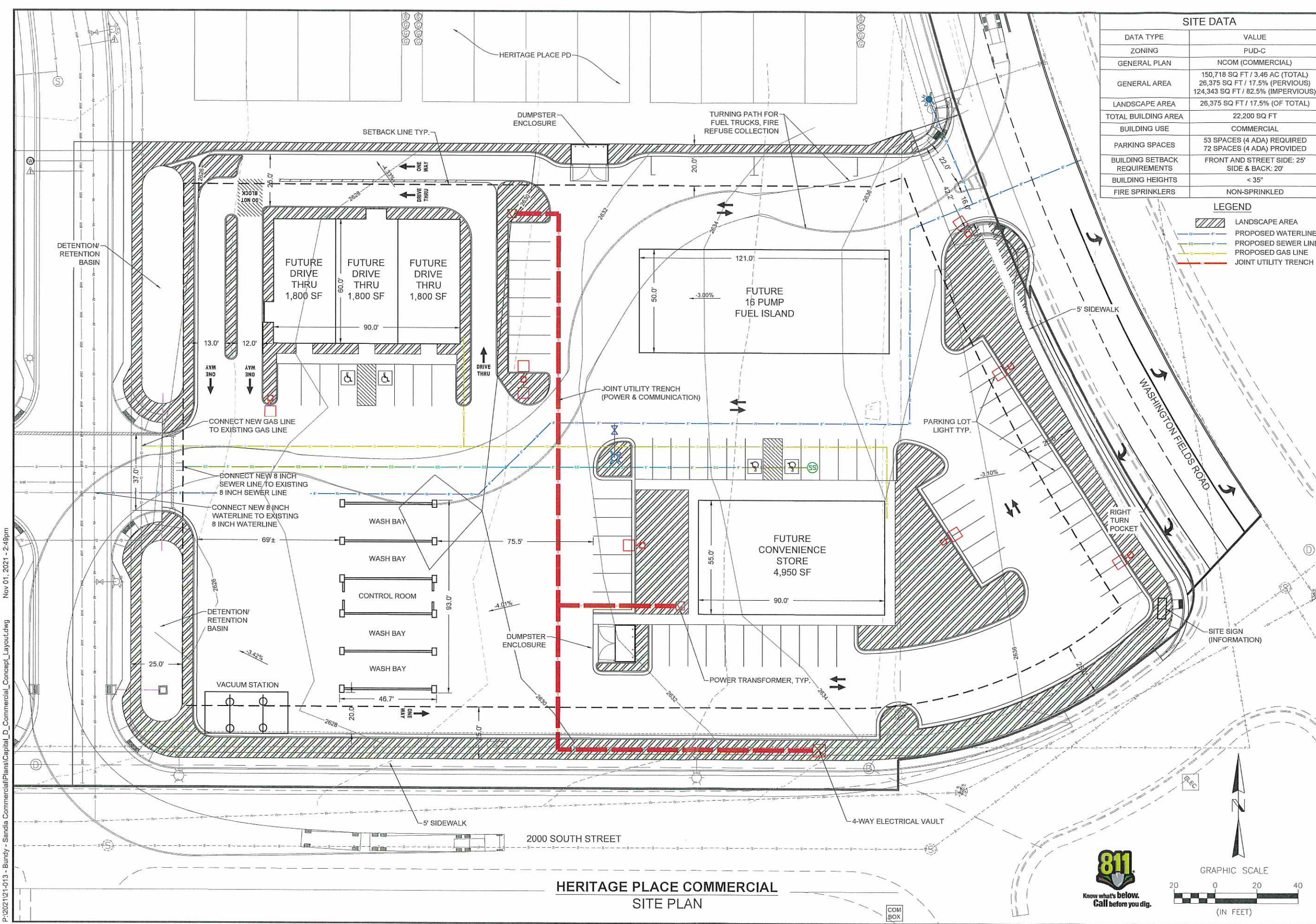
1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, 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.

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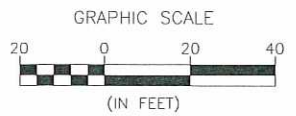
SITE DATA	
DATA TYPE	VALUE
ZONING	PUD-C
GENERAL PLAN	NCOM (COMMERCIAL)
GENERAL AREA	150,718 SQ FT / 3.46 AC (TOTAL) 26,375 SQ FT / 17.5% (PERVIOUS) 124,343 SQ FT / 82.5% (IMPERVIOUS)
LANDSCAPE AREA	26,375 SQ FT / 17.5% (OF TOTAL)
TOTAL BUILDING AREA	22,200 SQ FT
BUILDING USE	COMMERCIAL
PARKING SPACES	53 SPACES (4 ADA) REQUIRED 72 SPACES (4 ADA) PROVIDED
BUILDING SETBACK REQUIREMENTS	FRONT AND STREET SIDE: 25' SIDE & BACK: 20'
BUILDING HEIGHTS	< 35'
FIRE SPRINKLERS	NON-SPRINKLED

LEGEND	
	LANDSCAPE AREA
	PROPOSED WATERLINE
	PROPOSED SEWER LINE
	PROPOSED GAS LINE
	JOINT UTILITY TRENCH

PROJECT	HERITAGE PLACE COMMERCIAL
CLIENT	MAINLINE ENGINEERING
PROJ. #	N/A
SHEET NAME	SITE PLAN
DATE	11/11/21
DRAWN BY	TAR
CHECKED BY	PBG
BY	NO
REVISIONS	
DATE	
BY	

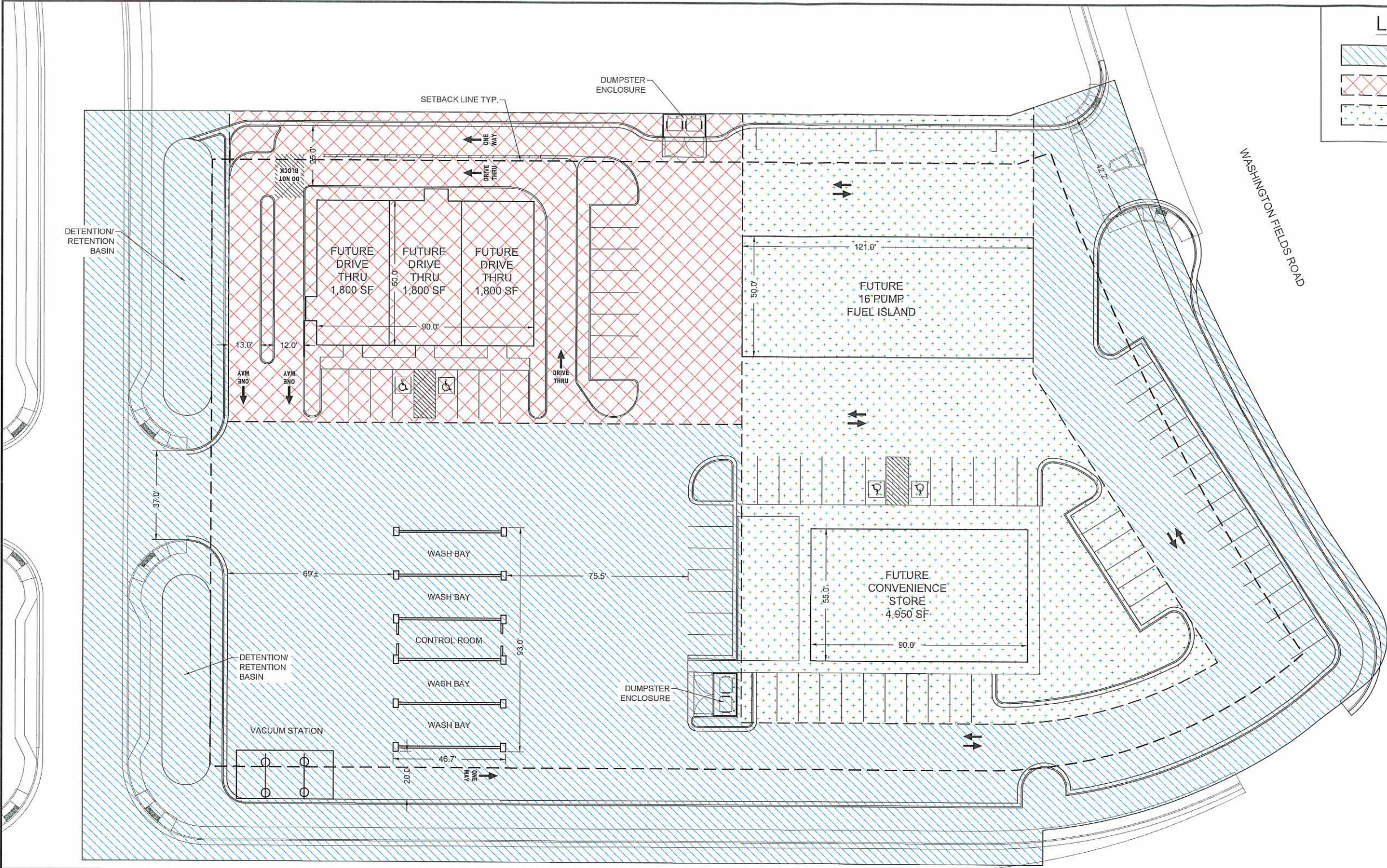
MAINLINE ENGINEERING
CAPITAL D INVESTMENTS, LLC
PARCEL: W-5-52-26-134
DARIN SNOW
SUITE 1101
1538 W 3780 S
ST. GEORGE, UT 84790

PROFESSIONAL ENGINEER



received
11/6/2021

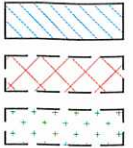
P:\2021\12-013 - Bundy - Sandia Commercial\Plans\Capital_D_Commercial_Concept_Layout_Phasing_Plan.dwg Oct 31, 2021 - 8:26am



2000 SOUTH STREET

WASHINGTON FIELDS ROAD

LEGEND



PHASE 1
PHASE 2
PHASE 3



GRAPHIC SCALE

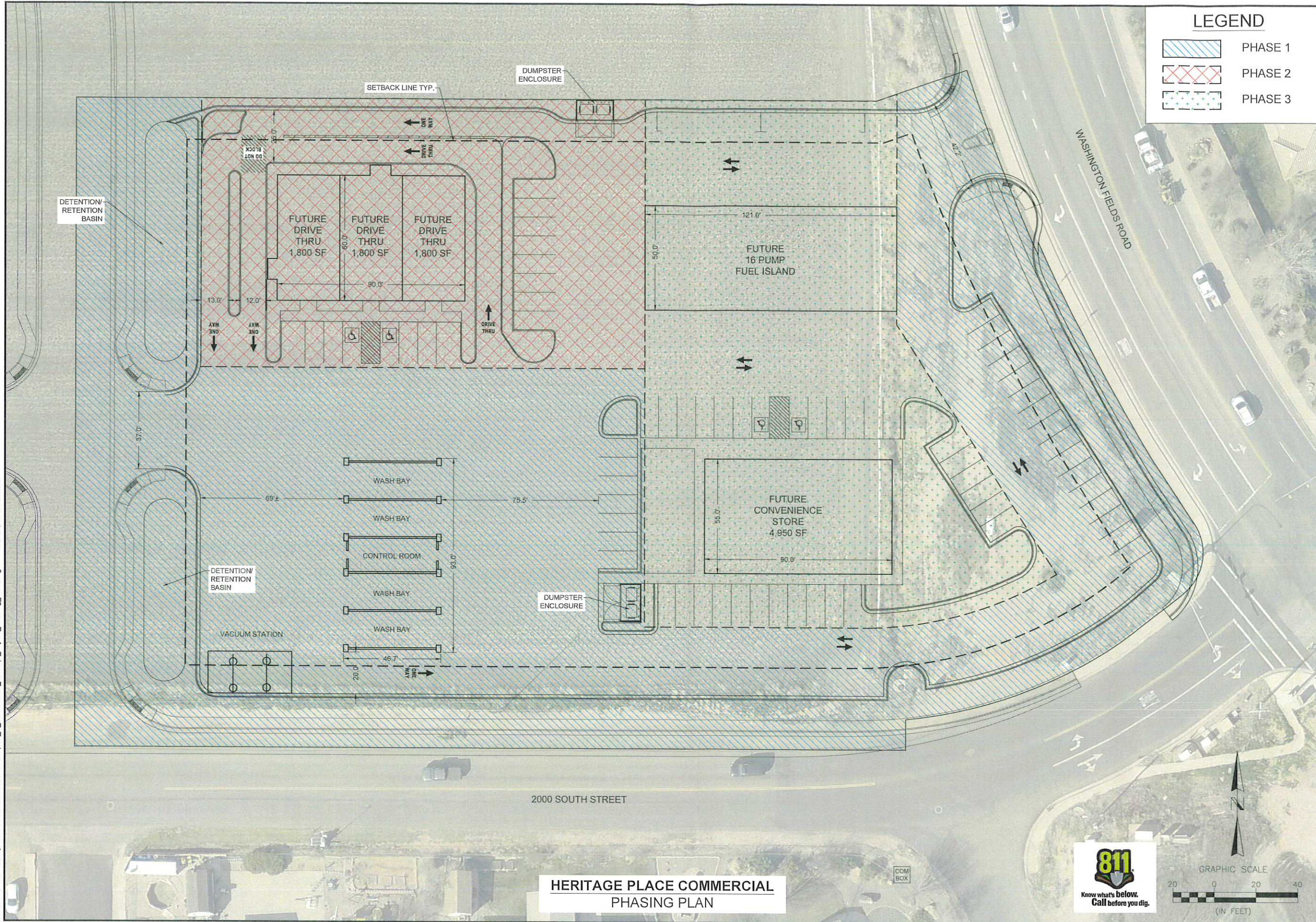


HERITAGE PLACE COMMERCIAL
PHASING PLAN

COM
BOX

PROJECT		HERITAGE PLACE COMMERCIAL		DATE	10/31/21	DRAWN BY	TAR	CHECKED BY	PBG
CLIENT	PROJ. #	N/A	MAINLINE PROJ. #	MANLINE ENGINEERING 321 NORTH MALL DRIVE SUITE 1101 ST. GEORGE, UT 84790					
SHEET NAME	PHASING PLAN								
SHEET		EXHIBIT		CAPITAL D INVESTMENTS, LLC PARCEL W-5-2-25-134 DARIN SNOW 1538 W 3780 S ST. GEORGE, UT 84790					

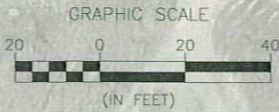
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LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

PROJECT	HERITAGE PLACE COMMERCIAL	DATE	10/31/21	DRAWN BY	TAR	CHECKED BY	PBG	NO.	REVISIONS	BY	DATE
CLIENT	N/A	MAINLINE PROJ. #	21-013								
SHEET NAME	PHASING PLAN										
PROFESSIONAL ENGINEER											
MAINLINE ENGINEERING CAPITAL D INVESTMENTS, LLC PARCEL: W-52-35-134 DARIN SNOW 1538 W 3760 S ST. GEORGE, UT 84790											



HERITAGE PLACE COMMERCIAL
PHASING PLAN





Concrete Roof Tiles
Eagle Roofing
Flat Tile
Dark Charcoal



Cementitious Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey

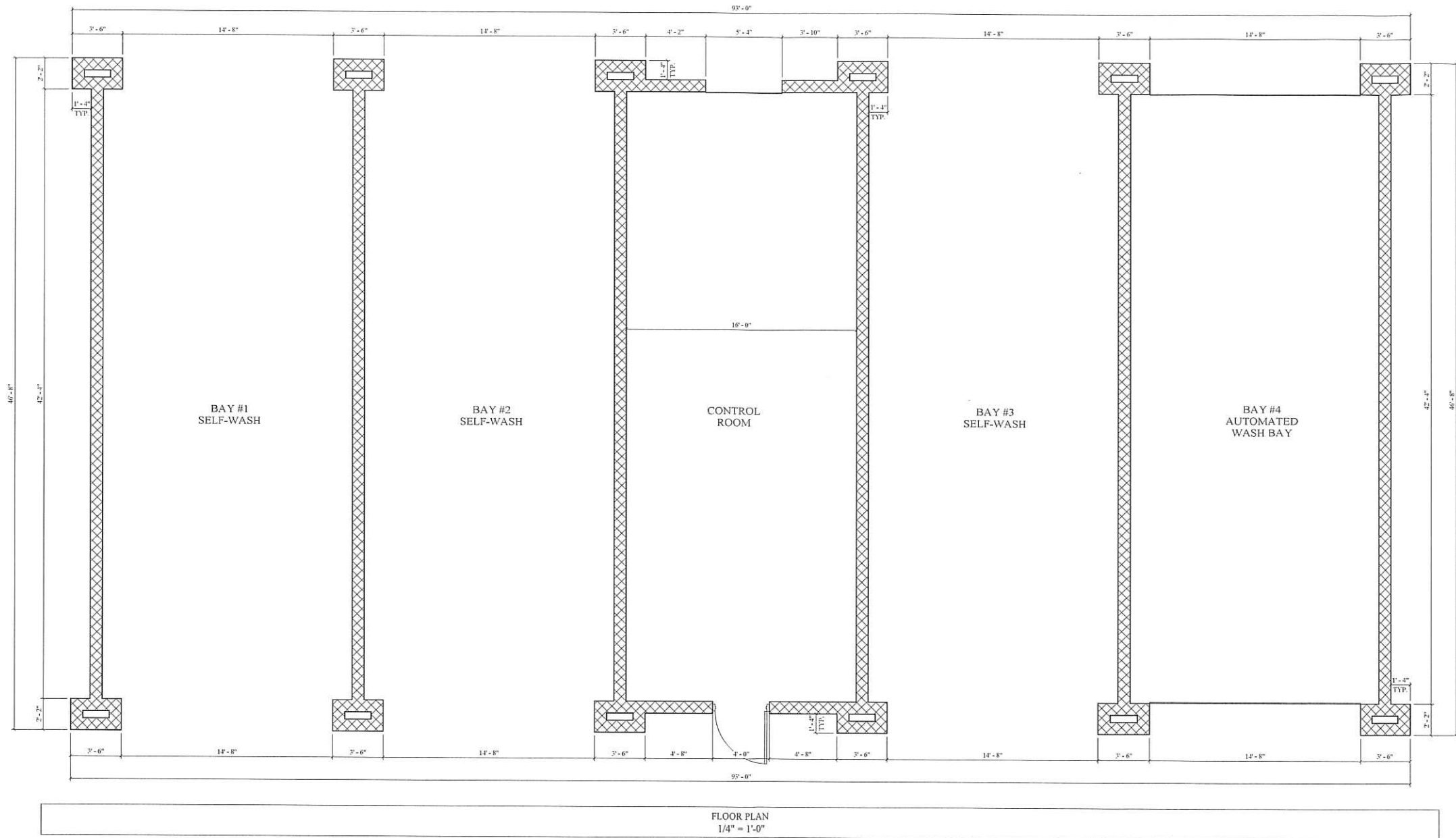


CMU, 10x8x16 Block
Sunroc
Split Face
Black



**2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH
FOR CAPITAL D COMMERCIAL**

REFLECT
ARCHITECTURE



FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN

NEW CAR WASH
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780



REVISION DATES:	
10/26/2021	

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A100



REFLECT
ARCHITECTURE
435 S 25E 1488
reflectarchitecture@gmail.com

NEW CAR WASH
FOR CAPITAL D COMMERCIAL
NW CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

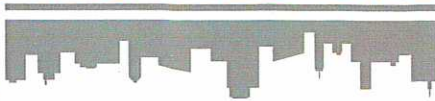
BUILDING ELEVATIONS

REVISION DATES:
10/26/2021
JOB NO: 21033
DRAWN: D.R.W.
CHECKED: .
SCALE: 1/4" = 1'-0"

A200



REFLECT
ARCHITECTURE



HERITAGE PLACE COMMERCIAL

The Heritage Place Commercial project is located on the northwest corner of 2000 South and Washington Fields Road on Parcel W-5-2-26-134. The property is zoned PUD-C and supported by Neighborhood Commercial in the General Plan, a designation which is intended to accommodate commercial spaces that are harmonious with, and supportive to the adjacent residential developments. The purpose of this zone change request is to obtain approval for the overall site plan which will include a self-serve car wash (Phase 1), three drive-thru restaurants (future phase), and a gas station/convenience store (future phase). Approval is also being sought for the appearance and aesthetics of the car wash proposed for Phase 1. The proposed services are not currently available to residents of Washington Fields without crossing the Virgin River.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: December 1, 2021

ACTION REQUESTED: Z-21-26 - A request to approve the design and use of the Heritage Place Commercial, a currently PUD-C zoned property of approximately 3.46 acres located at approximately the northwest of Washington Fields Road and Sandia Road (2000 South).

APPLICANT: Capital D Investments LLC

OWNER: Same as above

ENGINEER: Mainline Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Staff has agreed not to make a recommendation on this proposal

Background

The applicant is requesting approval of the design/use for their currently PUD-C zoned property which is approximately 3.46 acres in size. The property is located at approximately the northwest corner of Washington Fields Road and Sandia Road (2000 South). The name of this particular portion of the master developed area will be known as Heritage Place Commercial. The property was granted the PUD-C zoning at an earlier date, with the applicant knowing they would have to come back to the city for the specific design and use approval. The applicant is now wishing to have this proposal reviewed.

The PUD-C requires an approved site design before the property can be used as a commercial development. This application is proposing to break the 3.46 acres into three phases of development, starting with a phase 1 proposal of a four (4) bay manual car wash, with a two (2) bay vacuum station as well. A future 3 unit commercial plaza and future convenience store/gas station (phases 2 & 3 respectively) will come at a later date - both of which will also have to go through the zone change process to have approvals for design/use when they wish to bring them forward for consideration.

Staff has concerns with the proposed use and location of the project. It would be more appropriate to have the phases reversed with the convenience store first, followed by the three unit plaza, and then a “possible” manual car wash (but located in the back of the 3.46 acre parcel, not out on the street frontage. Staff agreed to not recommend denial, but to put this forward as a “no recommendation”. With that said, the proposed car wash layout, with

associated ingress/egress, landscaping design etc.. meet the standards as would be associated with commercial uses within the city. The two (2) bay vacuum station would have to be moved to the north so that it is not located in the setback area.

Recommendation

Staff has no recommendation for the Planning Commission on its review of Z-21-13, for the specific site design/use to the already zoned Planned Unit Development - Commercial (PUD-C) onto the City Council. If the Commission wishes to move this item forward with a recommendation for approval, please find the following findings and conditions:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Commercial Zone.
2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
4. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
6. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.
7. All lighting will be directed inward to the project site. No spill-over into the residential developments surrounding the project.
8. Dumpster designs will be block walls with a screen gate(s). Earth tone colors will be used.
9. All signage will be in accordance with the Sign Regulations of the City.