

1. July 15, 2020 - Agenda

Documents:

[071520.PCM.COURTESY.PDF](#)

2. July 15, 2020 - Packets

Documents:

[ITEM A1 - COFFEE SHOP MODIFIED DDR REPORT 7-3-2020.PDF](#)

[ITEM A2 - MOENAVE LOT 13 AMENDMENT PC REPORT 7-15-18.PDF](#)



118 Lion Blvd ◦ PO Box 187 ◦ Springdale, UT 84767 ◦ (435) 772-3434

**PLANNING COMMISSION NOTICE AND AGENDA**  
THE SPRINGDALE PLANNING COMMISSION WILL HOLD A REGULAR MEETING  
ON WEDNESDAY, JULY 15, 2020 AT 5:00 PM

**This Commission meeting will not have an anchor location and will be conducted entirely via electronic means. Commission members will connect remotely. The meeting will be available to the public for live viewing. If you do not have access to the internet, you can join the audio via telephone.**

**\*\*Please see electronic login information below.**

Attending Clerk: Katy Brown

**Approval of the agenda**  
**General discussion and announcements**

**A. Action Items**

1. Public Hearing: Modification to the DDR including the addition of a shade structure and bicycle-related improvements at 358 Zion Park Boulevard - Luke Wilson
2. Subdivision Plat Amendment: Revision to Lot 13, Moenave Subdivision - Mountain Vista Development

**B. Consent Agenda**

1. Minutes from June 17<sup>th</sup> and July 1<sup>st</sup>

**C. Adjourn**

Join Zoom Meeting:

<https://us02web.zoom.us/j/83849711143?pwd=aE5XZnpEZE0bHA2S0dEdUM4UythQT09>

Meeting ID: 838 4971 1143

Password: 870766

One tap mobile

+16699009128,,83849711143#,,,,0#,,870766# US (San Jose)

+12532158782,,83849711143#,,,,0#,,870766# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

This notice is provided as a courtesy to the community and is not the official notice for this meeting/hearing. This notice is not required by town ordinance or policy. Failure of the Town to provide this notice or failure of a property owner, resident, or other interested party to receive this notice does not constitute a violation of the Town's noticing requirements or policies. If you have questions regarding any of the agenda items, or other community development comments, please contact Community Development staff at 435-772-3434 or [tdansie@springdaletown.com](mailto:tdansie@springdaletown.com).

**The Town of Springdale complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for Town sponsored public meetings, services, programs, or events should call Springdale Town Clerk Darci Carlson (435.772.3434) at least 24 hours before the meeting.**

Packet materials for agenda items will be available by July 10, 2020 at: <https://www.springdaletown.com/AgendaCenter/Planning-Commission-7>



**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** July 10, 2020  
**Re:** **December 15, 2020 Planning Commission Meeting  
Modified Design / Development Review – Commercial Development, 358 Zion Park  
Boulevard**

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**Executive Summary**

Luke Wilson has applied for a modification to the Design/Development Review for the coffee shop at 358 Zion Park Boulevard. The modification includes two components: 1) a shade cover over an outdoor patio area on the side of the coffee shop, and 2) bicycle related improvements and a shade structure located in the right-of-way in front of the property.

The Commission may wish to use the follow motion language to act on the application:

*The Commission APPROVES/DENIES the modified DDR for 1) a shade structure on the property, and 2) bicycle related improvements in the right-of-way at 358 Zion Park Boulevard. The motion is based on the following findings:*

[LIST FINDINGS]

If making a motion for approval, the Commission may wish to consider the following conditions:

- 1- All improvements in the right-of-way require approval from the Utah Department of Transportation.
- 2- All improvements in the right-of-way will be dedicated to the Town of Springdale for public use. These improvements are not intended for the express or implied exclusive use of the commercial property at 358 Zion Park Boulevard.
- 3- The shade structure on the property must be separated from the existing building by at least 20 feet. Alternatively, the shade structure may be attached to the building.

**Applicable Ordinances**

The Commission should review the following code chapters or sections:

1. Chapter 10-11B: Village Commercial Zone
2. Chapter 10-16: Architectural Standards and Design Guidelines

**Background and Analysis**

A small commercial building is currently nearing completion at 358 Zion Park Boulevard. The Commission approved a DDR for this project in 2018. The property is also developed with a surface parking lot. The commercial building is proposed for the northeast corner of the property. It is intended to house a small coffee shop, a public restroom, and office space/nightly rental.

The property has been issued a front setback variance, reducing the front setback from 30 feet to 5 feet.

The proposed project consists of improvements on the subject property, as well as improvements in the right-of-way.

#### Improvements on the Subject Property

The proposed improvement on the property is a stone and metal shade structure over the side patio. The submitted drawings show two separate shade structures. However, the applicant has confirmed that there will only be one single structure, the size of the combined two shown on the plans.

Staff understands that the shade structures will not have any outdoor illumination attached. However, the Commission may wish to confirm this with the applicant. If illumination is proposed, the Commission should require the applicant to submit a lighting plan for review.

The biggest issues for the Commission to consider with this application are 1) distance required between structures, and 2) materials.

#### *Distance Between Buildings*

Section 10-11B-9 requires 20 feet between the shade structure and the coffee shop building (since the coffee shop is greater than 18 feet in height). The site plan shows less than ten feet between the shade structure and the building. As drawn the shade structure does not meet the required distance between buildings. Staff notes that moving the shade structure 20 feet away from the coffee shop building would make the shade structure ineffective because it would no longer be shading the patio in that location. Alternatively, the shade structure could be attached to the existing building, thus making it part of the building and eliminating the requirement to have a minimum separation from the building.

#### *Materials*

The shade structure is proposed to be made of stone and rusted metal. These are approved materials.

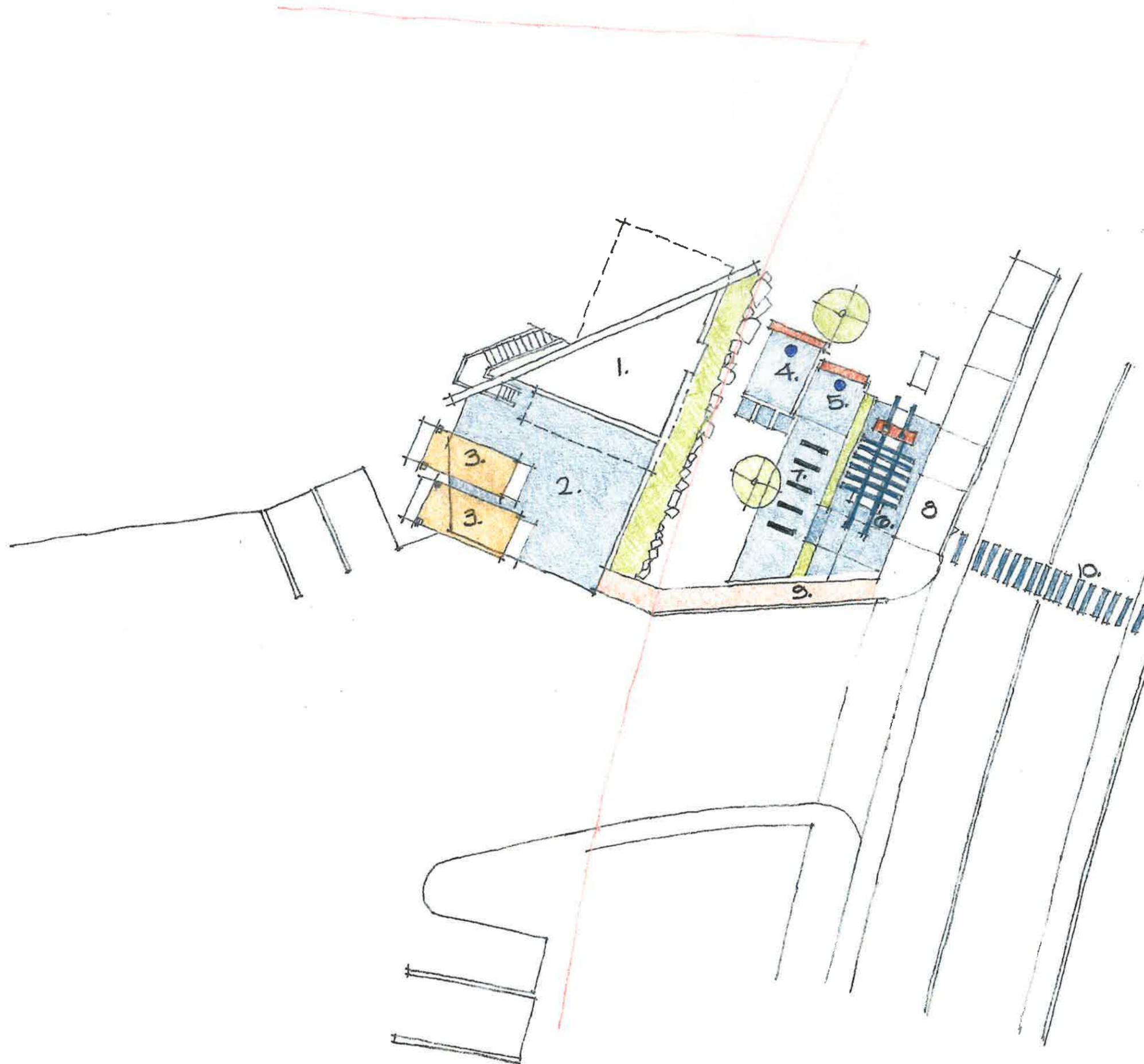
#### Improvements in the Right-of-Way

The application proposes the following improvements in the right-of-way:

- Water bottle filling station
- Bike repair station
- Springdale branded bike racks
- New sidewalk connection to the property
- Bench / shade structure

These improvements are patterned after the bicycle infrastructure recently installed at the Town's River Park, and in front of the Zion Pizza Noodle. The applicant is proposing to install these improvements, then dedicate them to the Town for public use. All of these improvements require the approval of the Utah Department of Transportation. UDOT is currently reviewing the plan.

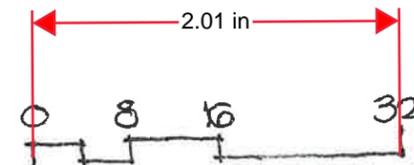
The main issues for the Commission to consider with these improvements are materials and aesthetics. The proposed materials are stone and steel, with colored concrete sidewalk. The applicant intentionally suggested a design for the bench/shade structure that is different and distinct from the shade structures at the shuttle stops to avoid confusion.



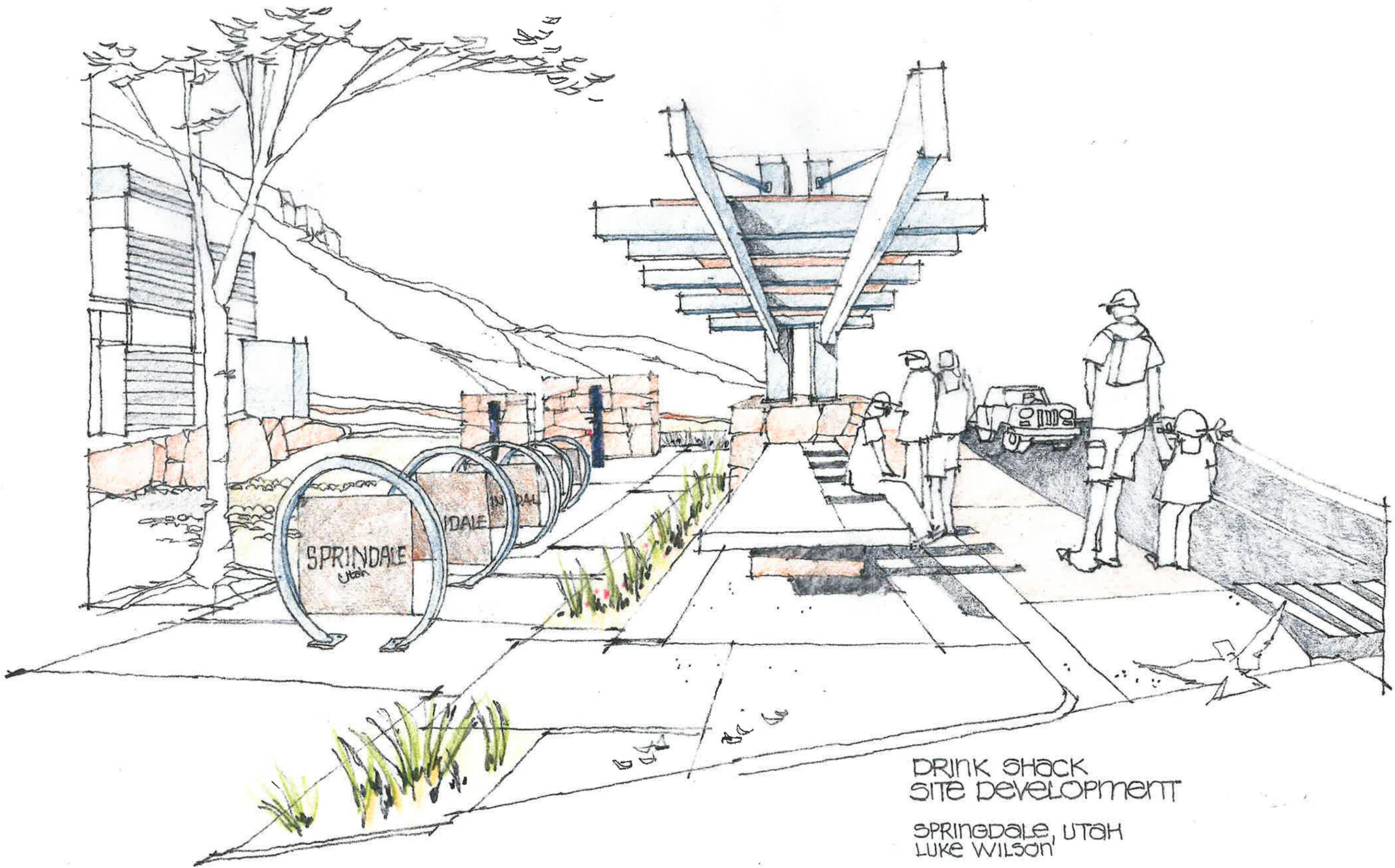
DRINK SHACK  
SITE DEVELOPMENT

SPRINGDALE, UTAH

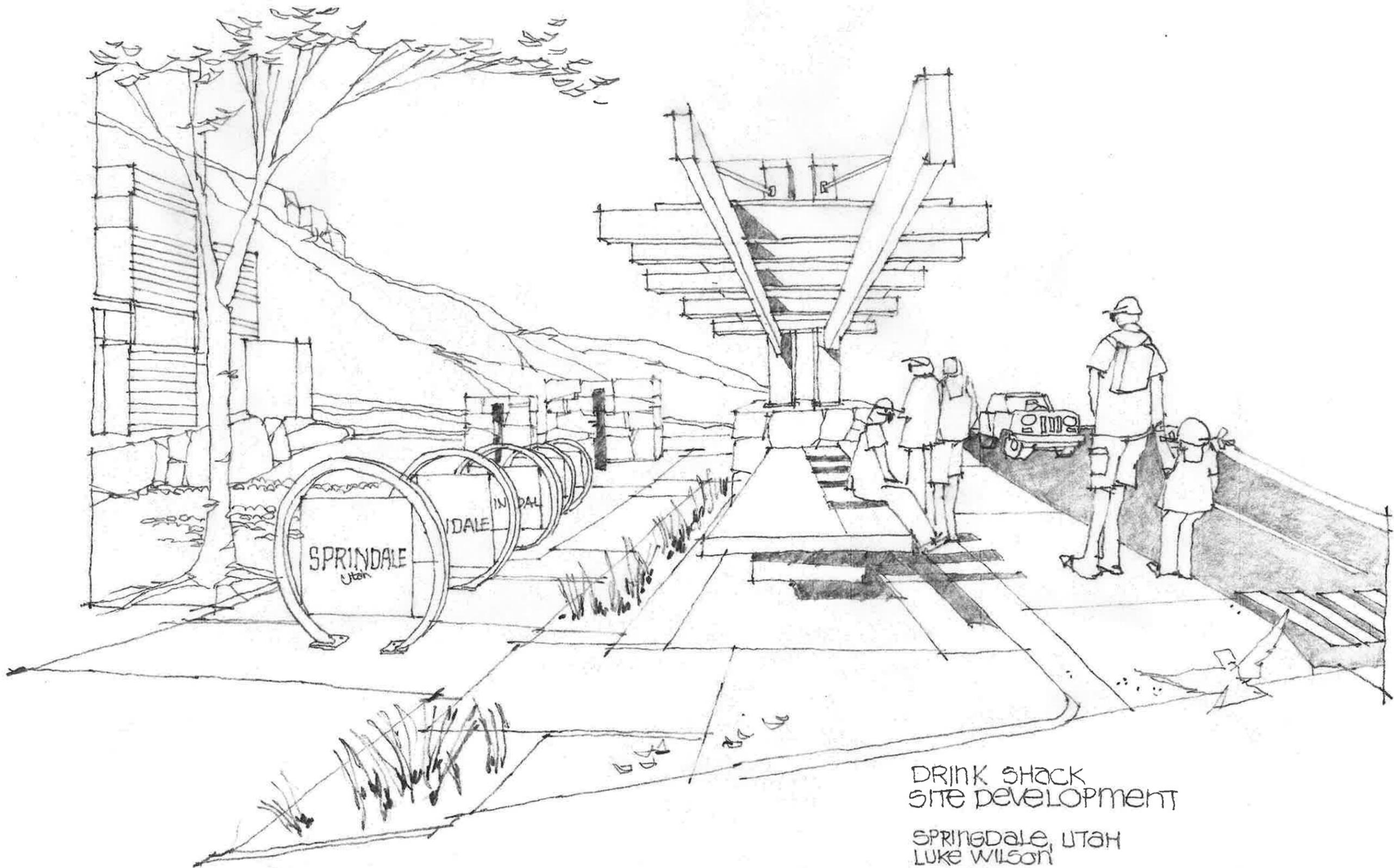
1. DRINK SHACK
2. PATIO
3. PATIO SHADE STRUCTURES
4. WATER STATION
5. BICYCLE MAINTENANCE STB.
6. BENCH STRUCTURE
7. BICYCLE RACKS (5)
8. EXISTING SIDE WALK
9. NEW SIDE WALK
10. NEW CROSS WALK



FOR  
LUKE WILSON  
6-11-2020

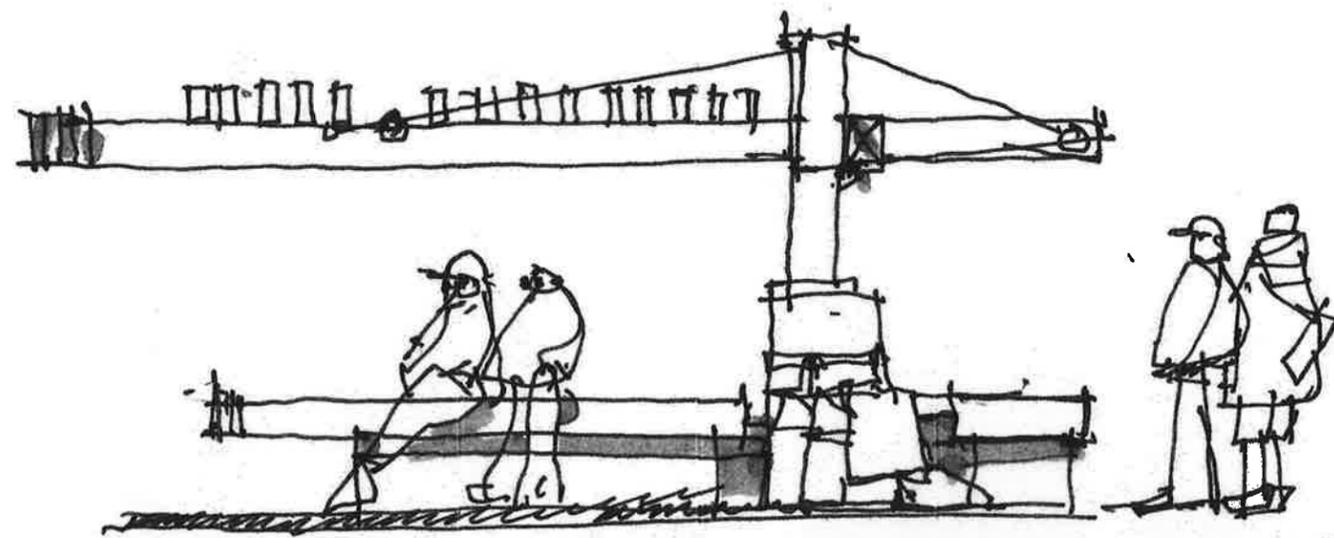


DRINK SHACK  
SITE DEVELOPMENT  
SPRINGDALE, UTAH  
LUKE WILSON

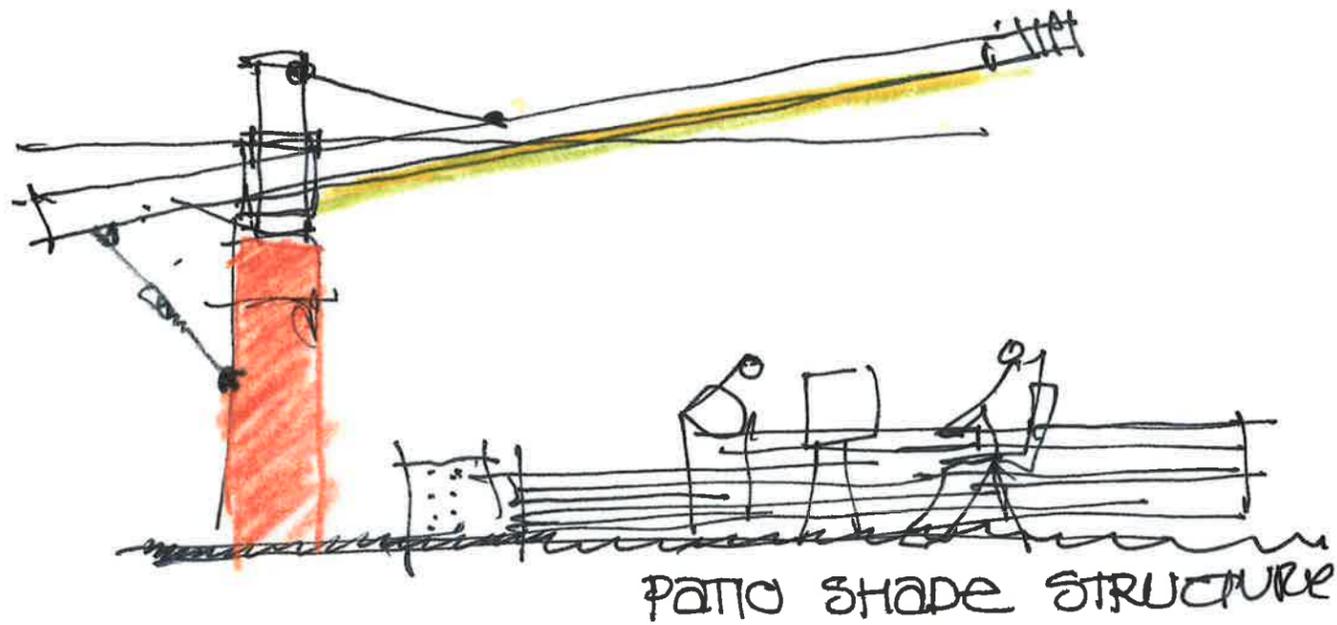


DRINK SHACK  
SITE DEVELOPMENT

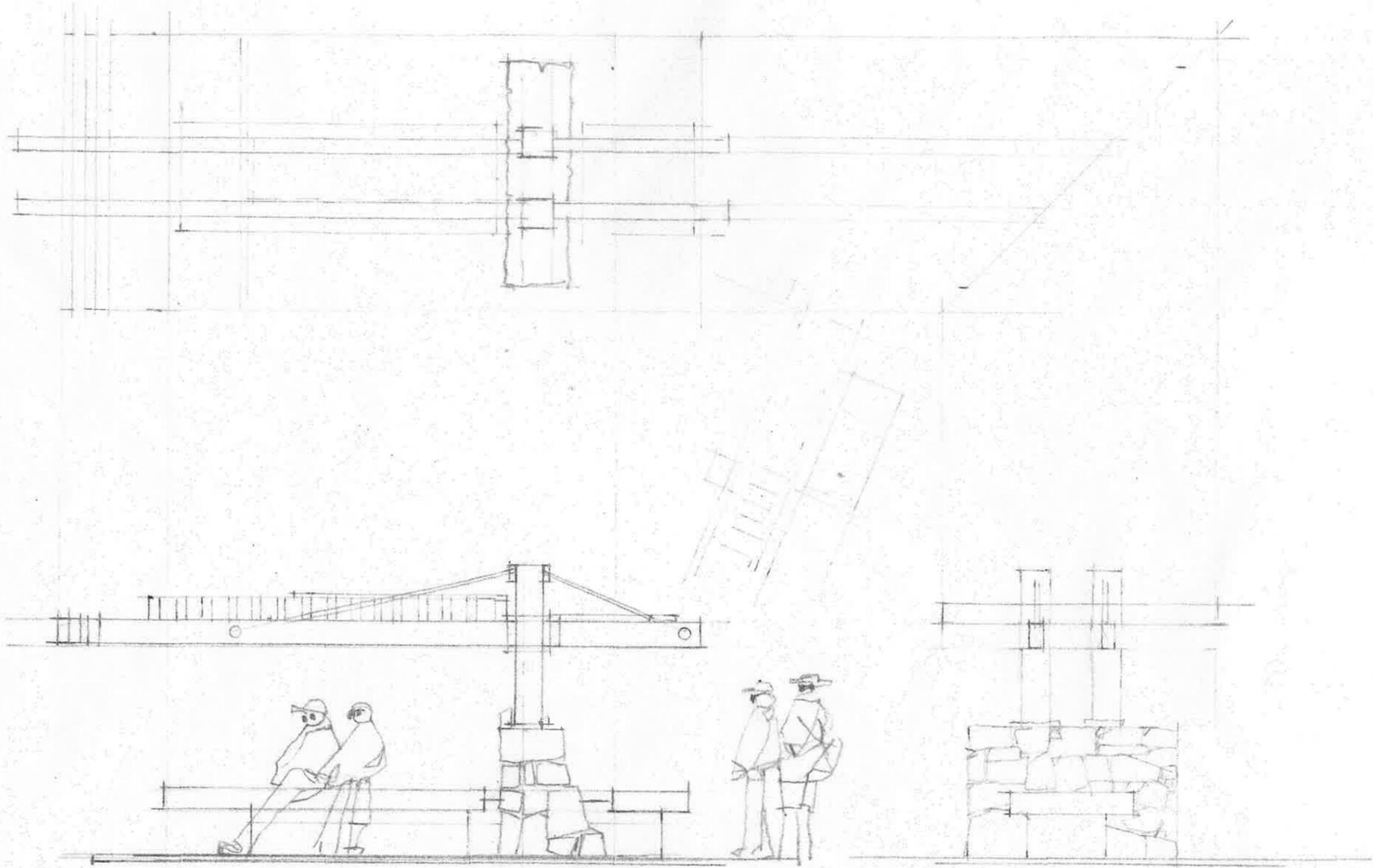
SPRINGDALE, UTAH  
LUKE WILSON  
6.11.2020



DRINK SHACK BENCH STRUCTURE



PATIO SHADE STRUCTURE





**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** July 10, 2020  
**Re:** July 15, 2020 Planning Commission Meeting  
Subdivision Plat Amendment: Moenave Lot 13

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**Executive Summary**

Mountain Vista Development is requesting an amendment to the subdivision plat for Moenave Lot 13. The purpose of the amendment is to ensure the subdivision plat matches the as-built location of the 6-plex residential structure on the lot.

The Planning Commission is required to make recommendation to the Town Council to approve or deny the amended plat. The Commission may wish to use the following sample motion language in making a recommendation:

*The Planning Commission recommends APPROVAL/DENIAL of the amended subdivision plat for Moenave, Lot 13. This recommendation is based on the following findings:*

[LIST FINDINGS]

**Applicable Ordinances**

The Commission may wish to review the following ordinances prior to the meeting:

- 1- Chapter 10-13C: Planned Development (PD) Overlay Zone
- 2- Section 10-14-8: Final Plat
- 3- Section 10-14-13: Vacating or Changing Plat

**Background and Analysis**

*Project Background*

Moenave Subdivision, Lot 13 is currently being developed with a 6-plex multi-family residential structure. The property is in the Village Commercial-Planned Development zone (VC-PD). This zone allows multi-family residential uses, but not any commercial uses (despite the underlying VC designation).

The units in the structure are intended to be sold as individually units (not remain under single ownership). The Moenave Condominium Plat creates individual land parcels for each of the six units in the structure. This allows the units to be sold as individually.

The as-built location of the 6-plex unit on Lot 13 does not match the platted location. Thus, the six individual parcels created by the Moenave subdivision plat are not in alignment with the residential units they are intended to be associated with. This will make it impossible for the units to be sold individually. The proposed subdivision plat brings the as-built location of the units and the platted location of the units into conformance.

### *Process Background*

Subdivision approvals are administrative actions. This means if the application complies with all standards and regulations in the Town Code the Town must approve the application. Subdivision approval is not discretionary.

For the present application, the Planning Commission must determine whether or not the proposed amended plat complies with all applicable land use standards and regulations of the VC-PD zone.

### *Analysis*

The project was previously found to comply with density standards, infrastructure provision, setbacks, landscape, and building design (height, size, etc.) during previous reviews. The only thing that has changed with the project since those reviews is the location of the 6-plex structure on the lot. All other aspects of the development are unchanged.

Thus, the Commission should verify compliance with any land use standards that could be impacted by changing the location of the individual platted parcels (to match the as-built location of the structure). Staff suggests the Commission review setback and building height standards.

#### Setbacks

The VC-PD zone requires setbacks of 30 feet from the front, 10 feet from the sides, and 20 feet from the rear on any exterior property line (a property line not part of the Moenave PD). The only exterior property line on Lot 13 is the southeast property line. The amended location of the structure on the lot is approximately 80 feet from the closest exterior property line.

#### Building Height

Building height is measured from natural grade. Fill material under the structure is included in the calculation of building height. Because Lot 13 has been built up with a significant amount of fill, it is important to evaluate whether or not the amount of fill under the structure has changed with the change in location.

The applicant has documented that there is approximately two more feet of fill under the structure in the present location than in the previous location. This means the effective maximum building height for the structure itself has been decreased by two feet. The applicant has changed the roof pitch on the structure to lower the overall roof height and come into compliance with the height requirement in the new location.

The project as amended complies with setback and building height requirements. All other standards and regulations governing the development of the lot are unimpacted by the proposed plat amendment.



TOWN OF SPRINGDALE

118 Lion Blvd PO Box 187 Springdale UT 84767 435-772-3434 fax 435-772-3952

SUBDIVISION PLAT AMENDMENT APPLICATION

FOR OFFICIAL USE ONLY	File # _____
Brief Description of Project: _____	
Application Date: _____ Completed File Date: _____ Review Date: _____	
Notes: _____	
Authorization: _____ Revised 12/06	

Application is hereby made to the Town of Springdale, Utah for a subdivision plat amendment pursuant to Section 10-14-13 of the Springdale Town Code for the following:

APPLICANT INFORMATION:

Name Maintain Vista Development, Inc

Street

mailing/office Address 668 E 12225 S, Suite 201 Draper UT 84020

Mailing

site Address 101 Trapper Circle, Springdale UT 84767

Email

Address eric@mtm-vista.com

Phones

(Home)                      (Cell) 801-509-2713 (Fax) 801-523-0402 (Business) 801-523-0400

SUBDIVISION INFORMATION

Subdivision

Name Moerave - duplex - lot 13

Zone \_\_\_\_\_

SUBMITTAL REQUIREMENTS

The following information must be submitted with this application:

1. Complete amended Final Plat, in compliance with the requirements of section 10-14-8(A) and (C).
2. Name and address of all owners of record of the land contained in the entire plat.
3. Name and address of all owners of record of land adjacent to any street that is proposed to be vacated, altered, or amended.
4. The signatures of each owner (from #2 and #3 above) that consents to the plat amendment.

APPLICATION FEE

The applicant must pay the appropriate before this application will be found complete.

Fee = \$400 plus \$25 per lot affected by the amendment.

Number of lots this application affects 1

Fee for this application \$425

\*Note: The applicant will also be charged engineering review and legal review fees incurred by the Town during the review of the plat amendment.

APPLICANT CERTIFICATION

I certify that the information contained in this application is true and correct.

Printed Name: ERIC BALKS

Signature:  \_\_\_\_\_

Date: 6/29/20

**OWNER'S DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREDON DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, COMMON AND LIMITED COMMON AREAS, AND PUBLIC EASEMENTS TO BE HEREAFTER KNOWN AS:

**MOENAVE CONDOMINIUMS OF LOT 13 - AMENDED**

DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID AREAS AS MORE FULLY PROVIDED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" APPLICABLE TO ENTRY NO. ... AND RECORDED CONCURRENTLY WITH THE PLAT OF "MOENAVE CONDOMINIUMS", 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, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS OVER, ON, UNDER AND ACROSS ALL COMMON AND LIMITED COMMON AREAS THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE TOWN OF SPRINGDALE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MOUNTAIN VISTA DEVELOPMENT, INC. MOENAVE, HOME OWNER'S ASSOCIATION  
A UTAH CORPORATION PRESIDENT - PRESIDENT -

**ACKNOWLEDGMENT:**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

**ACKNOWLEDGMENT:**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR \_\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

**SURVEYOR'S CERTIFICATE:**

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 5B, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREDON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS CONDOMINIUM PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A CONDOMINIUM PROJECT TO BE HERINAFTER KNOWN AS:

**MOENAVE CONDOMINIUMS OF LOT 13 - AMENDED**

THAT THE SAID CONDOMINIUM PROJECT COMPRISES (3) PAGES, IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.



DATE: \_\_\_\_\_  
BRANDON E. ANDERSON CERTIFICATE NO. 4938716

**LEGAL DESCRIPTION:**

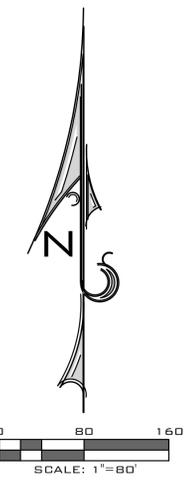
ALL OF LOT 13 OF MOENAVE SUBDIVISION AS RECORDED AS ENTRY 20160042967 IN THE WASHINGTON COUNTY, UTAH RECORDER'S OFFICE

**GENERAL NOTES AND RESTRICTIONS:**

- 1. UNSTABLE SOIL CONDITIONS MIGHT EXIST ON UNITS IN THIS SUBDIVISION. PURCHASERS OF UNITS HEREIN HAVE THE SOLE RESPONSIBILITY FOR OBTAINING APPROPRIATE ENGINEERING SERVICES AND ADVICE RELATIVE TO THE USABILITY OF THE UNITS. THE TOWN OF SPRINGDALE DISCLAIMS ALL RESPONSIBILITY FOR SUCH SOIL CONDITIONS, WATER CONTROL (SURFACE AND/OR SUBSURFACE), AND DRAINAGE CONTROL.
- 2. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE TOWN OF SPRINGDALE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE TOWN OF SPRINGDALE AS PUBLIC.
- 3. ALL POWER, SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE TOWN OF SPRINGDALE, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE TOWN OF SPRINGDALE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- 4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE TOWN OF SPRINGDALE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- 5. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON, NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE TOWN OF SPRINGDALE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- 6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER, POWER, SEWER AND DRAINAGE IMPROVEMENTS.
- 7. LOT 13 IS SUBJECT TO ALL THE RIGHTS, RESTRICTIONS AND CONDITIONS OF THE MOENAVE SUBDIVISION PLAT, ORIGINALLY RECORDED AS ENTRY NO. 20160042967 WITH THE WASHINGTON COUNTY RECORDER.
- 8. LOT 13 WILL BE GOVERNED BY THE MASTER DC&R'S AND GOVERNING HOME OWNER'S ASSOCIATION (HOA) OF THE MOENAVE SUBDIVISION AS RECORDED UNDER ENTRY NO. 20170005589 WITH THE WASHINGTON COUNTY RECORDER.

**AMENDMENT NOTE:**

THE PURPOSE OF THIS AMENDMENT IS TO HORIZONTALLY MOVE THE LOCATION OF THE EXISTING BUILDING AND PARKING LOT.



THE FINAL PLAT FOR  
**MOENAVE**  
- CONDOMINIUM OF LOT 13 -  
- AMENDED -  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 &  
THE SOUTHWEST QUARTER OF SECTION 28  
TOWNSHIP 41 SOUTH, RANGE 10 WEST,  
SALT LAKE BASE AND MERIDIAN

**ROSENBERG ASSOCIATES**  
CIVIL ENGINEERS • LAND SURVEYORS  
352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
PH (435) 673-8586 FX (435) 673-8397 • WWW.RACIVIL.COM

**ENGINEER'S APPROVAL:**  
THE HEREDON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
ENGINEER  
TOWN OF SPRINGDALE, UTAH

**APPROVAL OF THE PLANNING COMMISSION:**  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, THE PLANNING COMMISSION OF THE TOWN OF SPRINGDALE, UTAH HAVING REVIEWED THE ABOVE SUBDIVISION PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE TOWN'S ORDINANCES, AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE TOWN OF SPRINGDALE, UTAH.  
CHAIRMAN OF THE PLANNING COMMISSION  
TOWN OF SPRINGDALE, UTAH

**APPROVAL AND ACCEPTANCE BY THE TOWN OF SPRINGDALE, UTAH:**  
WE THE MAYOR AND CITY COUNCIL OF THE TOWN OF SPRINGDALE, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, HEREBY ACCEPT SAID SUBDIVISION WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.  
MAYOR  
TOWN OF SPRINGDALE, UTAH  
ATTEST: CITY RECORDER

**APPROVAL AS TO FORM:**  
APPROVED AS TO FORM, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
CITY ATTORNEY  
TOWN OF SPRINGDALE, UTAH

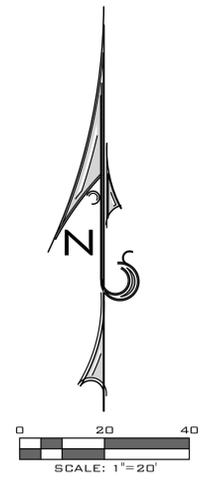
**TREASURER APPROVAL:**  
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.  
WASHINGTON COUNTY  
TREASURER

**RECORDED NO:** \_\_\_\_\_  
FEE \_\_\_\_\_ COUNTY RECORDER  
WASHINGTON COUNTY, UTAH

**ROSENBERG ASSOCIATES**  
 CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
 PH (435) 673-8586 FX (435) 673-8397 • WWW.RACIVIL.COM

SURVEY-FLAT-COND-AMD FILE NUMBER:	06/25/2020 DATE:	B.E.A. DRAWN:
5698-12-005 JOB NUMBER:	1"=20' SCALE:	B.E.A. CHECKED:



COR. SECTIONS 28-29-32-33  
 T.41S., R.10W., S.L.B.&M.  
 1978 WASH. CO. BRASS CAP

1558.03'  
 SOUTHERLY CORNER, LOT 13  
 MOENAVE SUBDIVISION  
 FOUND REBAR &  
 CAP (UNLEGIBLE)

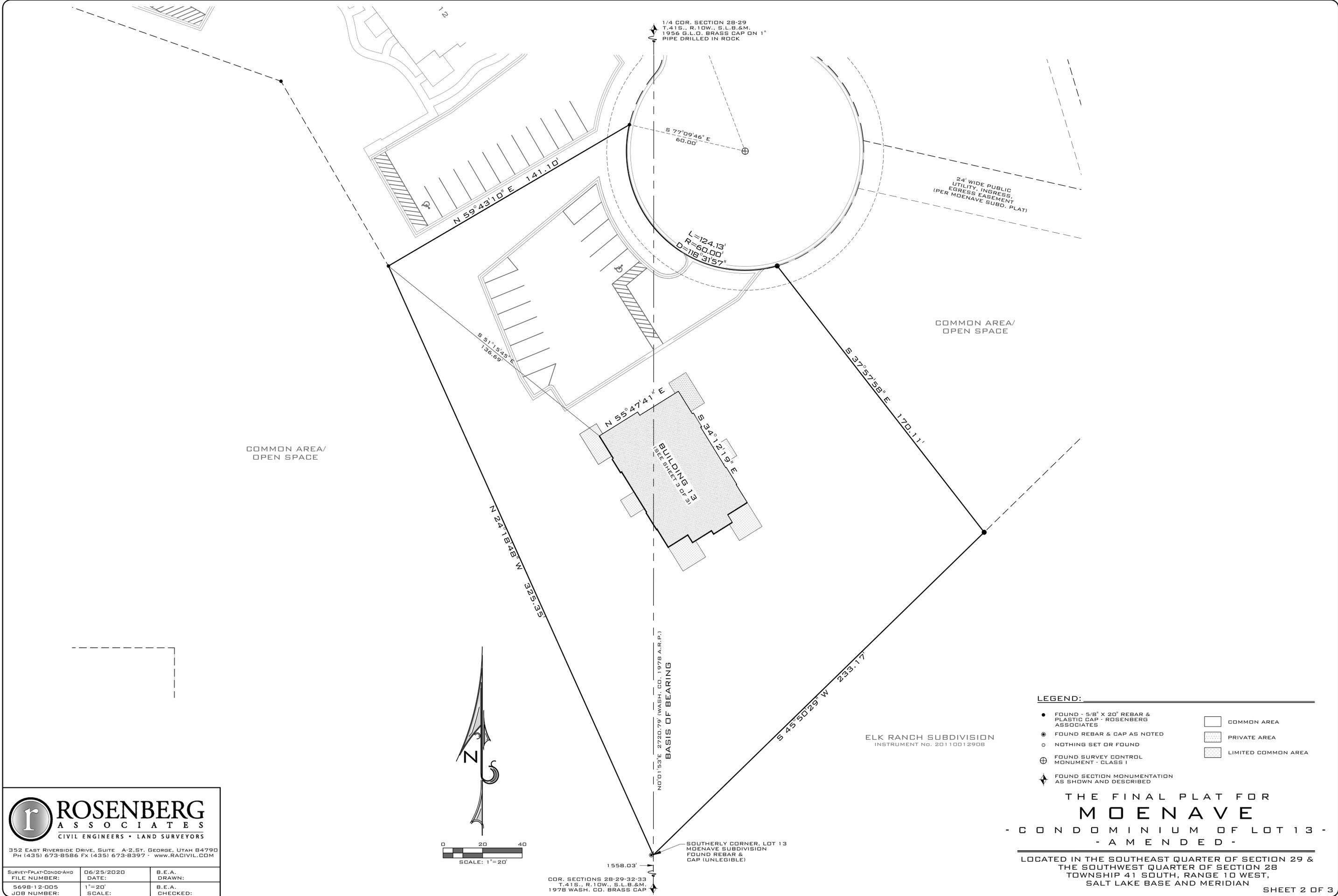
N0°01'53"E 2720.79' (WASH. CO. 1978 A.R.P.)  
 BASIS OF BEARING

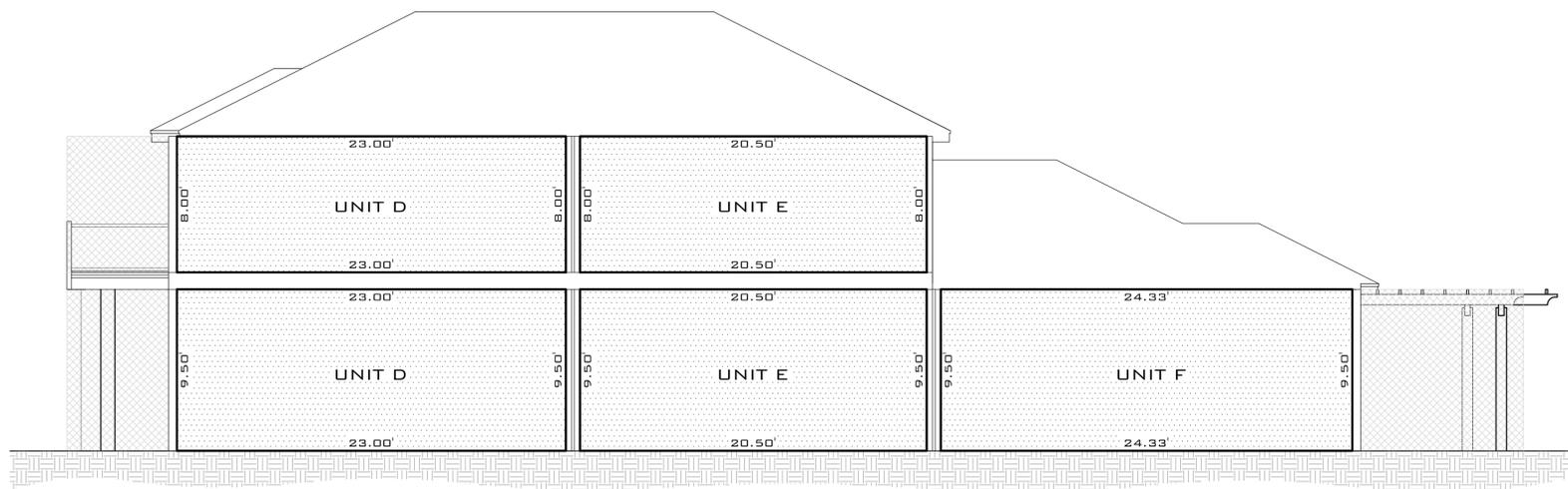
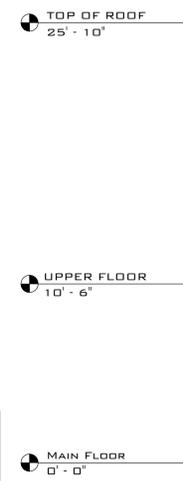
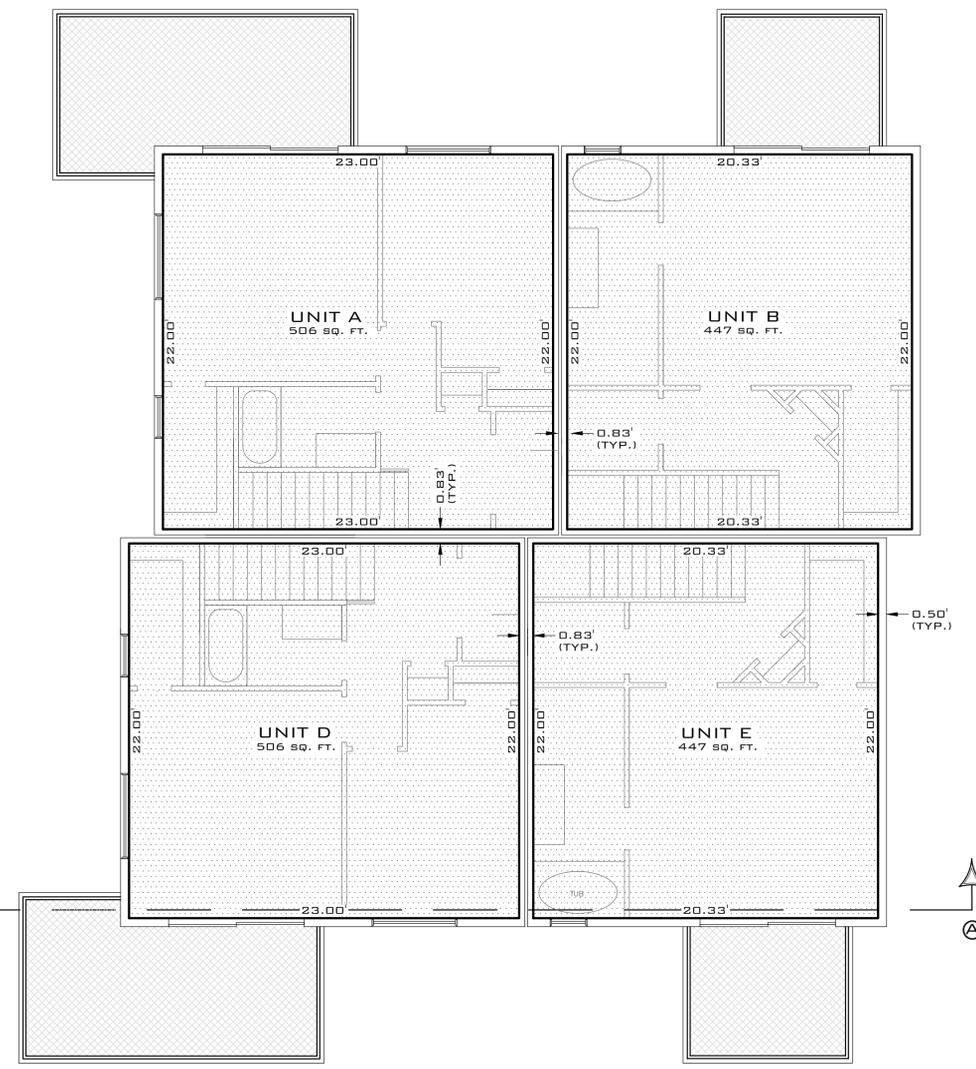
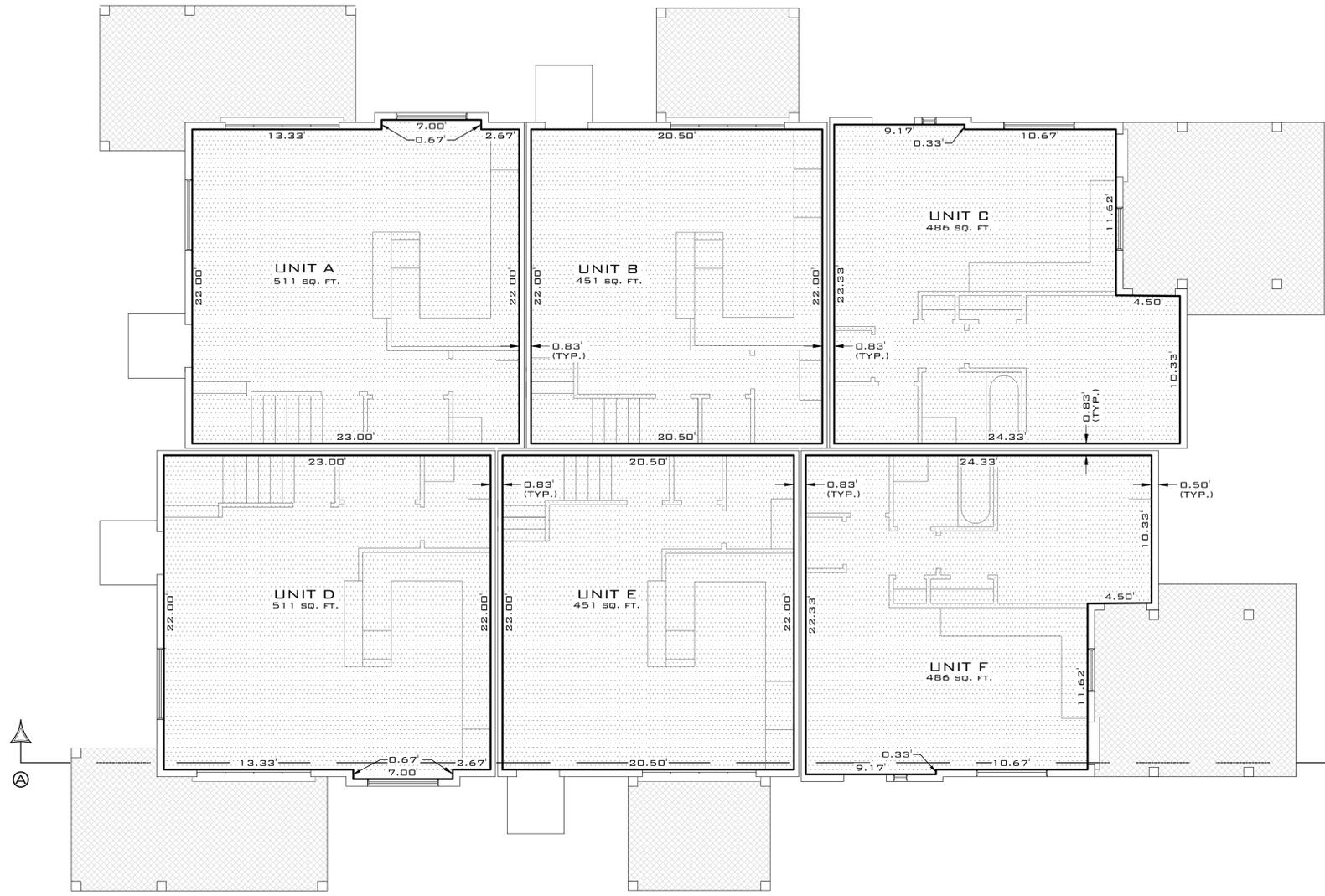
ELK RANCH SUBDIVISION  
 INSTRUMENT No. 20110012908

- LEGEND:**
- FOUND - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
  - ⊙ FOUND REBAR & CAP AS NOTED
  - NOTHING SET OR FOUND
  - ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS 1
  - ◆ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
  - COMMON AREA
  - ▨ PRIVATE AREA
  - ▩ LIMITED COMMON AREA

THE FINAL PLAT FOR  
**MOENAVE**  
 - CONDOMINIUM OF LOT 13 -  
 - AMENDED -

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29 &  
 THE SOUTHWEST QUARTER OF SECTION 28  
 TOWNSHIP 41 SOUTH, RANGE 10 WEST,  
 SALT LAKE BASE AND MERIDIAN





- LEGEND**
- COMMON AREA
  - ▨ PRIVATE AREA
  - ▩ LIMITED COMMON AREA
  - Ⓐ SECTION VIEW THIS SHEET

**ROSENBERG ASSOCIATES**  
CIVIL ENGINEERS • LAND SURVEYORS

352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790  
PH (435) 673-8586 FX (435) 673-8397 • WWW.RACIVIL.COM

SURVEY-FLAT-COND-AMD FILE NUMBER:	06/25/2020 DATE:	B. E.A. DRAWN:
5698-12-005 JOB NUMBER:	1"=5' SCALE:	B. E.A. CHECKED:

THE FINAL PLAT FOR  
**MOENAVE**  
- CONDOMINIUM OF LOT 13 -  
- AMENDED -

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 &  
THE SOUTHWEST QUARTER OF SECTION 28  
TOWNSHIP 41 SOUTH, RANGE 10 WEST,  
SALT LAKE BASE AND MERIDIAN SHEET 3 OF 3