



Washington City Council
Regular Meeting Agenda
July 23, 2025

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, July 23, 2025 at 4:00 P.M.** hosted at Washington City Hall 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

2. ANNOUNCEMENTS

- a. Proclamation - USS Utah

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. OATH OF OFFICE

- a. Introduction and Oath of Office for the Police Department. Chief Jason Williams

5. CONSENT AGENDA

- a. APPROVAL OF MINUTES

- i. Consideration to approve the minutes from the City Council Meeting of 7/9/25.

6. PUBLIC HEARING

*****Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*****

- a. Public Hearing and consideration to approve Height Waiver HW-25-02 for a hotel to be located at the southeast corner of Buena Vista Blvd and Washington Pkwy. Applicant: Jerry Miyahara

7. CONDITIONAL USE PERMIT

- a. Consideration to approve Conditional Use Permit C-25-03 for Star Nursery located at 1475 E George Washington Blvd. Applicant: Damon Hardy

8. AGREEMENT

- a. Consideration to approve an Zone Designation agreement for Zone Change Z-25-06. Applicant: American Land Consulting

9. ORDINANCES

- a. Consideration to approve an Ordinance for General Plan Amendment G-25-03 from Estate to Industrial located at 925 S 1900 East. Applicant: Curtis Rogers and American Land Consulting
- b. Consideration to approve an Ordinance for Zone Change Z-25-06 from C-3 to R-1-12 and OS located at Rocky Point Circle and Arizona Drive. Applicant: American Land Consulting

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

11. CITY MANAGER REPORT

12. CLOSED SESSION

- a. Purchase, exchange, or lease of property;
- b. Pending or potential litigation;
- c. Character or professional competence of an individual.

13. ADJOURNMENT

POSTED this 17th day of July 2025
Tara Pentz, City Recorder

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 City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

PROCLAMATION

ADOPTING THE USS UTAH (SSN-801)

WHEREAS, the United States Navy has honored the State of Utah with the commissioning of the USS *Utah* (SSN-801), a Virginia-class fast-attack submarine, continuing the proud legacy of the original battleship *USS Utah* (BB-31), which was tragically lost during the attack on Pearl Harbor on December 7, 1941; and

WHEREAS, the *USS Utah* (SSN-801) represents a symbol of strength, resilience, and patriotism, bearing the name of our great state and serving as a reminder of our nation's commitment to freedom and security; and

WHEREAS, the citizens of Washington City and the State of Utah express profound respect and gratitude to the brave men and women who will serve aboard this vessel, dedicating their lives to the protection of our nation; and

WHEREAS, it is fitting and appropriate that we honor the forthcoming christening and dedication of the USS *Utah* (SSN-801) and recognize the future service and excellence of the new submarine's crew;

NOW, THEREFORE, I, **Kress Staheli**, Mayor of **Washington City, Utah**, on behalf of the City Council and the residents of our community, do hereby proclaim:

AUGUST 1st (8/01), AS "USS UTAH (SSN-801) DAY"

In Washington City and hereby adopt the USS *Utah* (SSN-801) as Washington City's submarine. I encourage all citizens to join in recognizing the significance of this vessel and to honor the service and sacrifice of our United States Navy personnel, past and present.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Utah this 23rd day of July 2025.



Kress Staheli, Mayor

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: July 23rd, 2025

ACTION REQUESTED: HW-25-02 - A request for a height waiver to exceed the maximum height allowed in the current zoning designation of C-3, located at the Southeast corner of Buena Vista Blvd and Washington Parkway.

APPLICANT: Jerry Miyahara - Rize-Up

OWNER: State of Utah (SITLA)

Background

The applicant is requesting a waiver to extend above the maximum 45' foot building height allowed in the C-3 Zone. The proposal is located at the Southeast corner of Buena Vista Blvd and Washington Pkwy. The applicant is seeking approval to extend the height of their hotel to sixty-five feet (65') from finished grade to its highest point. The applicant is showing the building height at 62.4' feet



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

June 19, 2025

RE: Exit 13 Height Waiver Application

Dear Council / Commission members,

With this Height Waiver application, the applicant desires have structures on this property not to exceed a height of 65 feet. This site is on a portion of Parcel no. W-5-2-1-122. The project sits on the southwest corner of the intersection of Washington Parkway and Interstate 15, adjacent to Exit 13. The natural geography of this location is such that it sits down low, below the southbound on-ramp of I-15. Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Respectfully Submitted:

Bob Hermandson
President
Bush and Gudgell

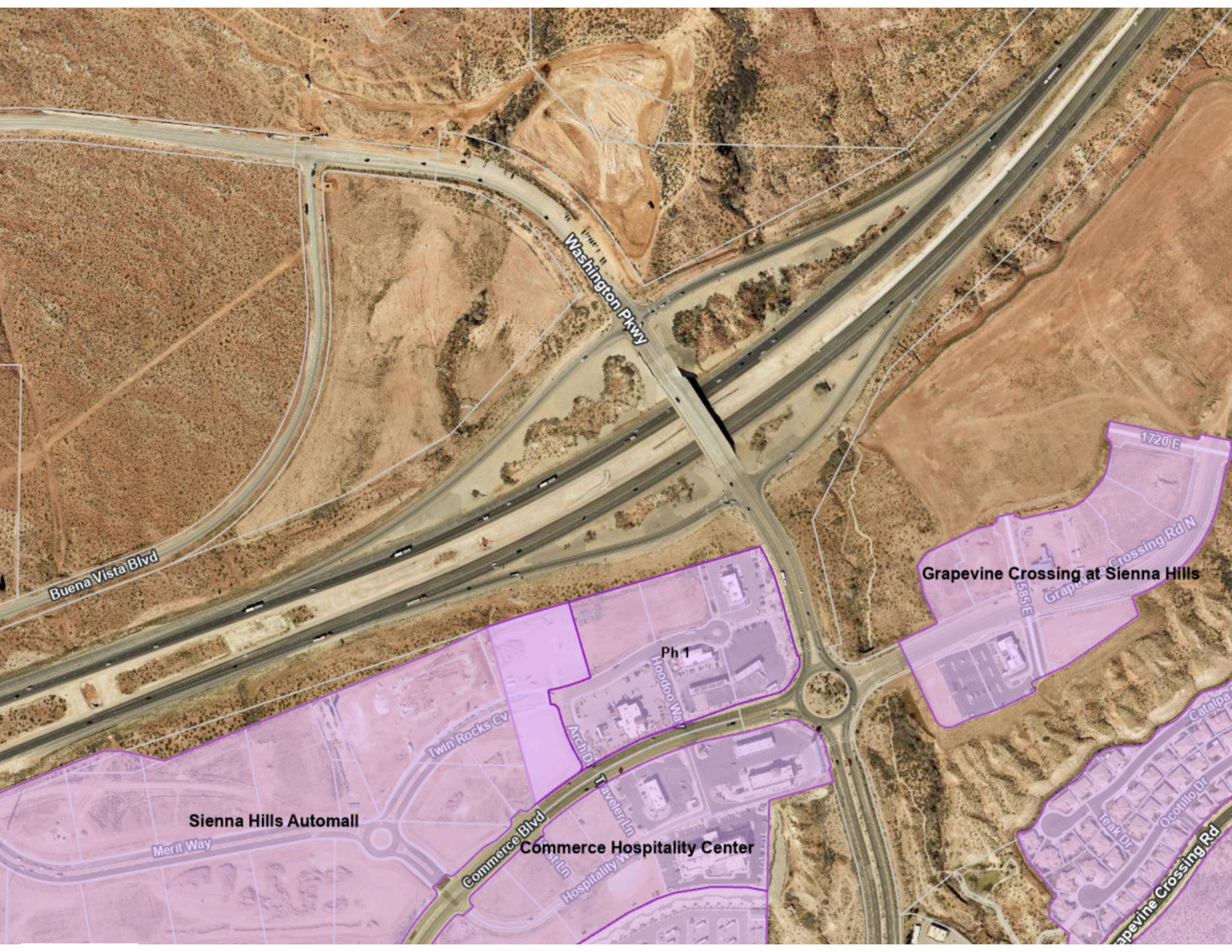
MAXIMUM HEIGHT OF BUILDING - 62.44'
REQUESTED HEIGHT WAIVER - 65.00'

HEIGHT - 58.42'

HEIGHT - 58.42'

MAX HEIGHT - 62.44'





Buena Vista Blvd

Washington Pkwy

Sienna Hills Automall

Ph 1

Commerce Hospitality Center

Grapevine Crossing at Sienna Hills

1720 E

Grapevine Crossing Rd N

Catalpa
Ocotillo Dr
Teak Dr
Grapevine Crossing Rd

Twin Rocks CV

Arch Dr

Hoodoo Way

Traveler Ln

Commerce Blvd

Merit Way

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	July 23rd, 2025
ACTION REQUESTED:	C-25-03, A request for a Conditional Use Permit for a new commercial building located at 1475 East George Washington Blvd.
APPLICANT:	Craig Keough - Star Nursery
OWNER:	Warner Valley Ranch LLC
ENGINEER:	Taylor Ricks - Mainline Engineering
REVIEWED BY:	Eldon Gibb - Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to build a new commercial building located at 1475 East George Washington Blvd. Commercial development adjacent to George Washington Blvd is required to obtain conditional use permit approval.

As shown in the exhibit, the entire site is approximately 14.1 acres. The site plan shows three buildings one being Star Nursery and the other two being quickserve restaurants. These quick serve buildings are not part of this approval as the building renderings are not available at this time; however, the site is being situated to accommodate these future uses and making the needed parking accommodations at this time. Both of these out-buildings will be required to obtain Conditional Use Permit approval.

The Star Nursery retail center (covered portion) is approximately 23,387 sq. ft. There is a 33,600 sq.ft shade structure to the rear of the building and approximately 152,000 sq ft of outdoor plant area. To the east of the covered building is the retail delivery area which is 54,200 sq. ft. and to the west is the rock yard area covering 116,350 sq. ft. The proposed buildings meet the minimum setbacks (20' foot street side and 10' foot rear) and height (proposed 36.2' feet) requirement for this zone (C-3).

The proposal includes a landscape plan which is aesthetically pleasing. The applicant has incorporated 20 internal landscape boxes to break up the parking area along with the required perimeter landscaping and live growth adjacent to the 8' foot privacy wall secluding the retail

deliveries and rock yard areas. Required parking for the entire site including the quick serve buildings are 253 and the applicant is providing 322 which is an overage of 69 spaces. As shown on the exhibit, the applicant is proposing to build an 8' foot tall split-face CMU wall along the exterior boundary line of the rock yard, outdoor plant and retail delivery areas in an effort to seclude these areas. Exterior materials for the building include brick, stucco, hardie board, metal siding, rough sawn timber and a metal roof.

The parcel is zoned C-3. Surrounding zoning is C-1 and OS to the north, OS to the east and south and PUD/C to the west. Staff has reviewed the proposal and finds it meets the standards outlined in the Zoning Ordinance.

Recommendation

The Planning Commission reviewed this request on July 16th, and recommended denial (3-1) of C-25-03, for the Star Nursery site located at 1475 East George Washington Blvd based on the following findings and subject to the following conditions stated in the staff report. The reason for the denial recommendation was due to concerns with the front entry roof lines not being harmonious with the entire building.

Findings

1. The proposed use, at the particular location, provides 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 for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet or exceed the requirements of City and State adopted codes including, but not limited to, the Building and Fire Codes of Washington City.
2. The development of the site shall comply with the development as approved in the exhibits provided along with the development standards found in the applicable zone and this Conditional Use Permit.
3. Development of the site shall comply with the recommendations of a geotechnical study and drainage study. Improvements for the drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department. The City's Access Management Plan will be adhered to in the traffic design of the project.
5. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.
6. Any roof mounted equipment will be screened from view.
7. All signage will be in accordance with the adopted sign regulations of the city.
8. Any exterior lighting will be directed inward to the property.
9. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits. Live growth plants shall be used to help screen the refuse walls where applicable.
10. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project. The landscaping will adhere to the city's water conservation ordinance.
11. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.
12. If any of the property is subdivided, a cross access easement and shared parking agreement will need to be recorded with the properties.
13. The parking will be adhered to as presented in the exhibits of this application.
14. The proposal includes an 8' foot tall split-face CMU wall along the exterior boundary line of the rock yard, outdoor plant and retail delivery areas

July 16th, 2025 Planning Commission Minutes

https://youtube.com/live/_acFu8DMSAA?t=474

Community Development Director Eldon Gibb reviewed the application.

Derek Wiggins, the Architect, spoke on behalf of the applicant.

Commissioner Mitchell opened the public hearing.

No public comments were made.

Commissioner Mitchell closed the public hearing.

Daman Hardy with Star Nursery spoke to the item on behalf of the owner.

Commissioner Anderson made a motion to recommend denial to the City Council for Conditional Use Permit C-25-03 due to concerns with the front entry roof line not being harmonious with the entire building. Commissioner Davis seconded the motion; which passed with the following roll call vote:

<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Nay</i>

STAR NURSERY

The Star Nursery commercial project is located on the south side of George Washington Boulevard near the SR-7 interchange with George Washington Boulevard on Parcel W-5-2-36-2312. The property is zoned C-3 and supported by Community Commercial in the General Plan. The purpose of this Conditional Use Permit request is to obtain approval for any new use exceeding 5,000 sq ft in floor area.

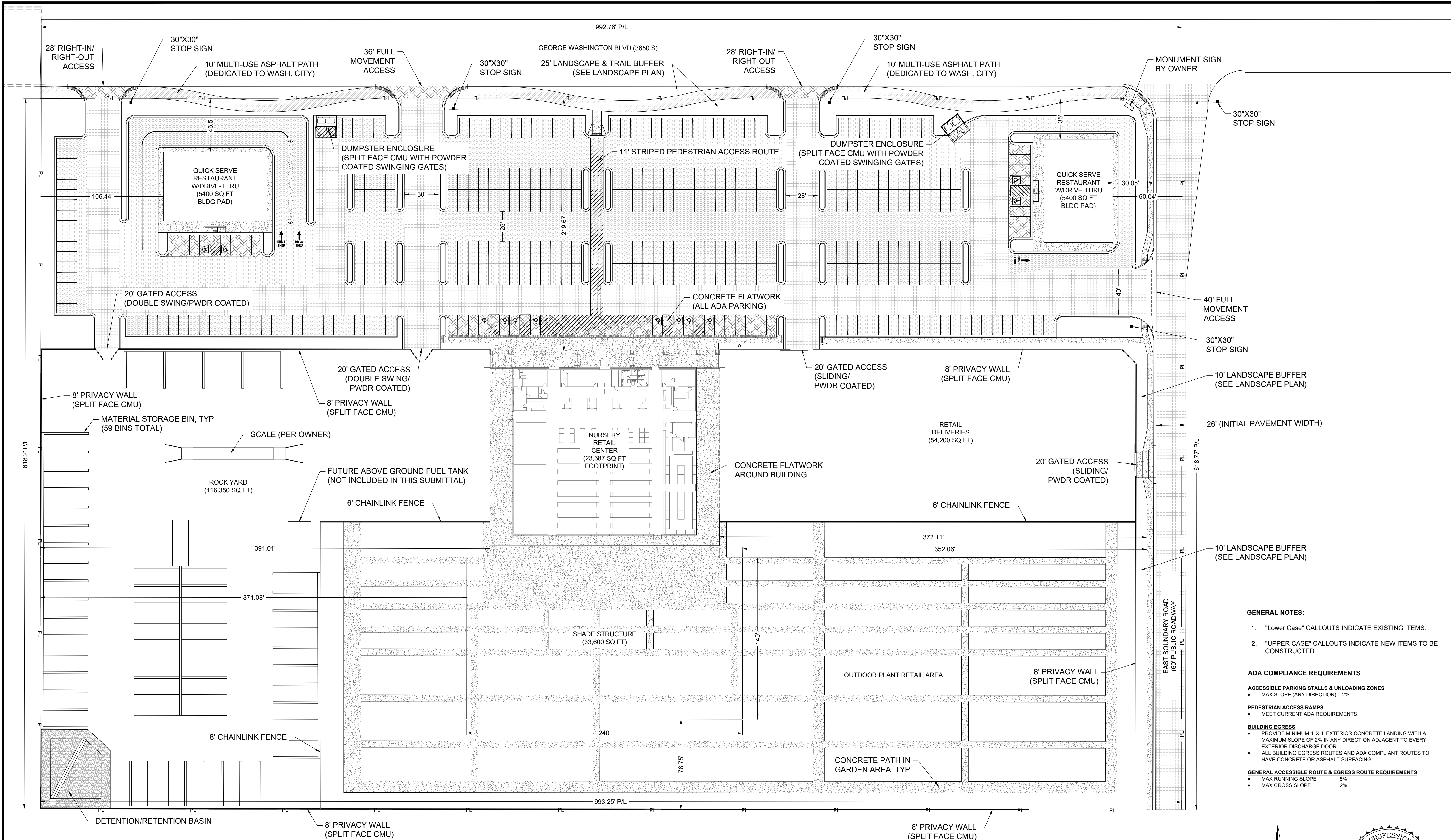
The proposed nursery building is approximately 23,400 sq ft and will be supported by two retail outparcel buildings approximately 5,400 sq ft each. The outparcel building submittals are deferred to a future submittal. The retail nursery will employ approximately 60 people and will be open from 7:00 am to 6:00 pm (Mon-Sat) and 9:00 am to 5:00 pm (Sun). The nursery will sell plants, gardening materials, irrigation, and other nursery supplies to both retail customers and wholesale to contractors.



PROJECT FLOW CARD: CUP-25-03 - Star Nursery
Approx 1475 E George Washington Blvd.

Planning	Reviewed. OK to move forward	
Public Works	Basic layout is acceptable for CUP application. Final PW/utility layout including design of islands for right-in/right-out drives will be required during construction plan submission. Recommending the use of median islands on George Washington Boulevard rather than pork chop islands within the 2 Rt in/RT out drives. Required for compliance with access management.	
Engineer	Recommend a median curb in GW Blvd to prevent left turns into the 2 "28' Right-In/Right-Out Access". The traffic impact study recommended that these be right-in/right-out movements.	
Fire Dept.	Waiting on docs for fire safety plan/exiting plan	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed no concern DE	
Dixie Power	Reviewed, no concerns	
Economic Dev	Staff supports the project and appreciates the investment in new construction and neighborhood commercial amenities. The proposed design aligns with the city's retail goals for activating street frontages, enhancing pedestrian access, and improving the architectural quality of commercial buildings. This project is also expected to bring significant sales tax revenues and includes additional space for commercial shell buildings on the property. RH	

P:\2022\22-016 - Star Nursery - Washington City Nursery\Plans\SN_CD_SP.dwg Jun 25, 2025 - 6:06pm



PARKING CALCULATIONS				
Updated: 3/22/2025				
Unit Type	# of Stories	Bldg. Footprint (Sq Ft)	# of Stalls	Comment
			Sq Ft /Stall	
INDOOR RETAIL AREA	1	23,387	250	94
OUTDOOR NURSERY	1	188,000	--	--
AISLE AREA ONLY (10% OF AREA)	1	18,800	250	75
ROCK YARD (10% OF AREA)	1	116,350	--	--
AISLE AREA ONLY (10% OF AREA)	1	11,635	1,000	12
STRIP RETAIL	1	5,400	250	22
QSR	1	5,400	150	36
Total Stalls Required			239	
Total Stalls Provided			322	83 EXTRA STALLS
ADA Stalls Required			8	PER IBC 1106.1, FOR 300 TO 400 STALLS,
ADA Stalls Provided			12	PROVIDE 8 ADA STALLS

EXISTING SITE DATA	
DATA TYPE	VALUE
ZONING	C-3
GENERAL PLAN	CCOM (COMM. COMMERCIAL)
PARCEL AREA	14.1 AC
PARCEL NUMBER	W-5-2-36-2312

SIGNING NOTES:

- PROVIDE 80" OF CLEARANCE MEASURED VERTICALLY, FROM FINISH GRADE TO THE LOWEST POINT, ON ANY SIGN THAT OVERHANGS A PEDESTRIAN ROUTE.

SITE DATA	
DATA TYPE	VALUE
ZONING	C-3
GENERAL PLAN	CCOM (COMM. COMMERCIAL)
GENERAL AREA	614,159 SQ FT / 14.1 AC (TOTAL) 293,871 SQ FT / 47.8% (PERVIOUS) 320,288 SQ FT / 52.2% (IMPERVIOUS)
LANDSCAPE AREA	87,815 SQ FT / 14% (OF TOTAL)
BUILDING & OPEN AREA	34,187 SQ FT (BUILDING FOOTPRINT) 579,972 SQ FT (OPEN SPACE)
TOTAL BUILDING AREA	34,187 SQ FT (ALL STORIES)
BUILDING USE	MERCANTILE
BUILDING HEIGHT	36'-2"
OCCUPANCY TYPE	MERCANTILE
FIRE SPRINKLERS	SPRINKLED

SURFACING AND PAVEMENT SECTIONS					
LEGEND	MATERIAL	MATERIAL THICKNESS (IN INCHES)			
		ASPHALT	CONCRETE	UTBC	SUBBASE
	ASPHALT PAVEMENT (LIGHT TRAFFIC)*	3"		6"	9"
	ASPHALT PAVEMENT (HEAVY TRAFFIC)*	3"		6"	8"
	ASPHALT TRAIL*	2.5"		6"	8.5"
	CONCRETE FLATWORK (8" THICK)*		8"	8"	16"
	CURB & GUTTER		6"	6"	12"
	CONCRETE SIDEWALK		4"	4"	8"

* SCARIFY AND RECOMPACT 18" OF SUBGRADE FOR ALL PAVEMENT SECTIONS.

GENERAL NOTES:

- "Lower Case" CALLOUTS INDICATE EXISTING ITEMS.
- "UPPER CASE" CALLOUTS INDICATE NEW ITEMS TO BE CONSTRUCTED.

ADA COMPLIANCE REQUIREMENTS

ACCESSIBLE PARKING STALLS & UNLOADING ZONES

- MAX SLOPE (ANY DIRECTION) = 2%

PEDESTRIAN ACCESS RAMPS

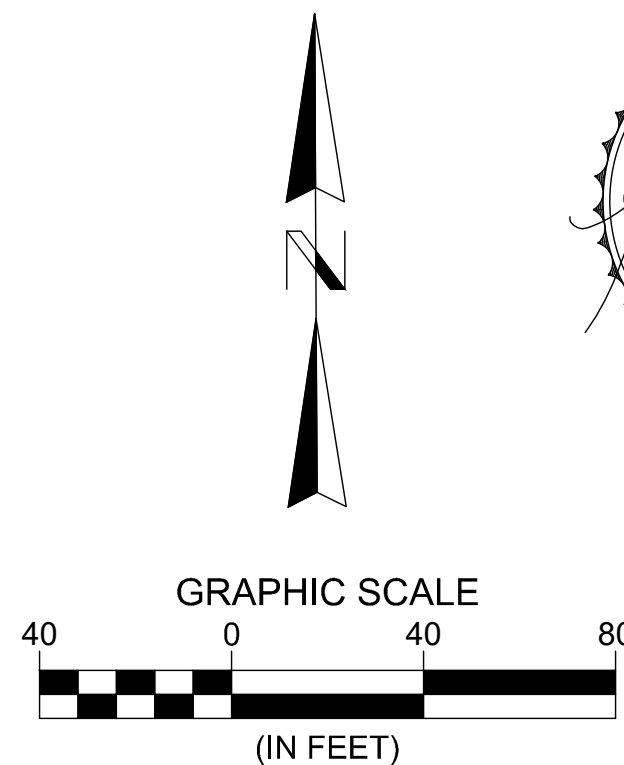
- MEET CURRENT ADA REQUIREMENTS



BUILDING EGRESS

- PROVIDE MINIMUM 4' X 4' EXTERIOR CONCRETE LANDING WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION ADJACENT TO EVERY EXTERIOR DISCHARGE DOOR
- ALL BUILDING EGRESS ROUTES AND ADA COMPLIANT ROUTES TO HAVE CONCRETE OR ASPHALT SURFACING

GENERAL ACCESSIBLE ROUTE & EGRESS ROUTE REQUIREMENTS

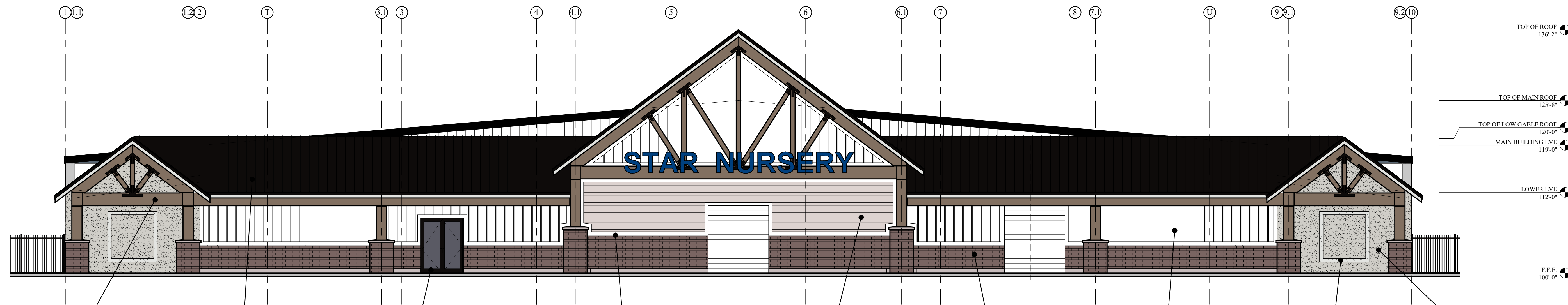
- MAX RUNNING SLOPE 5%
- MAX CROSS SLOPE 2%



SHEET		STAR NURSERY ON GEORGE WASHINGTON BLVD		DATE 6/25/25	DRAWN BY PBG	CHECKED BY TAR	 MAINLINE ENGINEERING		WARNER VALLEY RANCH LLC PARCEL: W-5-2-36-2312 DAMON HARDY SUITE T101 125 CASSIA WAY ST. GEORGE, UT 84790 HENDERSON, NV 89014		NO.	REVISIONS	BY	DATE	
PROJECT		ON GEORGE WASHINGTON BLVD		6/25/25		TAR		MAINLINE ENGINEERING		WARNER VALLEY RANCH LLC					
CLIENT PROJ. #		N/A		22-016				MAINLINE ENGINEERING 321 NORTH MALL DRIVE SUITE T101 ST. GEORGE, UT 84790		PARCEL: W-5-2-36-2312 DAMON HARDY SUITE T101 125 CASSIA WAY ST. GEORGE, UT 84790 HENDERSON, NV 89014					
SHEET NAME		SITE PLAN						PROFESSIONAL ENGINEER							
SP-01															



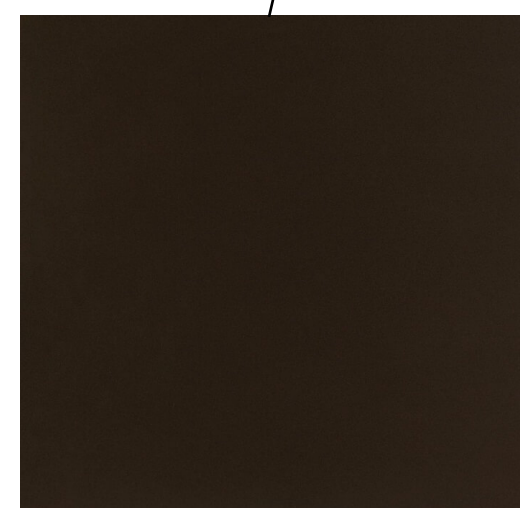
FRONT PERSPECTIVE



Stained Rough Sawn Lumber
w/ Black Bracket Attachments



Standing Seam Metal Roofing
Midnight Black



Dark Bronze Anodized
Aluminum Storefront



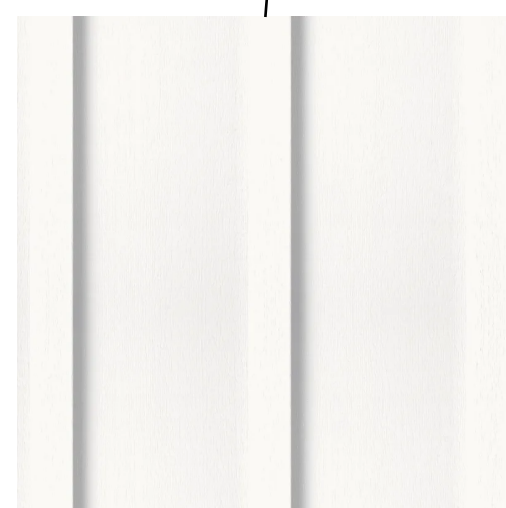
Sill Accent
Coronado Stone
900 Series Sill
#2 Grey



Lap Siding
Hardie Board
Smooth Plank
Natural Quartz



Brick Rain Screen
Interstate Brick
Mocha



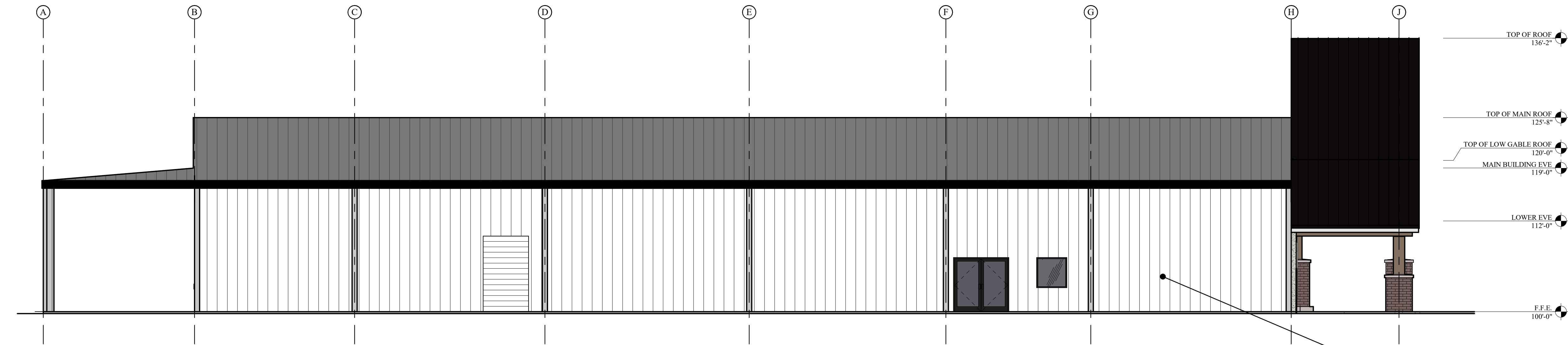
Board & Batten
Extra White
SW 7006



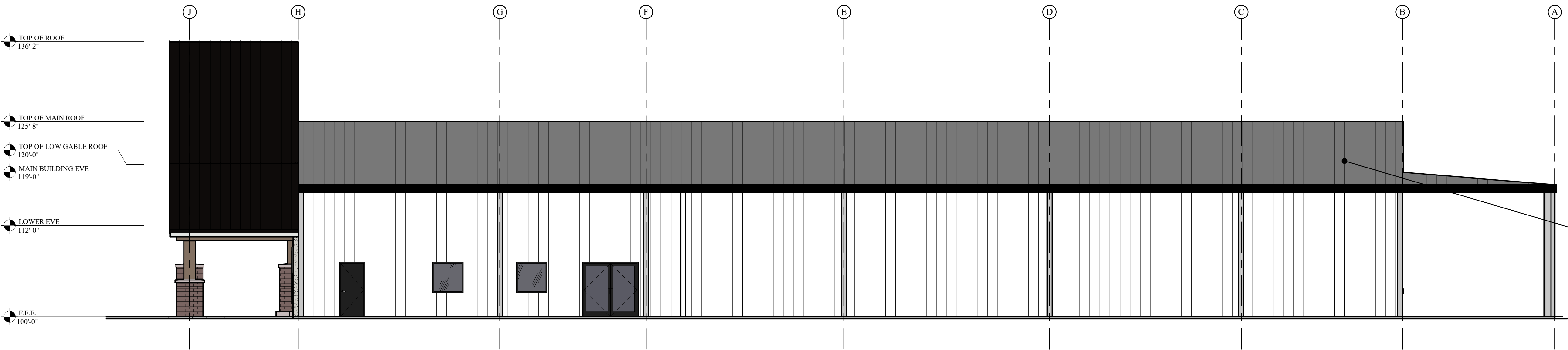
Stucco
Extra White
SW 7006



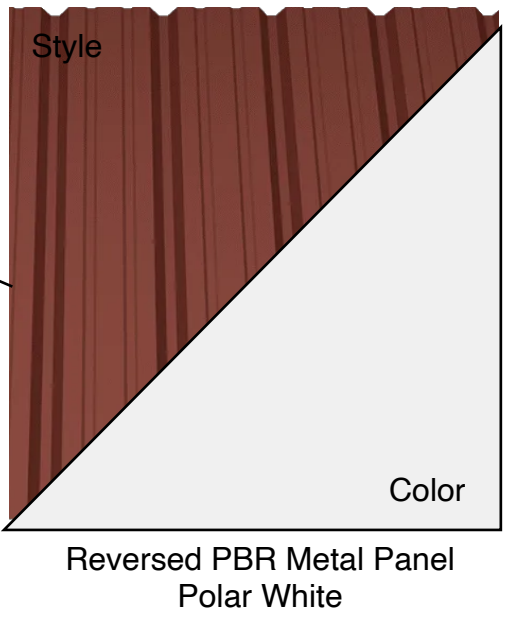
Stucco
On The Rocks
SW 7671



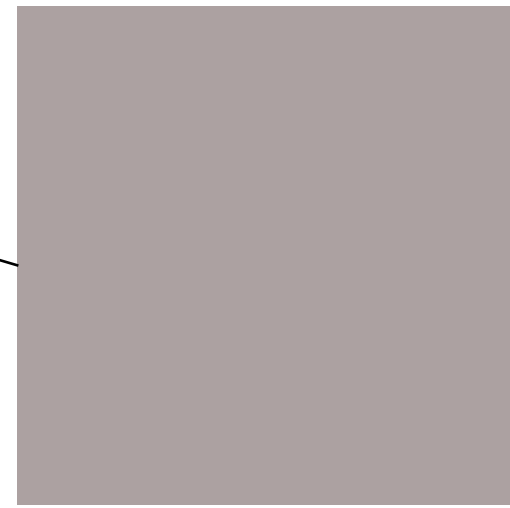
LEFT ELEVATION
1/8" = 1'-0"



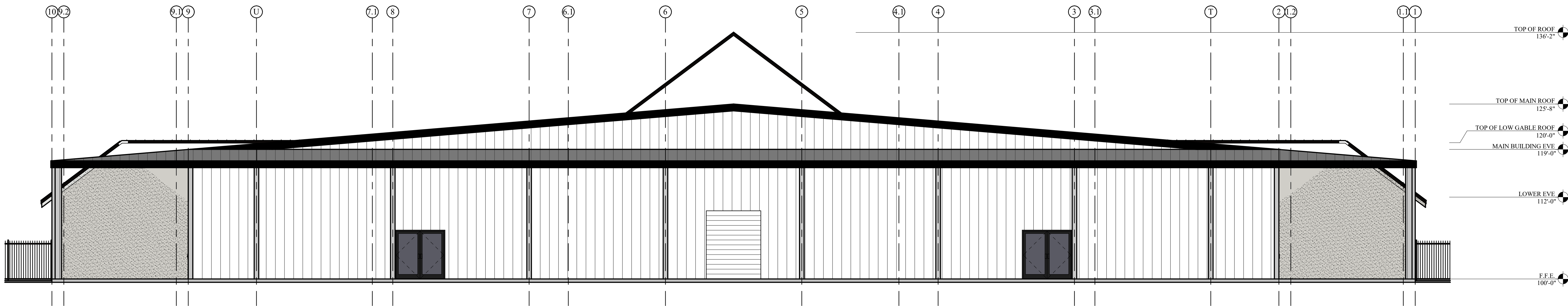
RIGHT ELEVATION
1/8" = 1'-0"



Reversed PBR Metal Panel
Polar White



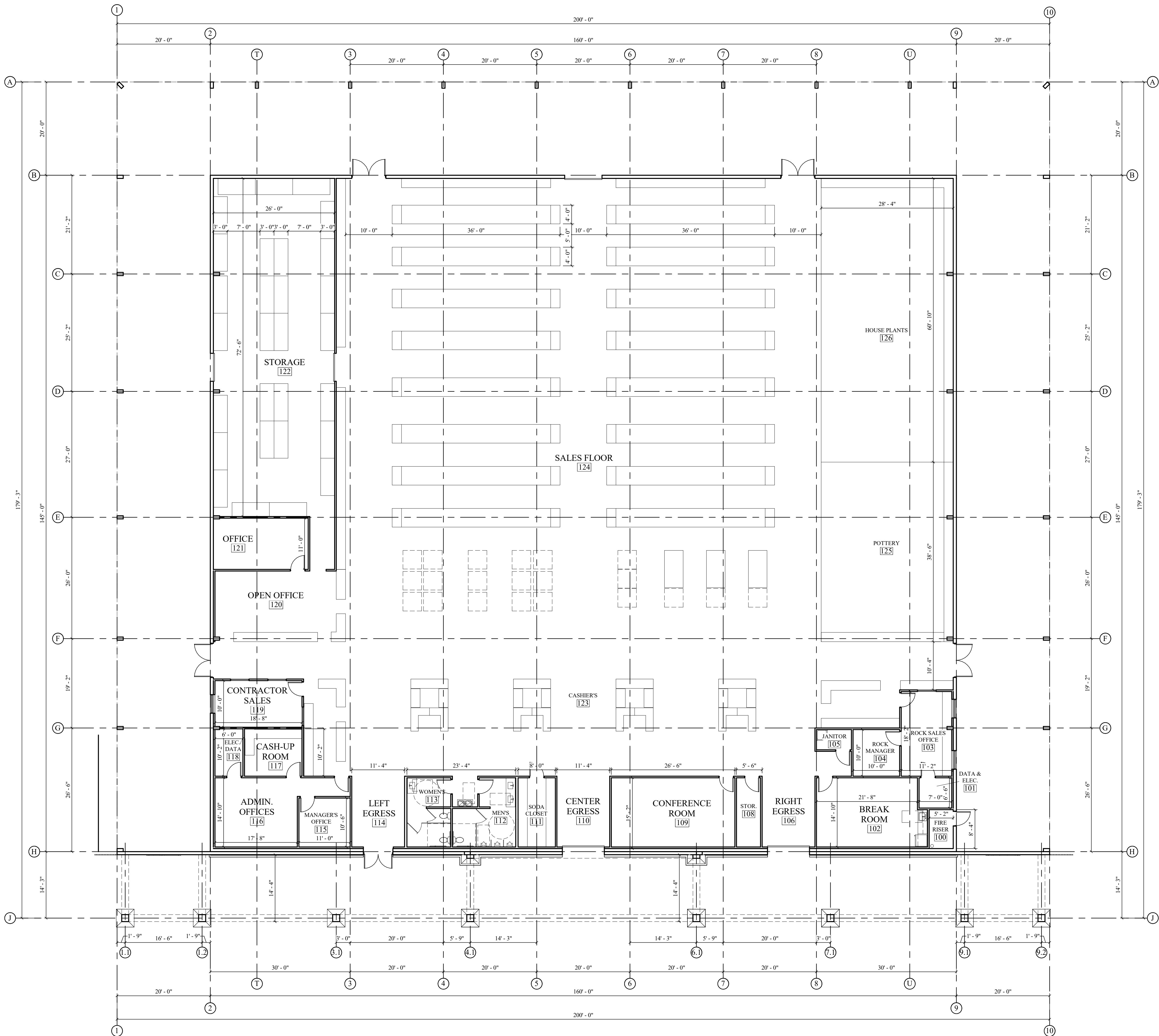
Standing Seam Metal Roofing
Gray



REAR ELEVATION
1/8" = 1'-0"

REVISION DATES:
6/20/2025

JOB NO: 22034
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/8" = 1'-0"



FLOOR PLAN
3/32" = 1'-0"

FLOOR PLAN LEGEND

1	WALL TYPE, SEE TYPES ON THIS SHEET
10	DOOR TAG, SEE DOOR SCHEDULE FOR MORE INFORMATION
10	WINDOW TAG, SEE WINDOW SCHEDULE FOR MORE INFORMATION
NAME 101	ROOM TAG, SEE ROOM FINISH SCHEDULE FOR MORE INFORMATION
A/A300	BUILDING SECTION TAG
↗	SECTION NUMBER & SHEET
↗	DIRECTION OF SECTION CUT
A600	INTERIOR ELEVATION TAG
↗	ELEVATION SHEET LOCATION
1	ELEVATION NUMBER



435-575-1448
reflectarchitecture@gmail.com

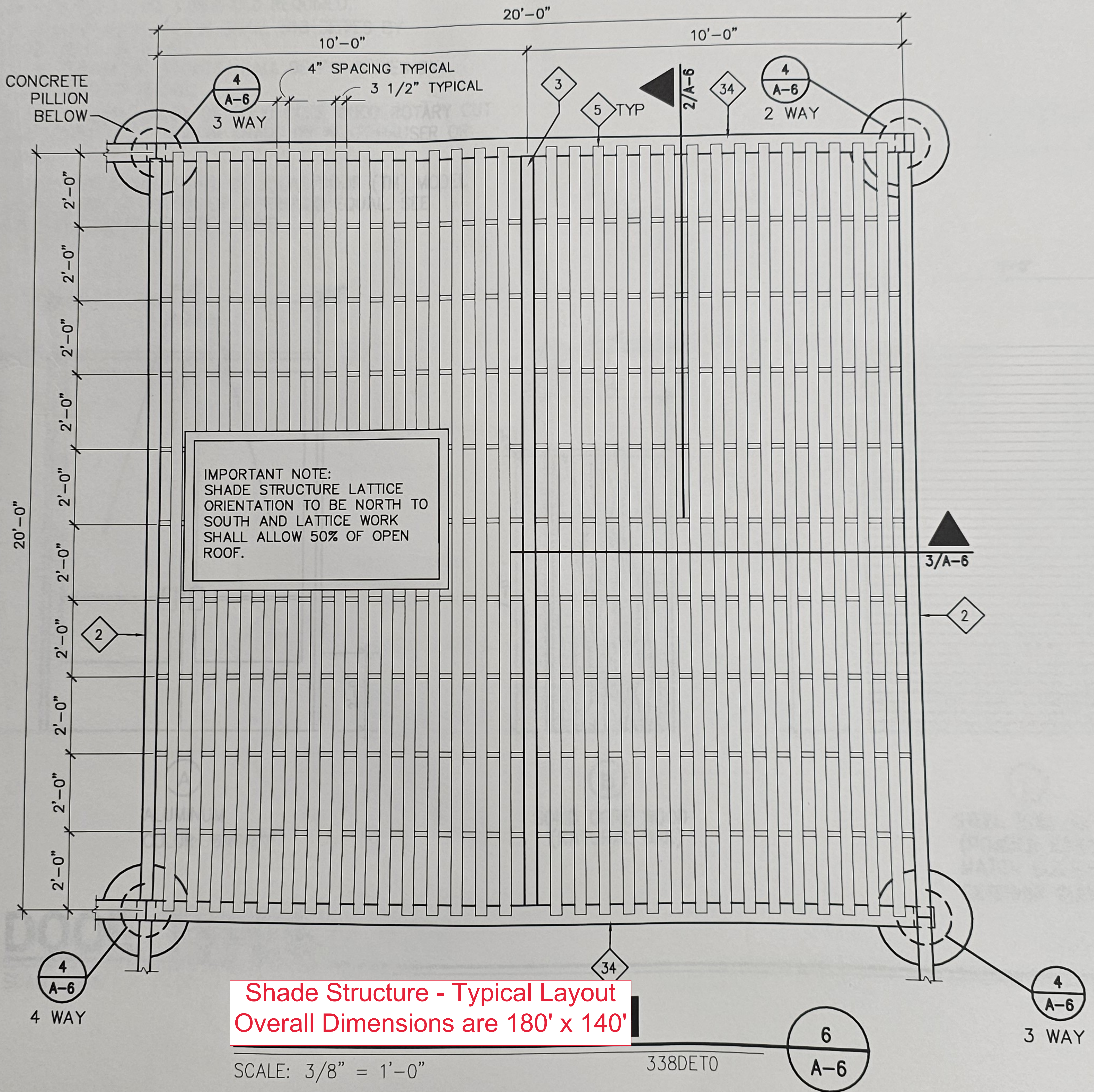
NEW BUILDING FOR
STAR NURSERY
ON GEORGE WASHINGTON BLVD.
WASHINGTON, UTAH 84780

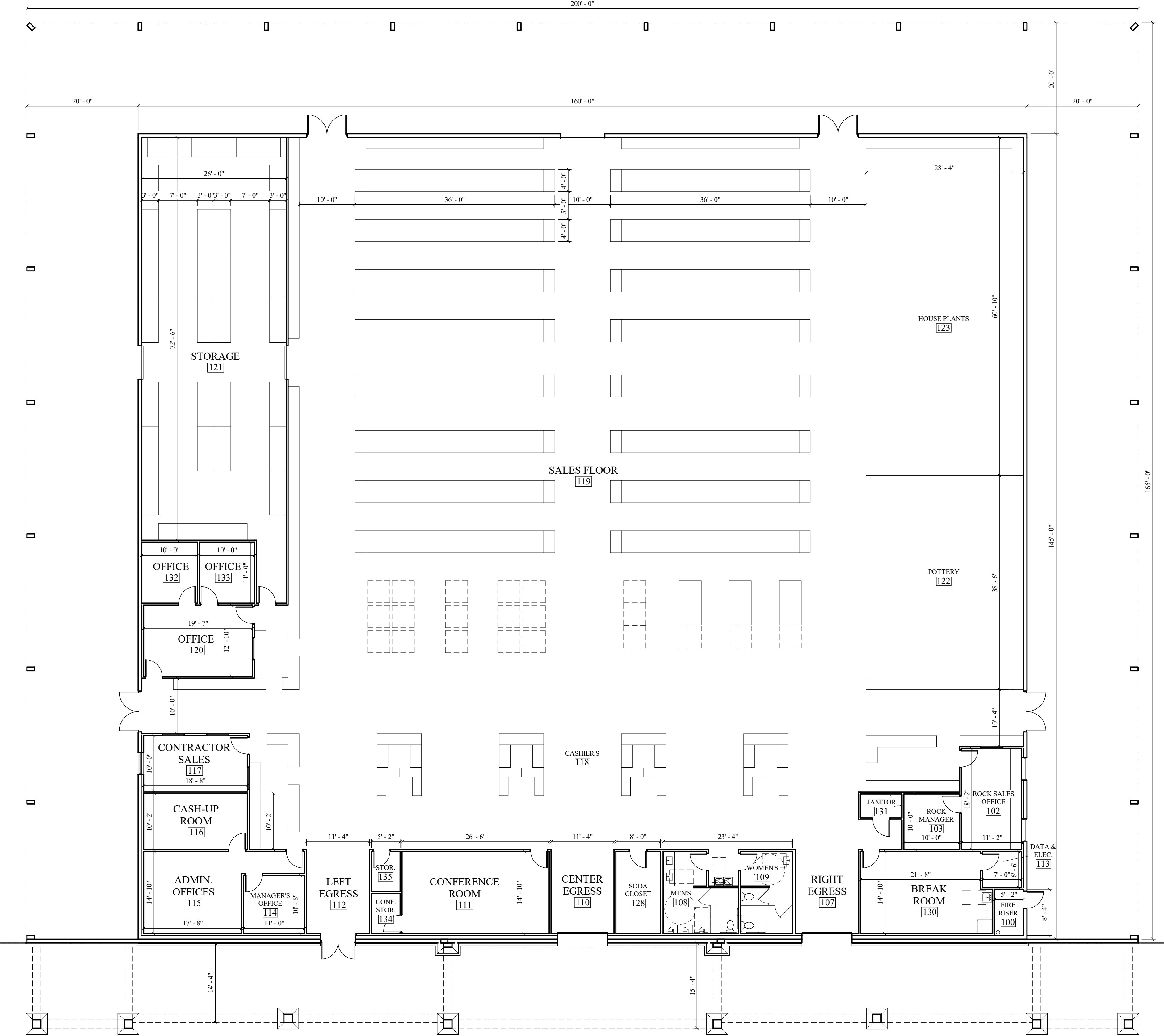
FLOOR PLAN

REVISION DATES:
6/20/2025

JOB NO: 22034
DRAWN: D.R.W.
CHECKED: -
SCALE: As indicated

A100

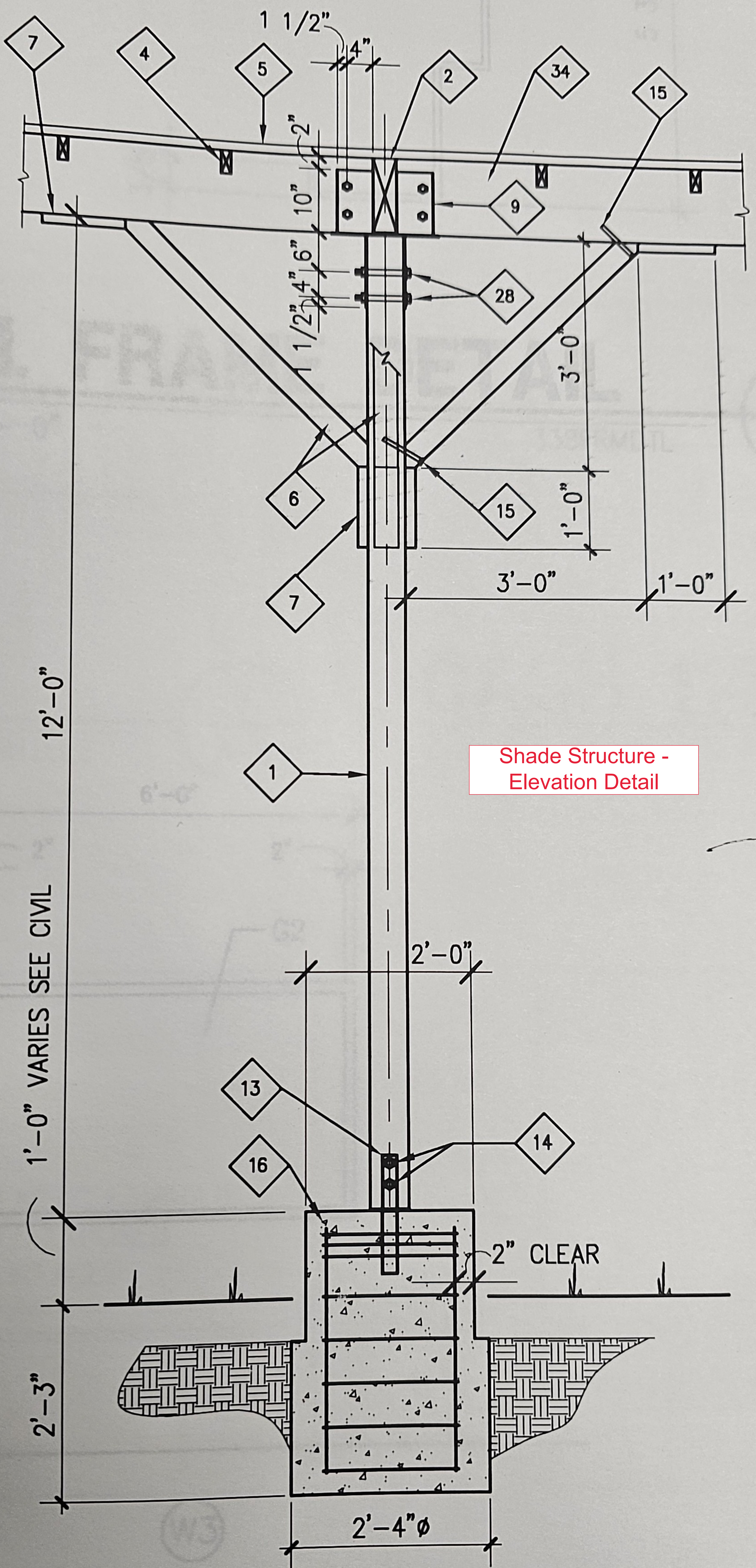




FLOOR PLAN
3/32" = 1'-0"

REVISION DATES:
6/13/2024

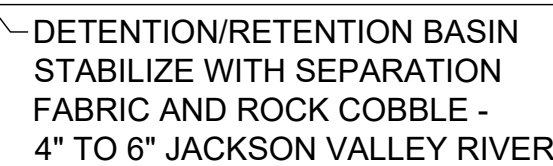
JOB NO: 22034
DRAWN: D.R.W.
CHECKED: -
SCALE: 3/32" = 1'-0"



Shade Structure -
Elevation Detail

* TREE AND SHRUB SPECIES SHOWN MAY BE SUBSTITUTED AT THE DISCRETION OF THE OWNER FOR A SIMILAR SIZED PLANT FROM THE CITY-APPROVED SPECIES LIST.


** TREE SIZE AT PLANTING TO BE 24" BOX OR 15 GALLON MINIMUM.
SHRUB SIZE AT PLANTING TO BE 5 GALLON MINIMUM.



GENERAL NOTES:

1. THIS SHEET PROVIDES A LANDSCAPING OVERVIEW FOR THE PROJECT. REFER TO SHEETS LS-01 AND LS-02 FOR MORE DETAIL.



SHEET		STAR NURSERY ON GEORGE WASHINGTON BLVD				DATE 3/22/25	DRAWN BY PBG	CHECKED BY TAR					
CLIENT PROJ. #		N/A		MAINLINE PROJ. #		22-016							
SHEET NAME		LANDSCAPE OVERVIEW											
<div><div>ME MAINLINE ENGINEERING</div><div>MAINLINE ENGINEERING 327 NORTH MALL DRIVE SUITE 100 ST. GEORGE, UT 84790</div><div>WARNER VALLEY RANCH LLC PARCEL 1652-36-2312 DOWNSIDE RD 125 CASSIA WAY HENDERSON, NV 89014</div></div>													
										NO.			
										BY			
										REVISIONS			
										DATE			

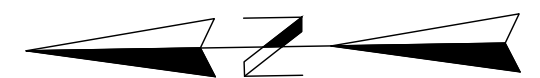
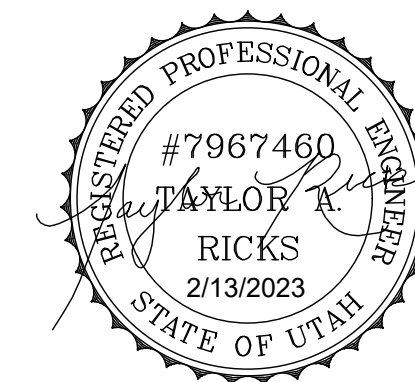
GEORGE WASHINGTON BLVD (3650 S)

MATCH LINE - SEE SHEET LS-02

LANDSCAPE SCHEDULE			
SYMBOL	TYPE	NAME*	QTY
	TREE	CALIFORNIA FAN PALM	12 EA
	TREE	SOUTHERN LIVE OAK	11 EA
	TREE	CHINESE PISTACHE	15 EA
	TREE	LACEBARK ELM	11 EA
	TREE	EASTERN REDBUD	15 EA
	TREE	SHADEMASTER LOCUST	10 EA
	SHRUB	GOLDEN YUCCA	54 EA
	SHRUB	RED YUCCA	27 EA
	SHRUB	BEAKED YUCCA	15 EA
	SHRUB	NEW GOLD LANTANA	14 EA
	SHRUB	HEAVENLY CLOUD TEXAS SAGE	63 EA
	SHRUB	RIO BRAVO TEXAS SAGE	19 EA
	SHRUB	SILVER CLOUD TEXAS SAGE	25 EA
	SHRUB	DARK KNIGHT BLUE MIST SHRUB	19 EA
	SHRUB	DWARF RED OLEANDER	34 EA
	SHRUB	GOPHER PLANT	43 EA
	SHRUB	GRABER PYRACANTHA	19 EA
	SHRUB	PROSTRATE GERMANDER	31 EA
	BOULDER	SIZE/COLOR PER OWNER	58 EA
	GROUND COVER	GRAVEL DRIVE AND STORAGE AREAS	289,035 SF
	GROUND COVER	ROCK MULCH, CHAT, OR TOPSOIL PLANTED AREAS	32,067 SF

GENERAL NOTES:


1. REFER TO PLAN SHEET LS-00 FOR LANDSCAPING SUMMARY.

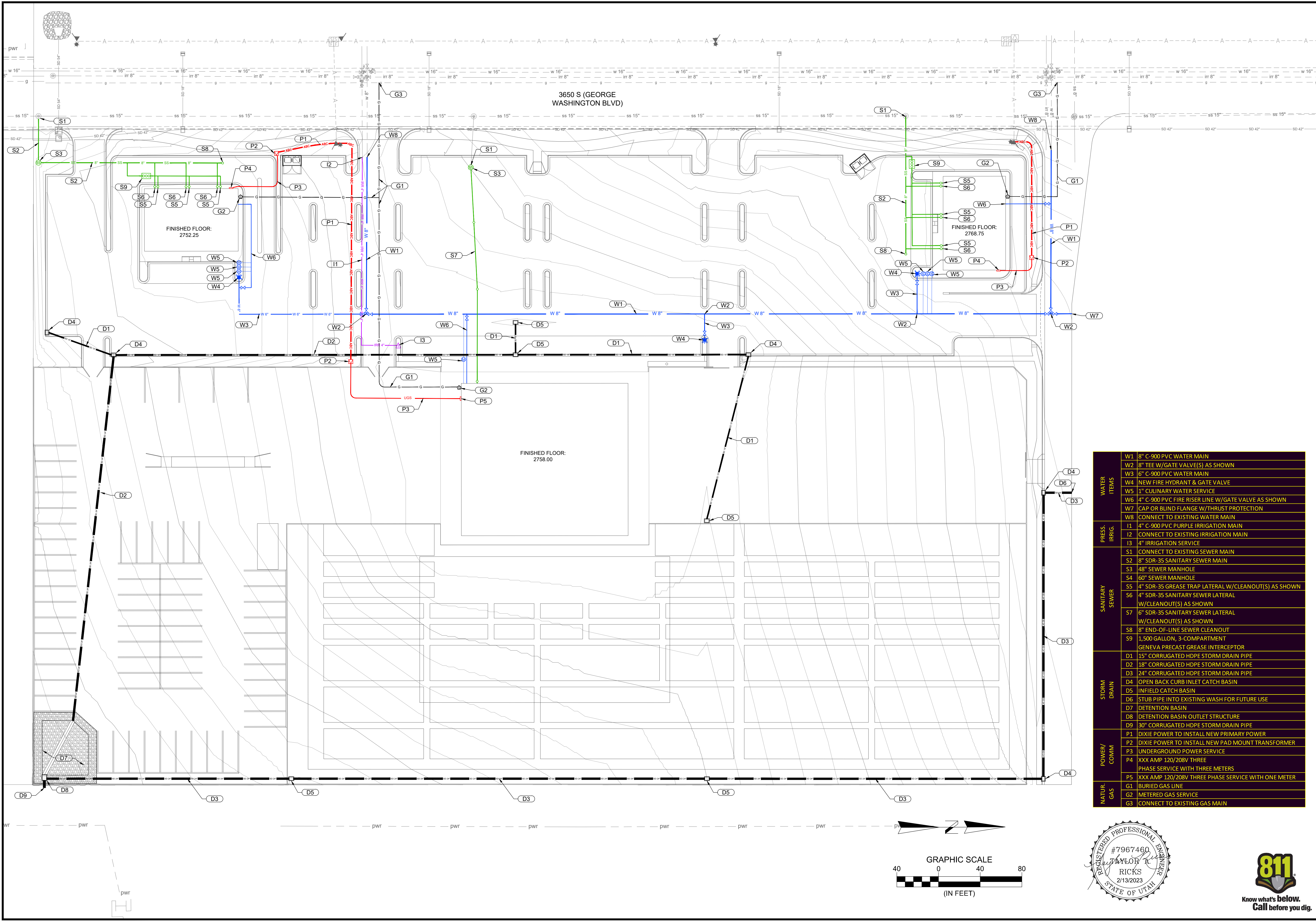


GRAPHIC SCALE

25 0 25 50



(IN FEET)

SHEET		STAR NURSERY ON GEORGE WASHINGTON BLVD		DATE 3/22/25	DRAWN BY PBG	CHECKED BY TAR															
CLIENT PROJ. #		N/A		MAINLINE PROJ. #		22-016															
SHEET NAME		LANDSCAPE PLAN																			
<div><div><div></div><div>MAINLINE ENGINEERING</div></div><div>MAINLINE ENGINEERING 321 NORTH MALL DRIVE SUITE T101 ST. GEORGE, UT 84790</div><div>WARNER VALLEY RANCH LLC PARCEL: W-5-2-36-2312 DAMON HARDY 125 CASSIA WAY HENDERSON, NV 89014</div></div>																		NO.	REVISIONS	BY	DATE



WATER	ITEMS	W1	8" C-900 PVC WATER MAIN
		W2	8" TEE W/GATE VALVE(S) AS SHOWN
PRESS. IRRIG.		W3	6" C-900 PVC WATER MAIN
		W4	NEW FIRE HYDRANT & GATE VALVE
SANITARY SEWER		W5	1" CULINARY WATER SERVICE
		W6	4" C-900 PVC FIRE RISER LINE W/GATE VALVE AS SHOWN
STORM DRAIN		W7	CAP OR BLIND FLANGE W/THRUST PROTECTION
		W8	CONNECT TO EXISTING WATER MAIN
POWER/COMM		I1	4" C-900 PVC PURPLE IRRIGATION MAIN
		I2	CONNECT TO EXISTING IRRIGATION MAIN
NATUR. GAS		I3	4" IRRIGATION SERVICE
		S1	CONNECT TO EXISTING SEWER MAIN
		S2	8" SDR-35 SANITARY SEWER MAIN
		S3	48" SEWER MANHOLE
		S4	60" SEWER MANHOLE
		S5	4" SDR-35 GREASE TRAP LATERAL W/CLEANOUT(S) AS SHOWN
		S6	4" SDR-35 SANITARY SEWER LATERAL W/CLEANOUT(S) AS SHOWN
		S7	6" SDR-35 SANITARY SEWER LATERAL W/CLEANOUT(S) AS SHOWN
		S8	8" END-OF-LINE SEWER CLEANOUT
		S9	1,500 GALLON, 3-COMPARTMENT GENEVA PRECAST GREASE INTERCEPTOR
		D1	15" CORRUGATED HDPE STORM DRAIN PIPE
		D2	18" CORRUGATED HDPE STORM DRAIN PIPE
		D3	24" CORRUGATED HDPE STORM DRAIN PIPE
		D4	OPEN BACK CURB INLET CATCH BASIN
		D5	INFIELD CATCH BASIN
		D6	STUB PIPE INTO EXISTING WASH FOR FUTURE USE
		D7	DETENTION BASIN
		D8	DETENTION BASIN OUTLET STRUCTURE
		D9	30" CORRUGATED HDPE STORM DRAIN PIPE
		P1	DIXIE POWER TO INSTALL NEW PRIMARY POWER
		P2	DIXIE POWER TO INSTALL NEW PAD MOUNT TRANSFORMER
		P3	UNDERGROUND POWER SERVICE
		P4	XXX AMP 120/208V THREE PHASE SERVICE WITH THREE METERS
		P5	XXX AMP 120/208V THREE PHASE SERVICE WITH ONE METER
		G1	BURIED GAS LINE
		G2	METERED GAS SERVICE
		G3	CONNECT TO EXISTING GAS MAIN



SHEET		PROJECT		STAR NURSERY ON GEORGE WASHINGTON BLVD		DATE 3/24/25		DRAWN BY TAR		CHECKED BY PBG		<div>MAINLINE ENGINEERING</div> <div>MAINLINE ENGINEERING 321 NORTH MALL DRIVE SUITE T101 ST. GEORGE, UT 84750</div> <div>WARNER VALLEY RANCH LLC PARCEL: W-5-2-36-2312 DAMON HARDY 125 CASSIA WAY HENDERSON, NV 89014</div>											
CLIENT PROJ. #		N/A		MAINLINE PROJ. #		22-016		<div></div> PROFESSIONAL ENGINEER															
SHEET NAME																							
																NO.		REVISIONS		BY		DATE	

AGREEMENT

This Agreement is entered into between Washington City, Utah, herein “City” and Dean T. Terry and Carol Terry, herein “Developer”, the day and year stated below.

RECITALS

Whereas, Developer desires to apply for a zone change on that certain property located within Washington City, Utah, known as The Pointe at Washington City, and more particularly described in Exhibit A, attached hereto, herein “the Project”, from C-3 Commercial to R-1-12 Residential, and

Whereas, Developer is required to submit a proposed preliminary plat for the Project in conjunction with the request for zone change; and

Whereas, the City has agreed that in the event the proposed preliminary plat, containing nine building lots as proposed by the Developer, is not approved as proposed, Developer may seek a change back to the previous C-3 commercial zone; and

Whereas, the City has agreed to grant a zone change back to C-3 commercial zone upon request by Developer;

Now, therefore, the parties agree as follows:

AGREEMENT

1. Developer is applying for a zone change on that certain property located within Washington City, Utah, known as The Pointe at Washington City, and more particularly described in Exhibit A, attached hereto, containing nine building lots, herein “the Project”, from C-3 Commercial to R-1-12 Residential.

2. Developer is submitting a proposed preliminary plat for the Project, containing nine building lots, in conjunction with the request for zone change.

3. The City agrees that in the event the proposed preliminary plat with its nine building lots, as proposed by the Developer, is not approved by the City as proposed, Developer may seek a zone change back to the previous C-3 commercial zone, and the City agrees to grant a zone change back to the previous C-3 commercial zone.

Dated this _____ day of _____, 2025.

Washington City:

Kress Staheli, Mayor

Developer:

Dean T. Terry

Carol Terry

Approved as to form and content:

Thad Seegmiller, City Attorney

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: July 23rd, 2025

ACTION REQUESTED: G-25-03, A request to amend the General Plan Land Use Map located at approximately 925 south 1900 east from Estate, to the proposed Industrial General Plan Land Use designation.

APPLICANT: Curtis Rogers

OWNER: Curtis Rogers

ENGINEER: American Land Consulting

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend Approval

Background

The applicant is seeking to amend the General Plan Land Use Map at approximately 925 south 1900 east specifically parcel # W-4-2-19-308. This parcel covers approximately 6.41 acres. The general plan for this parcel is split with Industrial being on the west end and Estate being on the east. The applicant is proposing to change the east end of the property (2.7 acres) from Estate to Industrial so that the entire parcel will have the same General Plan designation of Industrial.

The surrounding General Plan designations are Estate to the north, east and south and Industrial to the west.

Staff has reviewed the requested change and is comfortable with the proposal as access to the area is off 1900 east and through industrial uses.

Recommendation

The Planning Commission reviewed this request on July 16th and unanimously recommended approval of G-25-03, amending the General Plan Land Use Map from the current Estate Residential to the proposed Industrial designation, as outlined above and shown on the exhibit.

July 16th, 2025 Planning Commission Minutes

https://youtube.com/live/_acFu8DMSAA?t=1715

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

Guy Salisbury spoke to the item.

Commissioner Mitchell closed the public hearing.

Commissioner Anderson made a motion to recommend approval to the City Council for General Plan Amendment G-25-03 with the findings and conditions of staff.

Commissioner Tupou seconded the motion; which passed with the following roll call vote:

<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>



NARRATIVE

RE: General Plan amendment

To whom it may concern:

The purpose of the General Plan Amendment is to bring the Subject properties into what is currently in the area.

Respectfully submitted,

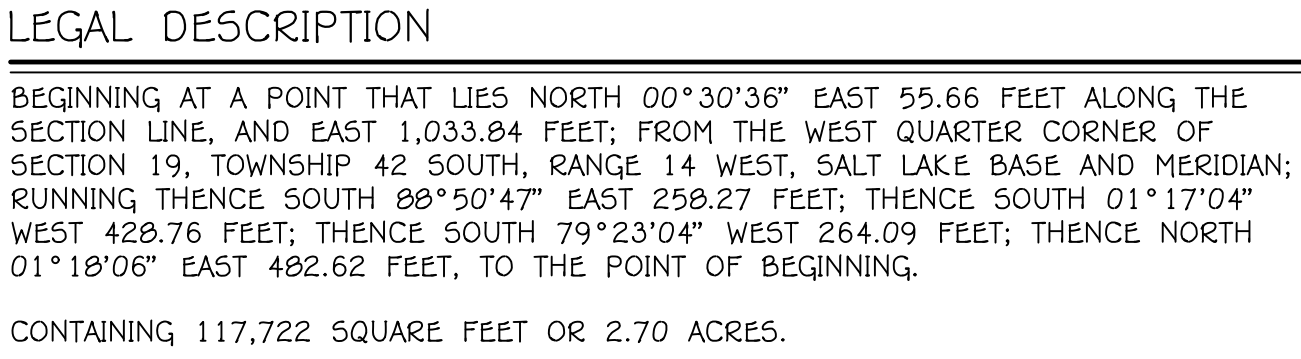
A handwritten signature in blue ink, appearing to read "Adam Allen", is written over a horizontal line.

Adam Allen, Manager
American Consulting and Engineering



PROJECT FLOW CARD: G-25-03 - General Plan Amendment - Rogers Washington Ind.
Parcel W-4-2-19-308 located east of 810 S 1900 East

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - OK to proceed forward.	
Engineer	Reviewed and no concerns to change to Industrial.	
Parks/Trails	Reviewed, no concerns	
Dixie Power	Reviewed, no concerns	
Economic Dev	Reviewed, no concerns	

[illegible]

GENERAL PLAN AMENDMENT

FOR
CURTIS ROGERS

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST SLB&M

DATE: 06/25/2025
JOB # 25-016
FILE: GEN PLAN.DWG

SHEET
1 / 2
SHEETS

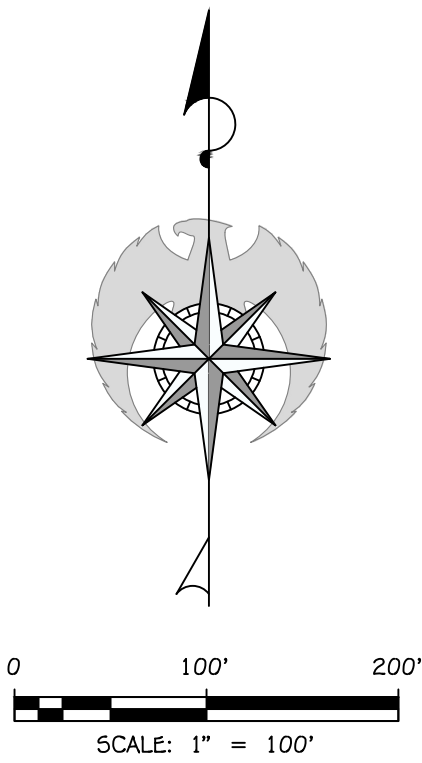
NORTHWEST CORNER OF SECTION 19,
TOWNSHIP 42 SOUTH, RANGE 14 WEST
SALT LAKE BASE AND MERIDIAN

BASIS OF BEARINGS
5 00°30'36" W 2640.69'
(CORNER TO CORNER)

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°30'36" EAST 55.66 FEET ALONG THE SECTION LINE, AND EAST 1,033.84 FEET, FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 88°50'47" EAST 258.27 FEET; THENCE SOUTH 01°17'04" WEST 428.76 FEET; THENCE SOUTH 79°23'04" WEST 264.09 FEET; THENCE NORTH 01°18'06" EAST 482.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING 117,722 SQUARE FEET OR 2.70 ACRES.



LEGEND:

- BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE
- QUARTER SECTION LINE
- TIE

CHANGE FROM CURRENT PLAN: ESTATE TO INDUSTRIAL



GENERAL PLAN AMENDMENT
FOR
CURTIS ROGERS
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

DATE: 06/25/2025

JOB # 25-016

FILE: GEN PLAN.DWG

SHEET

2

2

SHEETS

ORDINANCE NO. 2025-XX
AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE
DESIGNATION WITHIN WASHINGTON CITY, UTAH

WHERE AS, the Washington City Community Development Department has recommended the following General Plan Land Use Map designation be adopted; and

WHERE AS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on July 16th, 2025, which public hearing was closed, for the purpose of considering the proposed amended General Plan Land Use Map designation and the making of formal recommendation to the City Council; and

WHERE AS, the City Council, pursuant to applicable notice requirement, conducted a public meeting on July 23rd, 2025; and

WHERE AS, the City Council has reviewed this amendment and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

WHERE AS, the City Council of Washington City, Utah, desires to amend the General Plan Land Use Map of Washington City, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described property is hereby amended by General Plan Land Use Map request **G-25-03**, from the current Estate to an Industrial designation, located at approximately 925 south 1900 east, and more particularly described as follows:

Parcel ID and Detailed Legal Description in Exhibit A.

PASSED AND ORDERED POSTED on this 23rd day of July, 2025.

Washington City

Attest:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston ☐ Aye ☐ Nay

Kim Casperson ☐ Aye ☐ Nay

Craig Coats ☐ Aye ☐ Nay

Bret Henderson ☐ Aye ☐ Nay

Kurt Ivie ☐ Aye ☐ Nay

Exhibit A

Beginning at a point that lies North 00°30'36" East 55.66 feet along the Section Line, and East 1,033.84 feet; from the West Quarter Corner of Section 19, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Running thence South 88°50'47" East 258.27 feet; thence South 01°17'04" West 428.76 feet; thence South 79°23'04" West 264.09 feet; thence North 01°18'06" East 482.62 feet, to the point of beginning.

Containing 117,722 Square Feet or 2.70 Acres.



2/12/2025

Re: Zone Change Review

To whom it may concern,

The purpose of this zone change is to change the current zoning from C-3 to R-1-12, in conformance with the general plan, and to better match the surrounding neighborhoods.

Thank You for your Consideration,

A handwritten signature in blue ink, appearing to read "Adam Allen", is written over a horizontal line.

Adam Allen, Manager – American Consulting and Engineering



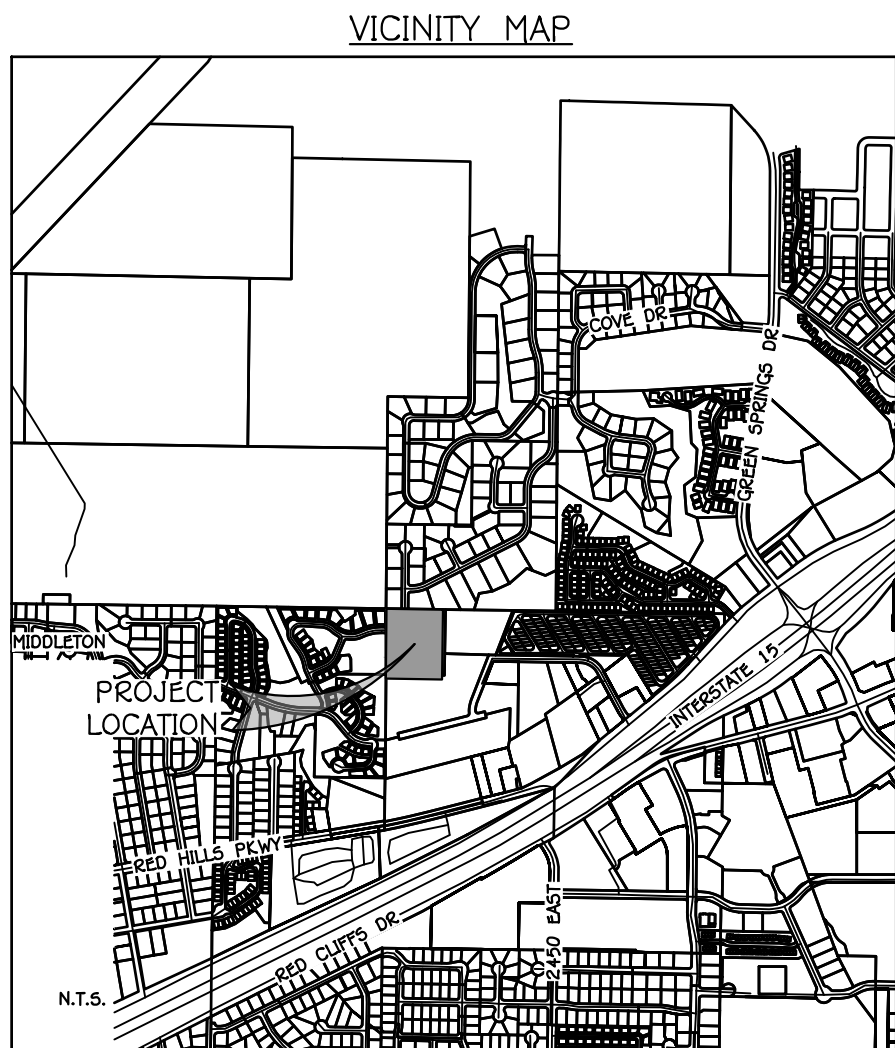
**PROJECT FLOW CARD: Z-25-06 - Zone Change - The Point at Washington
Rocky Point Cir & Arizona Dr**

Planning	This zone change is in line with the general plan. Staff should note this parcel is in the hillside overlay zone. The applicant has completed a hillside review.	
Hillside	The committee met on May 9th, 2024 and provided a partial recommendation for approval due to concerns with the layout of the proposed subdivision. See staff report for specifics.	
Public Works	Reviewed - OK to proceed with rezoning request. Recommend review of Hillside for establishment of “No Build” boundary at time of preliminary plat.	
Engineer	Reviewed, no concerns.	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed no concern DE	
Washington Power	Power is ok with the proposed zone change.	
Economic Dev	Reviewed no concern RH	



THE POINTE AT WASHINGTON CITY

LOCATED IN WASHINGTON, UTAH
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST
SALT LAKE BASE AND MERIDIAN
MAY 2024



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	SLOPE MAP
4	GRADING PLAN
5	UTILITY PLAN
6	SITE SECTIONS

OWNER / DEVELOPER
DEAN TERRY INVESTMENTS, LLC.
PO BOX 717
ST GEORGE, UTAH 84771

CONTACT:
DEAN TERRY
(435) 632-5879

ENGINEERING CONTACT
AMERICAN CONSULTING & ENGINEERING,
1173 SOUTH 250 WEST #502
ST GEORGE, UT 84770

ADAM ALLEN - PROJECT MANAGER
(435) 288-3330

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT NORTH 0°53' WEST 1322.60 FEET ALONG THE SECTION LINE AND SOUTH 89°32' WEST 885.35 FEET ALONG THE 1/16 LINE FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°28' EAST 545.00 FEET; THENCE SOUTH 89°32' WEST 442.0 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16; THENCE NORTH 0°54'30" WEST ALONG THE WEST LINE 545.00 FEET MORE OR LESS TO THE NORTHWEST CORNER; THENCE NORTH 89°32' EAST ALONG THE 1/16 442.16 FEET TO THE POINT OF BEGINNING.

NOTES:

- SUBJECT SITE IS LOCATED WITHIN GENERAL COMMERCIAL ZONE "C-3" PROPOSED USE IS SINGLE FAMILY RESIDENTIAL

COVER SHEET

THE POINTE AT WASHINGTON CITY

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

DATE: 05/01/2024

JOB # 21-016-4

FILE: POINTE.dwg

SHEET

1

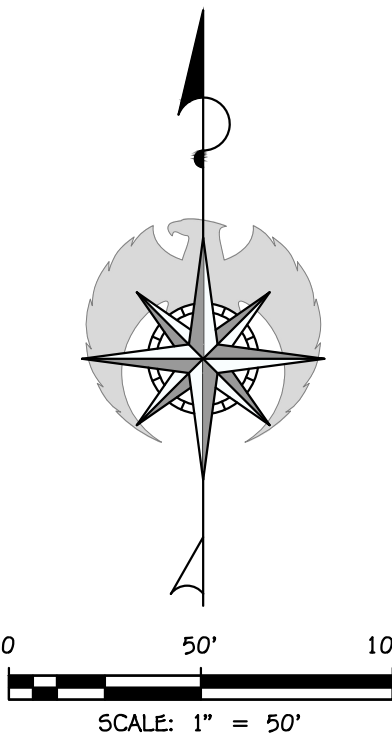
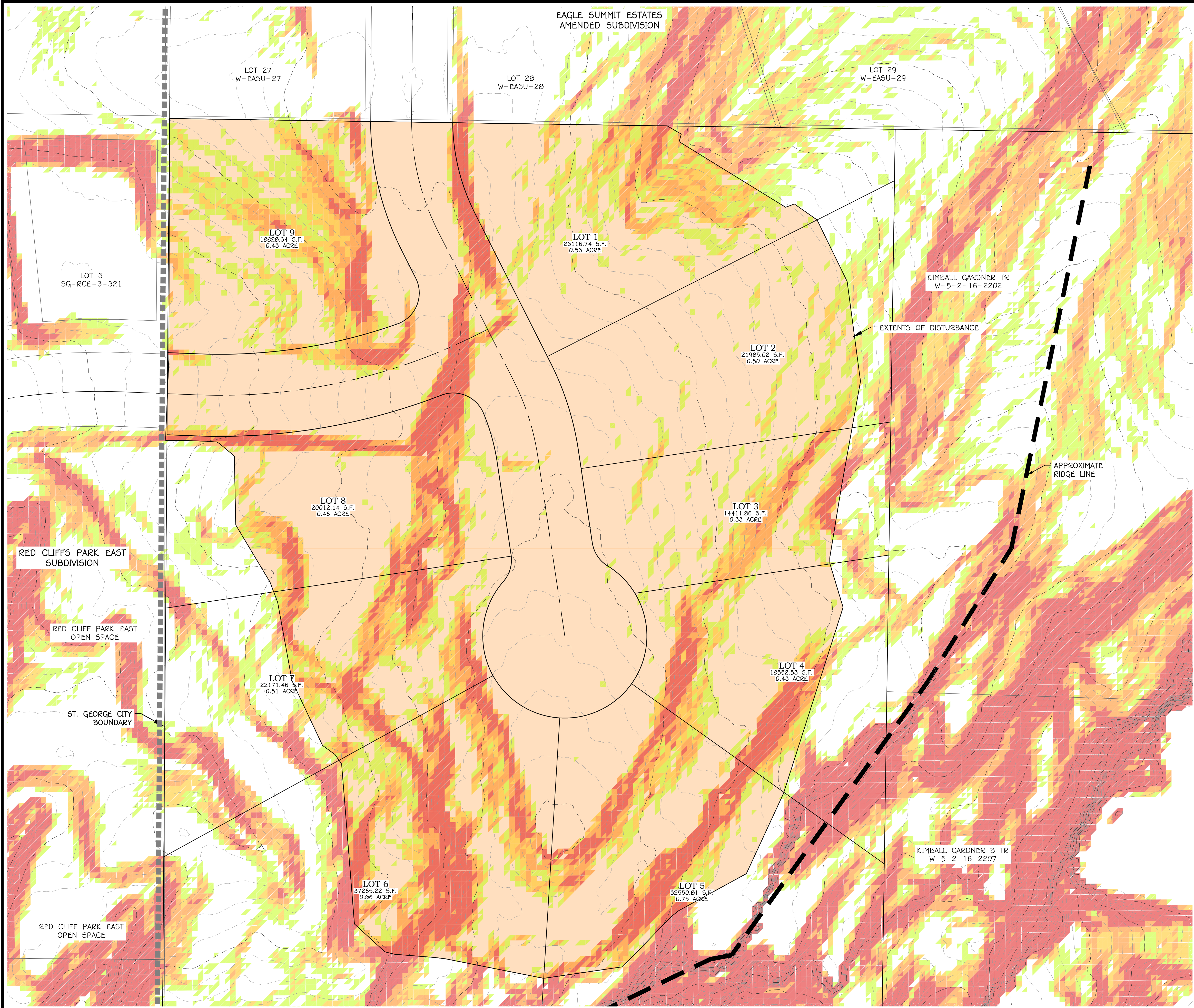
6

SHEETS

NOTES:

REV. DATE





LEGEND:

- EXISTING HILLSIDE SLOPE 20.01%-25%
- EXISTING HILLSIDE SLOPE 25.01%-30%
- EXISTING HILLSIDE SLOPE 30.01%-40%
- EXISTING HILLSIDE SLOPE >40%
- SINGLE FAMILY PAD GRADING

HILLSIDE SLOPE IN GRADING AREA

HILLSIDE SLOPE 0.0%-25%	2.7 ACRES
HILLSIDE SLOPE 25.01%-40.00%	.49 ACRES
HILLSIDE SLOPE >40.00%	.32 ACRES



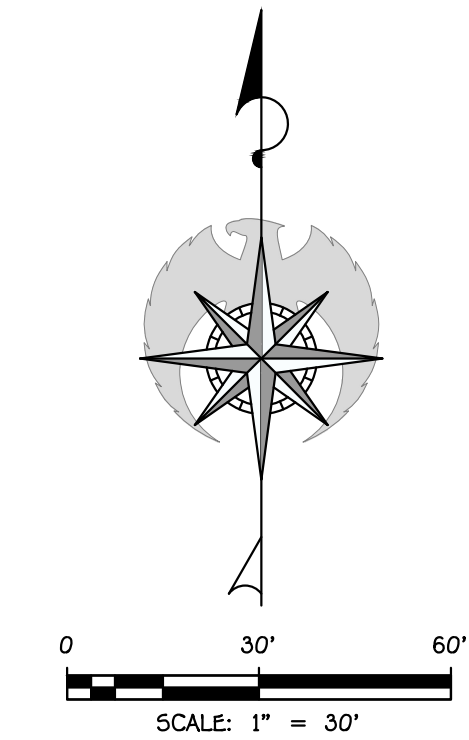
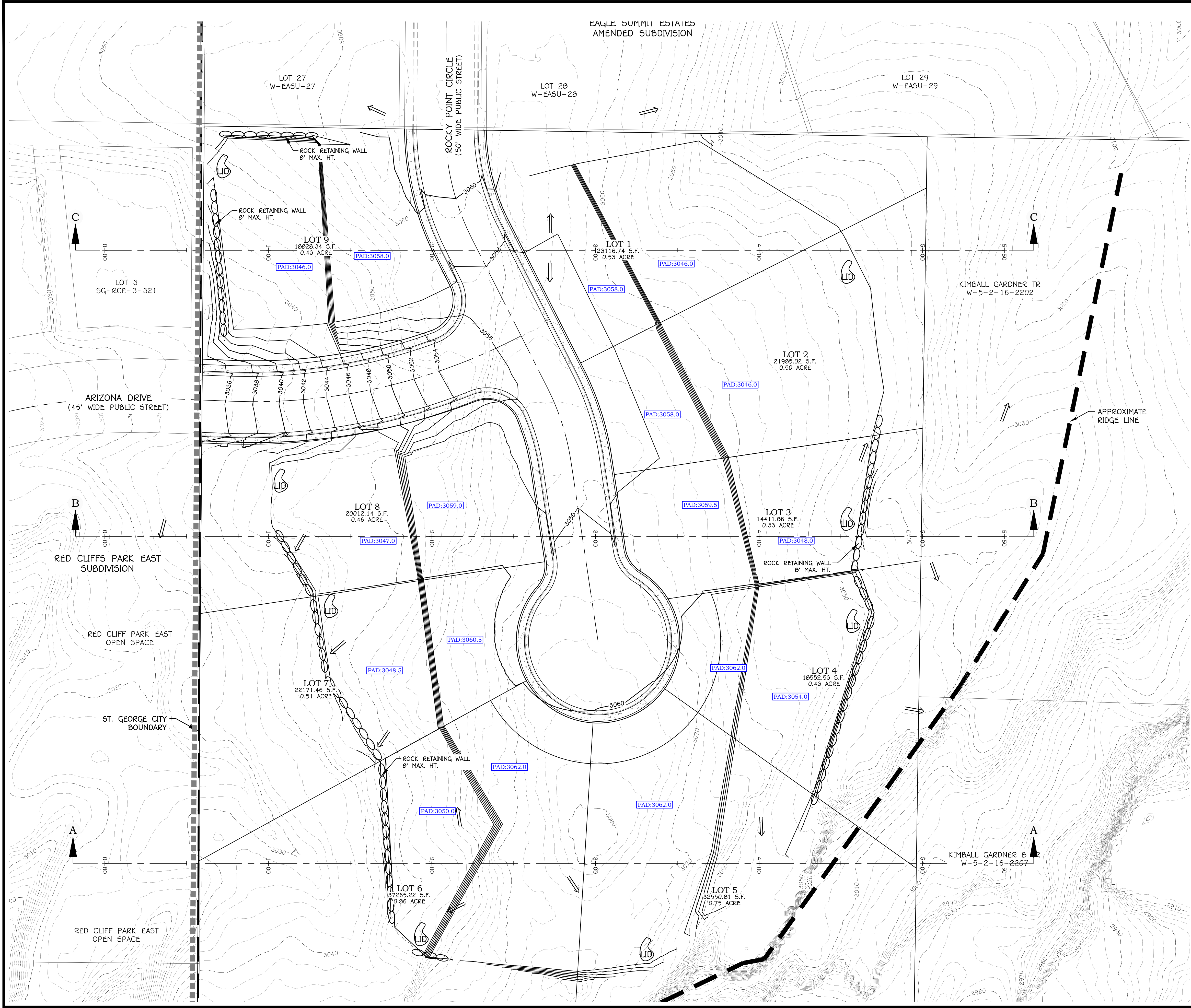
HILLSIDE SLOPE MAP

THE POINTE AT WASHINGTON CITY

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

DATE: 05/01/2024
JOB # 21-016-4
FILE: POINTE.dwg

SHEET
3 / 6
SHEETS

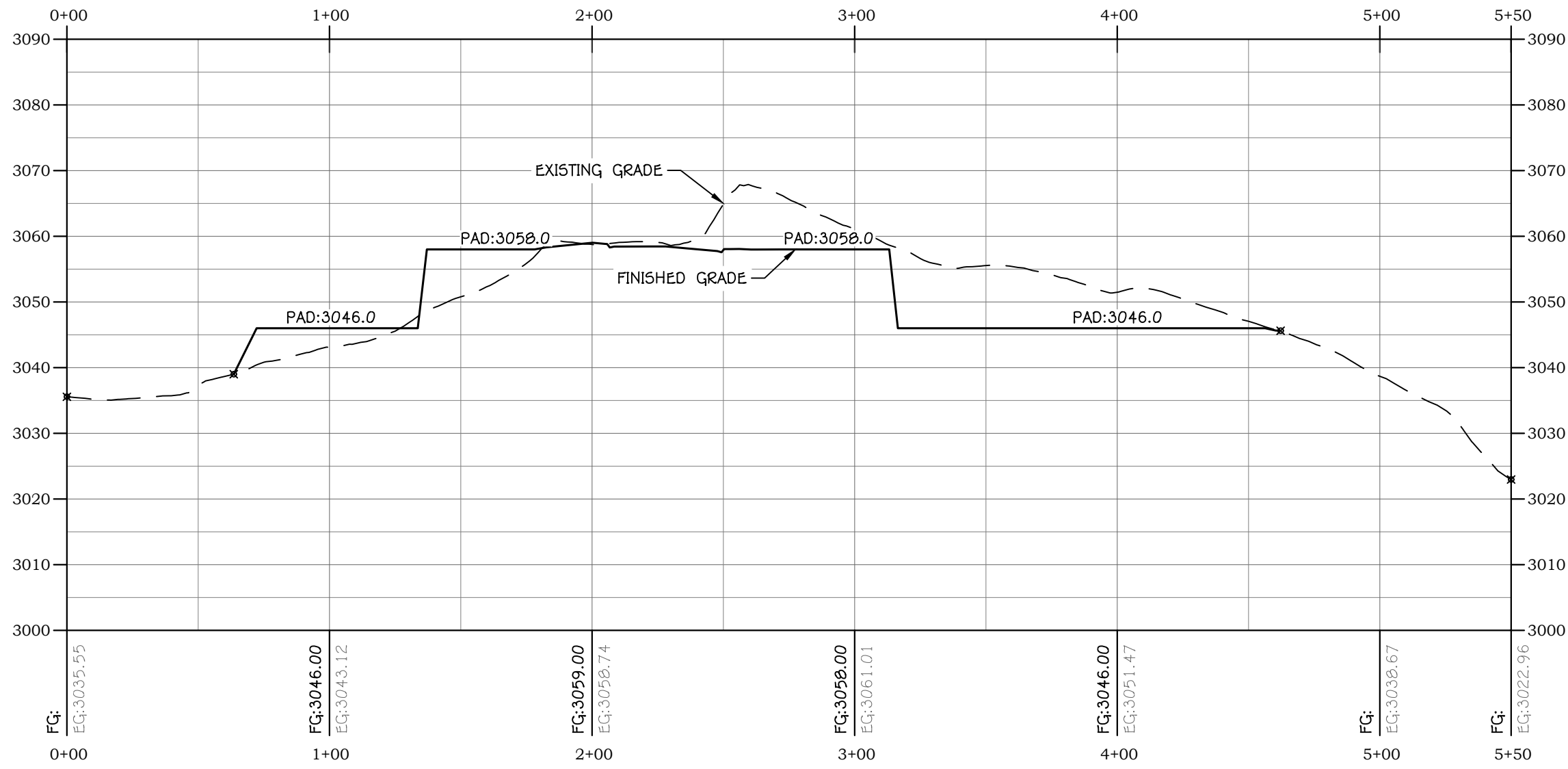


GRADING PLAN

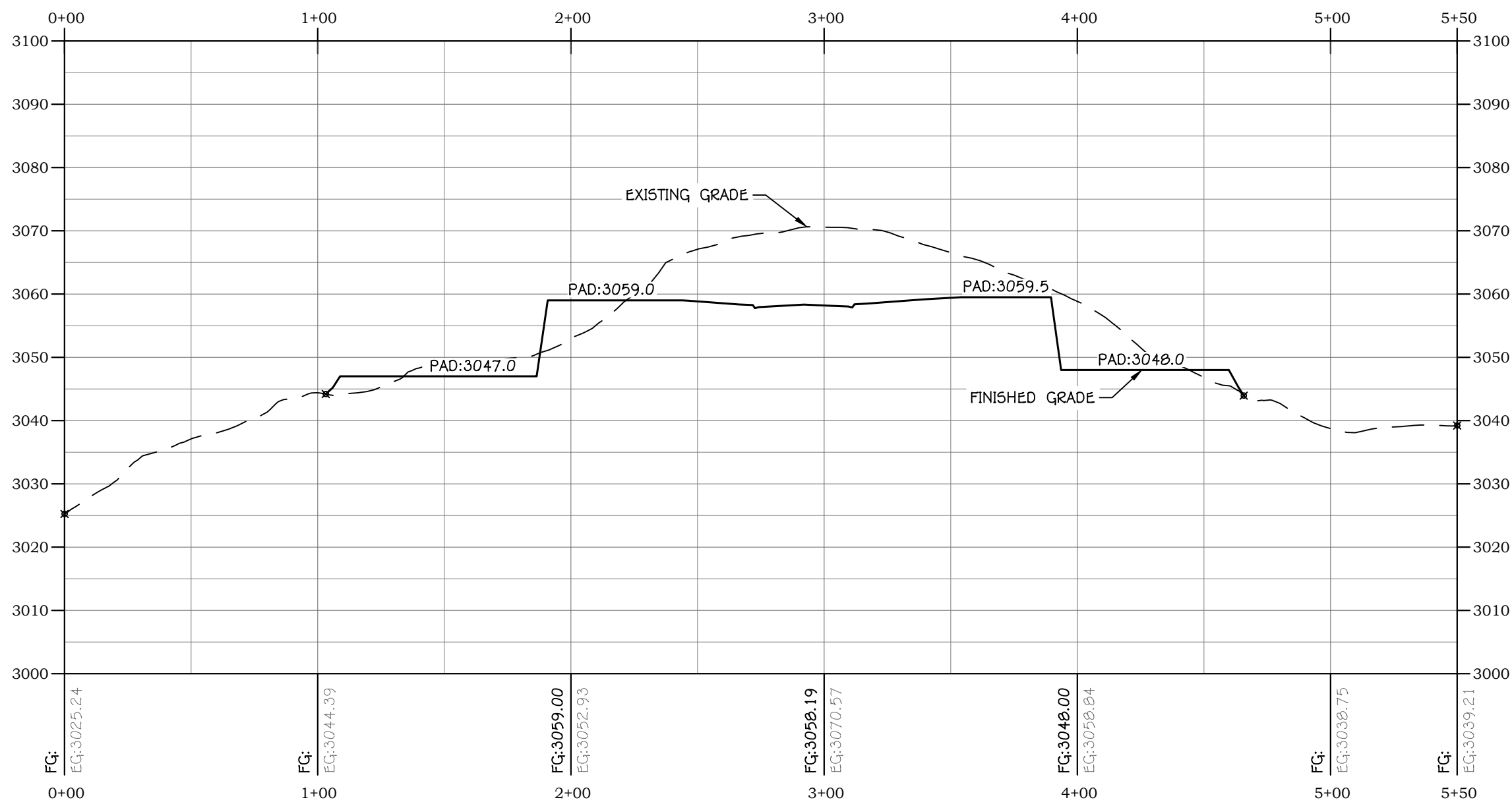
THE POINTE AT WASHINGTON CITY

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

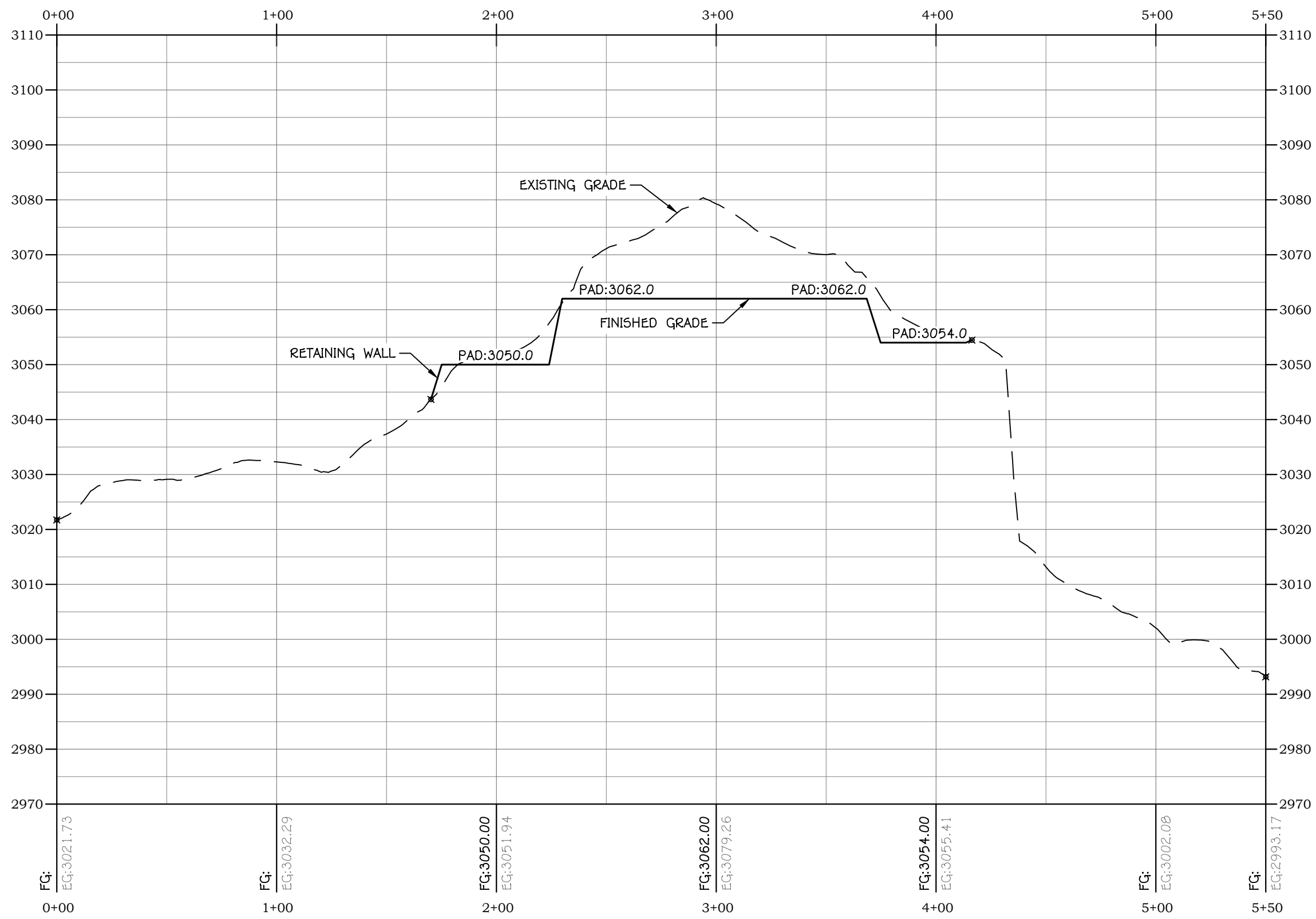
DATE: 05/01/2024	
JOB # 21-016-4	
FILE: POINTE.dwg	
SHEET 4	6 SHEETS



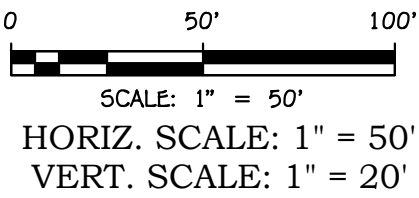
SITE SECTION: C-C



SITE SECTION: B-B



SITE SECTION: A-A

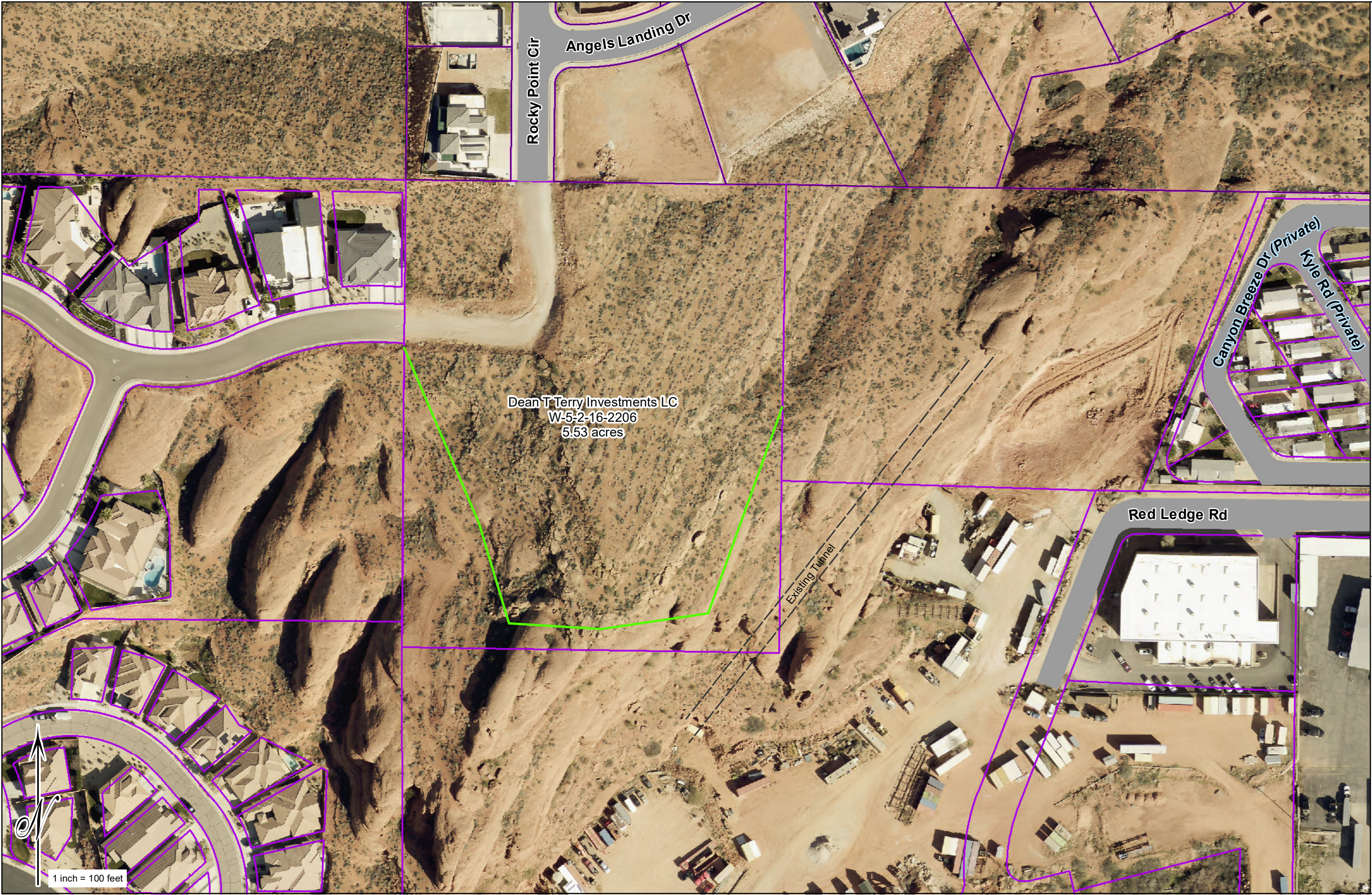


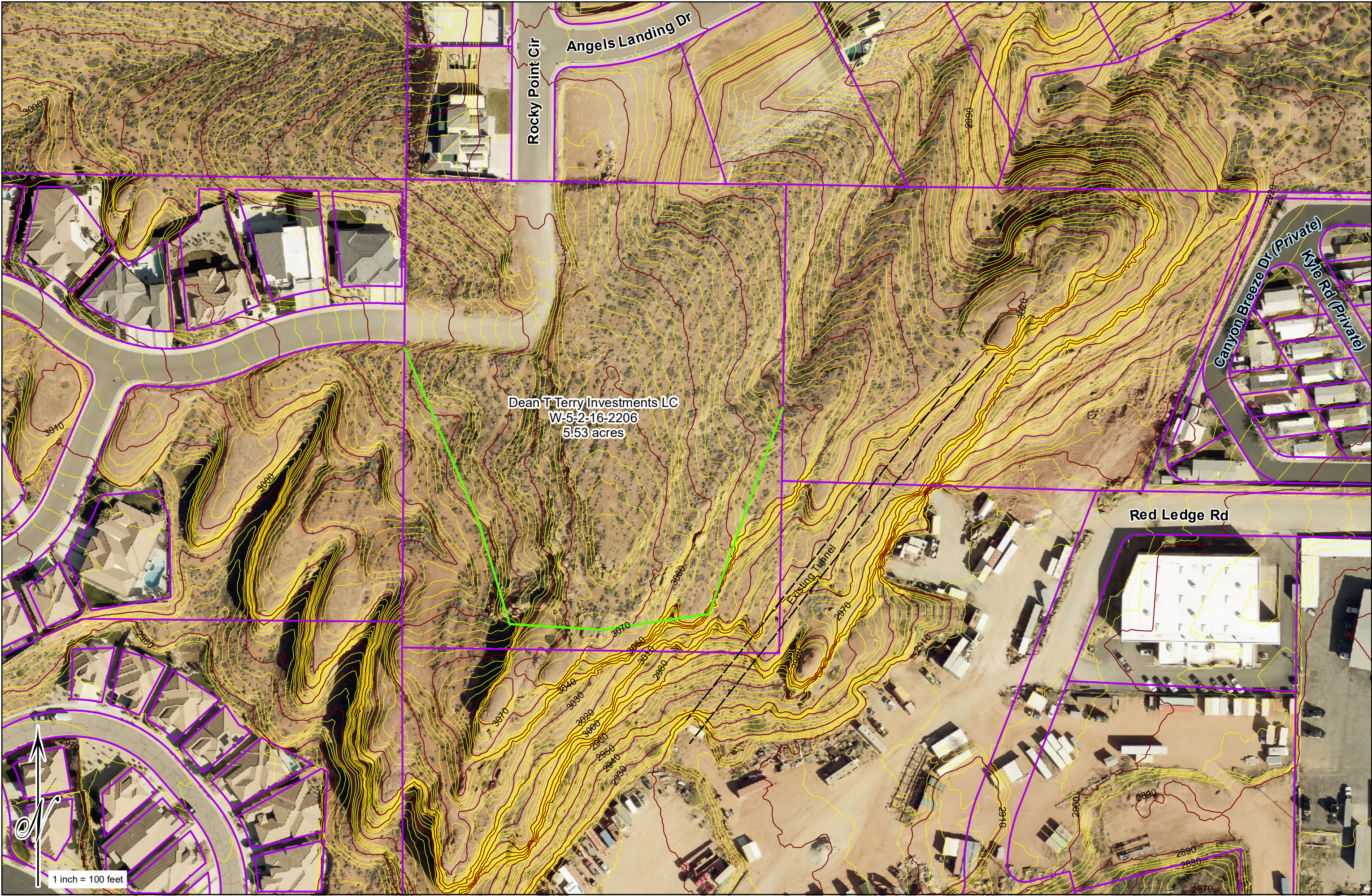
GRADING PLAN

THE POINTE AT WASHINGTON CITY

WASHINGTON CITY, WASHINGTON COUNTY, UTAH
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

DATE: 05/01/2024
JOB # 21-016-4
FILE: POINTE.dwg
SHEET 6 / 6 SHEETS





**ORDINANCE NO. 2025-XX
AN ORDINANCE AMENDING THE ZONING
DESIGNATION WITHIN WASHINGTON CITY, UTAH**

WHERE AS, the Washington City Community Development Department has recommended the following Zone Change be adopted; and

WHERE AS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on July 16th, 2025, which public hearing was closed, for the purpose of considering the proposed Zone Change and the making of formal recommendation to the City Council; and

WHERE AS, the City Council, pursuant to applicable notice requirement, conducted a public meeting on July 23rd, 2025; and

WHERE AS, the City Council has reviewed this amendment and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

WHERE AS, the City Council of Washington City, Utah, desires to amend the Official Zoning Map of Washington City, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described property is hereby amended by Zone Change request **Z-25-06**, from the current C-3 to R-1-12 and OS zoning designations, located at approximately Rocky Point Circle and Arizona Drive., and more particularly described as follows:

Parcel ID and Detailed Legal Description in Exhibit A.

PASSED AND ORDERED POSTED on this 23rd day of July, 2025.

Washington City

Attest:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
----------------	------------------------------	------------------------------

Kim Casperson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
---------------	------------------------------	------------------------------

Craig Coats	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Bret Henderson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Kurt Ivie	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Exhibit A

R-1-12 Legal Description

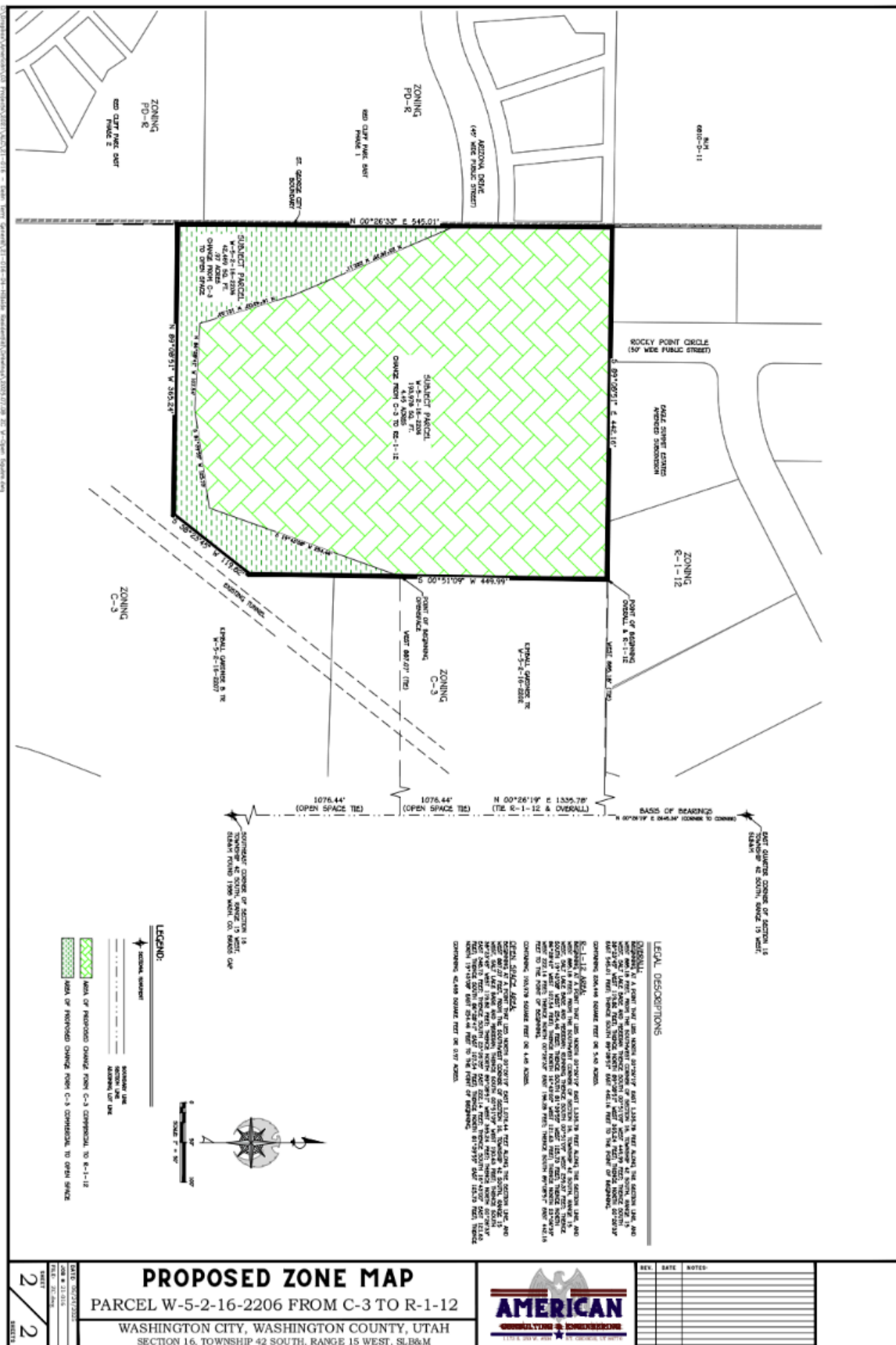
Beginning at a point that lies North 00°26'19" East 1,335.78 feet along the Section line, and West 885.18 feet; from the Southwest Corner of Section 16, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Running thence South 00°51'09" West 259.37 feet; thence South 19°43'08" West 254.46 feet; thence South 81°39'55" West 125.73 feet; thence North 86°28'41" West 107.54 feet; thence North 16°43'00" West 121.63 feet; thence North 23°06'35" West 222.14 feet; thence North 00°26'33" East 196.28 feet; thence South 89°08'51" East 442.16 feet to the point of beginning.

Containing 193,978 Square Feet or 4.45 Acres.

Open space Legal Description

Beginning at a point that lies North 00°26'19" East 1,076.44 feet along the Section Line, and West 887.07 feet, from the Southwest Corner of Section 16, Township 42 South, Range 15 West, Salt Lake Base and Meridian; thence South 00°51'09" West 190.63 feet; thence South 38°23'45" West 119.82 feet; thence North 89°08'51" West 365.24 feet; thence North 00°26'33" East 348.73 feet; thence South 23°06'35" East 222.14 feet; thence South 16°43'00" East 121.63 feet; thence South 86°28'41" East 107.54 feet; thence North 81°39'55" East 125.73 feet; thence North 19°43'08" East 254.46 feet to the point of beginning.

Containing 42,468 Square Feet or 0.97 Acres.



WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: July 23rd, 2025

ACTION REQUESTED: Z-25-06 - A request to rezone approximately 5.51 acres located at Rocky Point Circle and Arizona Drive, from the current C-3 zoning, to a proposed R-1-12 and OS zoning designation.

APPLICANT: Dean Terry

OWNER: Dean Terry Investments

ENGINEER: American Consulting and Engineering

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval onto the City Council

Background

The applicant is requesting approval to change the zoning of approximately 5.43 acres, located at Rocky Point Circle and Arizona Drive. The requested change is from the current zoning of C-3, to a proposed R-1-12 and OS zoning designation.

The General Plan for this area is Residential Low Density which supports 3-4 units/acre commonly associated with 10,000 sq.ft lots and larger. The surrounding zoning to this parcel is R-1-12 to the north, C-3 to the east and south and St. George City residential to the west.

The R-1-12 and OS request is for the purpose of developing the land into a single family residential development. The proposal is asking to change 4.45 acres to R-1-12 and .97 acres to OS. This project is in the Hillside and was reviewed by the Hillside Review Board which minutes are attached to this report.

The applicant has asked to bring forward a special agreement with this zone change that the City Council will need to approve. In the agreement, the applicant is asking that if the 9 lot preliminary plat is not approved, they would be able to revert back to the C-3 zoning. With the applicant asking for this special agreement which involves the preliminary plat, the preliminary plat has been included with the exhibit so that everything is known at this time.

If this Zone Change and accompanying agreement is approved, the applicant would need to submit the required preliminary plat application for city approval.

Recommendation

The Planning Commission reviewed this request on July 16th and unanimously recommended approval of Z-25-06, for the zone change request from C-3, to the proposed R-1-12 and OS zoning designations, based on the following findings below.

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.

Hillside Review Committee Minutes **May 9, 2024**

In Attendance: Eldon, Councilman Ivie, Dave Black, James Dotson, Jason Smith, Adam Allen, Dean Terry and daughter/son

The committee met on site and walked the property observing the survey points that identified the center of the cul-de-sac and proposed property lines.

The committee discussed the beauty of the natural rock formations on this property and the proposed disturbance to the land in relation to these natural rock formations.

The committee discussed the viewshed of the ridge from the community and I-15 and the prominent natural rock features on this land. The committee discussed the placement of homes on this property, walkout basements and proposed retaining walls.

The committee identified the proposed development as showing the top of the plateau being cut down 20 feet, the proposed retaining wall locations and walk out basements.

Adam discussed the project noting the proposed retaining walls are maxed out at 8 feet tall, walkout basements are being utilized to minimize the disturbance and that two story homes (from street view) will not be built in this subdivision. Adam identified that the top plateau is not visible from down below in that no one will notice the removal of the top plateau.

The committee discussed the prominent ridges and identified the proposed plan in that the homes are being pushed out towards these prominent ridges specifically lots 4, 5 and 6. The committee felt uneasy about lots 4, 5 and 6 due to their proximity to the ridge and distraction from the natural ridge and blocking the viewshed corridor in this area.

Dave motioned for a partial recommendation for approval due to the amount of disturbance for this subdivision stating the hillside committee is comfortable with the disturbance on lots 1,2,3 ,8 and 9 with lot 8 relocating its access to arizona drive (east to west street) and lot 3 should be reconfigured to avoid the 40% or greater slopes. We have reservations for the proposed lots 4,5,6 and 7 as currently proposed with the note that lot 7 could possibly be accessed from the lower elevation as noted and recommended for lot 8. Lot 7 and 8 should not be accessed from the top cul-de-sac as proposed. We recommend not approving disturbance beyond these lots which would require reconfiguration of the cul-de-sac. Todd second the motion which passed unanimously.

July 16th, 2025 Planning Commission Minutes

https://youtube.com/live/_acFu8DMSAA?t=2394

Community Development Director Eldon Gibb reviewed the application.

New Development Manager John Hehnke spoke to the item.

Commissioner Mitchell opened the public hearing.
The following individuals spoke to the item:

- Don Jackson
- Randy Roberts
- Robert Dane

Commissioner Mitchell closed the public hearing.

Adam Allen with American Land Consulting spoke to the item.

Commissioner Tupou made a motion to recommend approval to City Council Zone Change Request Z-25-06 with the findings and conditions of staff. Commissioner Anderson seconded the motion; which passed with the following roll call vote:

Commissioner Anderson	Aye
Commissioner Davis	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye