



Washington City Planning Commission  
Regular Meeting Agenda  
August 6, 2025

**PUBLIC NOTICE** is hereby given that the Planning Commission of Washington City will host a public electronic meeting on **Wednesday, August 6, 2025** at 6:00 P.M. The Planning Commission will be held in the Council Chambers of 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>

**1. APPROVAL OF AGENDA**

**2. APPROVAL OF MINUTES**

- a. Approval of the Planning Commission Minutes from July 16, 2025.

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

**4. PUBLIC HEARINGS**

***\*\*Public comments will be accepted at: [washingtoncity.org/meetings](https://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 for consideration and recommendation to City Council General Plan Amendment G-25-04 from Low Density to PUD-C, located at 2651 S Washington Fields Road. Applicant: Ascend Land Consulting.
- b. Continuation of consideration and recommendation to City Council Zone Change Z-25-17 from R-1-10 to PUD-R located at 990 E George Washington Blvd. Applicant: Lance Miller

**5. ADJOURNMENT**

POSTED this 31st Day of July, 2025  
Bonnie Baker, Zoning Technician

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*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.*

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WASHINGTON CITY  
PLANNING COMMISSION MEETING  
STAFF REVIEW

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|                          |                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>HEARING DATE:</b>     | August 6th, 2025                                                                                                                    |
| <b>ACTION REQUESTED:</b> | G-25-04, A request to amend the General Plan Land Use Map from LD to the proposed PUD-C located at 2651 South Washington Fields Rd. |
| <b>APPLICANT:</b>        | Bryan & Jennica Burnett                                                                                                             |
| <b>OWNER:</b>            | Bryan & Jennica Burnett                                                                                                             |
| <b>ENGINEER:</b>         | American Consulting and Engineering                                                                                                 |
| <b>REVIEWED BY:</b>      | Eldon Gibb, Community Development Director                                                                                          |
| <b>RECOMMENDATION:</b>   | Recommend Approval onto City Council                                                                                                |

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**Background**

The applicant is proposing to amend the General Plan Land Use Map located at 2651 South Washington Fields Road covering approximately 8.35 acres. The current Land Use designation at this location is LD Residential and the applicant is proposing a change to PUD-C for the possibility of developing the area into a commercial use.

The surrounding General Plan Land Use designations are LD to the north, east, south and NCOMM to the west. Staff has reviewed the request and is comfortable with the proposal, as it ties into the NCOMM to the west and could provide a buffer from the land adjacent to Washington Fields Road and the existing residential units to the east and south.

**Recommendation**

Staff recommends the Planning Commission recommend approval of G-25-04, amending the General Plan Land Use Map from the current LD to the proposed PUD-C, as outlined above and shown in the exhibit, onto the City Council.

### **The Fields – Event Center & Floral Boutique - Narrative**

“The Fields” is a proposed modern farmhouse-style event center and floral boutique that offers a charming and unique location for events while also providing a profitable business opportunity. The center's rustic and vintage feel appeals to many and creates a warm, inviting atmosphere that also celebrates the history and spirit of the Washington Fields area.



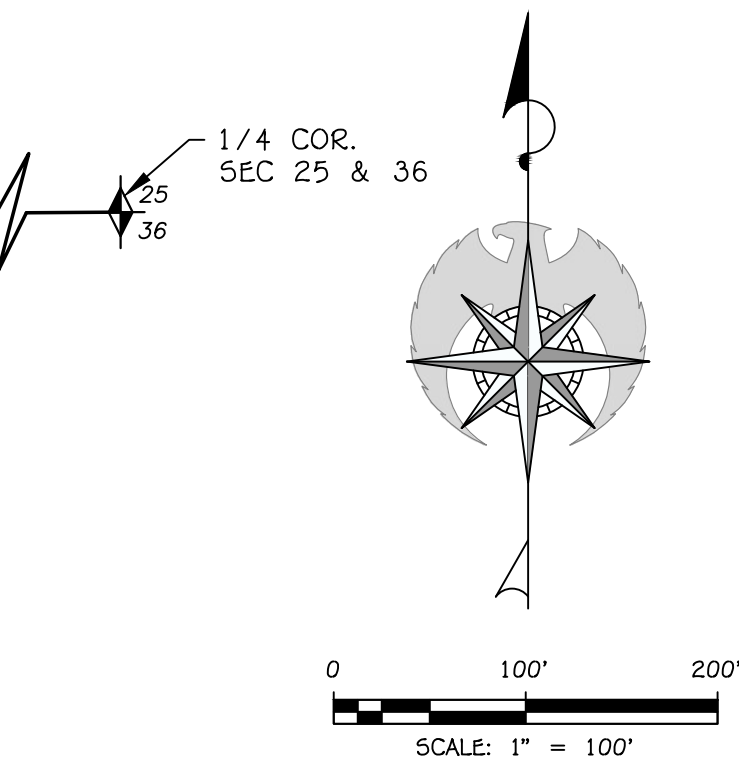
**PROJECT FLOW CARD: G-25-04 - General Plan Amendment - Burnett Event Center  
2651 S Washington Fields Rd**

|              |                                                                                                                                               |  |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--|
| Planning     | Reviewed. No concerns.                                                                                                                        |  |
| Public Works | Reviewed - OK to proceed with the General Plan Amendment.<br>Will likely have concerns to address moving forward with zoning and development. |  |
| Engineer     | No concerns for a general plan amendment                                                                                                      |  |
| Parks/Trails | Reviewed. No concerns                                                                                                                         |  |
| Dixie Power  | Reviewed. No concerns.                                                                                                                        |  |
| Economic Dev | Reviewed. No concerns.                                                                                                                        |  |



EXISTING GENERAL PLAN

LOCATED IN THE SE 1/4 SECTION 26, AND THE NE 1/4 SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST  
TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN  
WASHINGTON CITY, WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING; THENCE SOUTH 00°35'38" WEST 362.89 FEET; THENCE SOUTH 09°09'10" EAST 11.72 FEET; THENCE SOUTH 16°57'19" EAST 63.10 FEET; THENCE SOUTH 20°54'59" EAST 30.04 FEET; THENCE SOUTH 68°52'19" WEST 17.96 FEET; THENCE NORTH 21°07'41" WEST 10.00 FEET; THENCE NORTH 20°54'59" WEST 29.52 FEET; THENCE NORTH 20°56'54" WEST 30.77 FEET; THENCE NORTH 20°56'54" WEST 32.50 FEET; THENCE NORTH 00°50'57" EAST 7.49 FEET; THENCE NORTH 09°09'03" WEST 1,252.18 FEET; THENCE NORTH 00°31'29" EAST 35.00 FEET; THENCE SOUTH 09°09'03" EAST 573.70 FEET; THENCE NORTH 00°48'04" EAST 105.70 FEET; THENCE SOUTH 09°11'56" EAST 53.58 FEET; THENCE NORTH 00°48'04" EAST 445.99 FEET; THENCE SOUTH 68°52'19" EAST 423.04 FEET; THENCE SOUTH 22°14'55" EAST 90.93 FEET; THENCE SOUTH 19°04'55" EAST 147.05 FEET; THENCE SOUTH 09°08'25" EAST 124.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 363,836 SQUARE FEET OR 8.35 ACRES.

LEGEND:

PROPERTY LINE  
ADJOINING LOT LINE

SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)

EXISTING GENERAL PLAN  
LD-LOW DENSITY



EXISTING GENERAL PLAN  
FOR  
OLD FARM FAMILY LLC  
WASHINGTON CITY, WASHINGTON COUNTY, UTAH  
NE 1/4 OF SECTION 35, T42S, R15W, SLB&M

DATE: 03/29/2024  
JOB #: 24-011  
FILE: ROS.dwg  
SHEET  
1 / 4  
SHEETS



# PROPOSED GENERAL PLAN

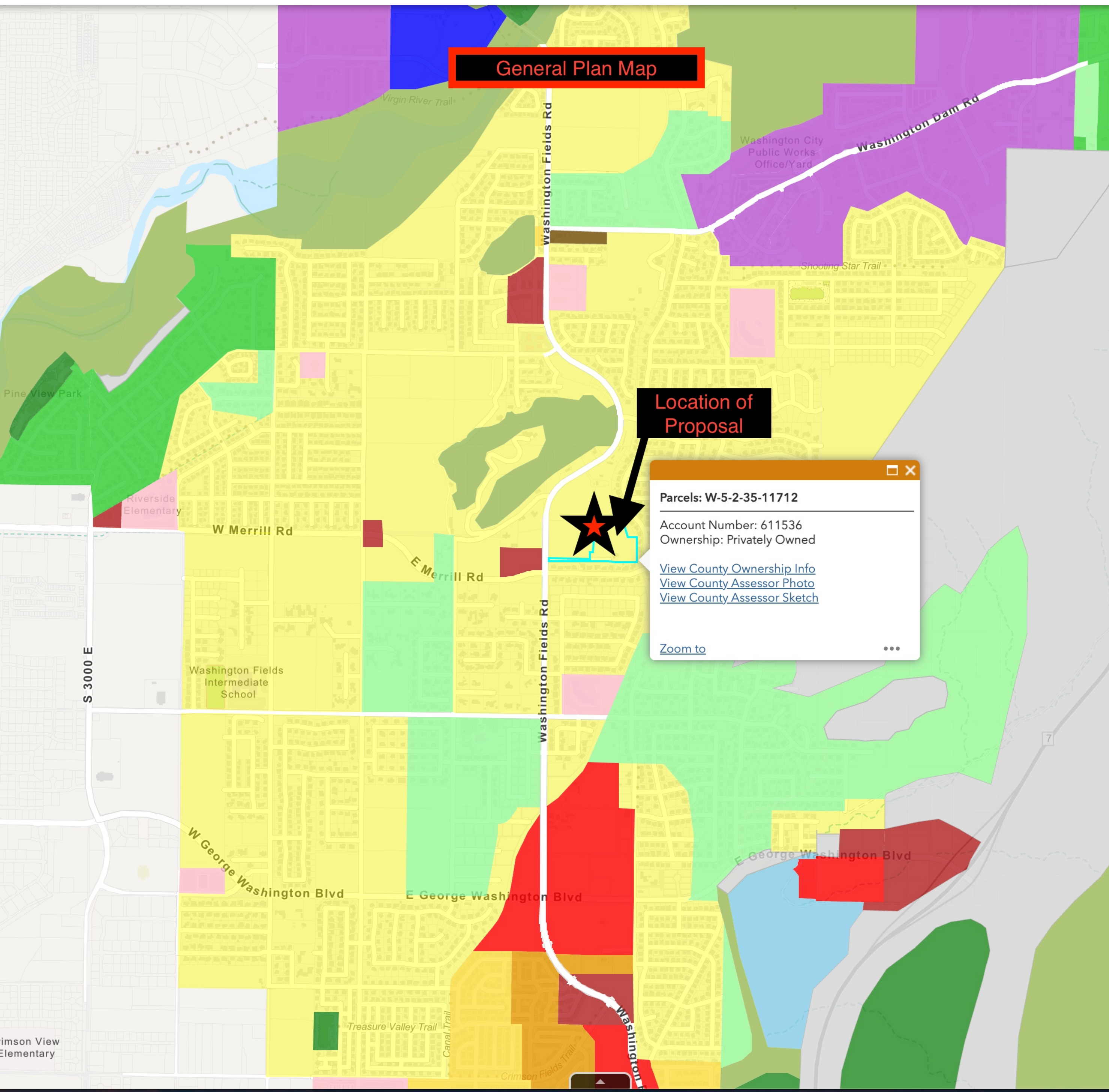
LOCATED IN THE SE 1/4 SECTION 26, AND THE NE 1/4 SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST  
TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN  
WASHINGTON CITY, WASHINGTON COUNTY, UTAH



**PROPOSED GENERAL PLAN**  
FOR  
OLD FARM FAMILY LLC  
WASHINGTON CITY, WASHINGTON COUNTY, UTAH  
NE 1/4 OF SECTION 35, T42S, R15W, SLB&M

DATE: 03/29/2024  
JOB #: 24-011  
FILE: ROS.dwg  
SHEET  
2 / 4  
SHEETS





WASHINGTON CITY  
PLANNING COMMISSION MEETING  
STAFF REVIEW

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|                          |                                                                                                                                                                                       |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HEARING DATE:</b>     | June 18th, 2025<br>August 6th, 2025                                                                                                                                                   |
| <b>ACTION REQUESTED:</b> | Z-25-17 - A request to change the zoning of 3.6 acres located at approximately 990 East George Washington Blvd, from the current R-1-10 zoning to a proposed PUD-R zoning designation |
| <b>APPLICANT:</b>        | Lance Miller                                                                                                                                                                          |
| <b>OWNER:</b>            | Miller Lance Tr                                                                                                                                                                       |
| <b>ENGINEER:</b>         | Bush & Gudgell                                                                                                                                                                        |
| <b>REVIEWED BY:</b>      | Eldon Gibb, Community Development Director                                                                                                                                            |
| <b>RECOMMENDATION:</b>   | Recommend approval with conditions to the City Council                                                                                                                                |

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**Background**

This item was tabled during the June 18th, 2025 meeting to allow the applicant to make changes to the proposed plan. The applicant has provided an updated plan showing the type of home that could be built in this subdivision and has removed 1 lot from the original plan for a total of 13 lots for a new d.u./acre ratio of 3.61. Lastly, that original plan showed the trail stubbing to the subdivision to the north. The stubbed trail has been redesigned to a looping trail.

**Original Report**

The applicant is requesting approval for a zone change of approximately 3.6 acres in size. The property is located at 990 East George Washington Blvd. The proposal is to change the zoning from R-1-10 to a proposed PUD-R zoning designation, utilizing the Single Family Development Standards. In 2022, Washington City approved a preliminary plat for this property in accordance with the R-1-10 zoning and since this approval, the applicant became aware of a fault line that significantly hindered the layout of the approved plan.

The proposal includes 14 single family lots ranging from 5,300 - 10,000 sq ft. This is a 3.89 d.u./acre ratio. The proposal includes 29,000 sq ft of open space left in its natural vegetation with a 10' foot asphalt trail connecting George Washington Blvd to the residential subdivision to the north. This trail is part of the required amenities and will be maintained by the HOA. Staff should note a concern with the layout and type of amenities not benefiting the future residents of the proposed development. It seems the proposed trail is a benefit to the development to the



north rather than a benefit to the residents of this development.

The surrounding zoning is RA-1 to the north with bonus density credits, R-1-15 to the east, R-1-8 to the south and PUD-R to the west. The general plan for this area is LD allowing for 3-4 units per acre. The project meets the 3-4 units per acre but staff should note the smaller lot sizes on the proposed plan; however, does recognize the location of the fault line and the increased traffic on George Washington Blvd.

There is a master planned trail on the north side of George Washington Blvd and the applicant is planning to extend the back of the existing sidewalk so that the width of the sidewalk is 10' feet. This extension of sidewalk will be dedicated over to the city.

### **Recommendation**

Staff recommends the Planning Commission recommend approval of Z-25-17, for the zone change request from the current R-1-10 to the proposed PUD-R zoning designation as shown in the exhibit, onto the City Council, based on 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 - Residential (Single Lot Development) Zone and be built in accordance with the attached exhibit and conditions of this proposal. The building elevations shown are examples of the type of home that could be built in this subdivision.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications. The study will address the city's Master Transportation Plan.
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 with the Construction Drawing application and shall conform to the city's water conservation ordinance and 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 needs to be recorded prior to any plat recordations.

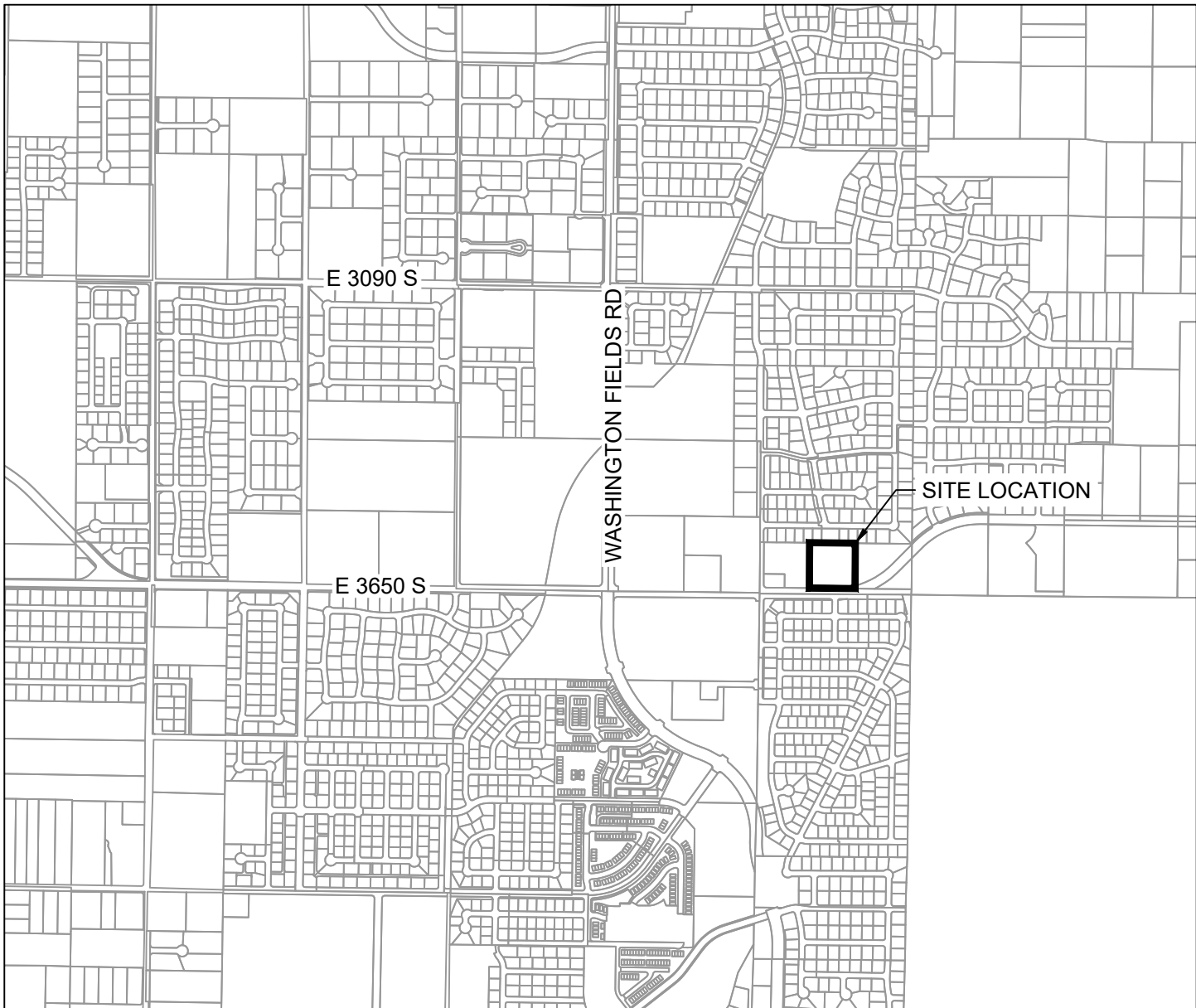
7. The proposed amenity area and landscape improvements shall be completed prior to the occupancy of any unit

B&G PROJECT NUMBER 251020

# CRIMSON COURT

## PLANNED DEVELOPMENT ZONE CHANGE LOCATED IN WASHINGTON, UTAH

SECTION 1, T 43 S, R 15 W, SLB&M  
PARCEL #W-WBKS-2-A



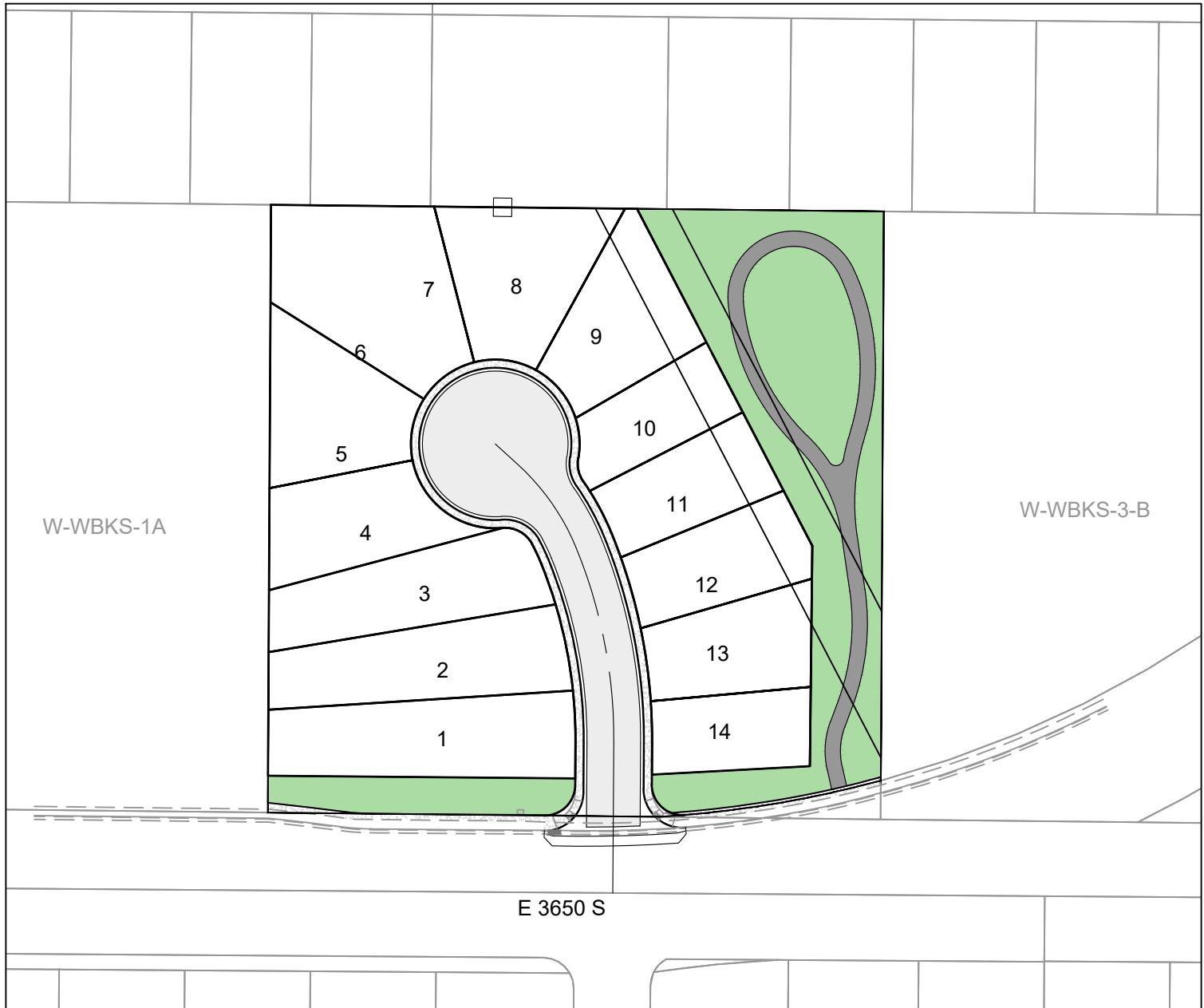
VICINITY MAP

| SHEET NO. | DESCRIPTION             |
|-----------|-------------------------|
| 1         | COVER SHEET             |
| 2         | SITE PLAN               |
| 3         | GRADING & DRAINAGE PLAN |
| 4         | UTILITY PLAN            |
| 5         | VICINITY PLAN           |

LEGAL DESCRIPTION:

BEGINNING AT A POINT THAT LIES SOUTH 89°21'44" EAST ALONG THE TOWNSHIP LINE 434.76 FEET AND DUE NORTH 45.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°18'42" EAST 396.57 FEET; THENCE SOUTH 89°22'52" EAST 400.00 FEET; THENCE SOUTH 00°18'42" WEST 370.13 FEET; THENCE WESTERLY ALONG A 719.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 82°49'41" WEST A DISTANCE OF 195.54 FEET), CENTER POINT LIES NORTH 14°58'55" WEST THROUGH A CENTRAL ANGLE OF 15°37'12", A DISTANCE OF 196.15 FEET; THENCE NORTH 89°21'43" WEST 206.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 156,945 SQUARE FEET OR 3.60 ACRES.



PROJECT MAP

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
- PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

- EARTH MOVING ACTIVITIES:
- APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
  - PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
  - APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
  - OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:
- WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
  - INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

JULY 2025

BUSH & GUDGELL, INC.  
Engineers - Planners - Surveyors

205 East Tabernacle #4  
St. George, Utah 84770  
Phone (435) 673-2337



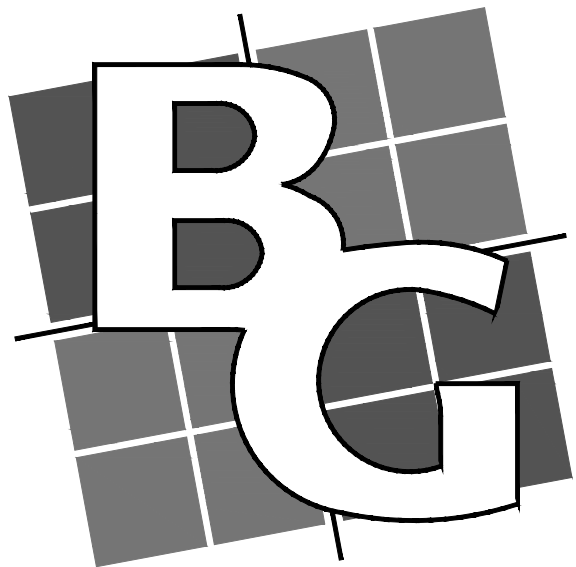
OWNER/DEVELOPER

LANCE MILLER  
801-367-2245  
lancebmiller@gmail.com

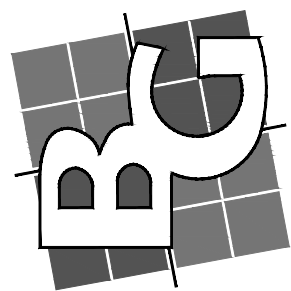
ENGINEERING CONTACT

BUSH AND GUDGELL, INC.  
205 EAST TABERNACLE #4  
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER  
(435)-673-2337



BUSH & GUDGELL, INC.  
Engineers - Planners - Surveyors



DATE: JUN 2025  
DRAWN: MG  
APPROVED: RM  
SCALE: NTS  
JOB NO. 251020

COVER SHEET  
CRIMSON COURT  
LOCATED IN WASHINGTON, UTAH

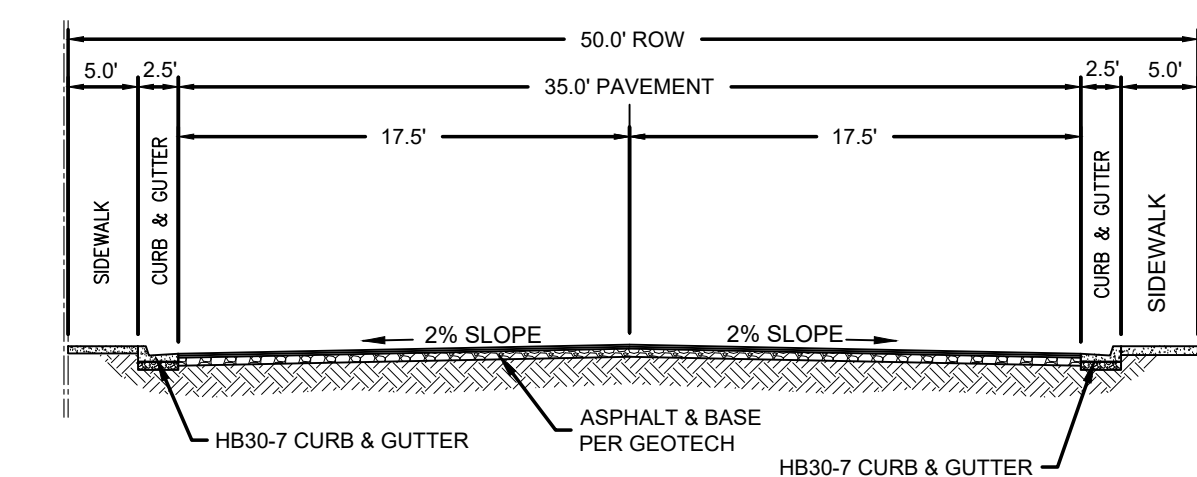
SHEET 1 OF 5  
SHEETS  
FILE: 251020





- ① CONSTRUCT HANDICAP RAMP PER ADA GUIDELINES
- ② CONSTRUCT CURB AND GUTTER (TYPE HB30-7)
- ③ 5' CONCRETE SIDEWALK (WASHINGTON DWG #120)
- ④ EXISTING EDGE OF ASPHALT
- ⑤ SAWCUT EXISTING ASPHALT
- ⑥ PROPOSED ASPHALT
- ⑦ TRUNCATED DOME PER ADA STANDARDS
- ⑧ EXISTING CURB TO BE DEMOLISHED
- ⑨ PROPOSED 10' ASPHALT TRAIL

|                           |                                                                                                                                                                                            |                                                                    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| CURRENT ZONING:           | R-1-10                                                                                                                                                                                     |                                                                    |
| GENERAL PLAN:             | RESIDENTIAL                                                                                                                                                                                |                                                                    |
| SITE AREA:                | W-WBKS-2-A - 157,170 SQ. FT. - 3.608 ACRES                                                                                                                                                 |                                                                    |
| NUMBER OF LOTS:           | 13                                                                                                                                                                                         |                                                                    |
| PRODUCT TYPE:             | SINGLE FAMILY RESIDENTIAL                                                                                                                                                                  |                                                                    |
| PROJECT DENSITY:          | 3.60 DU/AC                                                                                                                                                                                 |                                                                    |
| OPEN SPACE / LANDSCAPING: | TOTAL OPEN SPACE<br>LANDSCAPED PORTION<br>NATURAL OPEN SPACE                                                                                                                               | 36,684 SQ FT (23.3%)<br>7,480 SQ FT (4.8%)<br>29,204 SQ FT (18.5%) |
| SITE AMENITIES:           | PROPOSED AMENITY FOR CRIMSON ESTATES IS A LOOPED TRAIL ALONG THE BACK OF UNITS 9-14.<br>TRAIL AREA: 6,012 SQ FT (462 SQ FT PER UNIT)<br>MIN AMENITY AREA: 2,600 SQ FT (200 SQ FT PER UNIT) |                                                                    |



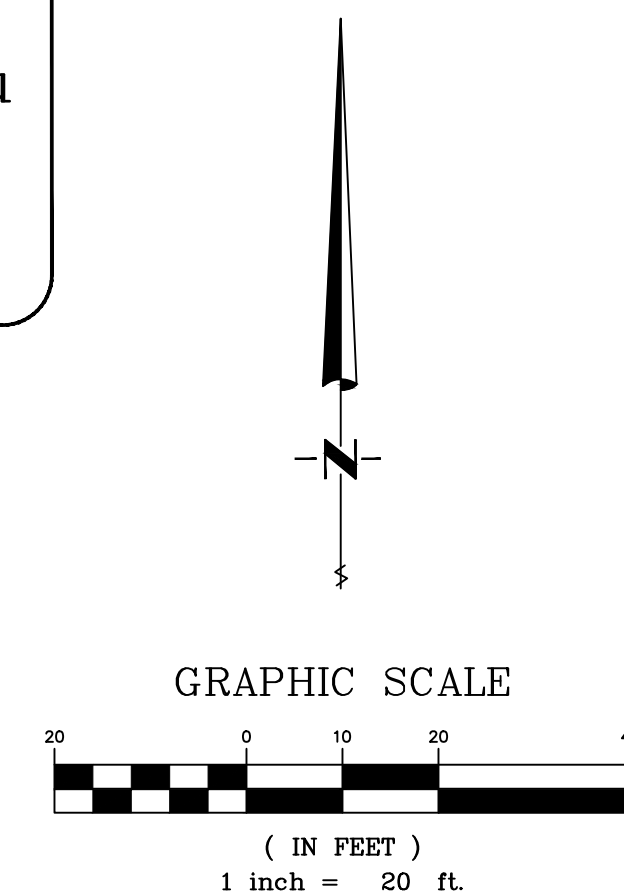
- 
-  EXISTING RIGHT OF WAY LINE  
 PROPOSED CURB & GUTTER  
 EXISTING CURB & GUTTER  
 PROPOSED RETAINING WALL  
 DRAINAGE CHANNEL FLOW LINE  
 EXISTING FENCING  
 PARCEL BOUNDARY LINE  
 STOP / STREET SIGN  
 END OF ROAD MARKERS  
 PROPOSED ASPHALT  
 PROPOSED OPEN SPACE AREA  
 (APPROX 36,684 SQ FT - 0.84 AC)



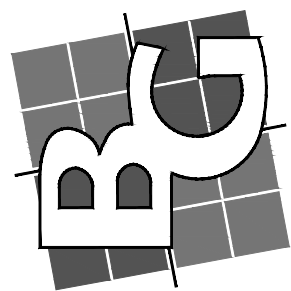
LANCE MILLER  
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lancebmiller@gmail.com

BUSH AND GUDGELL, INC.  
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ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER  
(435)-673-2337



**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
205 East Tabernacle Suite #4



DATE: JUN 2025  
DRAWN: MG  
APPROVED: RM  
SCALE: 1"=20'  
JOB NO. 251020

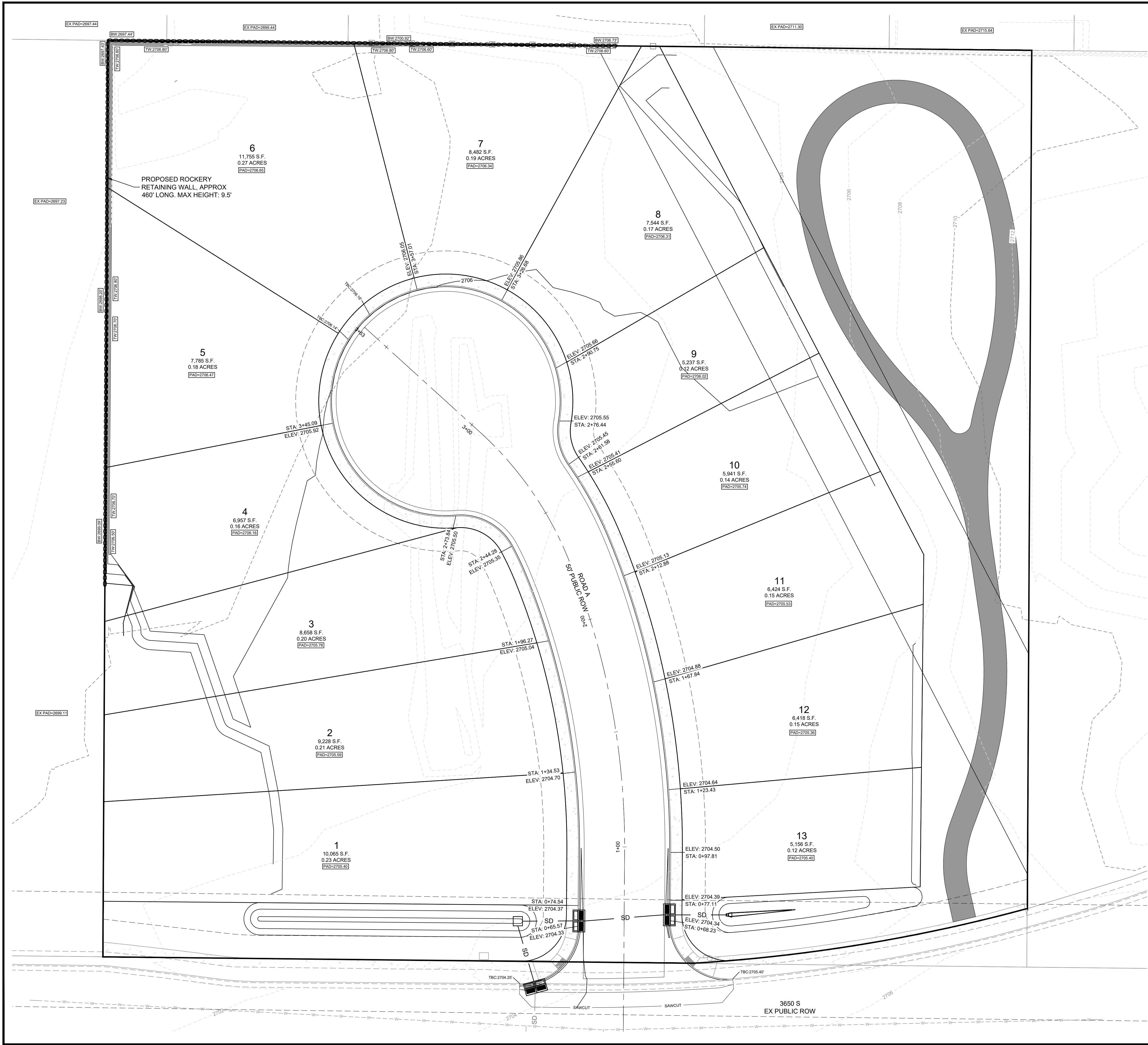
# SITE PLAN

## CRIMSON COURT

### LOCATED IN WASHINGTON, UTAH

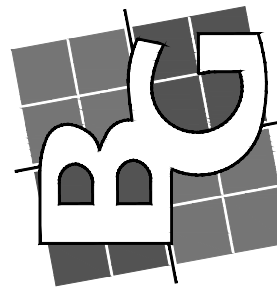
SHEET 2 OF 5 SHEETS  
FILE: 251020





X:\251000-251999\251020 - crimson court\Drawings\pd zone change\251020 - Grading & Drainage.dwg

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
205 East Tabernacle Suite #4  
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Phone (435) 673-2337 / Fax (435) 673-3161  
www.bushandgudgell.com

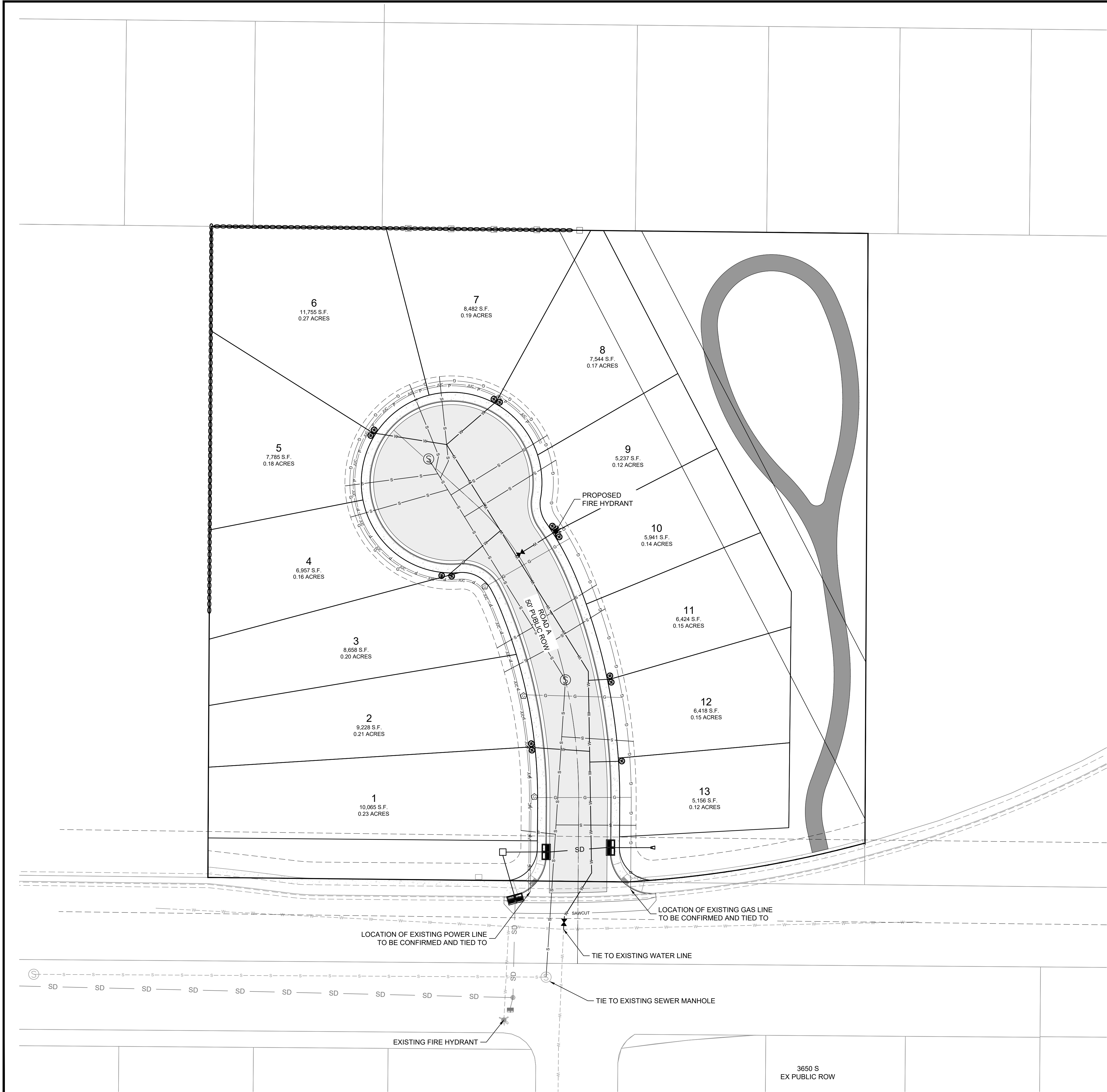


DATE: JUN 2025  
DRAWN: MG  
APPROVED: RM  
SCALE: 1"=20'  
JOB NO. 251020

**GRADING PLAN**  
**CRIMSON COURT**  
**LOCATED IN WASHINGTON, UTAH**

SHEET **3** OF **5** SHEETS  
FILE: 251020





- LEGEND**
- P — P — PROPOSED POWER LINE
  - S — S — PROPOSED SEWER LINE
  - - - S - - - EXISTING SEWER LINE
  - W — W — PROPOSED WATER LINE
  - - - W - - - EXISTING WATER LINE
  - ⊙ PROPOSED SEWER MANHOLE
  - ⊗ PROPOSED WATER VALVE
  - ⋈ PROPOSED FIRE HYDRANT

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

**Call**  
before you  
**Dig**

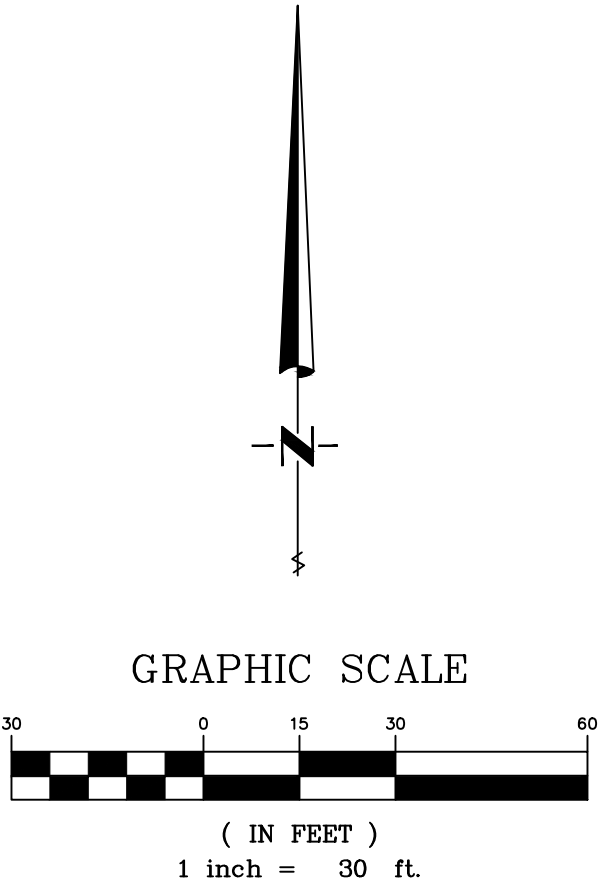
1-800-662-4111

BLUE PRINT LOCATION ONLY (NOT TO SCALE)

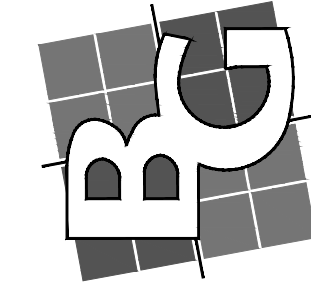
**OWNER/DEVELOPER**  
LANCE MILLER  
801-367-2245  
lancebmiller@gmail.com

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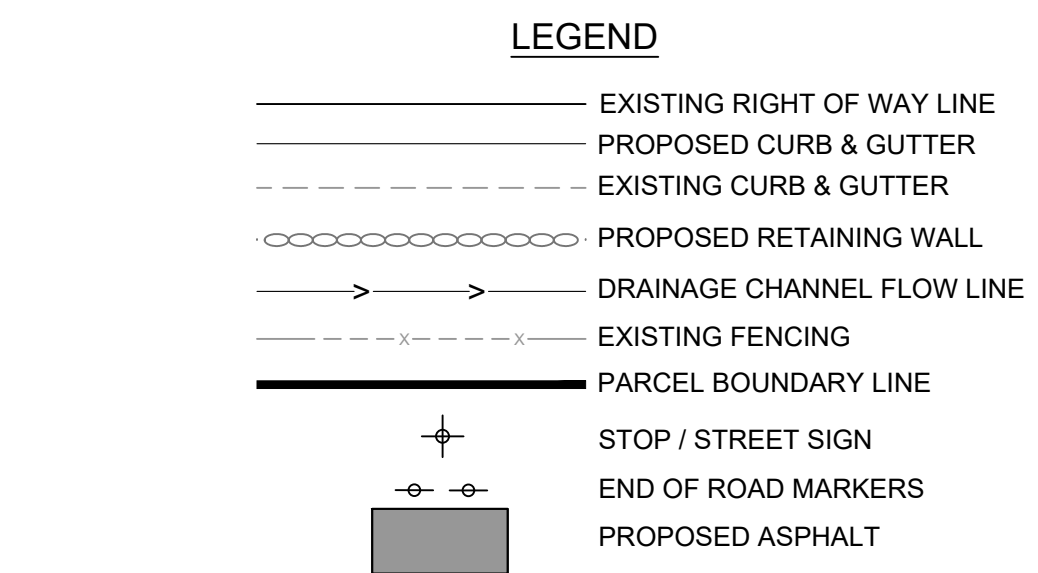


DATE: JUN 2025  
DRAWN: MG  
APPROVED: RM  
SCALE: 1"=30'  
JOB NO. 251020

**UTILITIES PLAN**  
CRIMSON COURT  
LOCATED IN WASHINGTON, UTAH

SHEET  
**4** OF **5**  
SHEETS  
FILE: 251020





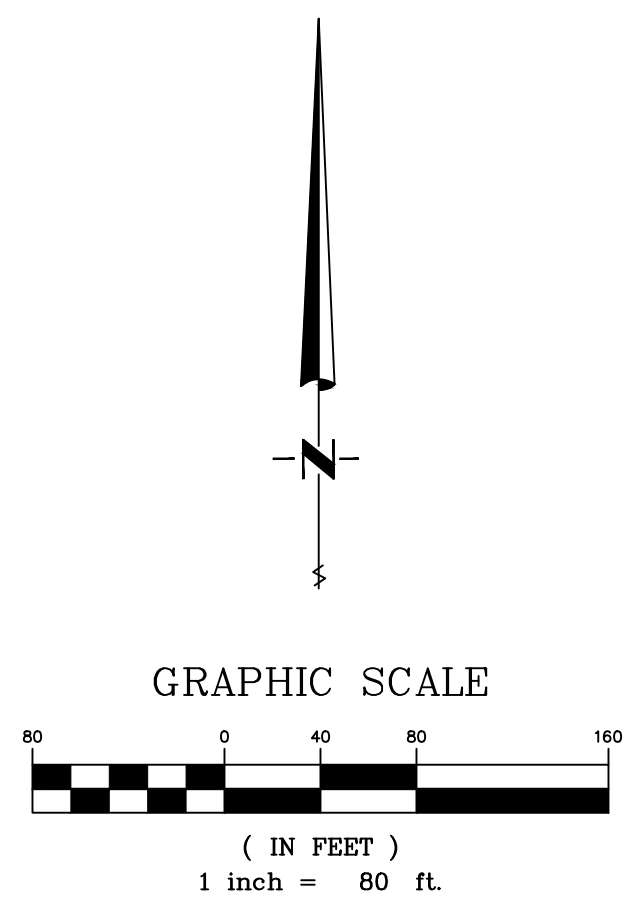
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ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER  
(435)-673-2337



|                             |  |                |  |
|-----------------------------|--|----------------|--|
| VICINITY PLAN               |  | DATE: JUN 2025 |  |
| CRIMSON COURT               |  | DRAWN: MG      |  |
| LOCATED IN WASHINGTON, UTAH |  | APPROVED: RM   |  |
|                             |  | SCALE: 1"=80'  |  |
|                             |  | JOB NO. 251020 |  |

SHEET

5

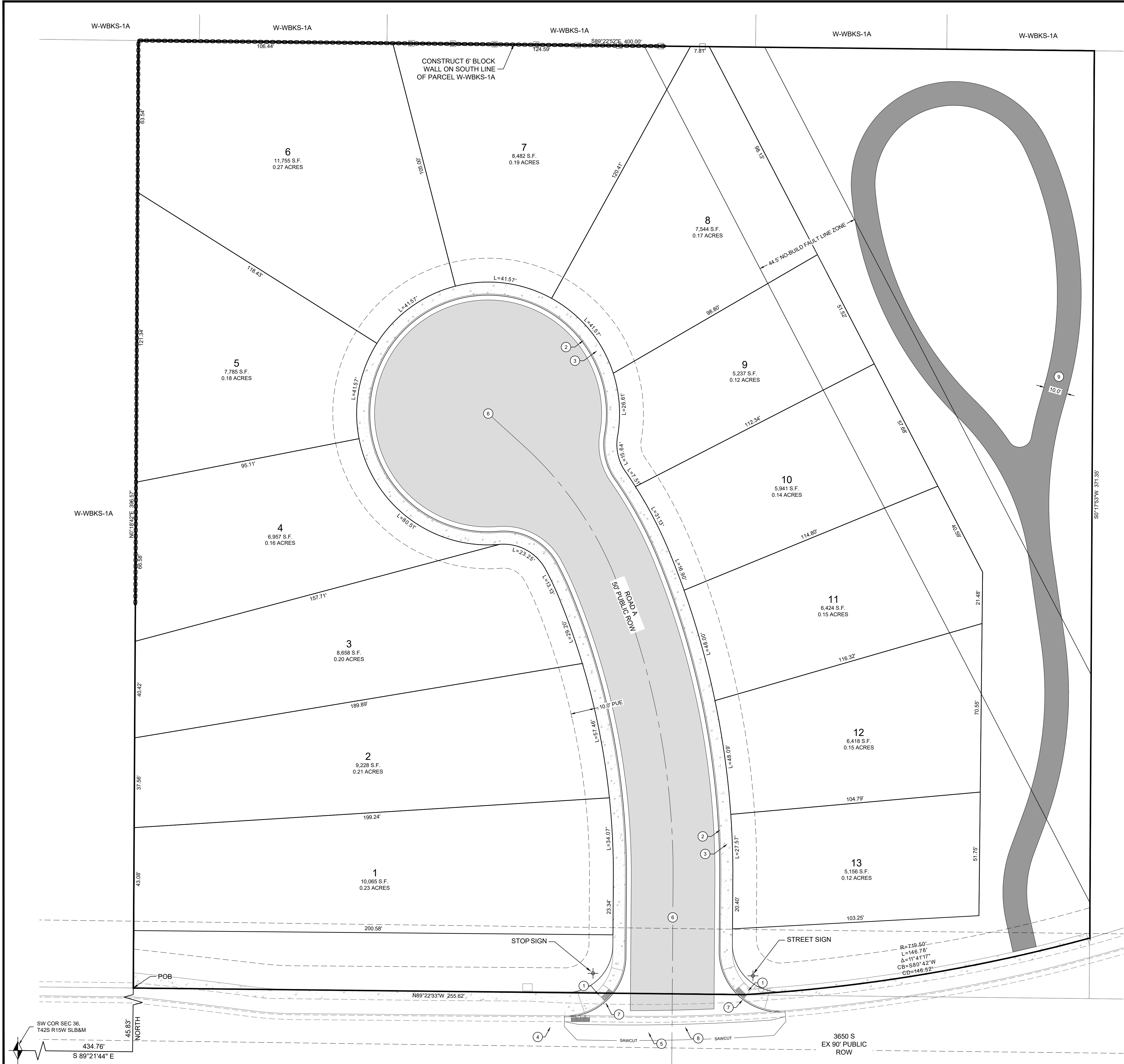
FILE: 251020

OF

5

SHEETS





KEYED NOTES:

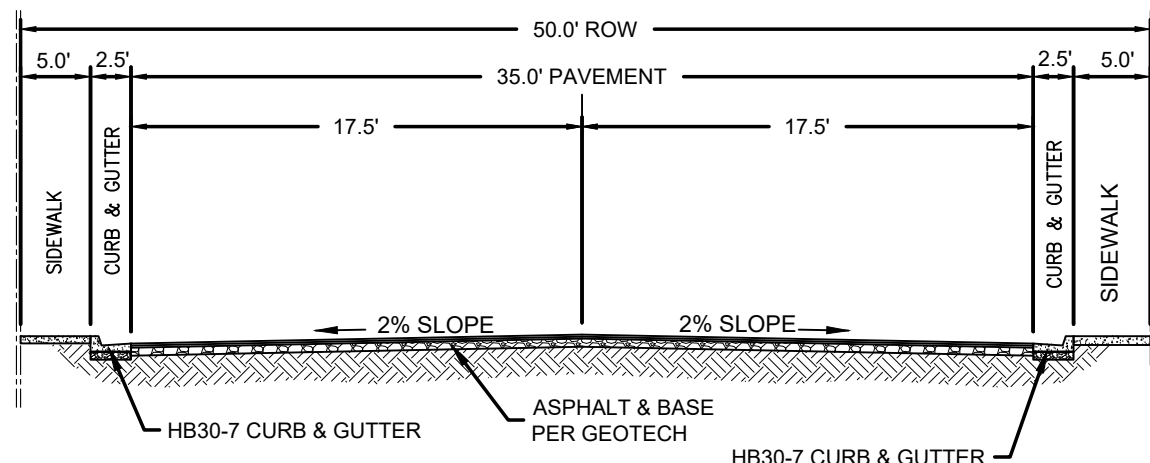
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 CONSTRUCT HANDICAP RAMP PER ADA GUIDELINES
- 2 CONSTRUCT CURB AND GUTTER (TYPE HB30-7)
- 3 5' CONCRETE SIDEWALK (WASHINGTON DWG #120)
- 4 EXISTING EDGE OF ASPHALT
- 5 SAWCUT EXISTING ASPHALT
- 6 PROPOSED ASPHALT
- 7 TRUNCATED DOME PER ADA STANDARDS
- 8 EXISTING CURB TO BE DEMOLISHED
- 9 PROPOSED 10' ASPHALT TRAIL

PROJECT INFORMATION

|                       |                                                                            |
|-----------------------|----------------------------------------------------------------------------|
| CURRENT ZONING:       | R-1-10                                                                     |
| GENERAL PLAN:         | RESIDENTIAL                                                                |
| SITE AREA:            | W-WBKS-2-A - 157,170 SQ. FT. - 3.608 ACRES                                 |
| NUMBER OF LOTS:       | 13                                                                         |
| LAND USE:             | SINGLE FAMILY RESIDENTIAL                                                  |
| PROJECT DENSITY:      | 3.60 DU/AC                                                                 |
| SETBACK REQUIREMENTS: | FRONT 20'<br>REAR 20'<br>SIDE 10'                                          |
| LANDSCAPING:          | TOTAL LANDSCAPE AREA PROVIDED 110,979 SQ. FT.<br>LANDSCAPE COVERAGE 70.61% |

50' PUBLIC RIGHT OF WAY



LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING FENCING
- PARCEL BOUNDARY LINE
- STOP / STREET SIGN
- END OF ROAD MARKERS
- PROPOSED ASPHALT



OWNER/DEVELOPER

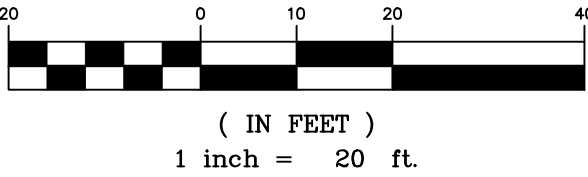
LANCE MILLER  
801-367-2245  
lancebmiller@gmail.com

ENGINEERING CONTACT

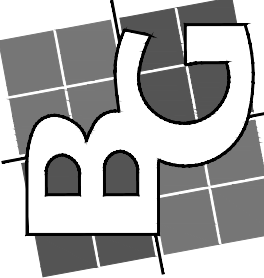
BUSH AND GUDGELL, INC.  
205 EAST TABERNACLE #4  
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER  
(435)-673-2337

GRAPHIC SCALE

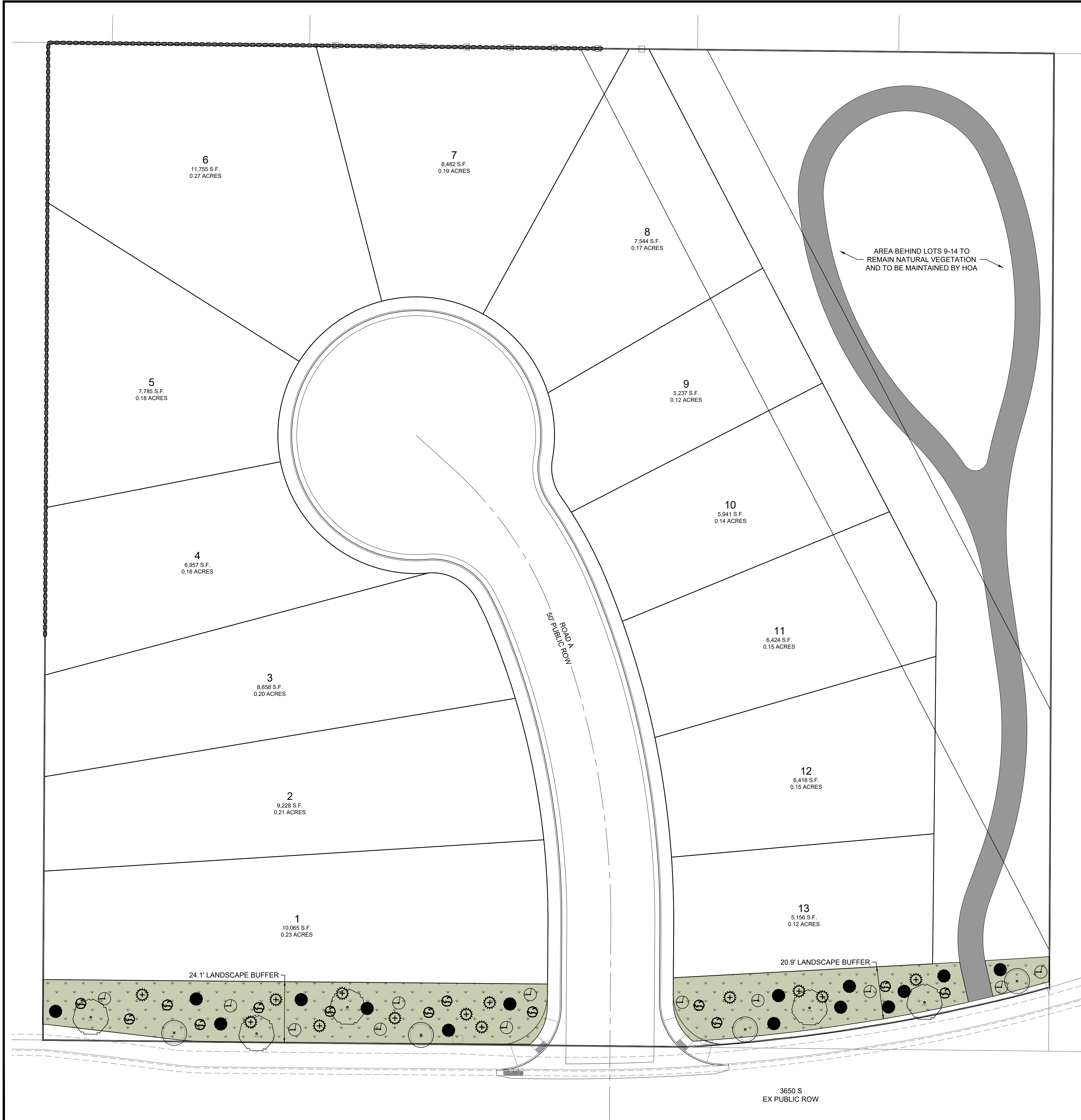


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**SITE PLAN**  
CRIMSON COURT  
LOCATED IN WASHINGTON, UTAH





| PLANT SCHEDULE |                                              |                                    |        |       |
|----------------|----------------------------------------------|------------------------------------|--------|-------|
| SYMBOL         | BOTANICAL NAME                               | COMMON NAME                        | SIZE   | COUNT |
| ●              | Mulenbergia capillaris                       | Pink Muhly Grass                   | 5 gal. | 15    |
| ☼              | Agave angustifolia 'Marginata'               | Variagated Caribbean Century Plant | 5 gal. | 13    |
| ⌚              | Spartium junceum                             | Spanish Broom                      | 5 gal. | 12    |
| ⚙              | Miscanthus sinensis 'Morning Light'          | Morning Light Eulalia Grass        | 5 gal. | 13    |
| ⦿              | Chitalpa x taskentensis                      | Pink Dawn Chitalpa                 | 24 box | 5     |
| ⊗              | Prosopis glandulosa 'Maverick' - Multi-Trunk | Maverick Honey Mesquite            | 24 box | 4     |
| Total          |                                              |                                    |        | 62    |

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

Call before you Dig

1-800-662-4111

BLDG SYMBOL LOCATION CENTER (C) 1990

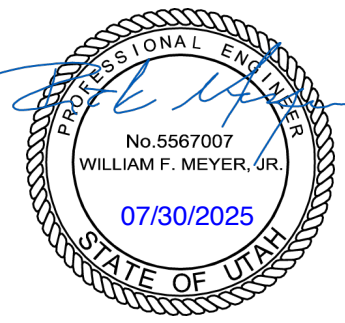
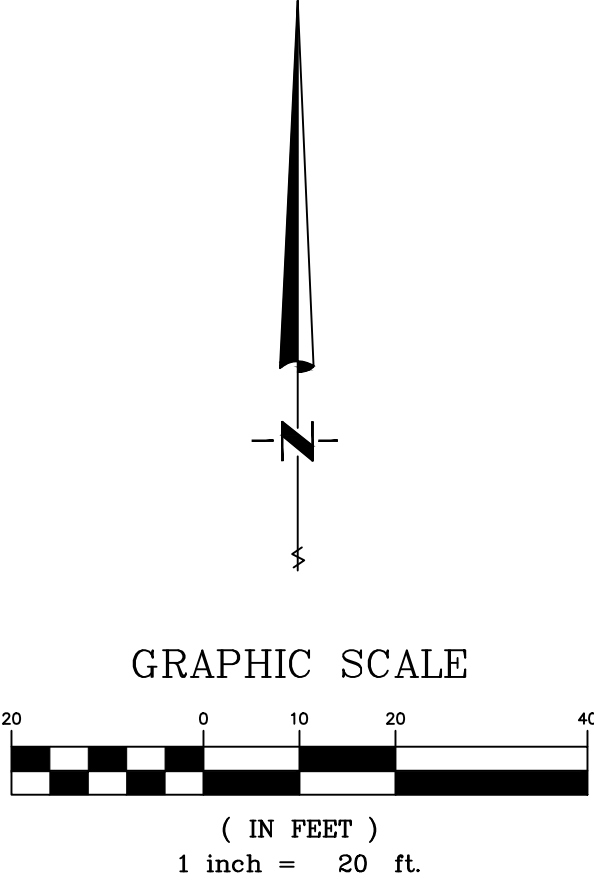
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lancebmiller@gmail.com

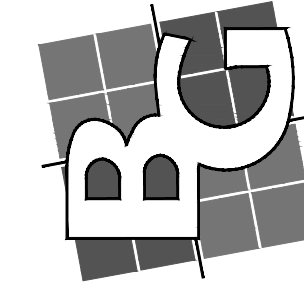
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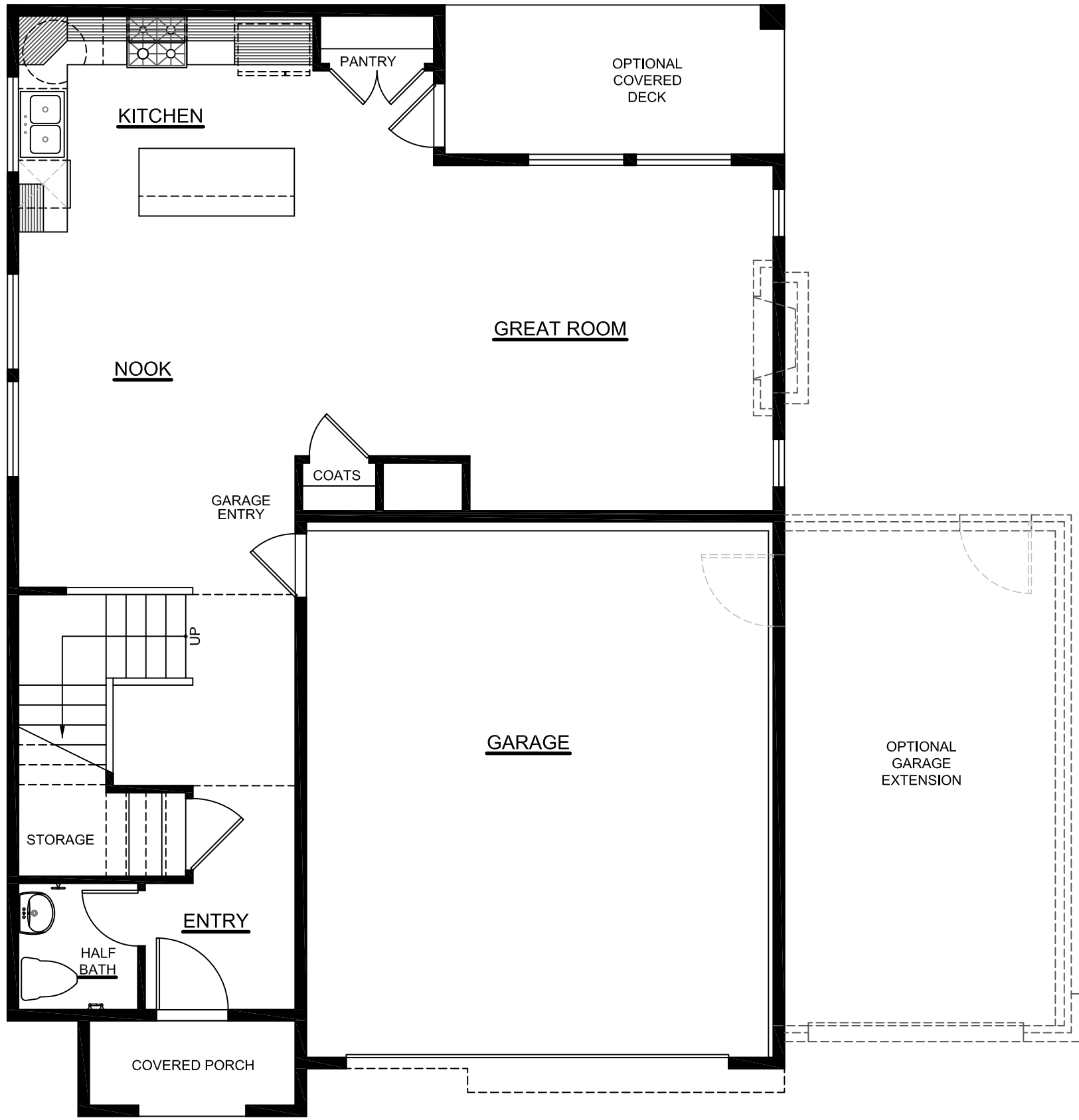


DATE: JULY 2025  
DRAWN: FL  
APPROVED: RM  
SCALE: 1"=20'  
JOB NO. 251020

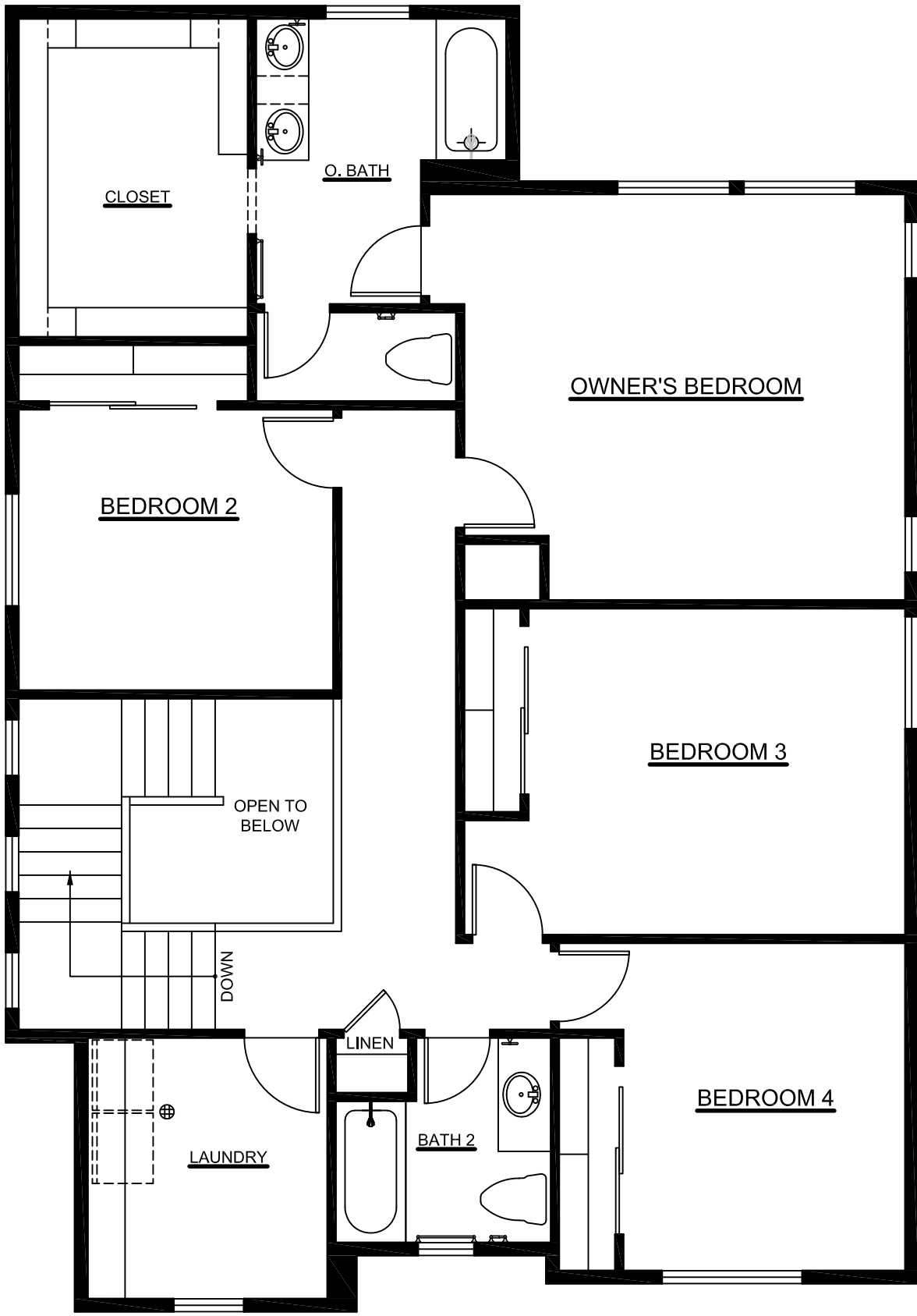
LANDSCAPE PLAN  
CRIMSON COURT  
LOCATED IN WASHINGTON, UTAH

SHEET 6 OF 6 SHEETS  
FILE: 251020





MAIN LEVEL  
875 S.F. SCALE: 3/16"=1'-0"



UPPER LEVEL  
1249 S.F. SCALE: 3/16"=1'-0"



PARKSDALE MEDITERRANEAN  
2124 S.F. TOTAL SCALE: 1/4"=1'-0"

IVORY  
HOMES

Utah's Number One Homebuilder

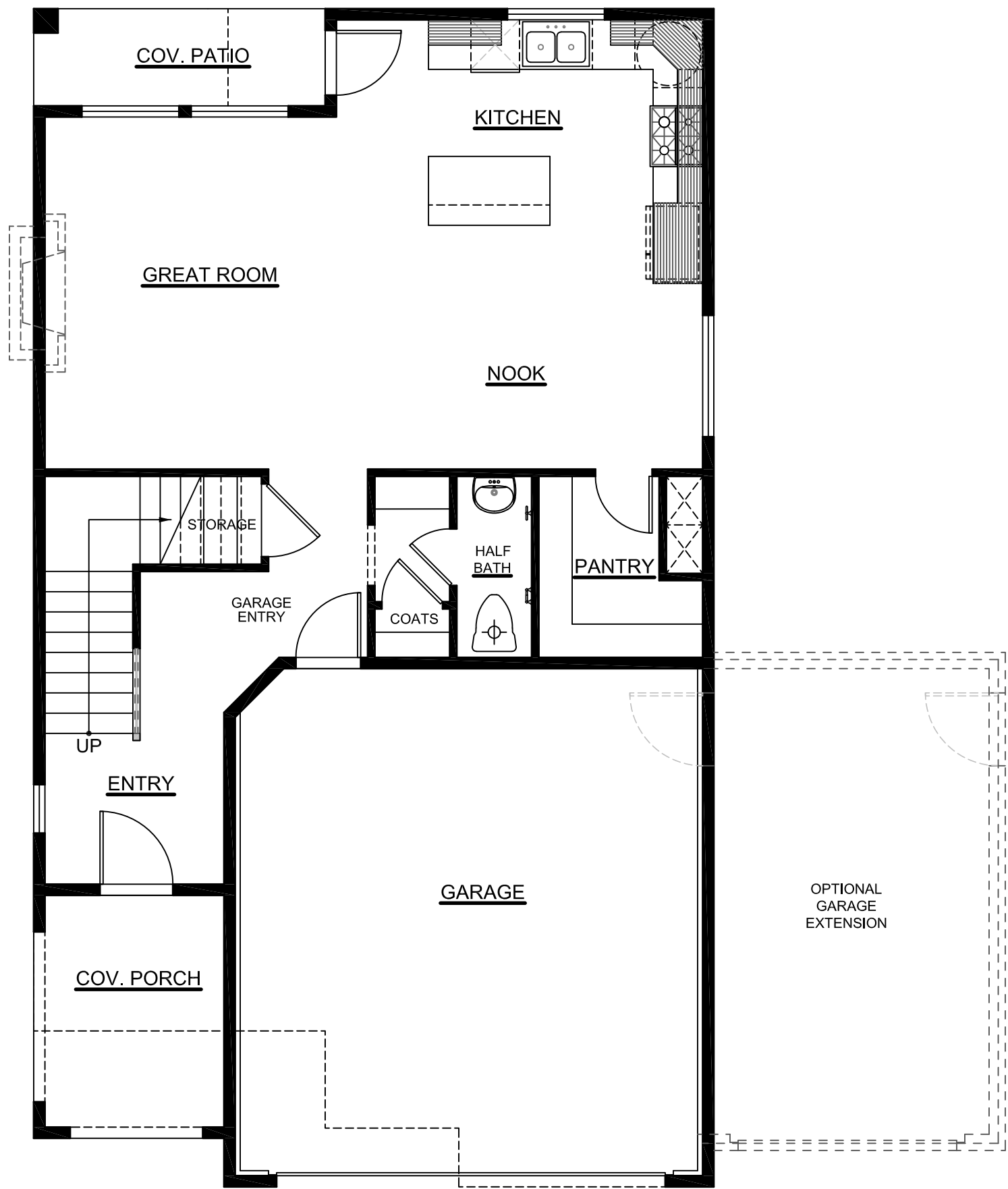
1611 East 2450 South Suite 4A  
St. George, Utah 84790  
435-986-6900  
www.ivoryhomes.com

REVISIONS  
KEYNOTES

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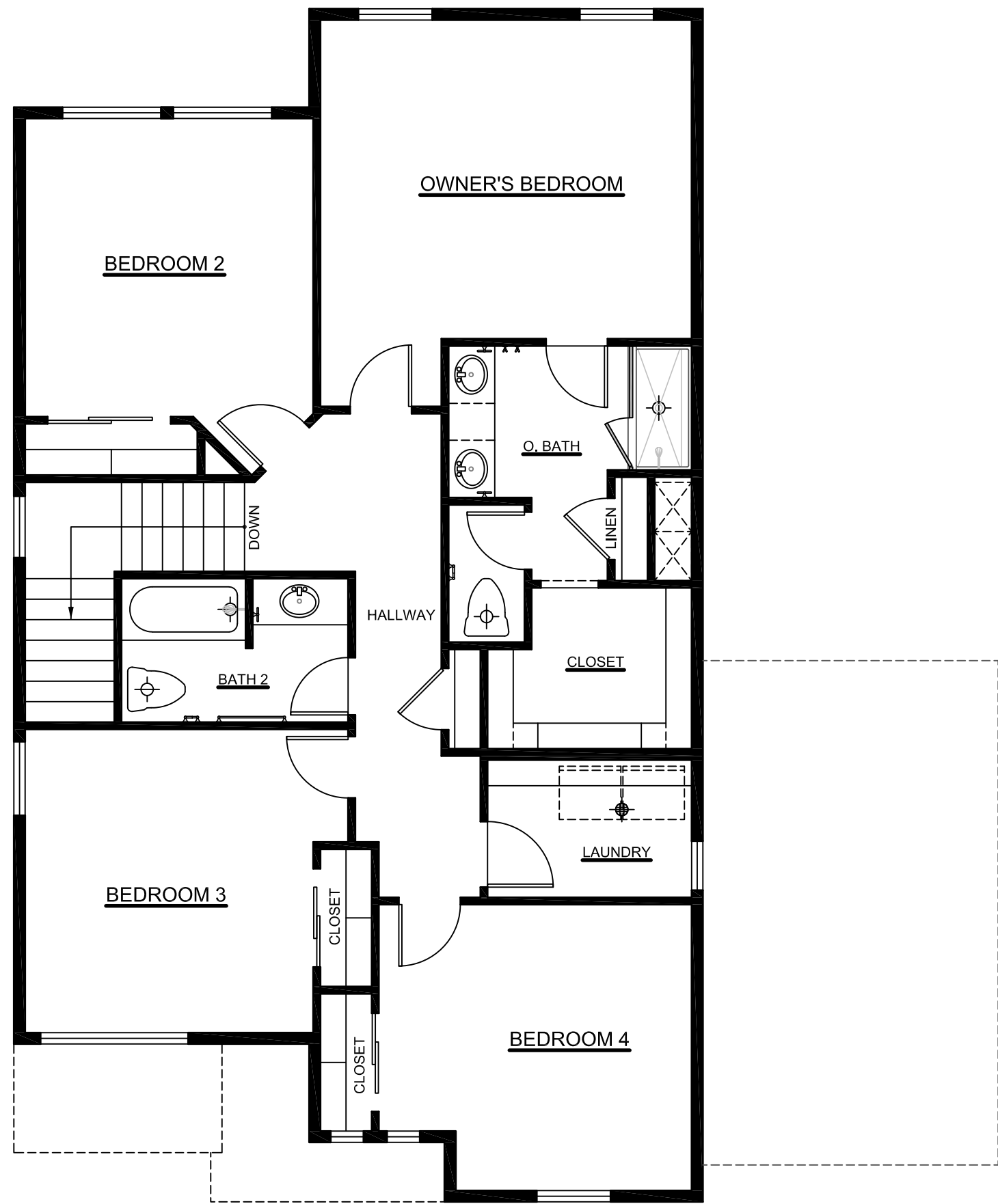
| BASE PLAN ELEVATION<br>CONCEPT<br>DESIGNS |      |              |           |
|-------------------------------------------|------|--------------|-----------|
| MAIN LEVEL                                | XXX  | Date Created | Jul 2025  |
| UPPER LEVEL                               | XXX  | Scale        | NOTED     |
| TOTAL FINISHED                            | XXX  | Drawn        | S.O.      |
| UNFIN. BASEMENT                           | XXX  | Job          | Base Plan |
| TOTAL                                     | XXXX | Sheet        | 1         |
| GARAGE                                    | XXX  | of           | 3 Sheets  |





MAIN LEVEL

792 S.F. SCALE: 3/16"=1'-0"



UPPER LEVEL

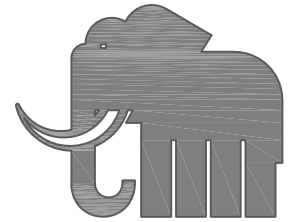
1160 S.F. SCALE: 3/16"=1'-0"



PASADENA MEDITERRANEAN

1952 S.F. TOTAL SCALE: 1/4"=1'-0"

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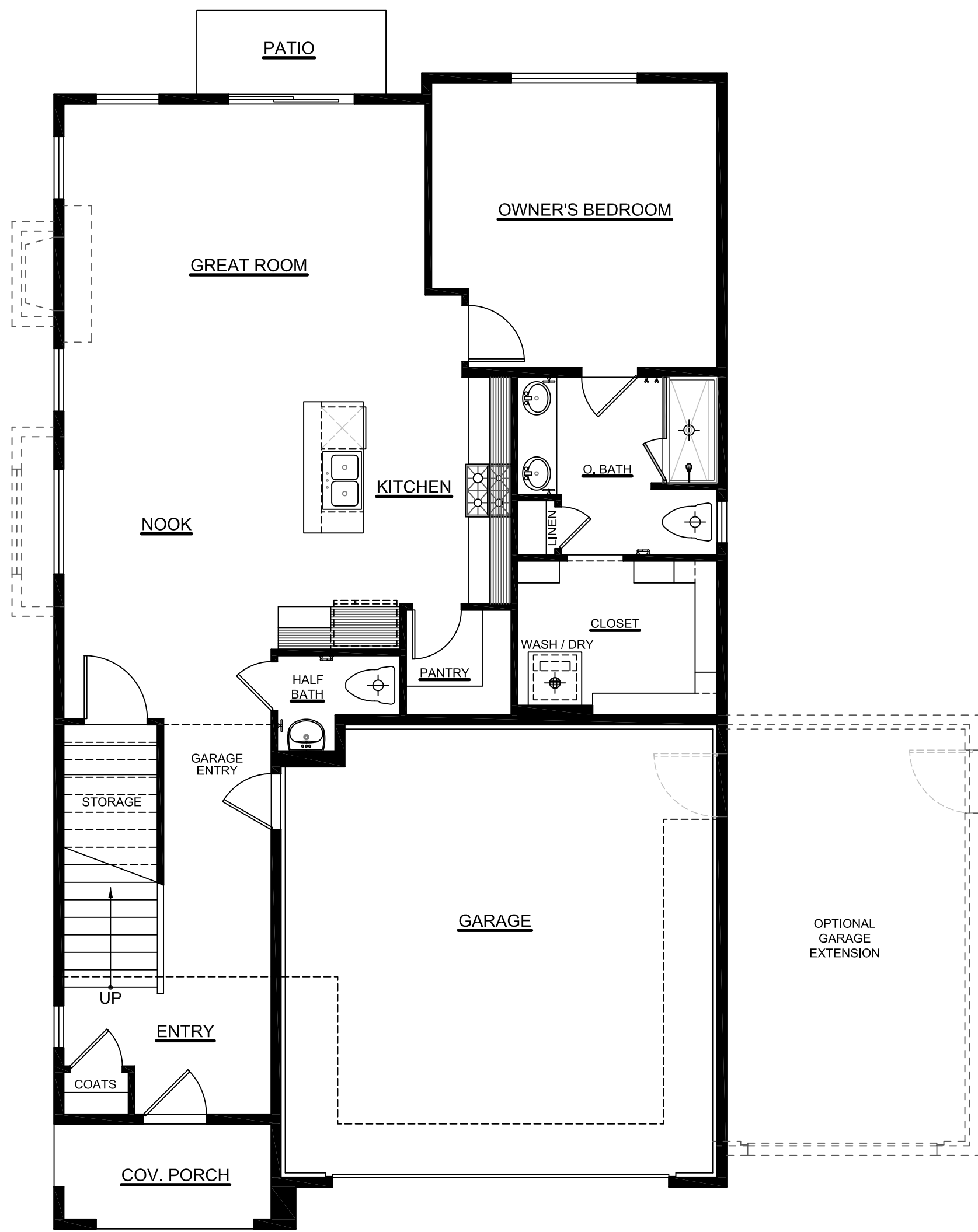
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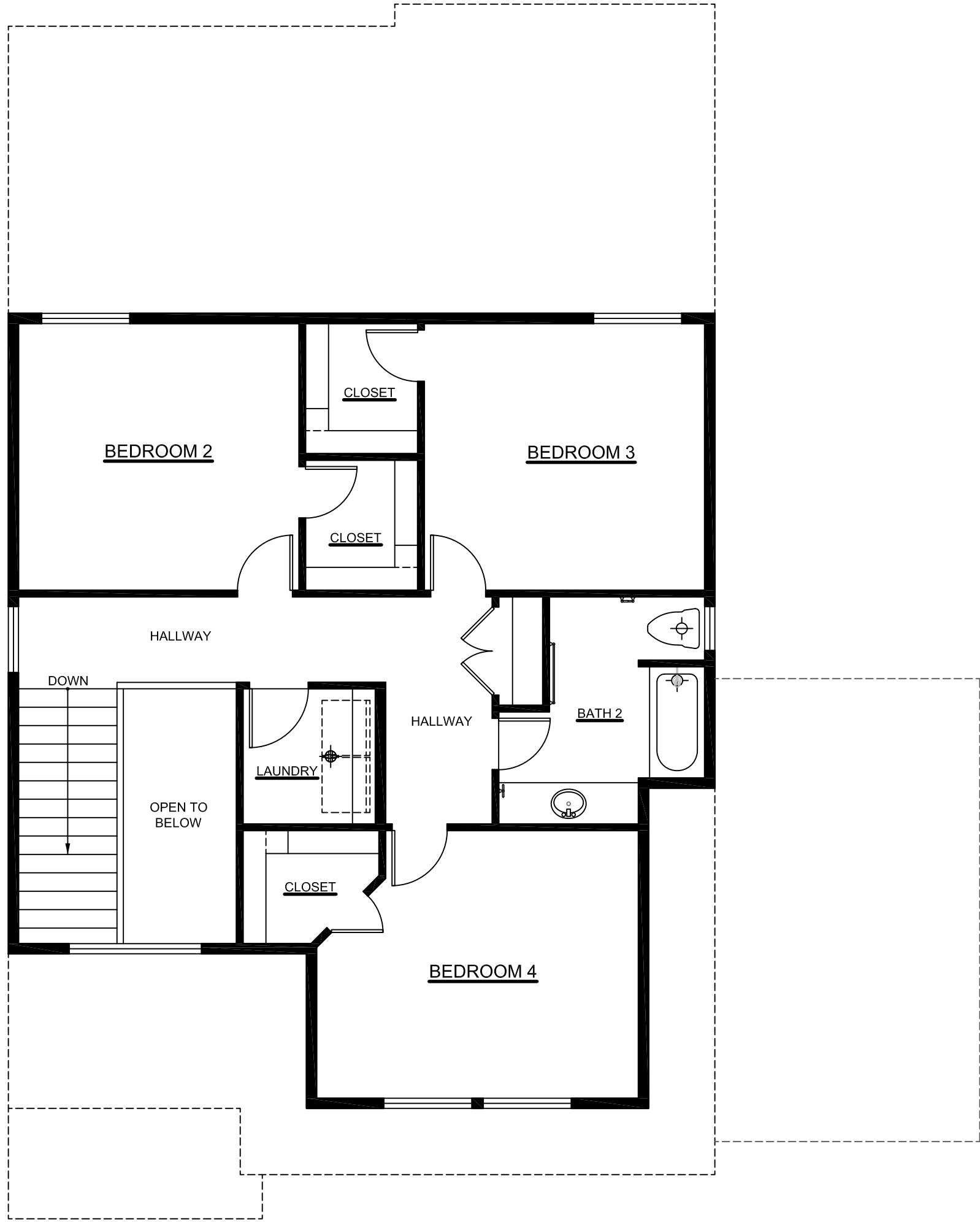
BASE PLAN ELEVATION  
CONCEPT  
DESIGNS

|                 |      |              |           |
|-----------------|------|--------------|-----------|
| MAIN LEVEL      | XXX  | Date Created | Jul 2025  |
| UPPER LEVEL     | XXX  | Scale        | NOTED     |
| TOTAL FINISHED  | XXX  | Drawn        | S.O.      |
| UNFIN. BASEMENT | XXX  | Job          | Base Plan |
| TOTAL UNFIN.    | XXX  | Sheet        | 2         |
| TOTAL           | XXXX | of           | 3 Sheets  |
| GARAGE          | XXX  |              |           |





**MAIN LEVEL**  
1185 S.F. SCALE: 3/16"=1'-0"



**UPPER LEVEL**  
890 S.F. SCALE: 3/16"=1'-0"



**PORTLAND MEDITERRANEAN**  
2075 S.F. SCALE: 1/4"=1'-0"

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BASE PLAN ELEVATION  
CONCEPT  
DESIGNS

|                 |      |              |           |
|-----------------|------|--------------|-----------|
| MAIN LEVEL      | XXX  | Date Created | Jul 2025  |
| UPPER LEVEL     | XXX  | Scale        | NOTED     |
| TOTAL FINISHED  | XXX  | Drawn        | S.O.      |
| UNFIN. BASEMENT | XXX  | Job          | Base Plan |
| TOTAL UNFIN.    | XXX  | Sheet        | 3         |
| TOTAL           | XXXX | of           | 3 Sheets  |
| GARAGE          | XXX  |              |           |





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St. George, Utah 84770  
(435) 673-2337 (ph.)  
(435) 673-3161 (fax)

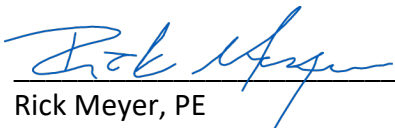
May 14, 2025

RE: PD Zone Change Application – Crimson Court

Dear Council / Commission members,

With this Planned Development Zone Change request, the applicant desires to provide the detailed information regarding the development of 3.61 acres of land (Parcel # W-WBKS-2-A). Currently, the land is owned by Lance Miller Tr. The land includes most of lot 2 of the Woolsey Blake subdivision. As the site plan shows, this development will include a total of 14 detached single family homes on 14 lots. This will result in a density of 3.88 dwelling units per acre at this location. The proposed amenity for the subdivision will be a trail running north-south on the east side of the property. This feature will be open to the public and will provide good connectivity for those seeking active lifestyle in the area. We feel that this development will be in great harmony with the adjacent properties, including the Roadrunner Ridge neighborhood. Your consideration of this request is greatly appreciated.

Sincerely,



---

Rick Meyer, PE  
Bush and Gudgell





**PROJECT FLOW CARD: Z-25-17 - Zone Change PUD/R - Crimson Court  
990 E George Washington Blvd**

|               |                                                                                                                                                                                                                                                                                   |  |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Planning      | Reviewed. OK to move forward. Preliminary plat approval for R-1-10 lots was completed back in August 2022. With the recently discovered fault line running through the property, changes to the layout were needed which prompted the idea of smaller lot sizes at this location. |  |
| Public Works  | Reviewed - Items addressed - Basic utility layout is acceptable for zone change request. Modifications will be required during construction plan submission.                                                                                                                      |  |
| Engineer      | As this moves forward it will need a detention basin and LID. Not sure of the location of where those will fit.                                                                                                                                                                   |  |
| Fire Dept.    | Fire Hydrant at rear of the Cul De Sac needs to be moved to the area of lot 10 (entrance of the Cul De Sac)                                                                                                                                                                       |  |
| Parks/Trails  | Reviewed, no concerns.                                                                                                                                                                                                                                                            |  |
| Building Dept | Reviewed, no concerns.                                                                                                                                                                                                                                                            |  |
| Dixie Power   | Reviewed, no concerns.                                                                                                                                                                                                                                                            |  |
| Economic Dev  | Reviewed. No concerns. Residential density in this development helps support planned commercial development for the nearby <b>George Washington Blvd</b> commercial corridor. RH                                                                                                  |  |

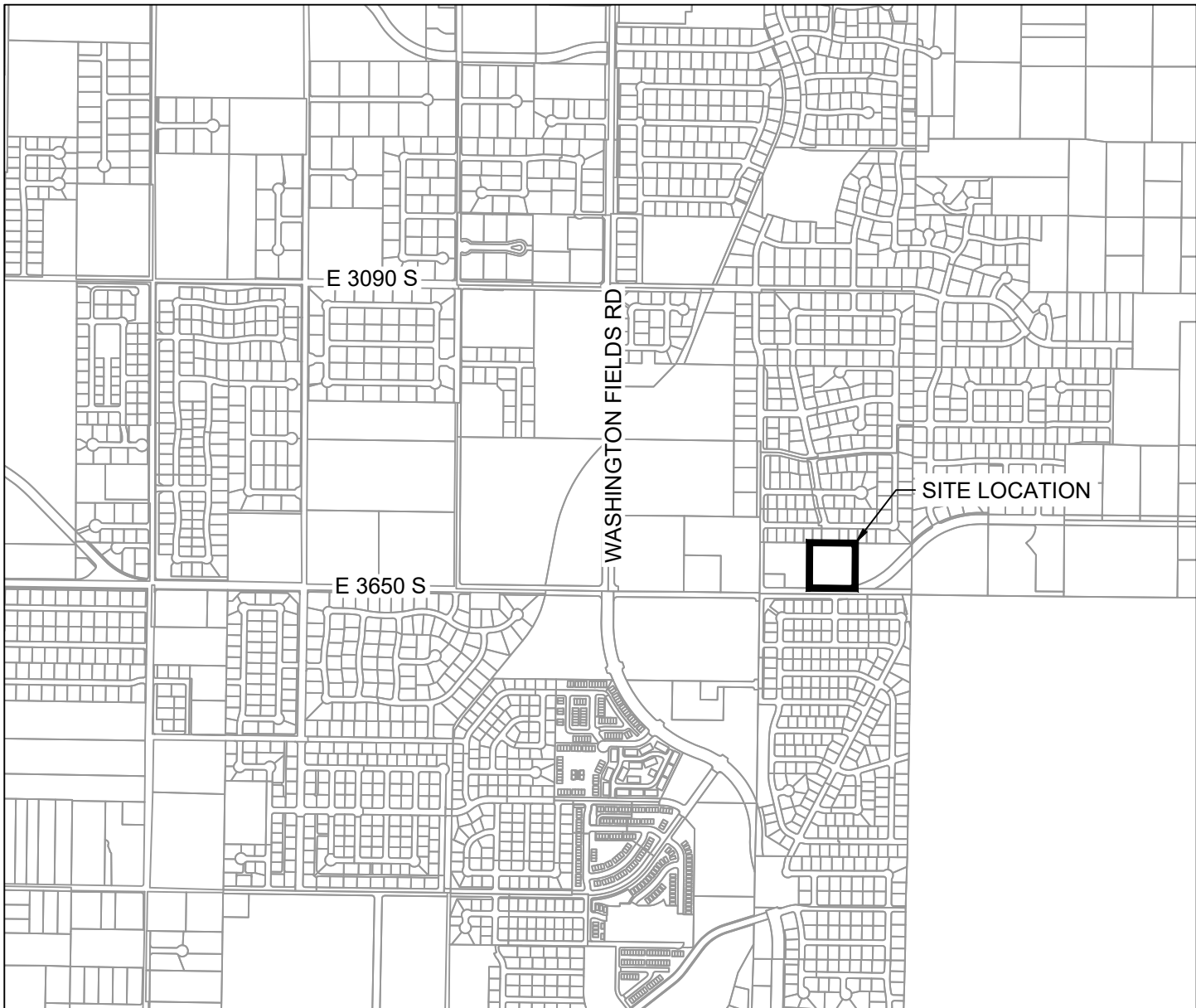


B&G PROJECT NUMBER 251020

# CRIMSON COURT

## PLANNED DEVELOPMENT ZONE CHANGE LOCATED IN WASHINGTON, UTAH

SECTION 1, T 43 S, R 15 W, SLB&M  
PARCEL #W-WBKS-2-A



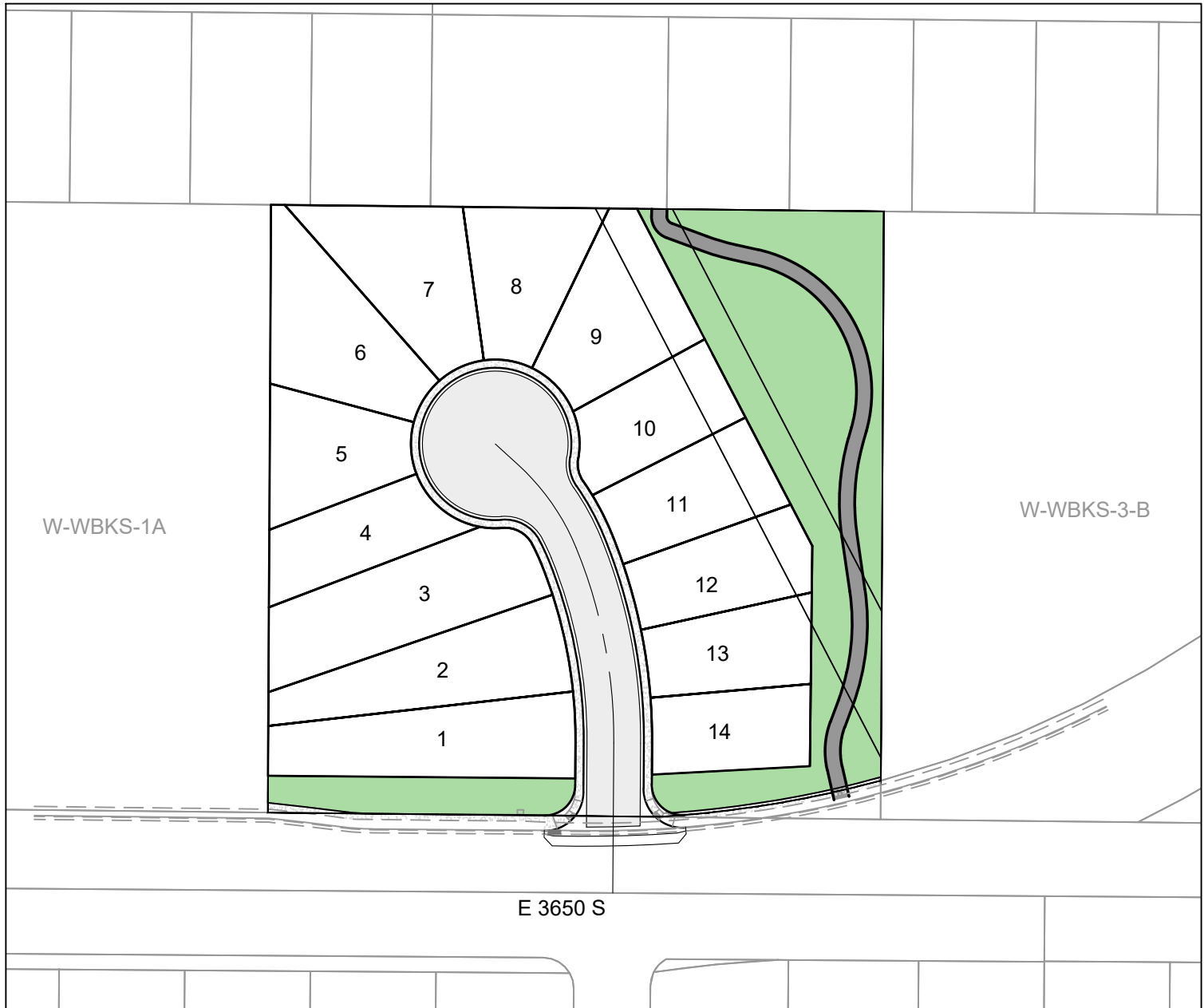
VICINITY MAP

| SHEET NO. | DESCRIPTION             |
|-----------|-------------------------|
| 1         | COVER SHEET             |
| 2         | SITE PLAN               |
| 3         | GRADING & DRAINAGE PLAN |
| 4         | UTILITY PLAN            |
| 5         | VICINITY PLAN           |

LEGAL DESCRIPTION:

BEGINNING AT A POINT THAT LIES SOUTH 89°21'44" EAST ALONG THE TOWNSHIP LINE 434.76 FEET AND DUE NORTH 45.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°18'42" EAST 396.57 FEET; THENCE SOUTH 89°22'52" EAST 400.00 FEET; THENCE SOUTH 00°18'42" WEST 370.13 FEET; THENCE WESTERLY ALONG A 719.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 82°49'41" WEST A DISTANCE OF 195.54 FEET), CENTER POINT LIES NORTH 14°58'55" WEST THROUGH A CENTRAL ANGLE OF 15°37'12", A DISTANCE OF 196.15 FEET; THENCE NORTH 89°21'43" WEST 206.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 156,945 SQUARE FEET OR 3.60 ACRES.



PROJECT MAP

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
- PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

- EARTH MOVING ACTIVITIES:
- APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
  - PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
  - APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
  - OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.
- DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:
- WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
  - INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

JUNE 2025

BUSH & GUDGELL, INC.  
Engineers - Planners - Surveyors

205 East Tabernacle #4  
St. George, Utah 84770  
Phone (435) 673-2337



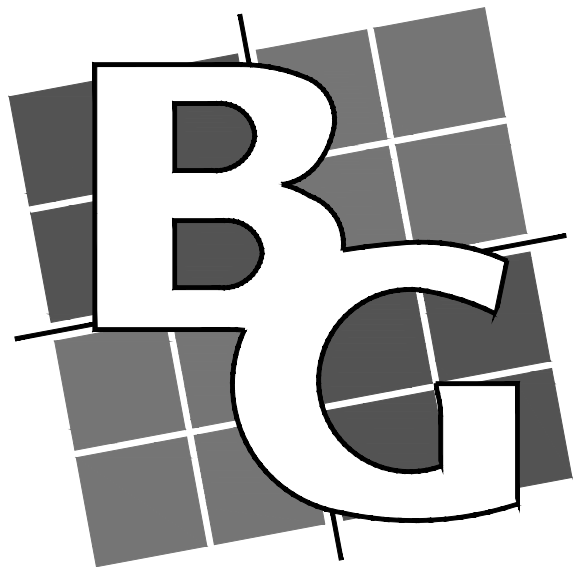
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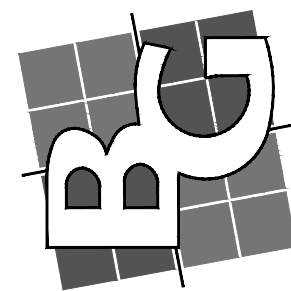
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DATE: JUN 2025  
DRAWN: MG  
APPROVED: RM  
SCALE: NTS  
JOB NO. 251020

COVER SHEET  
CRIMSON COURT  
LOCATED IN WASHINGTON, UTAH

SHEET 1 OF 5  
SHEETS  
FILE: 251020





**KEYED NOTES:**

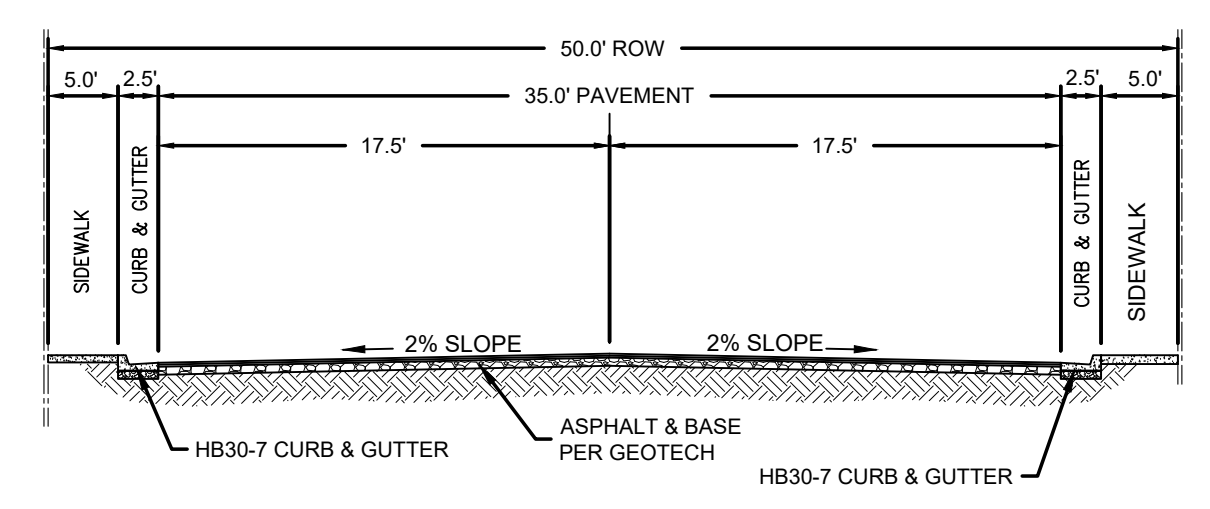
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 CONSTRUCT HANDICAP RAMP PER ADA GUIDELINES
- 2 CONSTRUCT CURB AND GUTTER (TYPE HB30-7)
- 3 5' CONCRETE SIDEWALK (WASHINGTON DWG #120)
- 4 EXISTING EDGE OF ASPHALT
- 5 SAWCUT EXISTING ASPHALT
- 6 PROPOSED ASPHALT
- 7 TRUNCATED DOME PER ADA STANDARDS
- 8 EXISTING CURB TO BE DEMOLISHED
- 9 PROPOSED 10' ASPHALT TRAIL

**PROJECT INFORMATION**

|                           |                                                                                                                                                                                                |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CURRENT ZONING:           | R-1-10                                                                                                                                                                                         |
| GENERAL PLAN:             | RESIDENTIAL                                                                                                                                                                                    |
| SITE AREA:                | W-WBKS-2-A - 157,170 SQ. FT. - 3.608 ACRES                                                                                                                                                     |
| NUMBER OF BUILDINGS:      | 14                                                                                                                                                                                             |
| BUILDING USAGE:           | RESIDENTIAL                                                                                                                                                                                    |
| BUILDING COVERAGE:        | 16.51%                                                                                                                                                                                         |
| BUILDING DENSITY:         | 3.88 DU/AC                                                                                                                                                                                     |
| OPEN SPACE / LANDSCAPING: | TOTAL OPEN SPACE 36,684 SQ FT (23.3%)<br>LANDSCAPED PORTION 7,480 SQ FT (4.8%)<br>NATURAL OPEN SPACE 29,204 SQ FT (18.5%)                                                                      |
| SITE AMENITIES:           | PROPOSED AMENITY FOR CRIMSON ESTATES IS A CONNECTIVE TRAIL ALONG THE BACK OF UNITS 9-14.<br>TRAIL AREA: 4,677 SQ FT (334 SQ FT PER UNIT)<br>MIN AMENITY AREA: 2,800 SQ FT (200 SQ FT PER UNIT) |

**50' PUBLIC RIGHT OF WAY**



**LEGEND**

- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING FENCING
- PARCEL BOUNDARY LINE
- STOP / STREET SIGN
- END OF ROAD MARKERS
- PROPOSED ASPHALT
- PROPOSED OPEN SPACE AREA (APPROX 36,684 SQ FT - 0.84 AC)



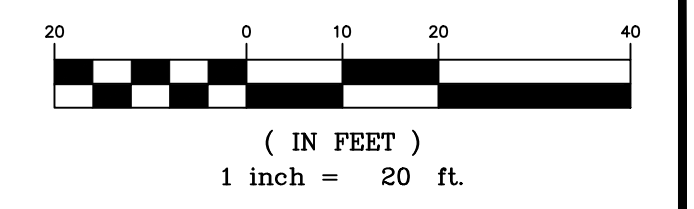
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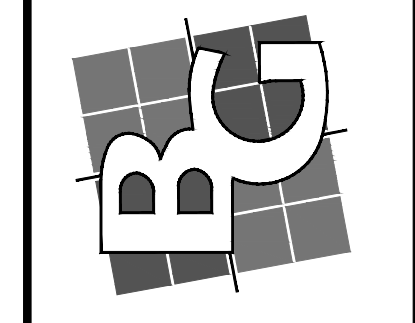
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RICK MEYER - PROJECT MANAGER  
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**GRAPHIC SCALE**



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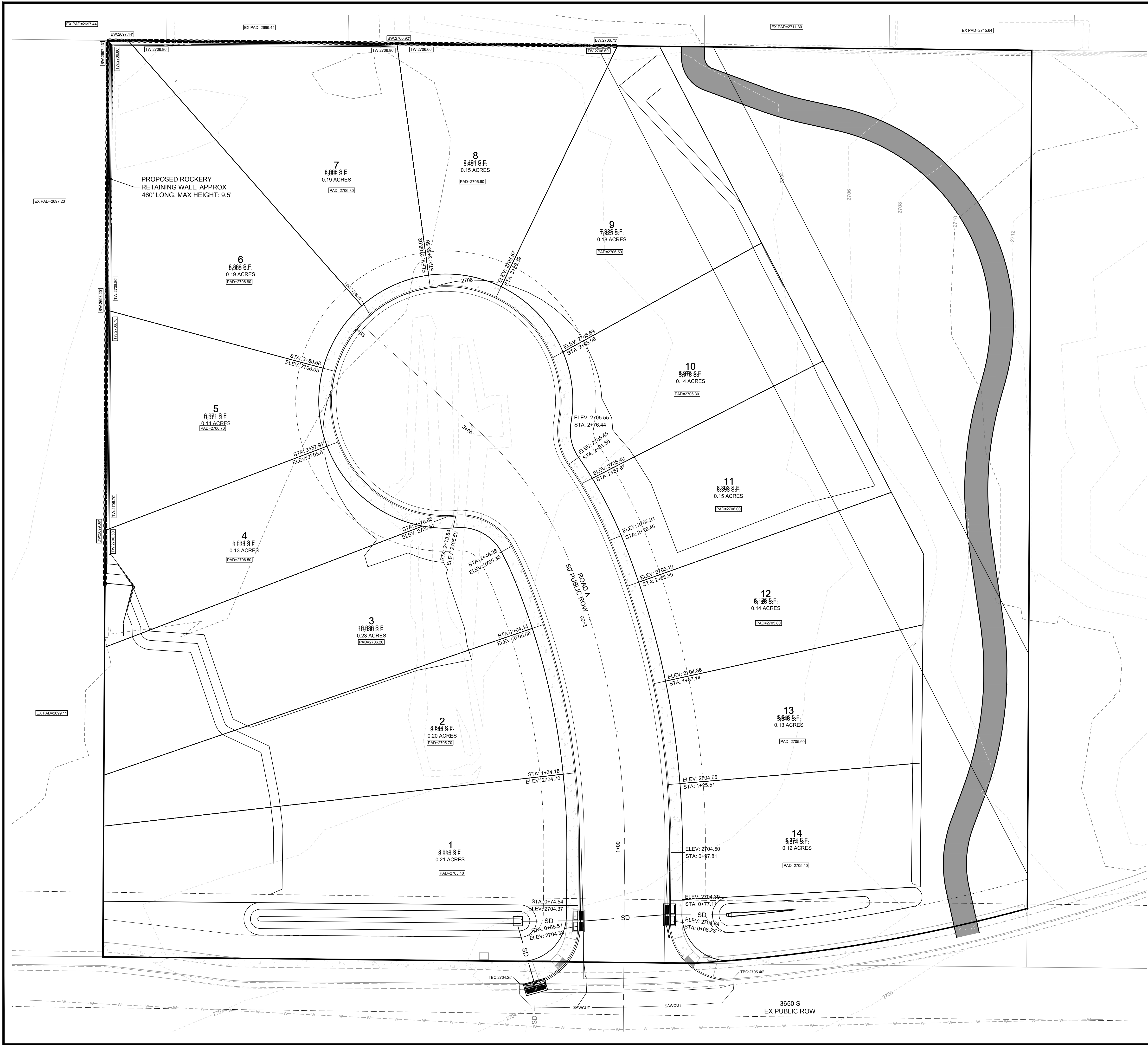


|                |           |              |               |                |
|----------------|-----------|--------------|---------------|----------------|
| DATE: JUN 2025 | DRAWN: MG | APPROVED: RM | SCALE: 1"=20' | JOB NO. 251020 |
|----------------|-----------|--------------|---------------|----------------|

**SITE PLAN**  
CRIMSON COURT  
LOCATED IN WASHINGTON, UTAH

|              |   |    |   |        |
|--------------|---|----|---|--------|
| SHEET        | 2 | OF | 5 | SHEETS |
| FILE: 251020 |   |    |   |        |





- LEGEND**
- EXISTING GROUND CONTOUR (2' & 10' INTERVAL)
  - FINISH GROUND CONTOUR (2' & 10' INTERVAL)
  - LOT LINE
  - LIMITS OF CONSTRUCTION
  - ROAD CENTERLINE
  - ROW LINE
  - RETAINING WALL
  - LANDSCAPE DRAINAGE SWALE
  - PAD ELEVATION IN FEET
  - FL = FLOW LINE
  - TBC = TOP BACK OF CURB
  - SLOPE IN RUN:RISE
  - CONTOUR ELEVATION IN FEET
  - STORM DRAIN MAN HOLE
  - CURB INLET
  - STORM DRAIN PIPE
  - EXISTING CURB INLET
  - EXISTING STORM DRAIN

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

**Call before you Dig**

1-800-662-4111

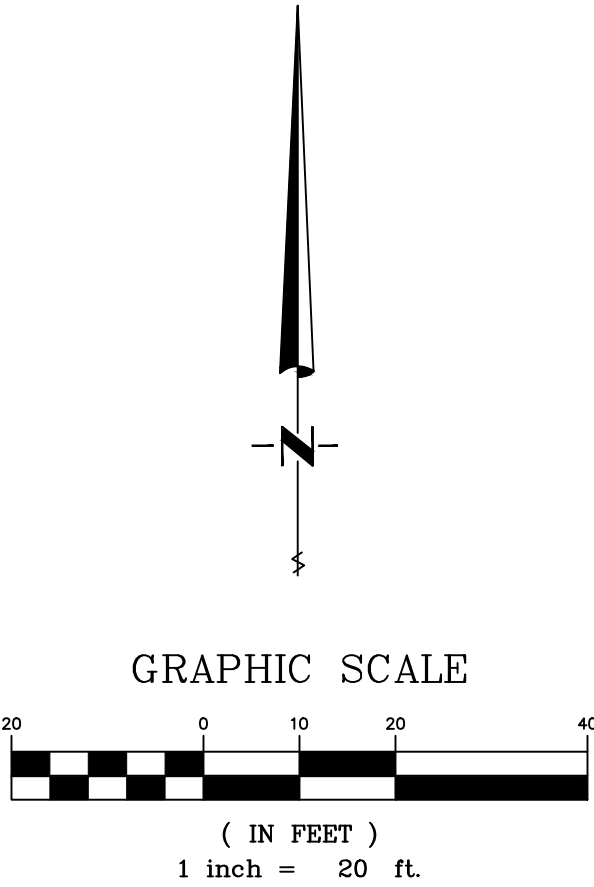
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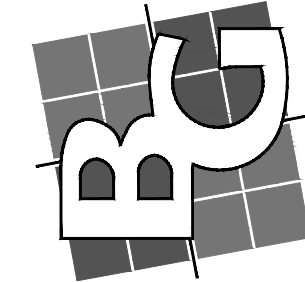
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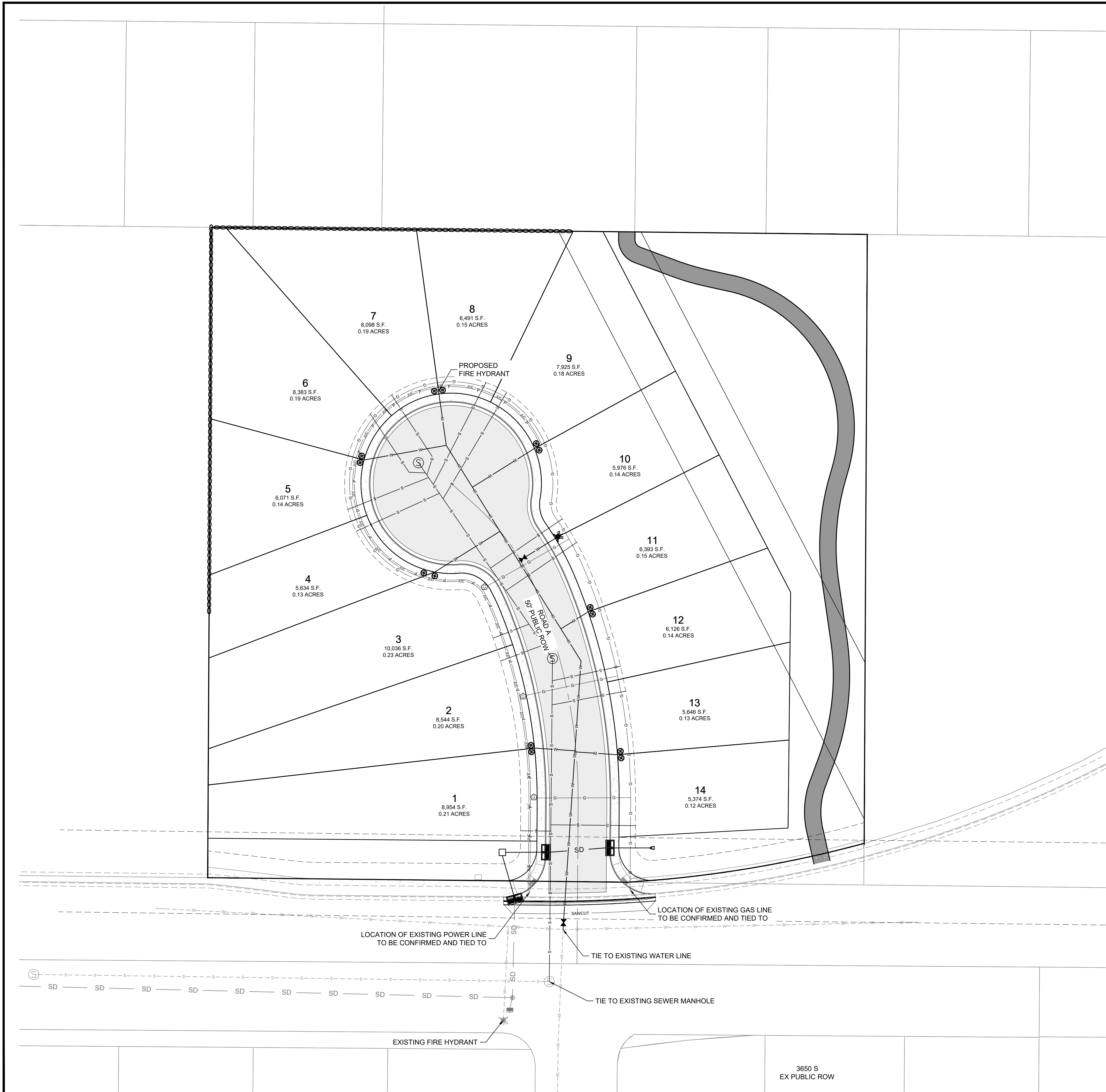


DATE: JUN 2025  
DRAWN: MG  
APPROVED: RM  
SCALE: 1"=20'  
JOB NO. 251020

**GRADING PLAN**  
CRIMSON COURT  
LOCATED IN WASHINGTON, UTAH

SHEET **3** OF **5** SHEETS  
FILE: 251020





**LEGEND**

|                       |                        |
|-----------------------|------------------------|
| — P — P —             | PROPOSED POWER LINE    |
| — S — S —             | PROPOSED SEWER LINE    |
| - - - S - - - S - - - | EXISTING SEWER LINE    |
| — W — W —             | PROPOSED WATER LINE    |
| - - - W - - - W - - - | EXISTING WATER LINE    |
| ⊗                     | PROPOSED SEWER MANHOLE |
| ⊗                     | PROPOSED WATER VALVE   |
| ⊗                     | PROPOSED FIRE HYDRANT  |

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

**Call before you Dig**

1-800-662-4111

BLUE PRINT LOCATION ONLY (NOT TO SCALE)

**OWNER/DEVELOPER**

LANCE MILLER  
801-367-2245  
lancebmiller@gmail.com

**ENGINEERING CONTACT**

BUSH AND GUDGELL, INC.  
205 EAST TABERNACLE #4  
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER  
(435)-673-2337

**GRAPHIC SCALE**

30 0 15 30 60

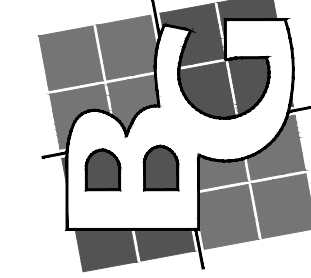
( IN FEET )

1 inch = 30 ft.

**BUSH & GUDGELL, INC.**

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4  
St. George, Utah 84770  
Phone (435) 673-2337 / Fax (435) 673-3161  
www.bushandgudgell.com



|                |
|----------------|
| DATE: JUN 2025 |
| DRAWN: MG      |
| APPROVED: RM   |
| SCALE: 1"=30'  |
| JOB NO. 251020 |

**UTILITIES PLAN**

**CRIMSON COURT**

**LOCATED IN WASHINGTON, UTAH**

|              |   |    |   |        |
|--------------|---|----|---|--------|
| SHEET        | 4 | OF | 5 | SHEETS |
| FILE: 251020 |   |    |   |        |



