



Washington City Planning Commission
Regular Meeting Agenda
July 16, 2025

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a public electronic meeting on **Wednesday, July 16, 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 June 18, 2025.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. PUBLIC HEARINGS

*****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 Conditional Use Permit C-25-06 for a church to be located at 3265 S 300 East. Applicant: Sky Engineering
- b. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-25-03 for Star Nursery located at 1475 E George Washington Blvd. Applicant: Damon Hardy
- c. Public Hearing for consideration and recommendation to City Council General Plan Amendment G-25-03 from Estate to Industrial located at 925 S 1900 East. Applicant: Curtis Rogers and American Land Consulting
- d. Public Hearing for consideration and recommendation to City Council 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

5. ZONE CHANGE

- a. 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

6. **ADJOURNMENT**

POSTED this 11th Day of July, 2025
Bonnie Baker, Zoning Technician

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.



**Washington City Planning Commission
Regular Meeting Minutes
June 18, 2025**

Meeting held in the Council Chambers of Washington City Hall, located at 111 North 100 East, Washington, Utah, and broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>. All briefing documents and exhibits can be found at the webpage above or by clicking [here](#).

Commissioners Present: Pete Bulloch, Kody Mitchell, Corey Anderson, Latai Tupou, Merrill Davis

Staff Present: Community Development Director Drew Ellerman, Community Development Assistant Director Eldon Gibb, City Attorney Thad Seegmiller, IS Director Steve Whittekiend, New Development Manager John Hehnke, Planning & Zoning Technician Bonnie Baker, Lieutenant Kory Klotz, Fire Marshall Rick Resnick, City Councilman Bret Henderson, Fire Chief Matt Evans

Audience: Michael Warren, Lance Miller, Serge Benson, Peggy Benson, Nathan Coombs, Tony Bodell, Sherrie Bodell, Matt Loo, Bo Loo, Rob Egbert, Kendall Turner, Jodi Turner, Sarah Thomas, Rick Meyer, Jackson Meyer, Chad Beus, Jeff Morley

Invocation: Commissioner Mitchell

Pledge of Allegiance: Commissioner Bulloch

Meeting called to order at 6:00 P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/v0h4lZpyb70?t=29>

Commissioner Tupou made a motion to approve the agenda. Commissioner Mitchell seconded the motion; which passed unanimously.

2. APPROVAL OF MINUTES

<https://youtube.com/live/v0h4lZpyb70?t=172>

a. Approval of the Planning Commission minutes from June 4, 2025.

Commissioner Davis made a motion to approve the minutes from the June 4, 2025 meeting. Commissioner Mitchell seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/v0h4lZpyb70?t=196>

None.

4. PUBLIC HEARINGS

- a. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-25-04 for two new commercial buildings located at approximately 135 W Buena Vista Blvd. Applicant: Nathan Coombs.**

<https://youtube.com/live/v0h4lZpyb70?t=204>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Nathan Coombs
- Sara Thomas

Commissioner Bulloch closed the public hearing.

Commissioner Anderson made a motion to recommend approval to the City Council for Conditional Use Permit C-25-04 on the findings and conditions of staff with one additional condition that three awnings be added to the back of the building. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

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

- b. Public Hearing for consideration and recommendation to City Council for Conditional Use Permit C-25-05 for a Performance Fitness located at approximately Washington Fields Rd and Hayfield Drive. Applicant: Chris Patten.**

<https://youtube.com/live/v0h4lZpyb70?t=959>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Davis made a motion to recommend approval to the City Council for Conditional Use Permit C-25-05 with the findings and conditions of staff. Commissioner Tupou seconded the motion; which passed with the following role call vote:

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

c. Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-16 to approve design standards and relocate 4 acres of commercial for the existing PUD-R and PUD-C zoning located at 1075 E Telegraph Street. Applicant: Turner Farm Phase 1, LLC

<https://youtube.com/live/v0h4lZpyb70?t=1352>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Matt Loo with Ascend Land Consultants spoke on behalf of the applicant.

Commissioner Anderson made a motion to recommend approval to the City Council for Zone Change Request Z-25-16 with the findings and conditions of staff with revisions to verbiage in Condition 9 to require the amenities of Pod 1 shall be completed before 51% of Pod 1 Building Permits are issued and 7600 s.f. of amenities shall be completed in Pod 2 before 51% of Pod 2 Building Permits are issued. Commissioner Davis seconded the motion; which passed with the following role call vote:

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

d. Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-17 to change the zoning from R-1-10 to PUD-R located at approximately 990 E George Washington Blvd. Applicant:

Lance Miller.

<https://youtube.com/live/v0h4lZpyb70?t=3170>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individual spoke to the item:

- Sherrie Bodell

Commissioner Bulloch closed the public hearing.

The following applicant representatives spoke to this item:

- Rick Meyer with Bush & Gudgell
- Lance Miller

Commissioner Anderson made a motion to continue Zone Change Request Z-25-17 until the July 16th Planning Commission meeting. Commissioner Mitchell seconded the motion; which passed with the following roll call vote:

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

5. ADJOURNMENT

<https://youtube.com/live/v0h4lZpyb70?t=4691>

Commissioner Mitchell made a motion to adjourn the meeting. Commissioner Tupou seconded the motion; which passed unanimously.

Meeting adjourned at 7:18 P.M.

Passed and approved on the 16th day of July, 2025.

Bonnie Baker, Zoning Technician

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	July 16th, 2025
ACTION REQUESTED:	C-25-06, A request for a Conditional Use Permit for a new Church building located at approximately 3290 South 300 East.
APPLICANT:	Jared Madsen - Sky Engineering
OWNER:	The Church of Jesus Christ of Latter-Day Saints
ENGINEER:	Jared Madsen - Sky Engineering
REVIEWED BY:	Eldon Gibb - Community Development Assistant Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to build a new Church building located at approximately 3290 South 300 East. Churches are allowed in residential areas through the approval of a conditional use permit. The property is currently zoned R-1-15. Also, for the Planning Commissioners information, the City Council recently approved a height waiver for the steeple portion of the church to a maximum height of sixty-nine feet (69').

The new proposed church site is approximately 3.94 acres and the building is roughly 18,300 square feet providing 252 parking stalls. Parking is adequate for the proposal. The exterior material for the church building includes brick with stucco accents (see attached elevations and site plan) and a generous landscaping plan surrounding the project.

Staff has reviewed the requested proposal and finds it to be in harmony with the surrounding and existing developments.

Recommendation

Staff recommends that the Planning Commission approve C-25-06, allowing for a new Church to be located at approximately 3290 South 300 East, based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes including, but not limited to, the Building and Fire Codes of Washington City.
2. A complete set of engineered construction drawings, with other required construction documents, shall be submitted for staff review and approval prior to the start of any construction and prior to the issuance of any required permits.
3. A detailed landscape plan showing plant species and irrigation methods for the site shall be included with the construction drawings for review and approval prior to the issuance of any permits.
4. All signs shall be located outside of the driveway visibility triangles.
5. All outdoor lighting shall be directed inward to the site.
6. Parking area standards shall be met, including the required number of parking spaces approved with this plan, the required number of disabled parking spaces and their loading zone area, parking space dimensions, and parking lot landscaping. These items shall be included in the construction drawings for review and approval prior to the issuance of any permits.
7. Areas for the collection of trash shall be adequately screened from public view.
8. 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. A compliance letter for the recommendations of the geotechnical report shall be submitted prior to occupancy.
9. A traffic impact study will be required to be submitted to the Public Works Department for

review and approval prior to the issuance of building permits.



May 14, 2025

Washington City
Planning & Zoning
Washington, UT 84770

Re: Conditional Use Permit Narrative – Washington Fields Church

On behalf of The Church of Jesus Christ of Latter-day Saints, we respectfully submit this request for a Conditional Use Permit (CUP) for the proposed Washington Fields Granger 300 Meetinghouse, located within the R-1-15 zoning district of Washington City.

While churches are permitted as conditional uses in the R-1-15 zone, this application seeks formal approval to ensure compatibility with surrounding residential development and to demonstrate compliance with the intent of the City's zoning ordinance.

The proposed meetinghouse has been thoughtfully designed to harmonize with the surrounding neighborhood in both scale and character. The architecture includes residential-style materials, rooflines, and landscaping consistent with nearby homes. The building will be a single-story structure with an attached steeple element, the height of which is subject to a separate waiver request previously submitted. No elements of the project are anticipated to disrupt neighborhood views, traffic patterns, or residential privacy.

Access to the site has been designed to minimize disruption, with ingress and egress located to align with existing road infrastructure. Off-street parking is provided in accordance with City code requirements, and traffic impacts are expected to be minimal given the congregation's staggered meeting schedule. Operational hours will largely fall on Sundays and weekday evenings, with no late-night activities or amplified outdoor events.

This facility will serve as a center of worship, community service, and social gathering for area residents. As such, it contributes positively to neighborhood cohesion, consistent with the purpose of conditional uses under the City's land use regulations.

We appreciate the City's consideration of this request and welcome any further discussion or coordination to ensure this project serves the community in a respectful, functional, and aesthetically compatible manner.

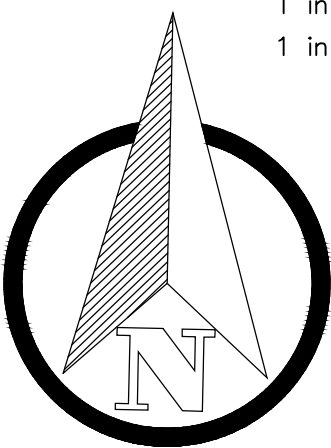
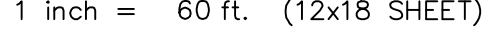


PROJECT FLOW CARD: CUP-25-06 - Conditional Use Permit - SGWF Church
Approx. 3265 S 300 East

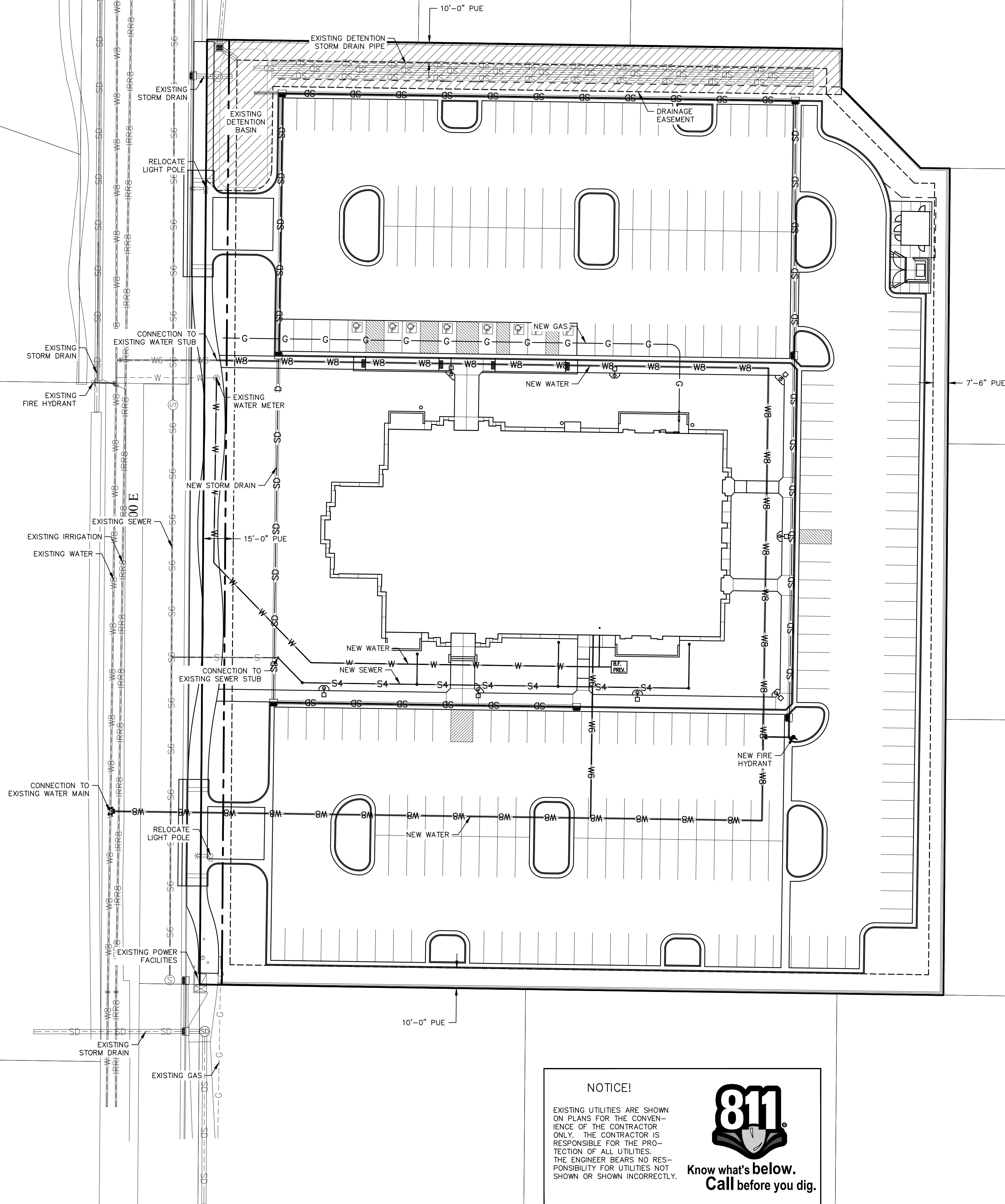
Planning	Reviewed. Ok to move forward	
Public Works	Reviewed - Items addressed - Basic PW/utility layout is acceptable for CUP request. Modifications will be required during construction plan submission. Consultant Acknowledged	
Engineer	Reviewed and no concerns for CUP	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Dixie Power	Reviewed, no concerns	
Economic Dev	Reviewed, no concerns. RH	

CUP01

Know what's **below**.
Call before you dig



C:\Users\jared\Documents\ARCH\01_PDF\0206-02_St George Washington Fields Church\01_DWG\03_CND\0302-02_CND.dwg, 6/11/2025, 2:12:22 PM

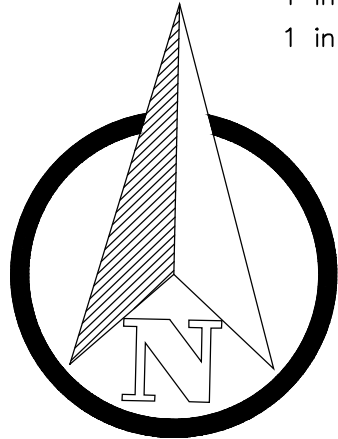
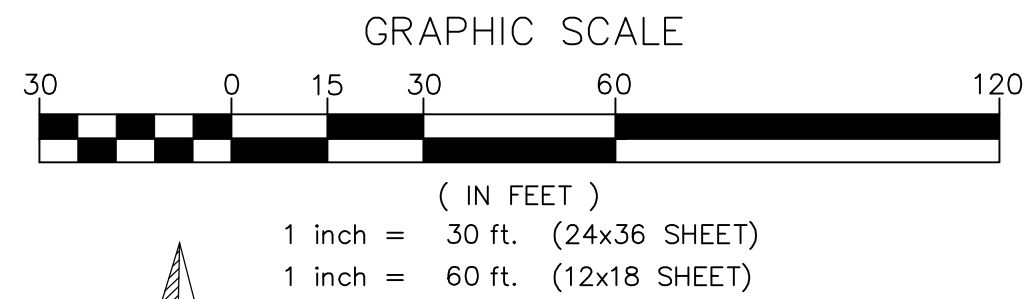


NOTICE!

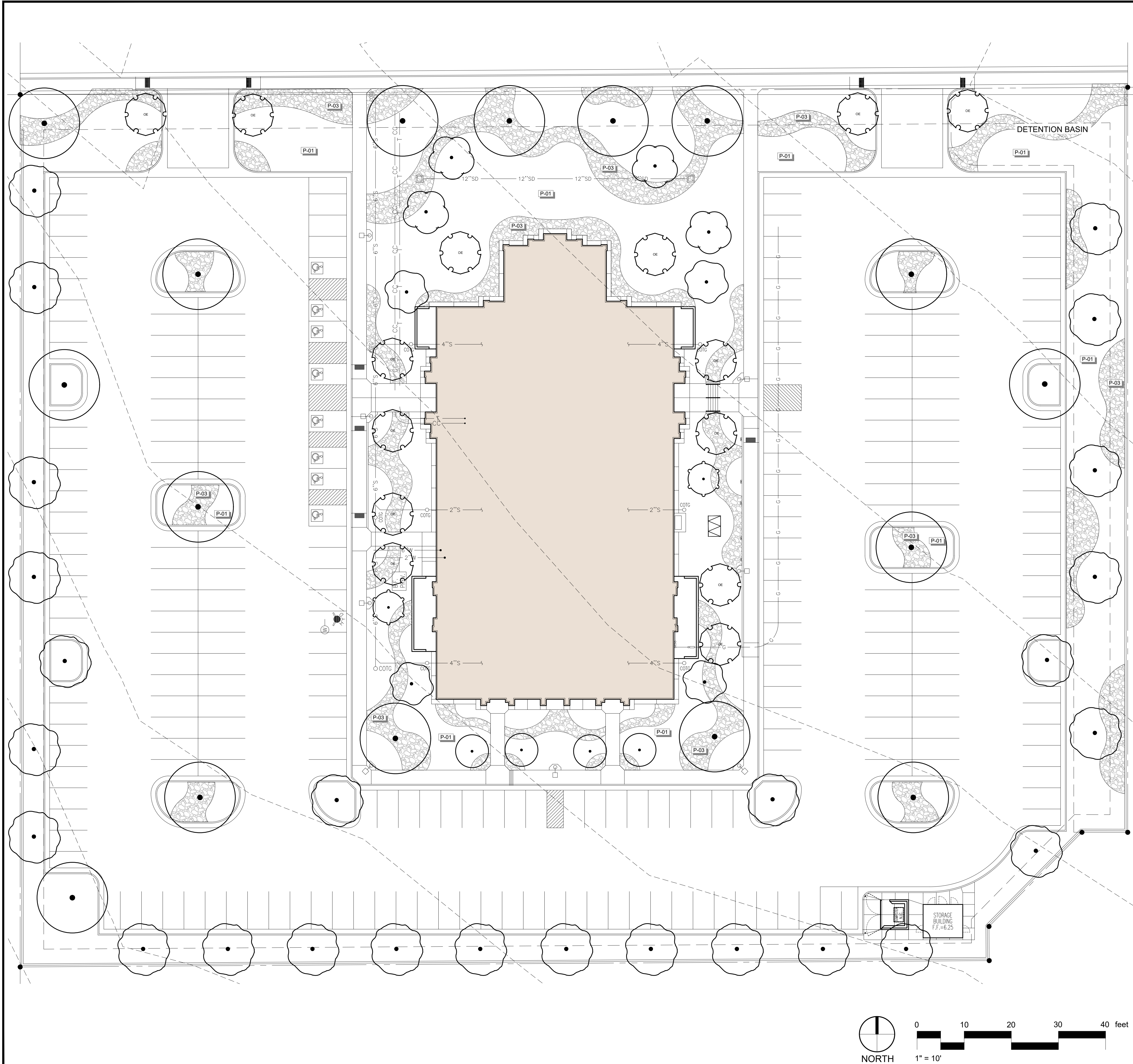
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

811

Know what's below.
Call before you dig.



Release Date: 10 JUN 2025																																		
P.C. ARCHITECTS INC. Dennis B. Patten, AIA P.O. Box 217 St. George, UT 84771 (435) 673-6579																																		
Stamp:																																		
Project Name: WASHINGTON FIELDS GRANGER 300 3300 S 300 E, WASHINGTON, UTAH 84780																																		
Project for: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS																																		
<table><thead><tr><th>Mark</th><th>Date (m/y)</th><th>Description</th></tr></thead><tbody><tr><td>.</td><td>.</td><td>.</td></tr><tr><td>.</td><td>.</td><td>.</td></tr><tr><td>.</td><td>.</td><td>.</td></tr><tr><td>.</td><td>.</td><td>.</td></tr><tr><td>.</td><td>.</td><td>.</td></tr><tr><td>.</td><td>.</td><td>.</td></tr><tr><td>.</td><td>.</td><td>.</td></tr><tr><td>.</td><td>.</td><td>.</td></tr><tr><td>.</td><td>.</td><td>.</td></tr><tr><td>.</td><td>.</td><td>.</td></tr></tbody></table>		Mark	Date (m/y)	Description
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Project Number: PCA-####																																		
Plan Series: C300-MH-11																																		
Property Number: ###-###-#####																																		
Sheet Title:																																		
CONDITIONAL USE PERMIT - UTILITY PLAN																																		
Sheet: CUP02																																		



PLANT SCHEDULE

BOTANICAL / COMMON NAME

TREES
CHILOPSIS LINEARIS 'BURGUNDY LACE' / DESERT WILLOW
LAGERSTROEMIA INDICA 'RED' / RED CRAPE MYRTLE MULTI-TRUNK
LAURUS NOBILIS / SWEET BAY
OLEA EUROPAEA 'WILSONI' / WILSON OLIVE
PISTACIA CHINENSIS / CHINESE PISTACHE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK

SHRUBS
CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
CHRYSACTINIA MEXICANA / DAMIANITA
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY
NERIUM OLEANDER 'PETITE RED' / PETITE RED OLEANDER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
ROSA X 'NOARE' / RED CARPET ROSE
ROSMARINUS PROSTRATUS CREEPING ROSEMARY / ROSEMARY
TEUCRIUM CHAMAEDRYIS / GERMANDER

DESERT ACCENT
DASYLIRION WHEELERI / GREY DESERT SPOON
HESPERALOE FUNIFERA / GIANT HESPERALOE
HESPERALOE PARVIFLORA / RED YUCCA

LANDSCAPE SCHEDULE

CODE	DESCRIPTION
P-01	ROCK MULCH TO BE PLACED AT ALL PLANTING BED AREAS EXCEPT WHERE ACCENT COBBLE IS SHOWN. ROCK TO BE 1"-1 1/2" APPACHE BROWN AVAILABLE FROM STAR NURSERY. ROCK PLACED 3" MINIMUM DEPTH
P-02	LANDSCAPE BOULDERS. BOULDERS TO BE "ANASAZI" AVAILABLE FROM STAR NURSERY. LOCATE BOULDERS IN RANDOM PATTERN AT LOCATIONS ON PLAN, WHERE BOULDERS ARE GROUPED USE VARIOUS SIZES OF BOULDERS AS FOLLOWS: 25% BOULDERS 2'-3' 50% BOULDERS 3'-4' 25% BOULDERS 4'-5'
P-03	3"-6" ACCENT COBBLE PLACED 4-6" DEEP MINIMUM. COLOR TO JACKSON RIVER ROCK AVAILABLE FROM STAR NURSERY. LAYOUT TO BE SPRAYED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACING COBBLE.
P-04	ALL PARKING ISLANDS TO BE OVER EXCAVATED AND BACKFILLED WITH MINIMUM 2' OF APPROVED TOPSOIL.

LANDSCAPE DATA

CLIMATE: ZONE 8B		
WATER AVAILABILITY: SECONDARY SOURCE, CITY OF ST GEORGE		
TOTAL SITE AREA:	171,563 SF (3.9 AC)	% SITE/ LANDSCAPE
TOTAL LANDSCAPE AREA:	52,854,107 SF	31%
TOTAL LAWN AREA:	0 SF	0% / 0%
TOTAL SHRUB AREA:	52,854 SF	31% / 100%

TREES (TOTAL COUNT: 69)

- x 16
- x 26
- x 4
- x 4
- x 13
- x 2
- x 4

Release Date:
30-DEC-2024

P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 673-6579

Stamp:

Project Name:
WASHINGTON FIELDS
GRANGER 300
MEETINGHOUSE
3265 S. 300 E., WASHINGTON, UT 84780

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

LandWORKS INCORPORATED

923 S. River Road
Suite 207, St. George
Utah, 84790
(435) 627-8656

Project Number:
PCA-2433
Plan Series:

Property Number:
501-3987-23010101

Sheet Title:
CONCEPTUAL LANDSCAPE PLAN

Sheet:
L101

P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 673-6579

amp:

WASHINGTON FIELDS
GRANGER 300
MEETINGHOUSE

Project 101:

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

[illegible]

Project Number:
CA-2433

Run Series:

Property Number:
11-3987-23010101

Sheet Title:

BUILDING

ELEVATIONS

Sheet:

A201

PRE-APPLICATION C O L O R S

WASHINGTON FIELDS GRANGER 300
OWNER# 501-3897-23010101 ARCHITECT# 2433



SAGE, DRY-TUMBLED, by INTERSTATE
BRICK



SAGE, by SUNROC

CMU 2

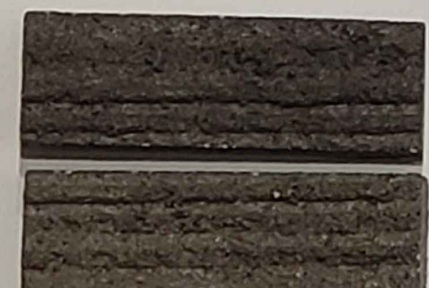


MATCH SANDSTORM 3103 (SYNERGY),
WORM FINISH, by DRYVIT

E.I.F.S. 3

BONE WHITE (STIPPLED), by PAC-CLAD

SOFFIT FASCIA 4




 PONDEROSA 5687 GRAY/BROWN
 RANGE, by EAGLE TILE
CONCRETE ROOF TILES 5



MEDIUM BRONZE, by PAC-CLAD

RIDGE VENTS 6

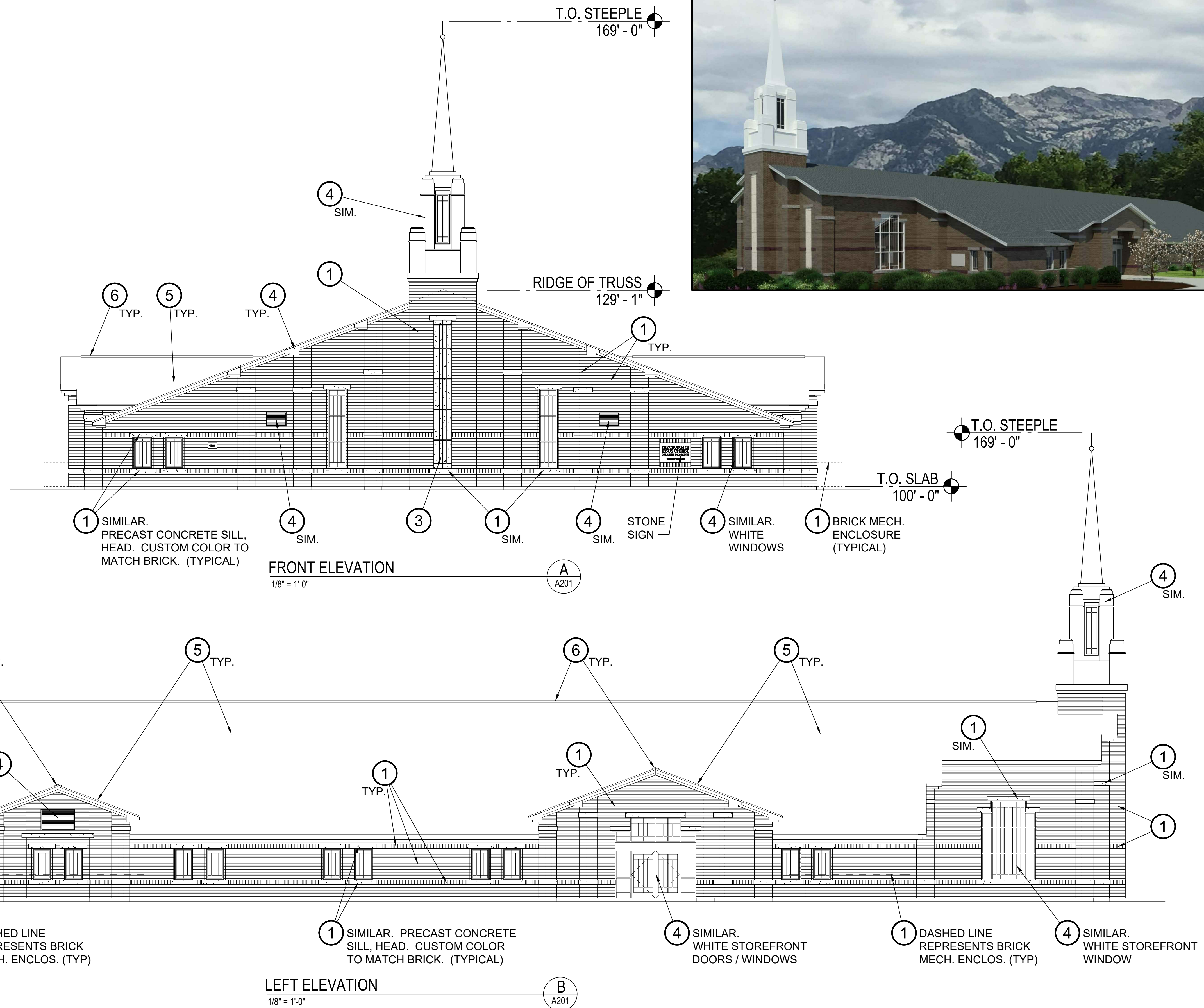


ILLUSTRATION FROM CHURCH STANDARD PLANNING BROCHURE (WASATCH REGION SHOWN)



Release Date:
30-DEC-2024

P.C. ARCHITECTS INC.
Dennis B. Patten, AIA
P.O. Box 217
St. George, UT 84771
(435) 673-6579

Stamp:

**WASHINGTON FIELDS
GRANGER 300
MEETINGHOUSE**

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

[illegible]

Project Number:
PCA-2433

Plan Series:

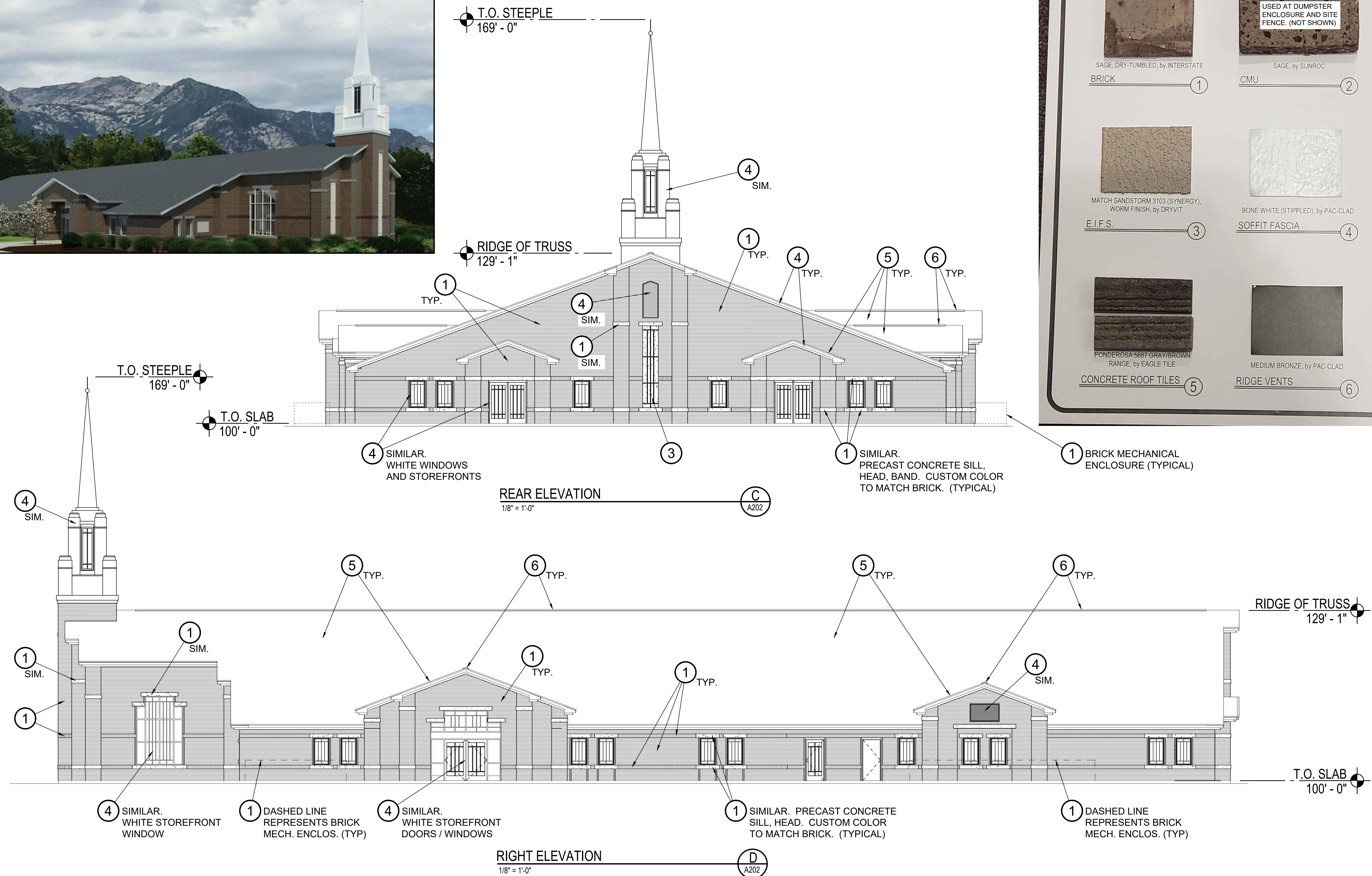
Property Number:
601-3987-23010101

Sheet Title:
BUILDING
ELEVATIONS

Sheet: _____

A202

ILLUSTRATION FROM CHURCH STANDARD PLANNING BROCHURE (WASATCH REGION SHOWN)



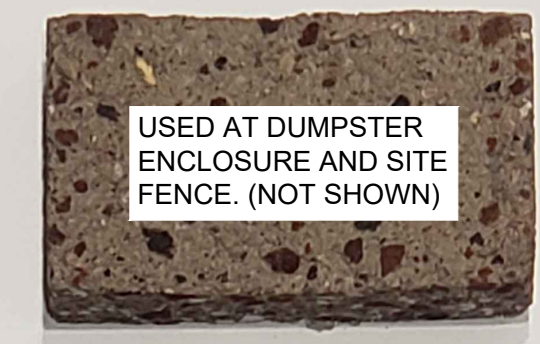
PRE-APPLICATION C O L O R S

WASHINGTON FIELDS GRANGER 300
OWNER# 501-3897-23010101 ARCHITECT# 2433



SAGE, DRY-TUMBLED, by INTERSTATE

BRICK 1



USED AT DUMPSTER
ENCLOSURE AND SITE
FENCE. (NOT SHOWN)

SAGE, by SUNROC



MATCH SANDSTORM 3103 (SYNERGY),
WORM FINISH, by DRYVIT

E.I.F.S. (2)

BONE WHITE (STIPPLED), by PAC-CLAD

SOFFIT FASCIA



PONDEROSA 5687 GRAY/BROWN
RANGE, by EAGLE TILE

CONCRETE ROOF TILES F



MEDIUM BRONZE, by PAC-CLAD

RIDGE VENTS

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	July 16th, 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 onto City Council

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 asking 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. City ordinance (9-14-12) allows these privacy walls up to 6' feet tall. Staff supports this request, as shown in the exhibit, as it will best 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

Staff recommends the Planning Commission recommend approval of C-25-03, allowing for the Star Nursery site located at 1475 East George Washington Blvd based on the following findings and subject to the following conditions, onto City Council:

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.

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.

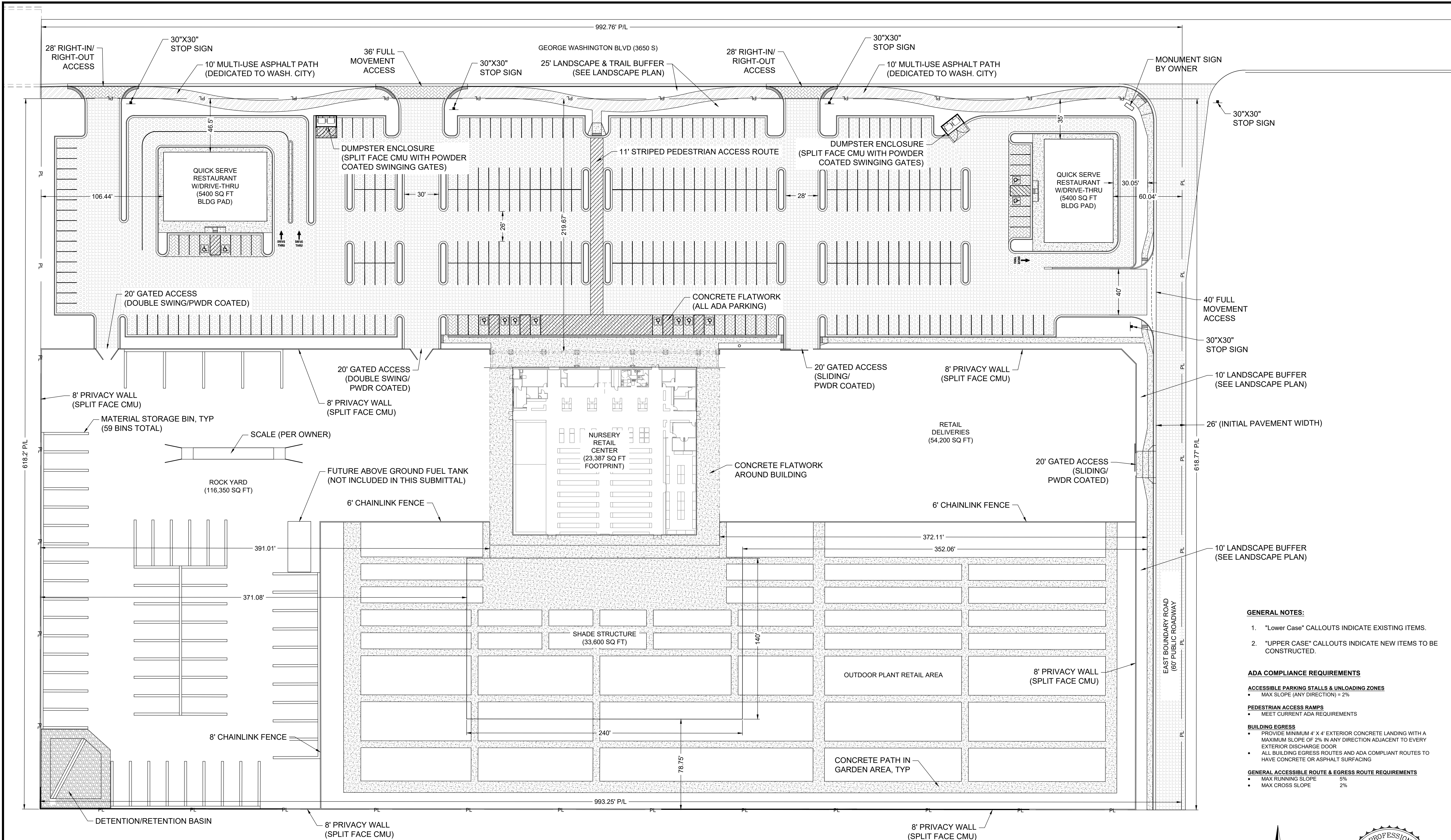
The proposed nursery building is approximately 23,400 sq ft and will be supported by two retail outparcel buildings approximately 5,400 sq ft each. The outparcel building submittals are deferred to a future submittal. The retail nursery will employ approximately 60 people and will be open from 7:00 am 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



- 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%

PARKING CALCULATIONS				
Updated: 3/22/2025				
Unit Type	# of Stories	Bldg. Footprint (Sq Ft)	# of Stalls	Comment
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

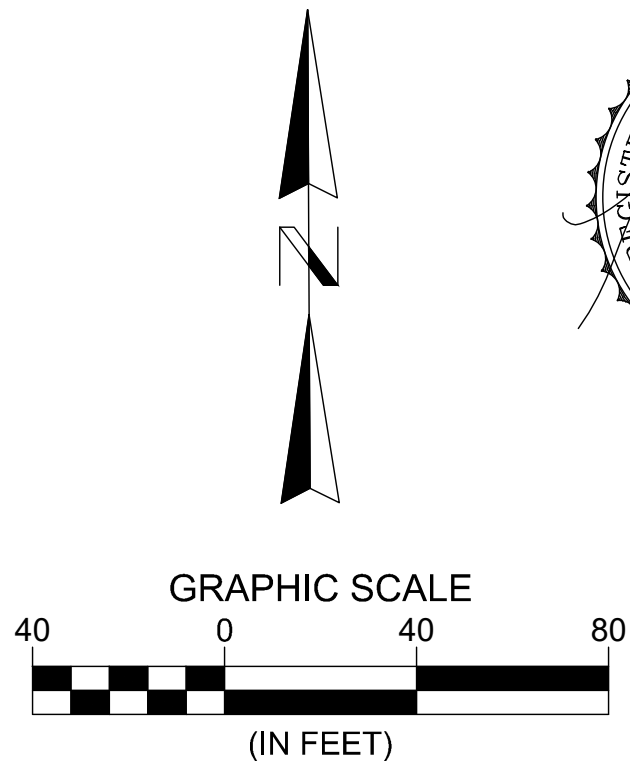
EXISTING SITE DATA	
DATA TYPE	VALUE
ZONING	C-3
GENERAL PLAN	CCOM (COMM. COMMERCIAL)
PARCEL AREA	14.1 AC
PARCEL NUMBER	W-5-2-36-2312



- 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"

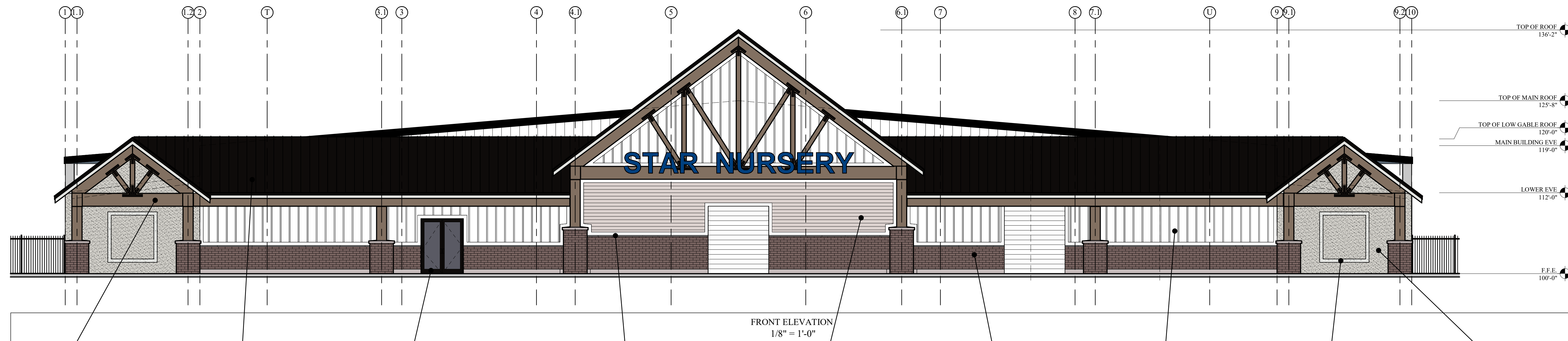
* SCARIFY AND RECOMPACT 18" OF SUBGRADE FOR ALL PAVEMENT SECTIONS.



SHEET		STAR NURSERY ON GEORGE WASHINGTON BLVD		DATE 6/25/25	DRAWN BY PBG	CHECKED BY TAR	 MAINLINE ENGINEERING		WARNER VALLEY RANCH LLC 321 NORTH MALL DRIVE SUITE T101 ST. GEORGE, UT 84790 PARCEL: W-5-2-36-2312 DAMON HARDY 125 CASSIA WAY HENDERSON, NV 89014								
PROJECT																	
CLIENT PROJ. #		N/A		MAINLINE PROJ. # 22-016													
SHEET NAME		SITE PLAN															
						PROFESSIONAL ENGINEER											
				</													



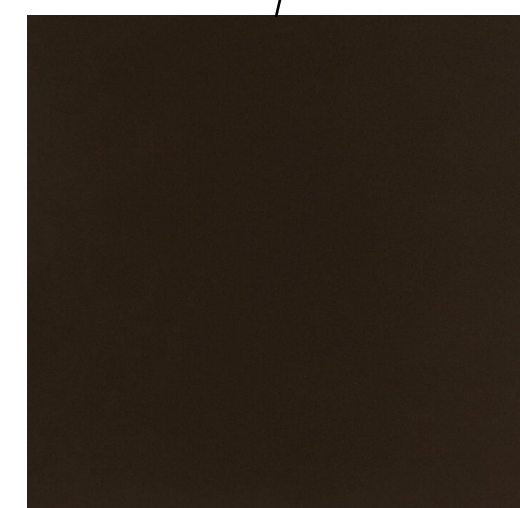
FRONT PERSPECTIVE



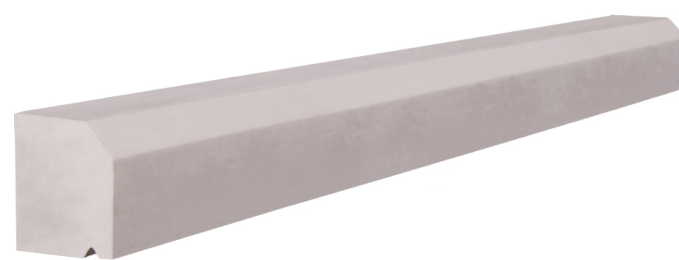
Stained Rough Sawn Lumber
w/ Black Bracket Attachments



Standing Seam Metal Roofing
Midnight Black



Dark Bronze Anodized
Aluminum Storefront



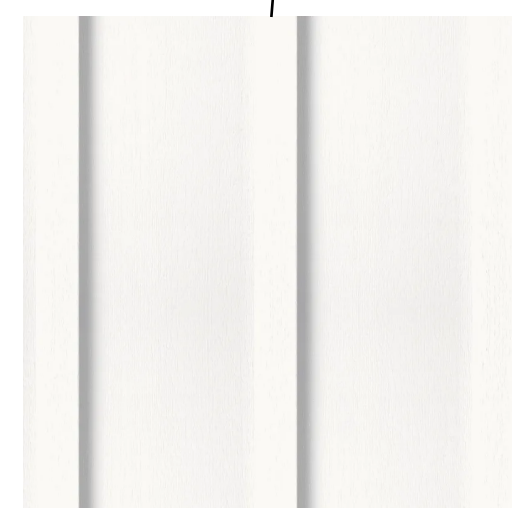
Sill Accent
Coronado Stone
900 Series Sill
#2 Grey



Lap Siding
Hardie Board
Smooth Plank
Natural Quartz



Brick Rain Screen
Interstate Brick
Mocha



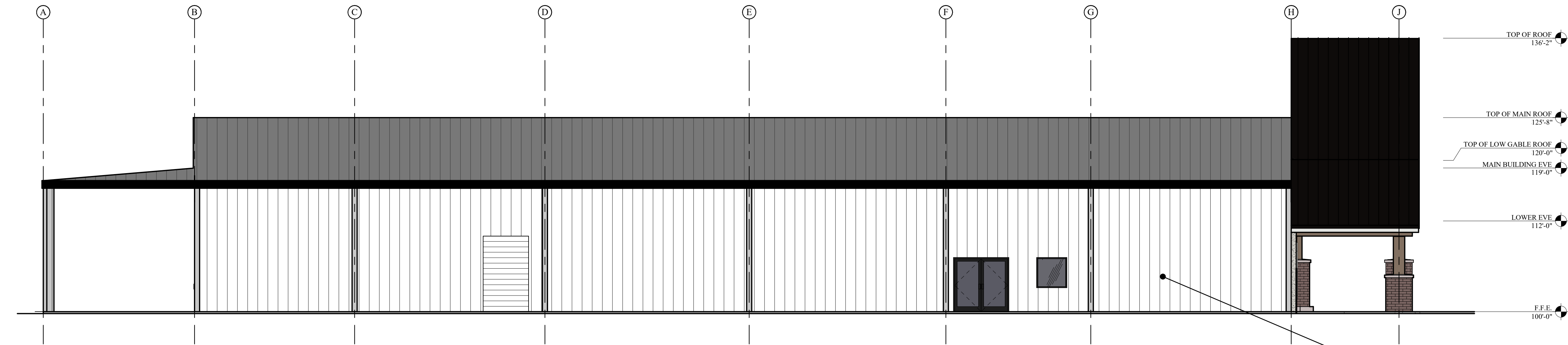
Board & Batten
Extra White
SW 7006



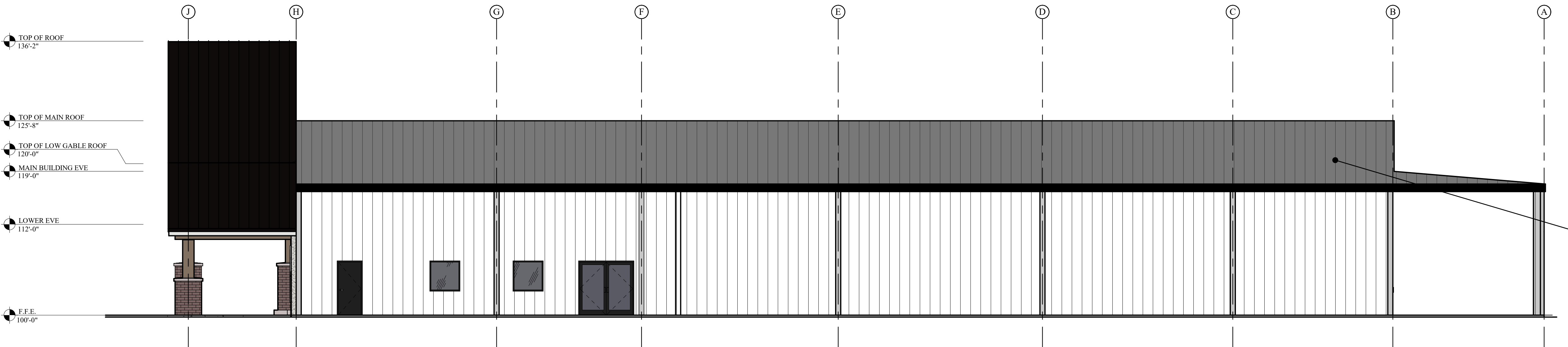
Stucco
Extra White
SW 7006



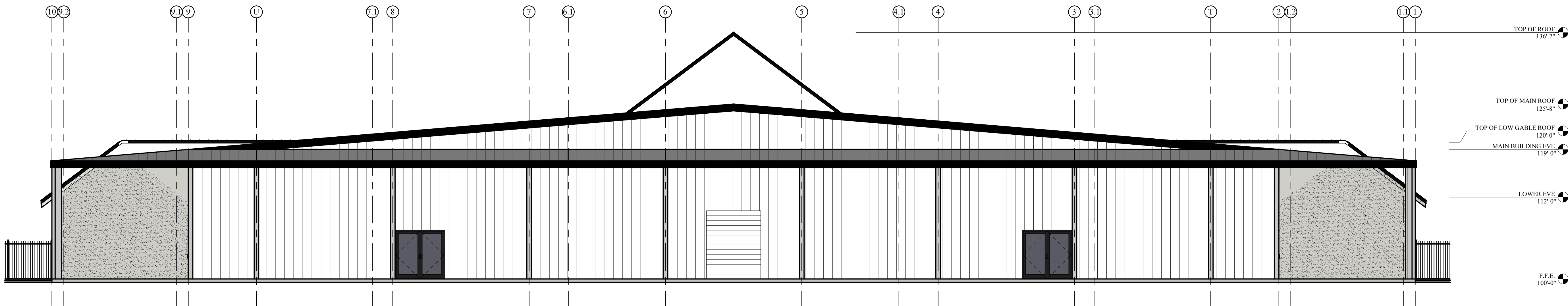
Stucco
On The Rocks
SW 7671



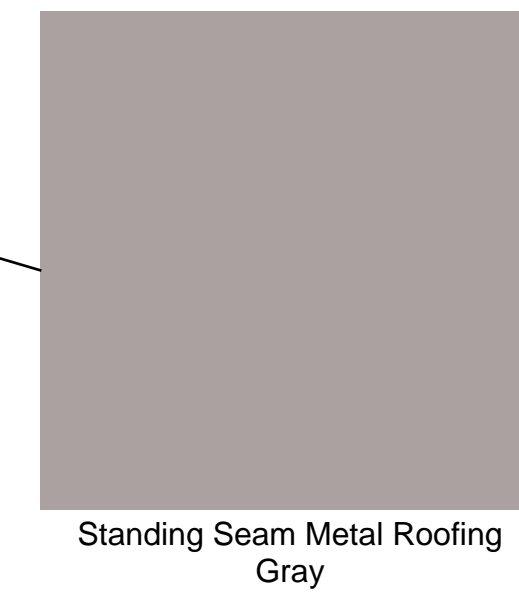
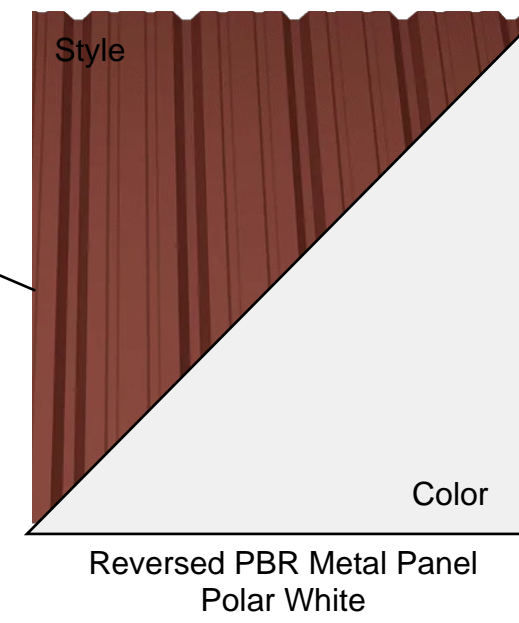
LEFT ELEVATION
1/8" = 1'-0"

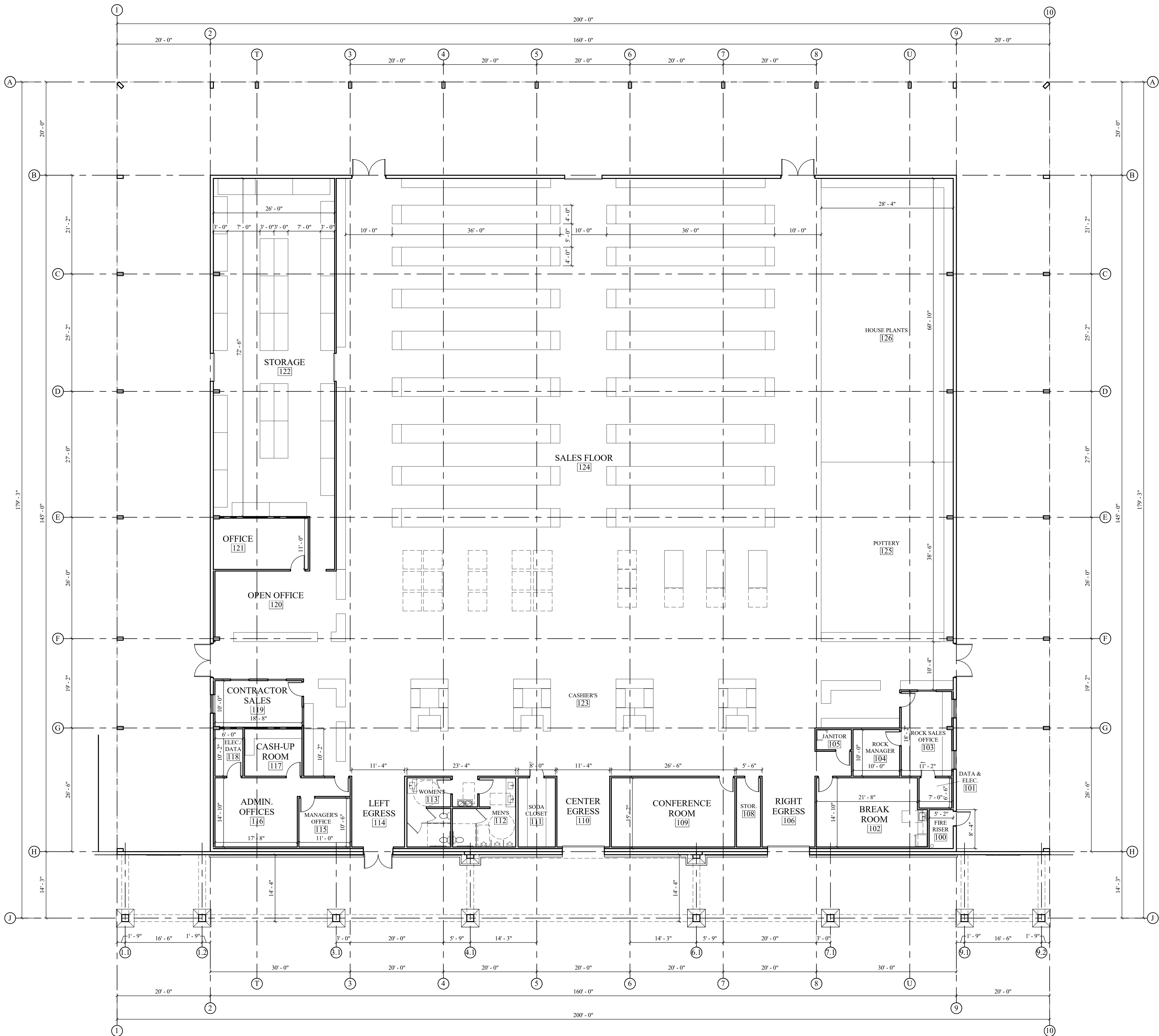


RIGHT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 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



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

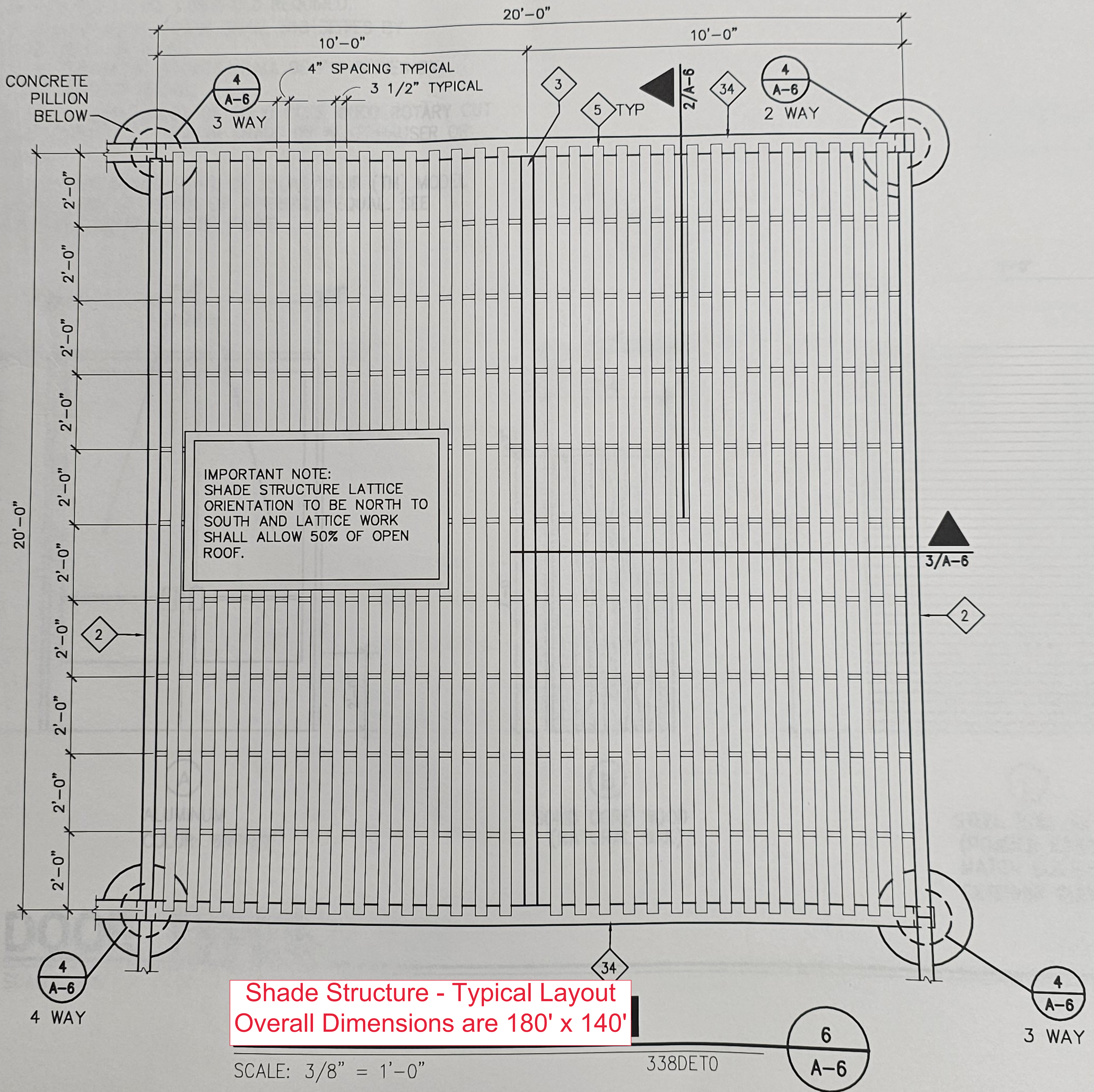
FLOOR PLAN

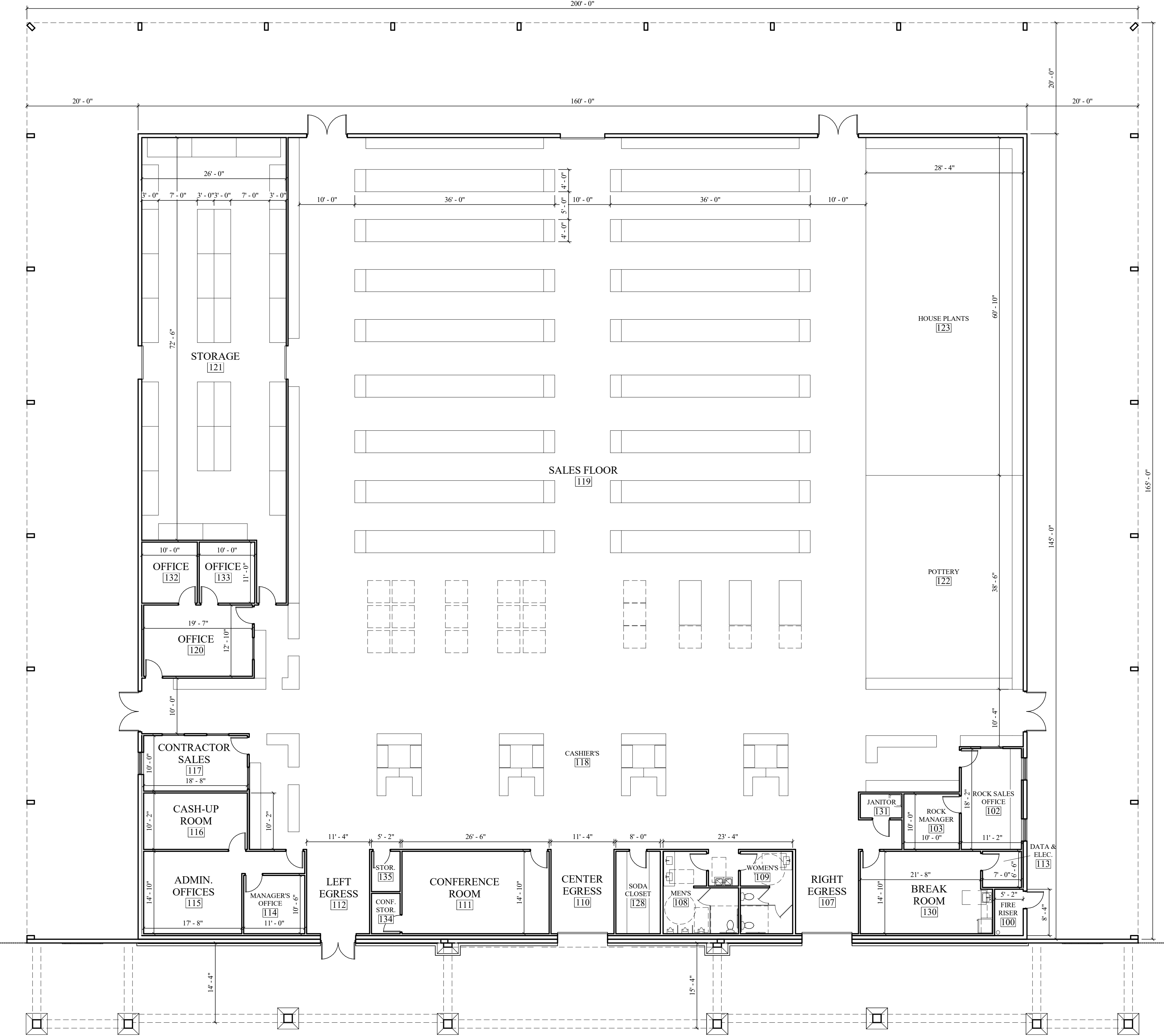
REVISION DATES:
6/20/2025

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

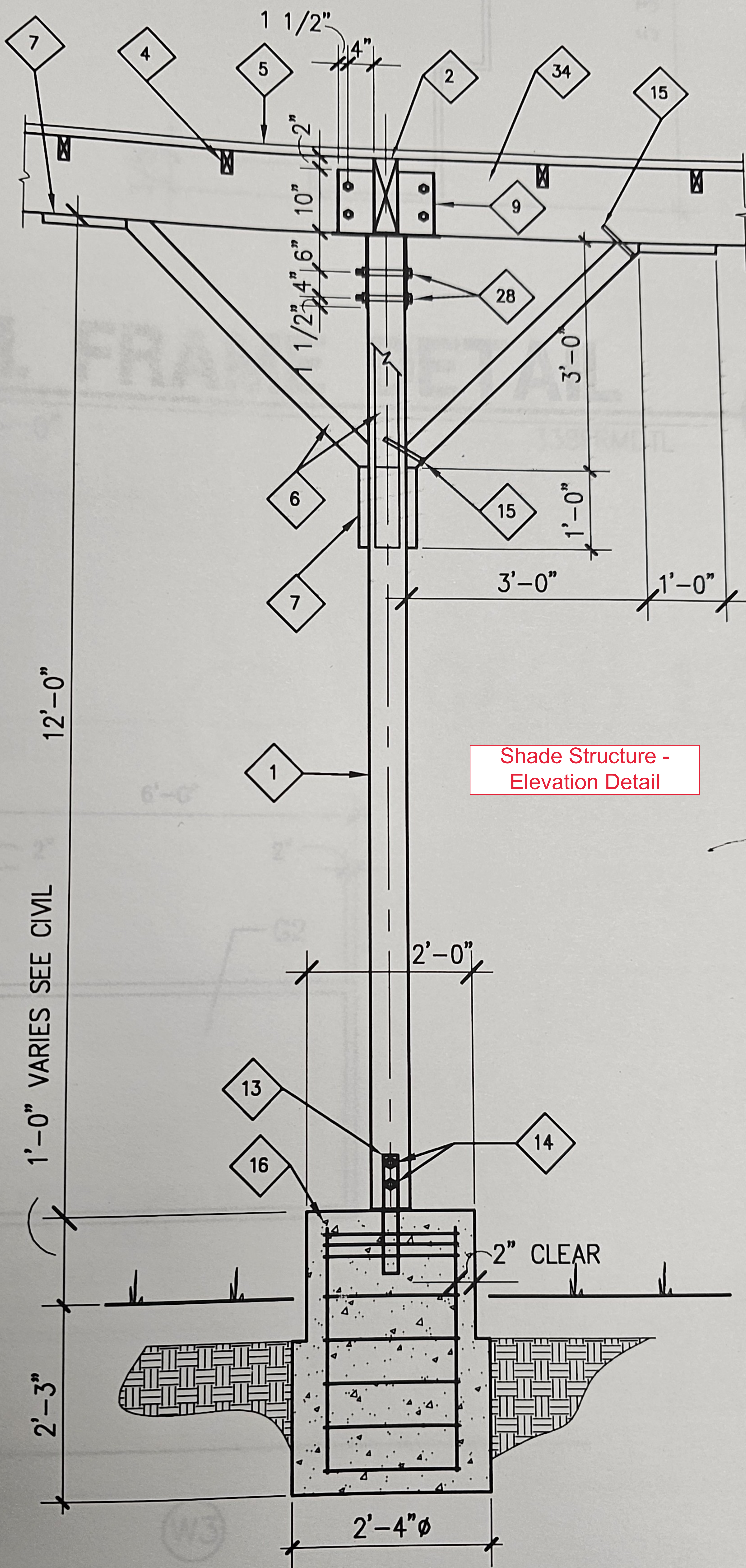
A100

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

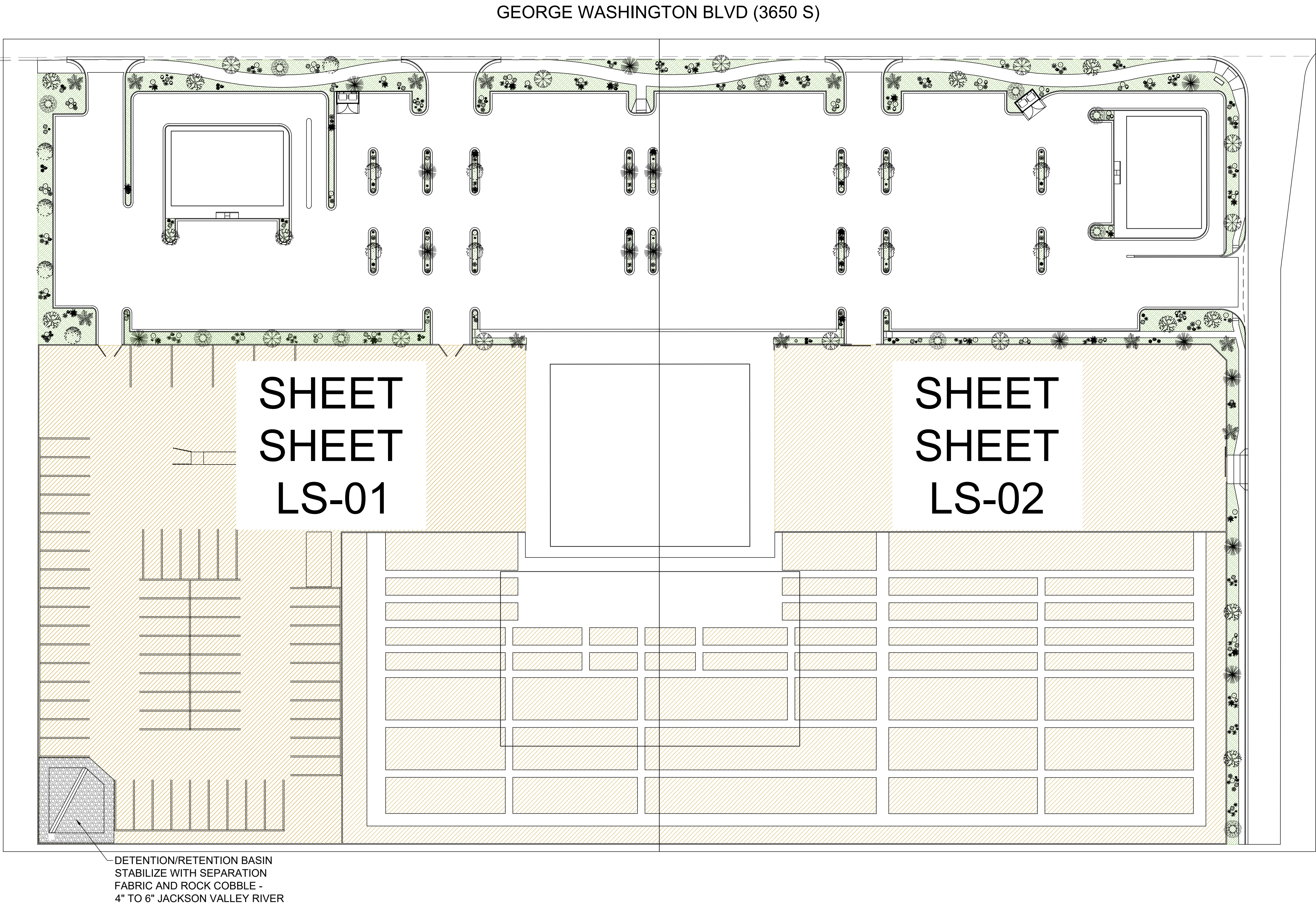




FLOOR PLAN
3/32" = 1'-0"




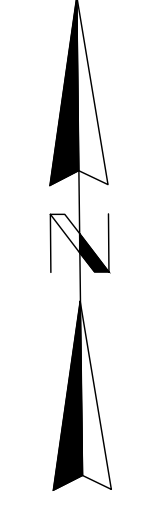

LANDSCAPE SCHEDULE						
SYMBOL	TYPE	NAME*	QTY	MATURE DIA.(FT)	AREA/ UNIT (SQ FT)	TOTAL AREA (SQ FT)
	TREE	CALIFORNIA FAN PALM	12 EA	15	177	2,121
	TREE	SOUTHERN LIVE OAK	11 EA	80	5,027	55,292
	TREE	CHINESE PISTACHE	15 EA	15	177	2,651
	TREE	LACEBARK ELM	11 EA	25	491	5,400
	TREE	EASTERN REDBUD	15 EA	25	491	7,363
	TREE	SHADEMASTER LOCUST	10 EA	35	962	9,621
	SHRUB	GOLDEN YUCCA	54 EA	4	13	679
	SHRUB	RED YUCCA	27 EA	3	7	191
	SHRUB	BEAKED YUCCA	15 EA	6	28	424
	SHRUB	NEW GOLD LANTANA	14 EA	6	28	396
	SHRUB	HEAVENLY CLOUD TEXAS SAGE	63 EA	4	13	792
	SHRUB	RIO BRAVO TEXAS SAGE	19 EA	5	20	373
	SHRUB	SILVER CLOUD TEXAS SAGE	25 EA	5	20	491
	SHRUB	DARK KNIGHT BLUE MIST SHRUB	19 EA	4	13	239
	SHRUB	DWARF RED OLEANDER	34 EA	4	13	427
	SHRUB	GOPHER PLANT	43 EA	3	7	304
	SHRUB	GRABER PYRACANTHA	19 EA	8	50	955
	SHRUB	PROSTRATE GERMANDER	31 EA	2	3	97
	BOULDER	SIZE/COLOR PER OWNER	58 EA	--	--	--
	GROUND COVER	GRAVEL DRIVE AND STORAGE AREAS	289,035 SF	--	--	289,035
	GROUND COVER	ROCK MULCH, CHERT, OR TOPSOIL PLANTED AREAS	32,067 SF	--	--	32,067
* 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.						



TOTAL LANDSCAPE AREAS	
DESCRIPTION	QUANTITY
TOTAL VEGETATION COVERAGE (MATURE)	87,815 SQ FT
% OF PROPERTY VEGETATED	14%
TOTAL LANDSCAPE AREA	321,102 SQ FT
% OF PROPERTY LANDSCAPED	52%

GENERAL NOTES:

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

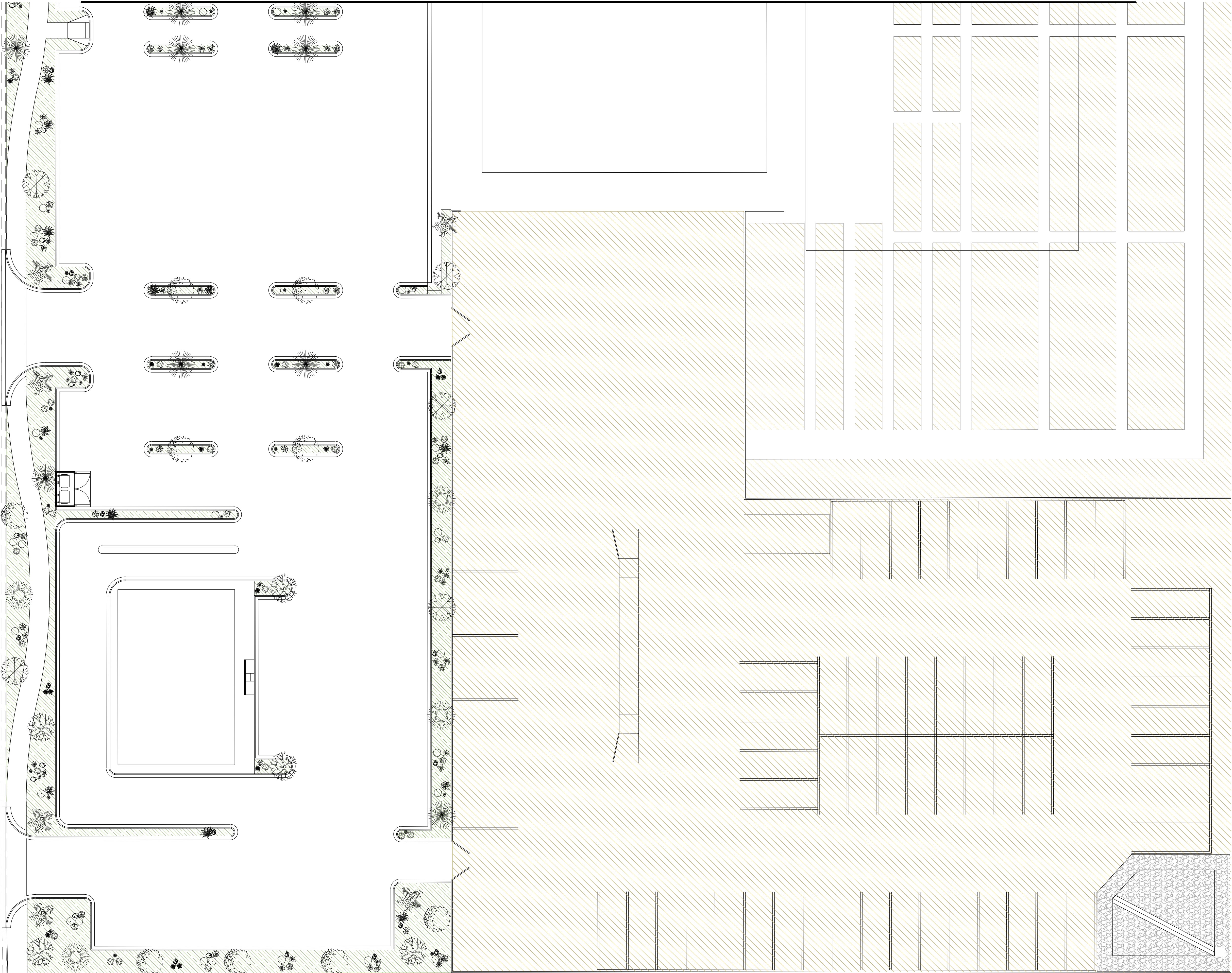


811
Know what's below.
Call before you dig.

SHEET		LS-00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				</	
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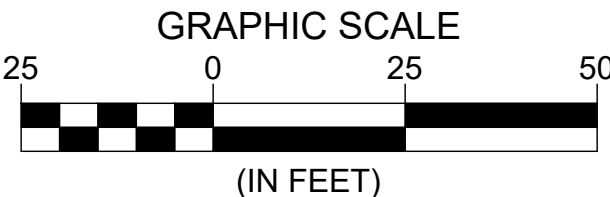
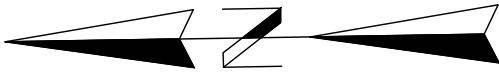
GEORGE WASHINGTON BLVD (3650 S)

MATCH LINE - SEE SHEET LS-02



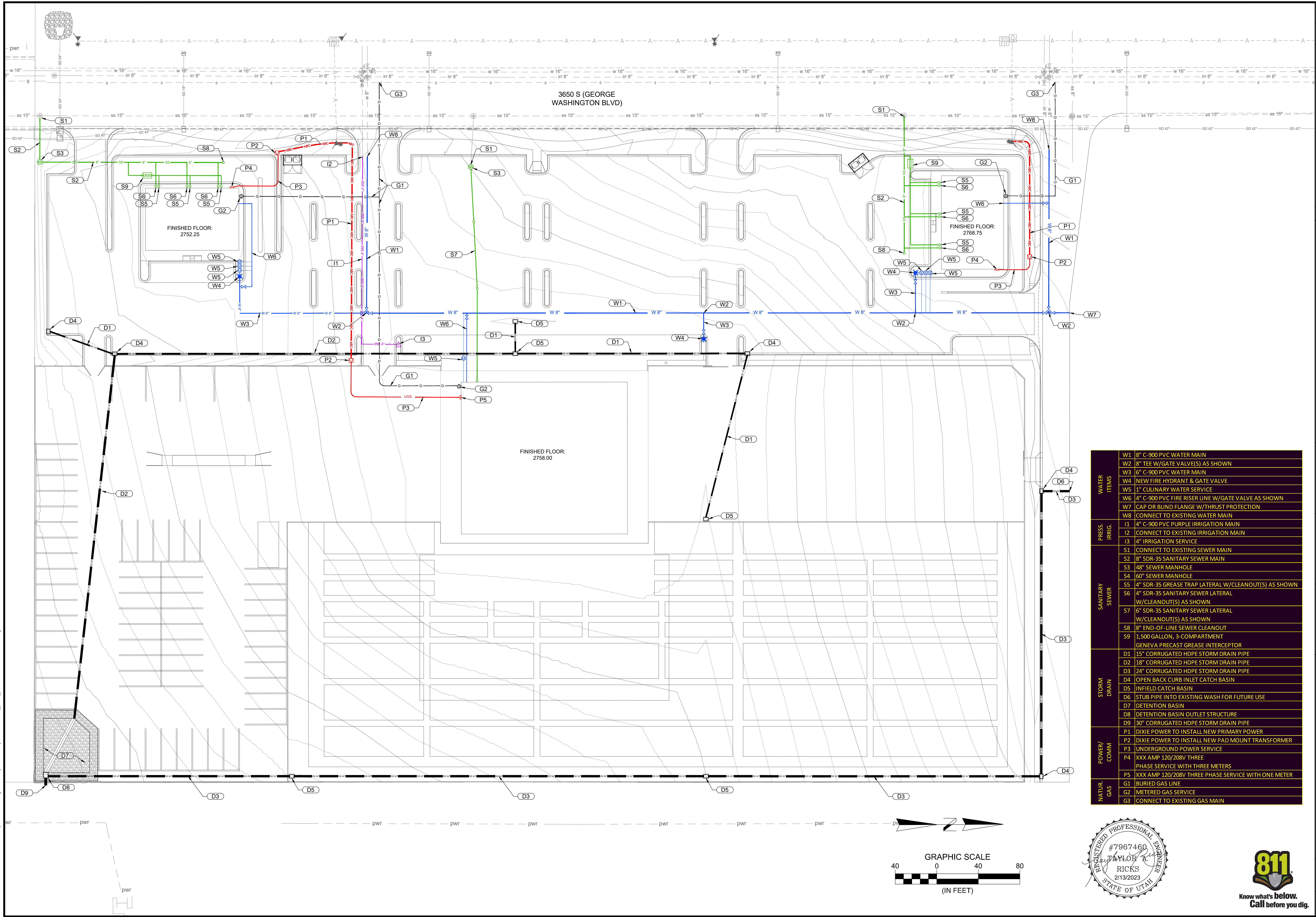
LANDSCAPE SCHEDULE			
SYMBOL	TYPE	NAME*	QTY
	TREE	CALIFORNIA FAN PALM	12 EA
	TREE	SOUTHERN LIVE OAK	11 EA
	TREE	CHINESE PISTACHE	15 EA
	TREE	LACEBARK ELM	11 EA
	TREE	EASTERN REDBUD	15 EA
	TREE	SHADEMASTER LOCUST	10 EA
	SHRUB	GOLDEN YUCCA	54 EA
	SHRUB	RED YUCCA	27 EA
	SHRUB	BEAKED YUCCA	15 EA
	SHRUB	NEW 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
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	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.




PROJECT	STAR NURSERY ON GEORGE WASHINGTON BLVD	DATE	3/22/25	DRAWN BY	PBG	CHECKED BY	TAR
CLIENT PROJ. #	N/A	MAINLINE PROJ. #	22-016	 PROFESSIONAL ENGINEER			
SHEET NAME	LANDSCAPE PLAN						
SHEET	LS-01	NO.		REVISIONS		BY	DATE

MAINLINE ENGINEERING
MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE 1101
ST. GEORGE, UT 84790
WARNER VALLEY RANCH LLC
PARCEL: W-52-36-2312
DARION RADY
HENDERSON, NV 89014



WATER ITEMS	W1	8" C-900 PVC WATER MAIN
	W2	8" TEE W/GATE VALVE(S) AS SHOWN
	W3	6" C-900 PVC WATER MAIN
	W4	NEW FIRE HYDRANT & GATE VALVE
	W5	1" CULINARY WATER SERVICE
	W6	4" C-900 PVC FIRE RISER LINE W/GATE VALVE AS SHOWN
	W7	CAP OR BLIND FLANGE W/THRUST PROTECTION
	W8	CONNECT TO EXISTING WATER MAIN
PRESS. IRRIG.	I1	4" C-900 PVC PURPLE IRRIGATION MAIN
	I2	CONNECT TO EXISTING IRRIGATION MAIN
	I3	4" IRRIGATION SERVICE
SANITARY SEWER	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
STORM DRAIN	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
POWER/ COMM	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
NATUR. GAS	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														
	CLIENT PROJ. #	N/A	MAINLINE PROJ. #	22-016																			
	SHEET NAME	UTILITY PLAN																					
	<div style="display: flex; justify-content: space-between;"> <div>  <p>MAINLINE ENGINEERING</p> </div> <div> <p>WARNER VALLEY RANCH LLC 321 NORTH MALL DRIVE DAMON HARDY 125 CASSIA WAY ST. GEORGE, UT 84790 HENDERSON, NV 89014</p> </div> </div>																						
																			NO.	REVISIONS		BY	DATE

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	July 16th, 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 onto City Council

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

Staff recommends the Planning Commission recommend approval for 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, onto the City Council.



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,

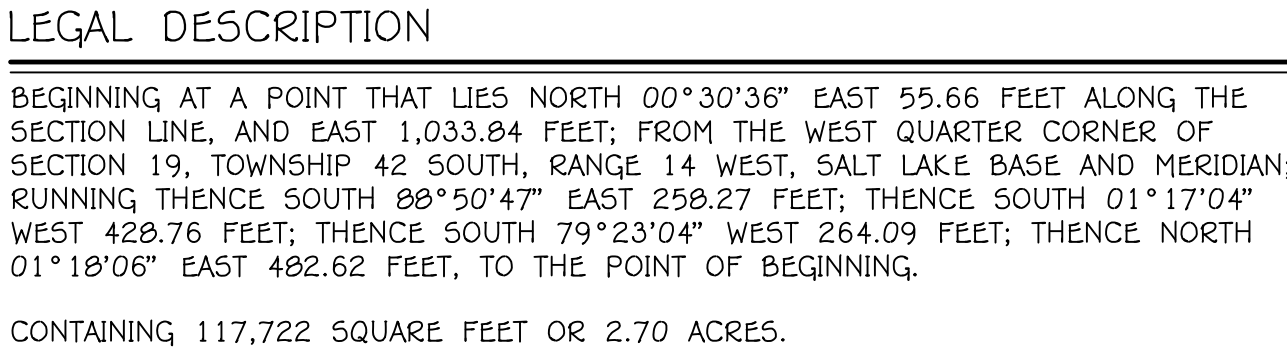
A handwritten signature in blue ink, appearing to read "Adam Allen", written over a horizontal line.

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

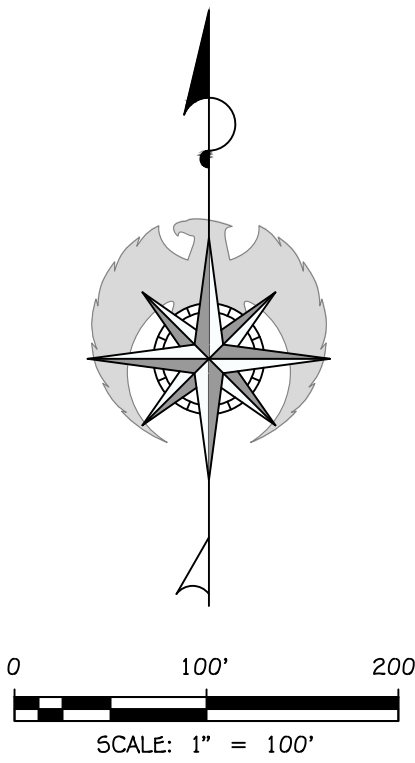
NORTHWEST CORNER OF SECTION 19,
TOWNSHIP 42 SOUTH, RANGE 14 WEST
SALT LAKE BASE AND MERIDIAN

5 00°30'36" E 555.66'
5 00°30'36" W 264.09'
(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

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: July 16th, 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

Staff recommends that the Planning Commission recommend approval of Z-25-06, for the zone change request from C-3, to the proposed R-1-12 and OS zoning designations onto the City Council, 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.



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,

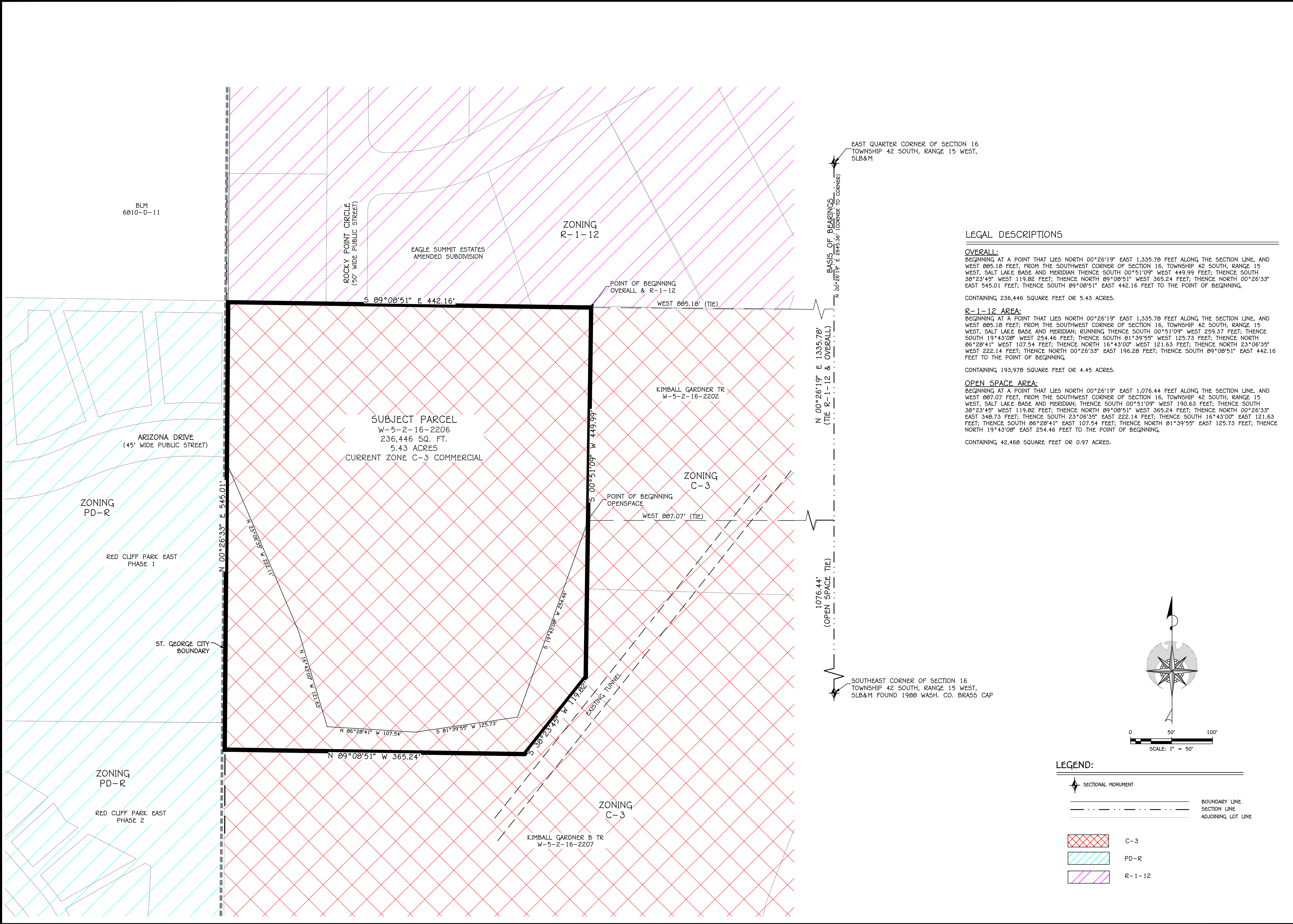
A handwritten signature in blue ink, appearing to read "Adam Allen", is written over a horizontal line.

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	



REV. DATE NOTES

1

2

SHEETS

AMERICAN CONSULTING & ENGINEERING

1173 S. 250 W. #504

ST. GEORGE, UT 84770

CURRENT ZONE MAP

PARCEL W-5-2-16-2206 CURRENT C-3 COMMERCIAL

WASHINGTON CITY, WASHINGTON COUNTY, UTAH

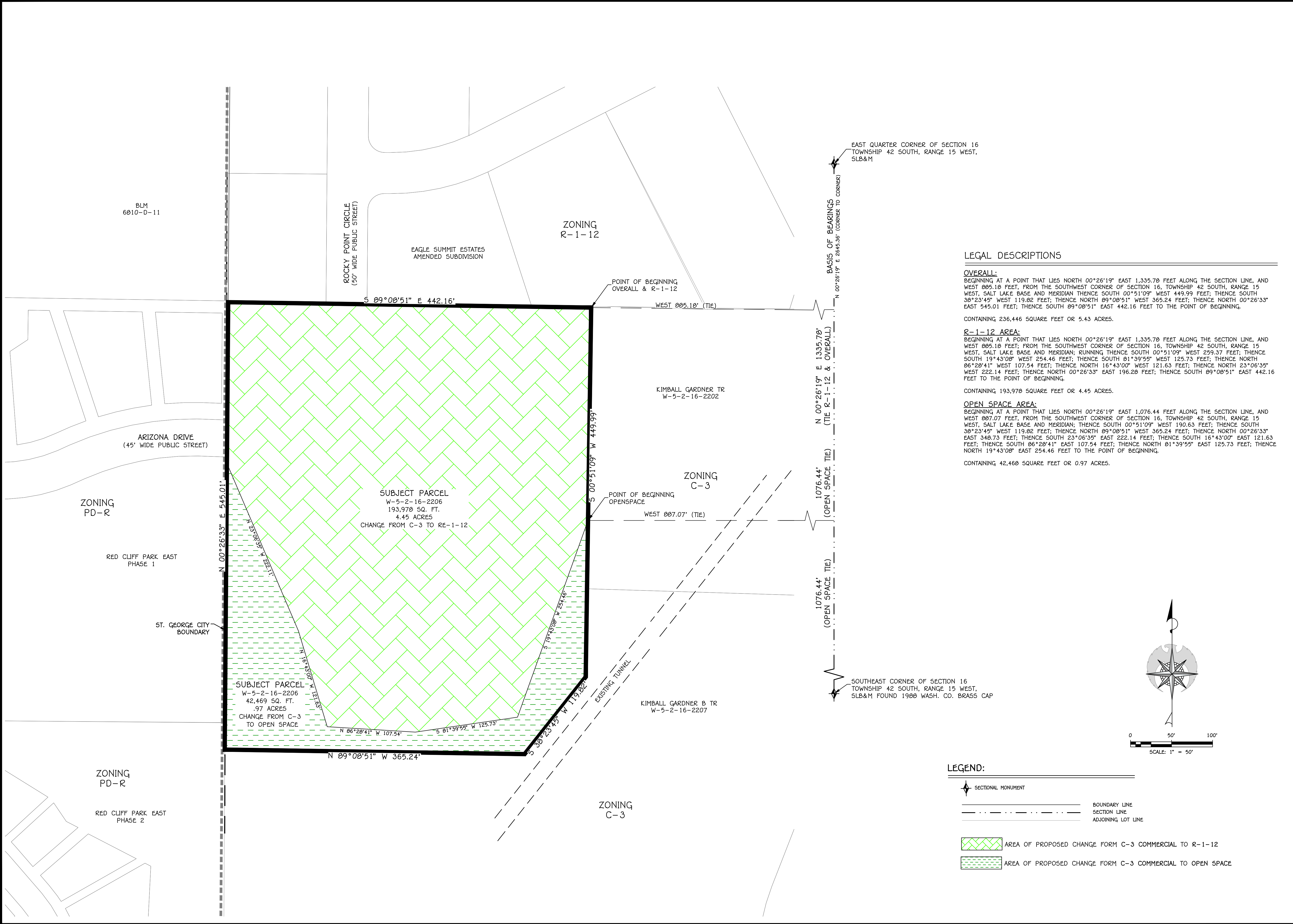
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

DATE: 06/24/2025

JOB #: 21-016

FILE: ZC.dwg

SHEET 1



LEGAL DESCRIPTIONS

OVERALL:
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 THENCE SOUTH 00°51'09" WEST 449.99 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 545.01 FEET; THENCE SOUTH 89°08'51" EAST 442.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 236,446 SQUARE FEET OR 5.43 ACRES.

R-1-12 AREA:
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 AREA:
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 545.01 FEET; THENCE SOUTH 89°08'51" WEST 121.63 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.

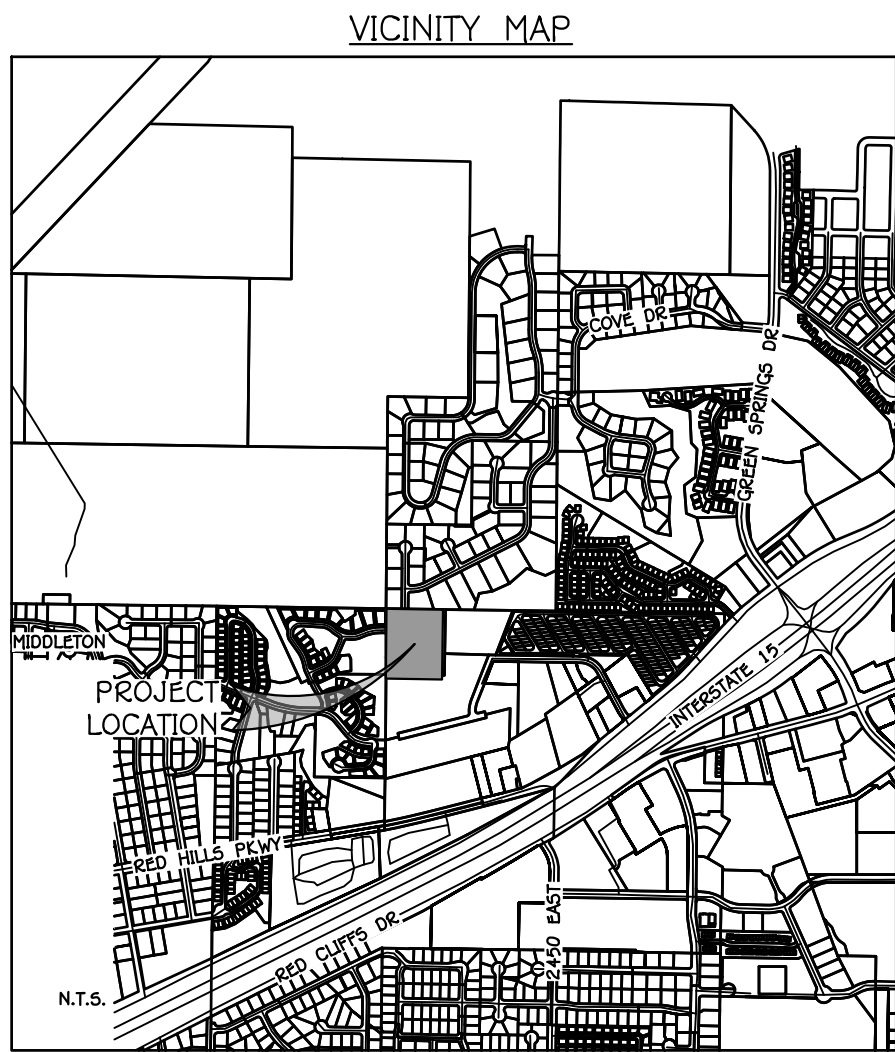


PROPOSED ZONE MAP
PARCEL W-5-2-16-2206 FROM C-3 TO R-1-12
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

DATE:	06/24/2025
JOB #	21-016
FILE:	ZC.dwg
SHEET	2
SHEETS	2

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

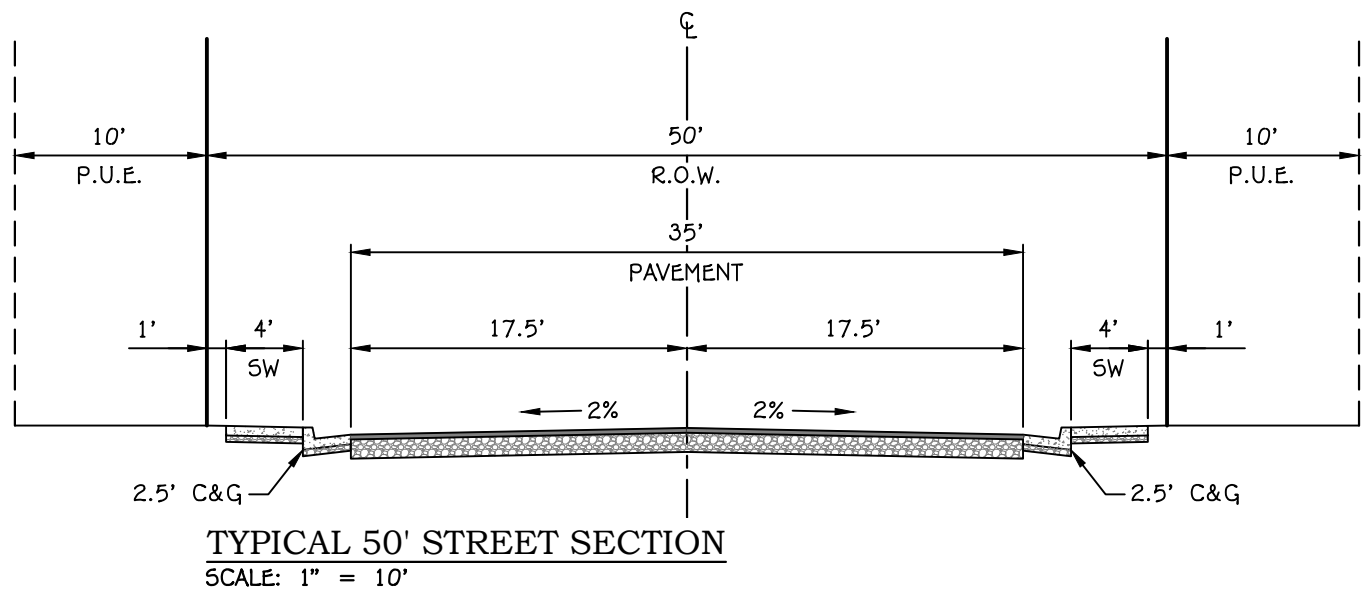
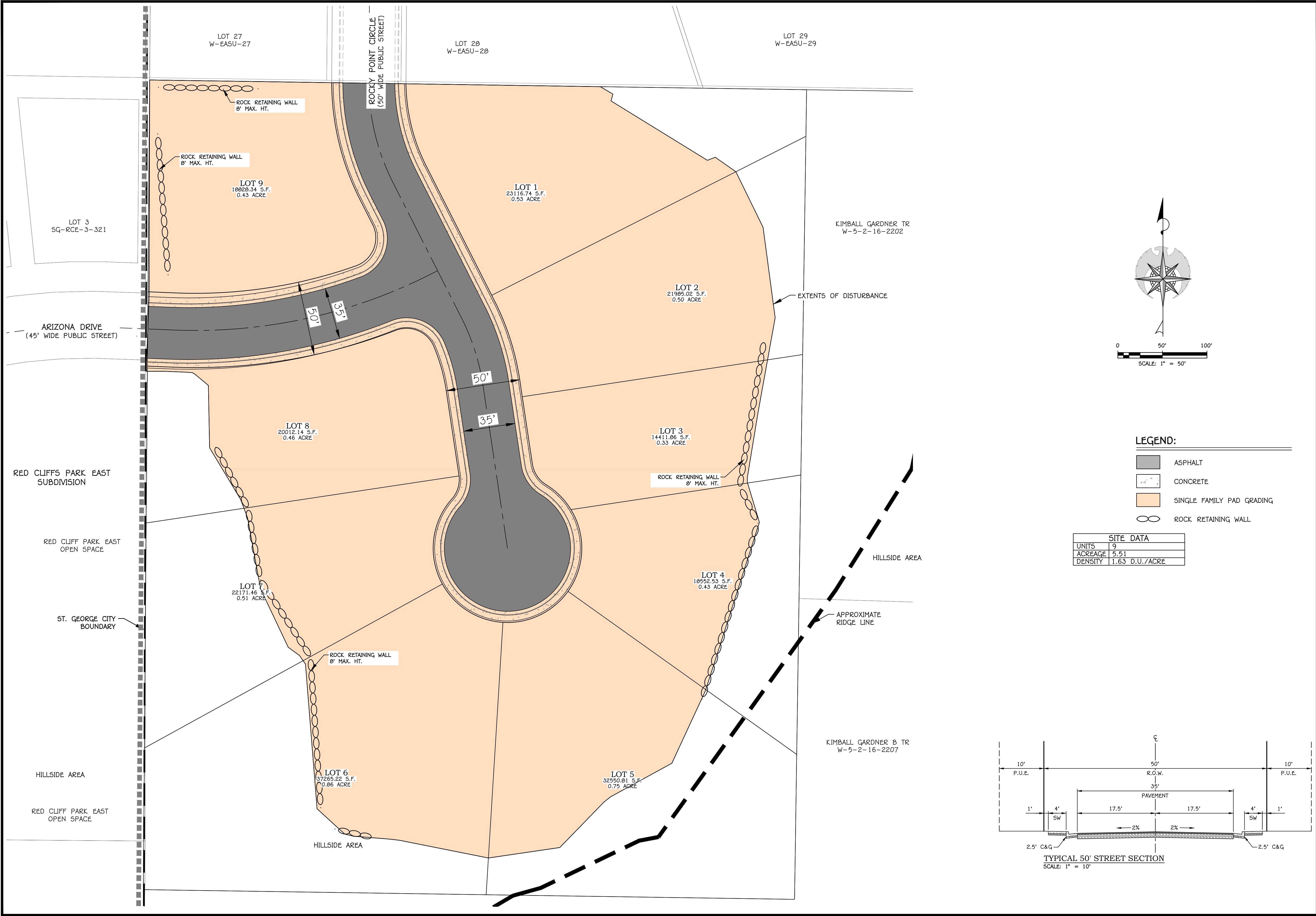
SHEETS

NOTES:

REV. DATE

REV.





REV. DATE NOTES

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

SITE 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

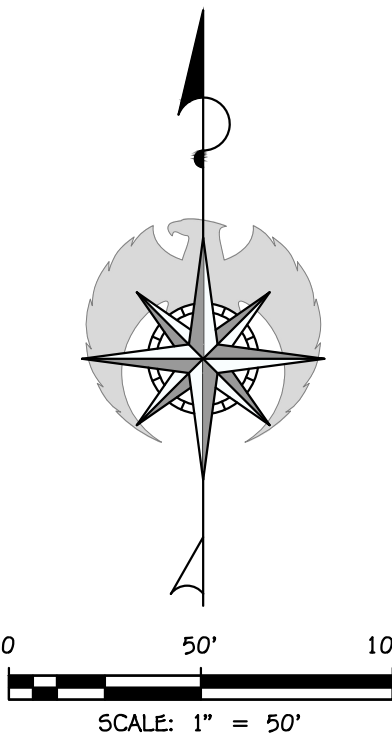
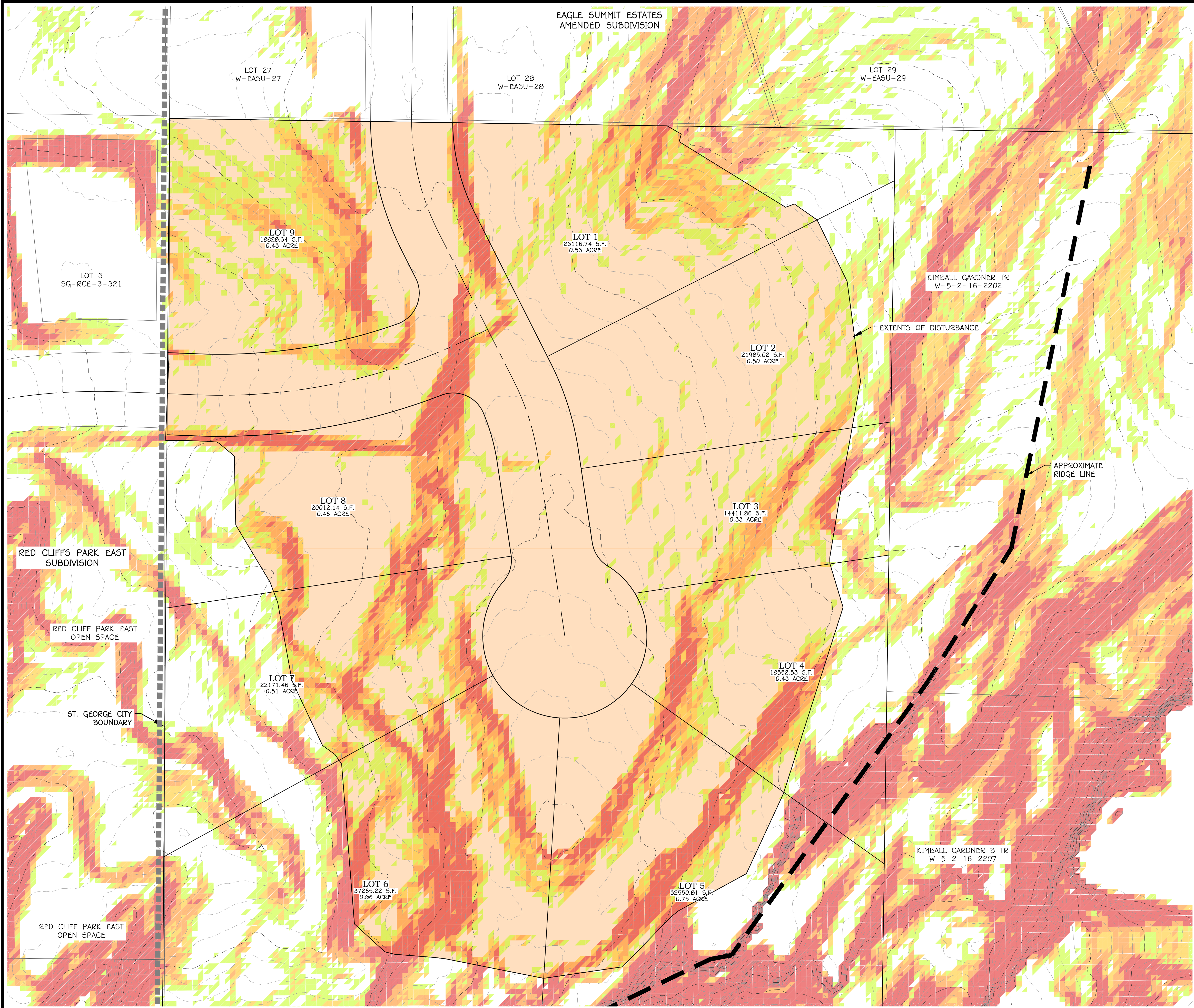
JOB # 21-016-4

FILE: POINTE.dwg

SHEET 2

SHEETS 6

C:\Dropbox\American\03 Projects\2021\ALC\21-016 - Dean Terry General\21-016-04-Hillside Residential\Drawings\21-016-04-Terry Hillside_5A.dwg



- 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

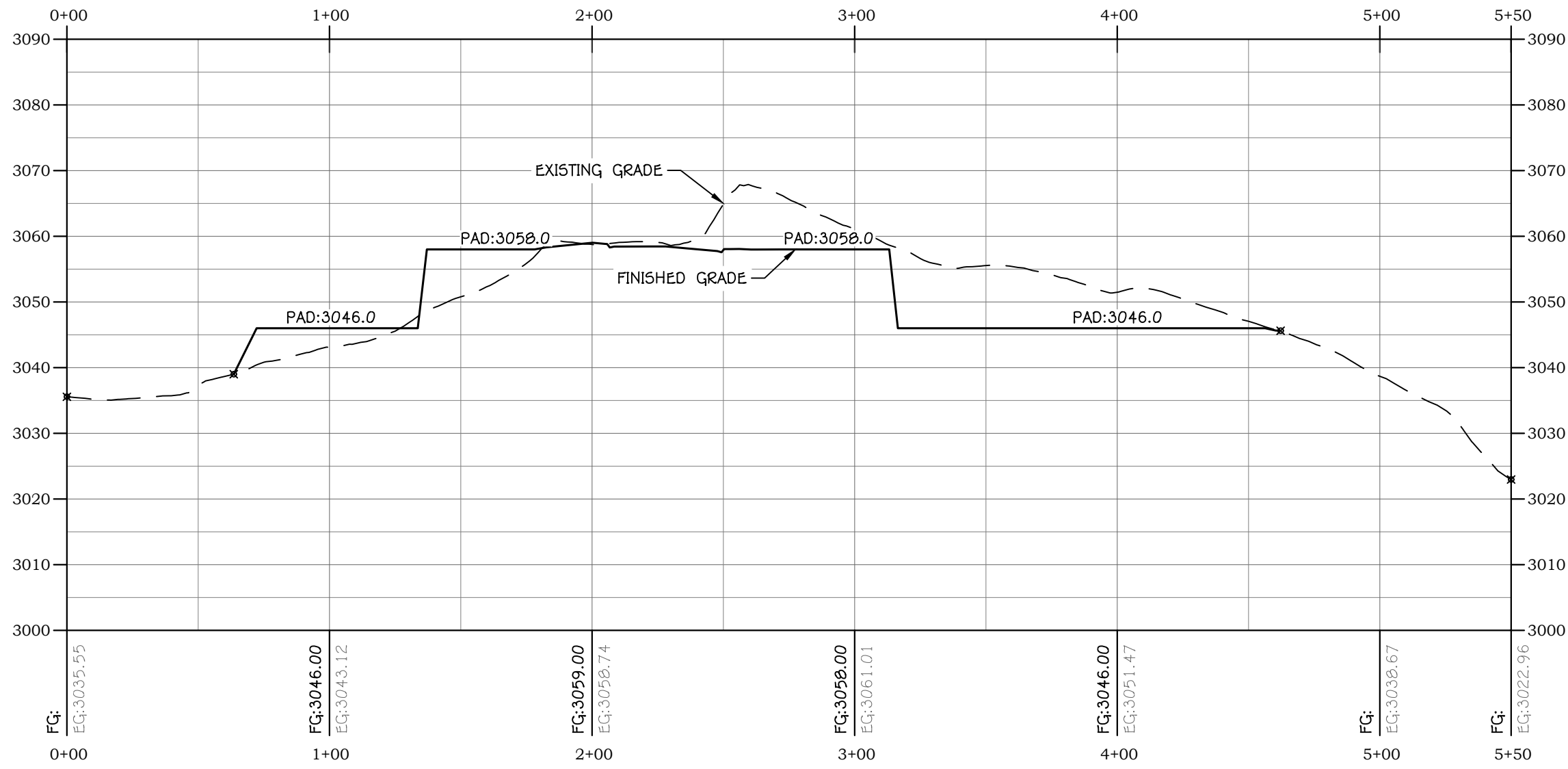


HILLSIDE SLOPE MAP

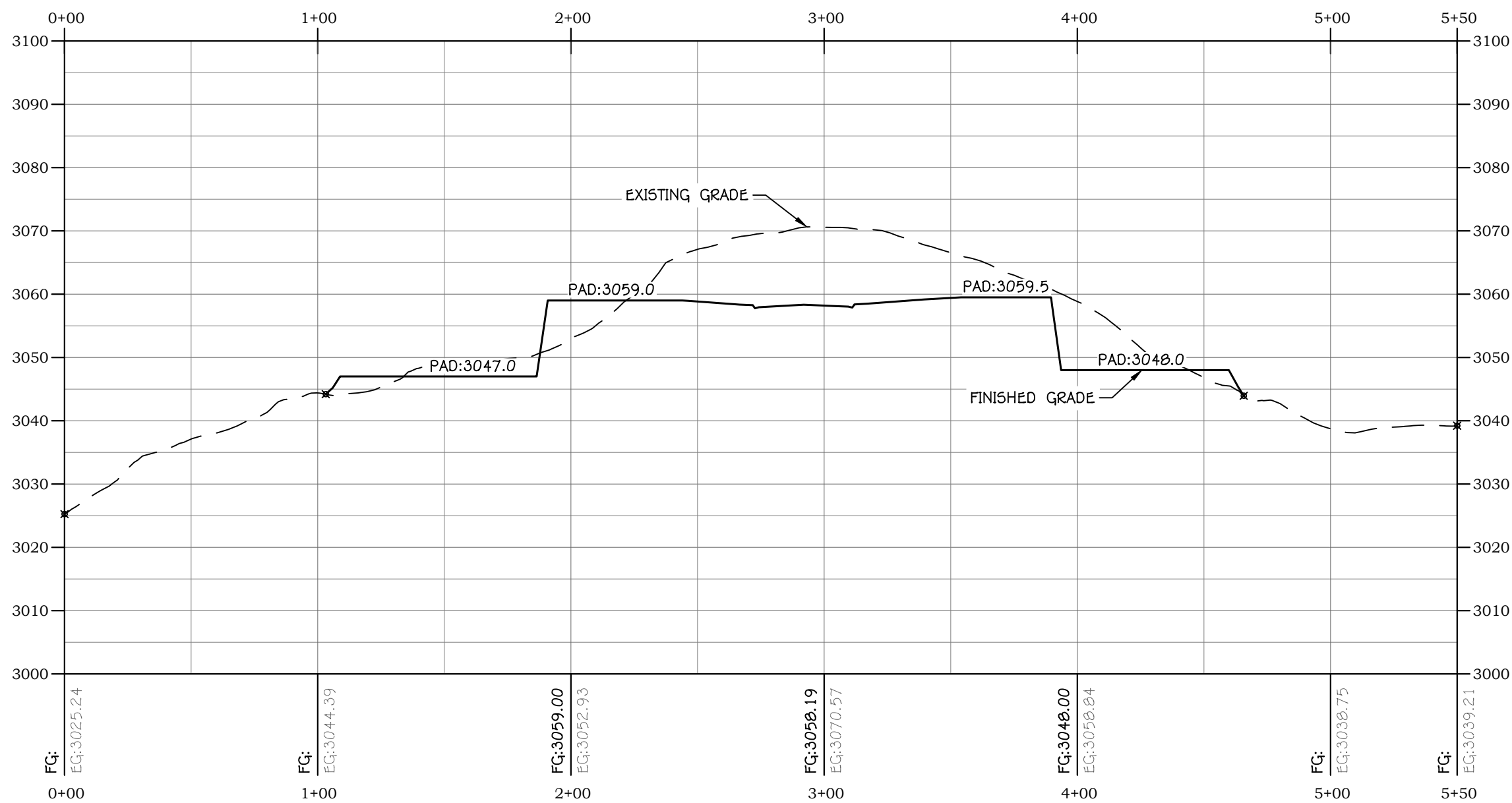
THE POINTE AT WASHINGTON CITY

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

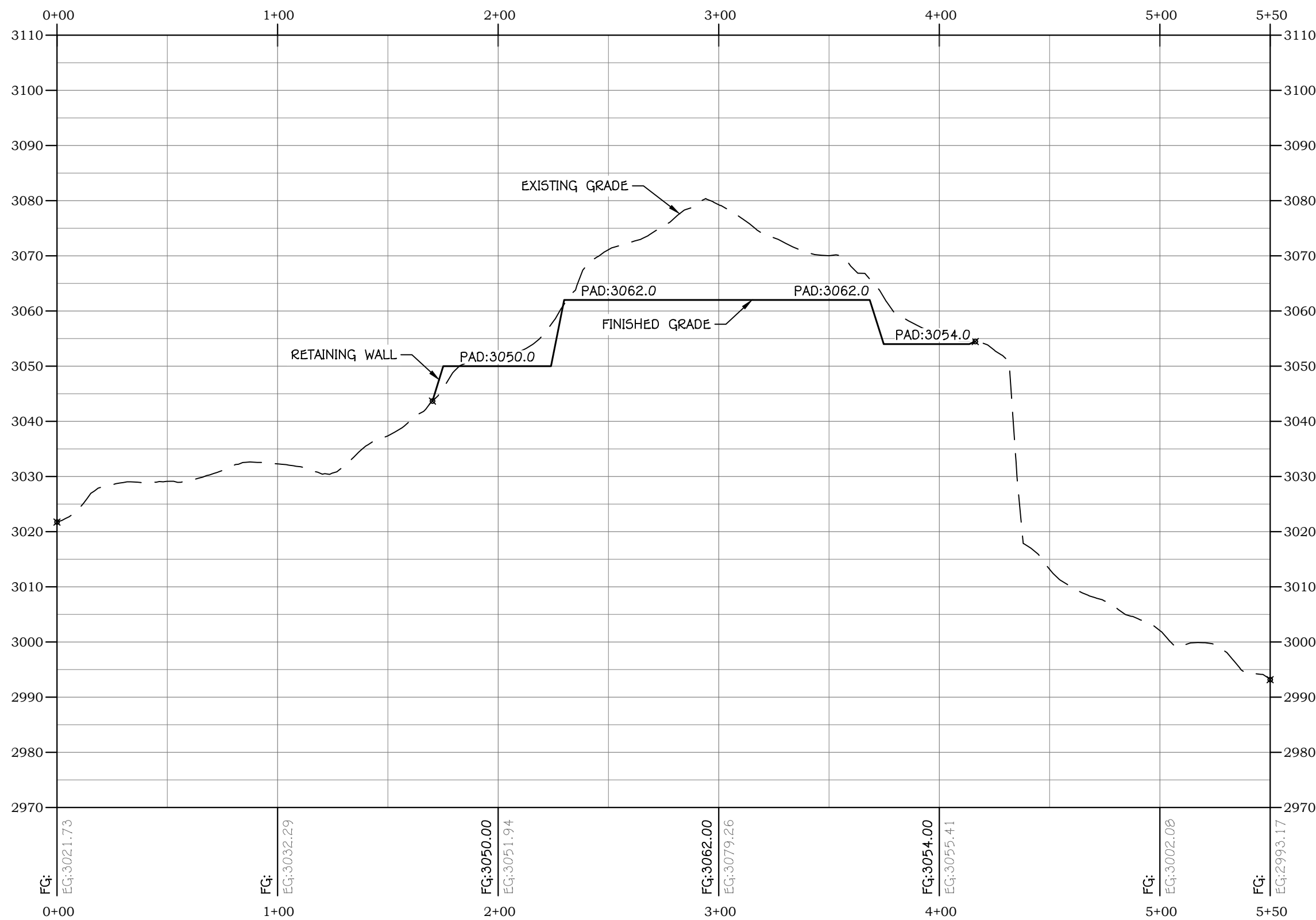
DATE: 05/01/2024	
JOB #: 21-016-4	
FILE: POINTE.dwg	
SHEET 3	6 SHEETS



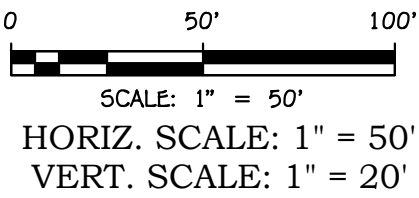
SITE SECTION: C-C



SITE SECTION: B-B

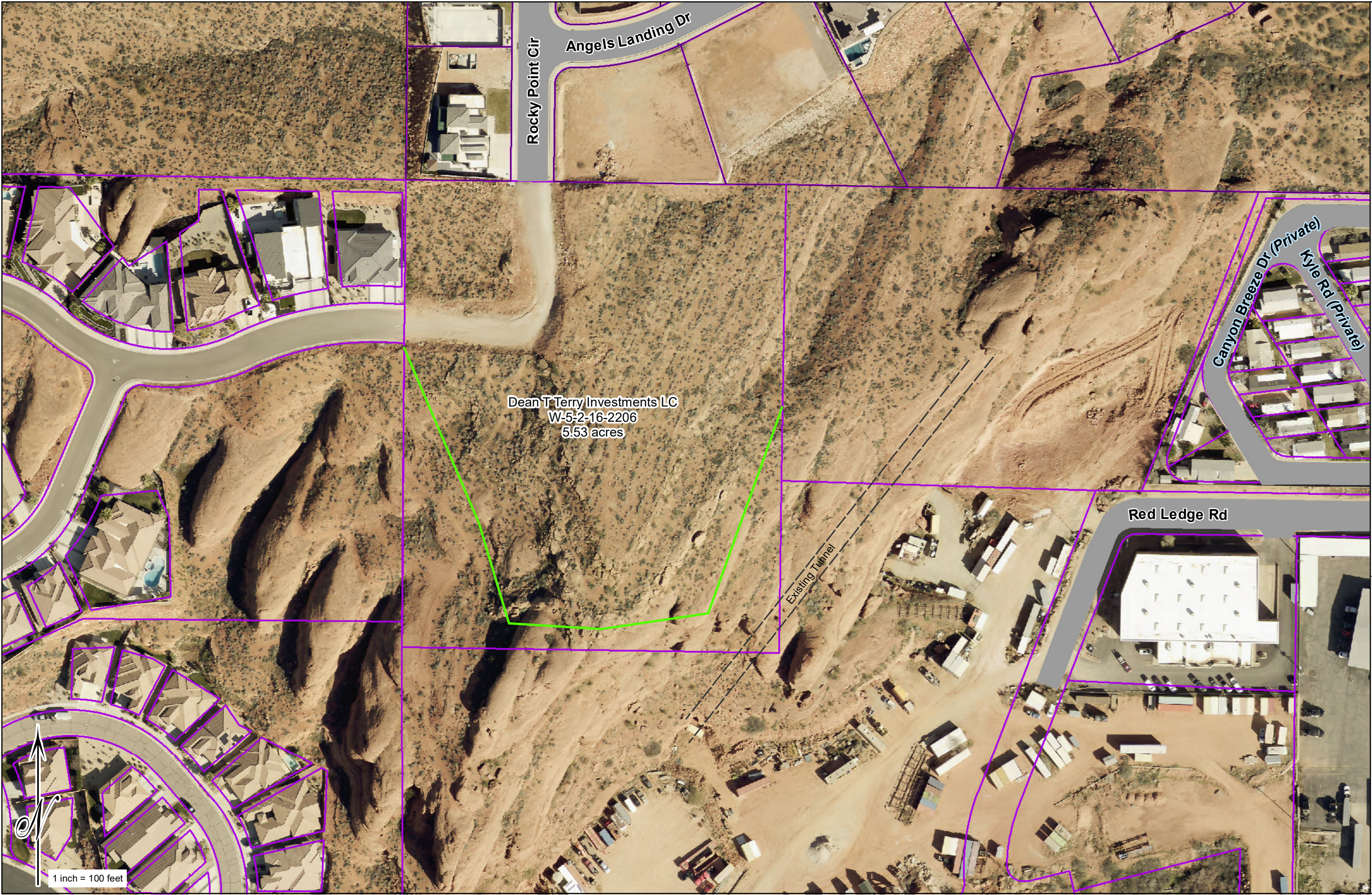


SITE SECTION: A-A



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



Dean T Terry Investments LC
W-5-2-16-2206
5.53 acres

Existing Tunnel

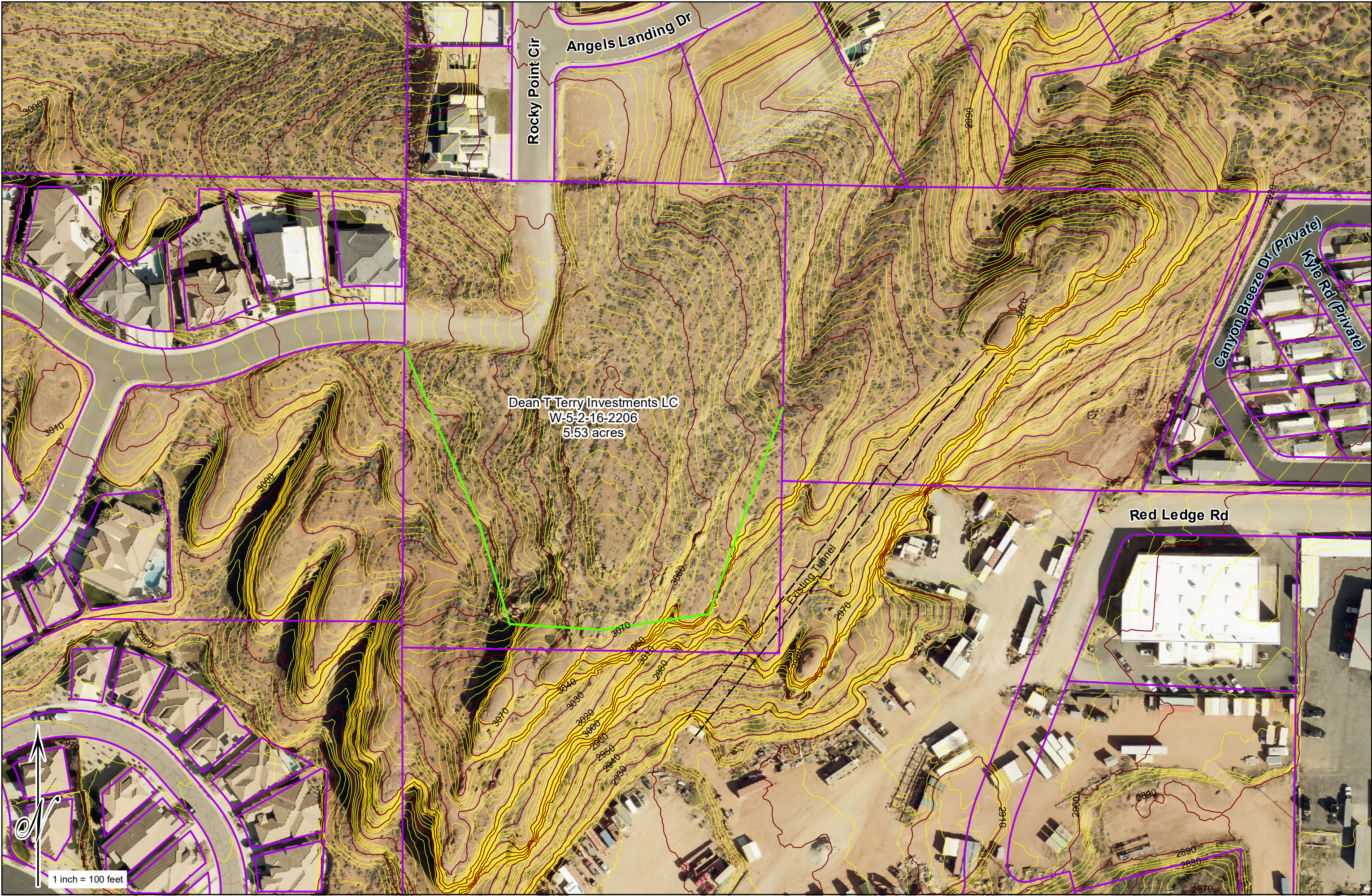
Rocky Point Cir

Angels Landing Dr

Canyon Breeze Dr (Private)
Kyle Rd (Private)

Red Ledge Rd

1 inch = 100 feet



AGREEMENT

This Agreement is entered into between Washington City, Utah, herein “City” and Dean T. Terry Investments, 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

Approved as to form and content:

Thad Seegmiller, City Attorney

EXHIBIT “A”

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 449.99 feet; thence South 38°23'45" West 119.82 feet; thence North 89°08'51" West 292.91 feet; thence South 37°24'10" West 120.30 feet; thence North 00°26'33" East 641.66 feet; thence South 89°08'51" East 442.16 feet to the point of beginning.

Containing 239,941 Square Feet or 5.51 Acres.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	June 18th, 2025 July 16th, 2025
ACTION REQUESTED:	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
APPLICANT:	Lance Miller
OWNER:	Miller Lance Tr
ENGINEER:	Bush & Gudgell
REVIEWED BY:	Eldon Gibb, Community Development Assistant Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

This item was tabled during the June 18th, 2025 meeting to allow the applicant to make changes to the proposed plan. The applicant is not ready with an updated plan and is asking to table this item to August 6th. If the applicant is not ready to move forward at the August 6th meeting, the applicant would need to start the process over and resubmit the application.

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.
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