



Washington City Planning Commission
Regular Meeting Agenda
December 3, 2025

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a public electronic meeting on **Wednesday, December 3, 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 November 19, 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 for consideration and recommendation to City Council for Zone Change Z-25-23 to change the existing zoning from R-1-6 and C-3 to to PUD-R. Applicant: Bush & Gudgell.
- b. Public Hearing for consideration and recommendation to City Council General Plan Amendment G-25-05 from Low Density (LD) to Neighborhood Commercial (NCOM), located at approximately 400 West Merrill Road. Applicant: Strata Homes.
- c. Public Hearing for consideration and recommendation to City Council General Plan Amendment G-25-06 adding the Water Use and Preservation Element. Applicant: Washington City

5. ADJOURNMENT

POSTED this 25th Day of November, 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 MEETING
STAFF REVIEW

HEARING DATE: December 3rd, 2025

ACTION REQUESTED: Z-25-23 - A request to rezone approximately 13.61 acres located at the corner of Buena Vista Blvd and Tortoise Rock Rd from the current C-3 and R-1-6 zoning, to a proposed PUD-R zoning designation.

APPLICANT: Bob Hermandson

OWNER: SITLA

ENGINEER: Bush & Gudgell

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a zone change of approximately 13.61 acres in size. The property is located at the corner of Buena Vista Blvd and Tortoise Rock Rd. The requested change is from the current zoning of C-3 and R-1-6, to a proposed PUD-R zoning designation, utilizing the Multiple Family Development Standards in the zoning regulations.

The proposal includes 134 townhome units. This is a 9.8 d.u./acre ratio referred to as Medium High Density (7-12 units) in the General Plan. The surrounding zoning is C-3 to the east, OS to the north and south and R-3 and R-1-6 to the west. The applicant has situated the proposed project next to the C-3 zone (Regional Commercial) to create a transition point between the single-family residential to the west and the future commercial to the east.

As shown on the plan, the townhome units are not accessed from Tortoise Rock Rd. The units are accessed internally and have been set back 25' feet to allow a 10' foot trail and landscaping improvements adjacent to the right-of-way. This trail will improve walkability from the residential areas to the commercial development. The townhome units are two-story with a building height of 23' feet 3" inches tall. The exterior finishes and incorporated landscaping plan is aesthetically pleasing. Each unit will have a two car garage and a 20 foot long driveway. Required parking for the project is 344 parking spaces and the applicant is providing 364. Parking is adequate for the project. The proposed amenities include a pool and clubhouse (4,897 sq. ft), pickleball

courts (3,840 sq. ft), playground (1,548 sq. ft) and a recreation area (27,080 sq. ft) for a total of 37,365 sq. ft.

Recommendation

Staff recommends the Planning Commission recommend approval of Z-25-23, 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 (Multiple Family Development) Zone.
2. A traffic study shall be submitted for review and approval prior to site development. 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. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications 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.
6. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
7. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.
8. All lighting will be directed inward into the sight.
9. All signage will be in accordance with the city's sign ordinance.

10. Block walls (six feet in height min./max.) will be required along the exterior boundaries of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.

11. Amenities shall be complete at 33 percent buildout of the total 134 units and/or before the 45th unit receives building permit.



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

October 31, 2025

RE: Exit 13 PUD/R Zone Change Application

Dear Council / Commission members,

Please find this application for a Zone Change. The applicant desires to develop approximately 13.62 acres on the east side of Tortoise Rock Road. This will be a residential development that includes 132 townhome units. This site is on a portion of Parcel no. W-5-2-1-122. The project sits just west of Exit 13 of Interstate 15. The current zoning designation is split (R-1-6 and C-3). The desired new designation is PUD-R. The development is planned to have two phases with 84 units in Phase 1 and 48 units in Phase 2, for a total of 132 units. Your consideration of this request is greatly appreciated.

Respectfully Submitted:

Bob Hermandson
President
Bush and Gudgell



**PROJECT FLOW CARD: Z-25-23 - Zone Change - Exit 13 MultiFamily
Tortoise Rock Dr between Washington Pkwy & Buena Vista**

Planning	Reviewed. OK to move forward	
Public Works	Reviewed, no concerns	
Engineer	Reviewed. No major concerns for a zone change.	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Washington Power	Approved based on the proposed layout and use.	
Economic Dev	Reviewed. No concerns. Residential density in this development helps support planned commercial development for the nearby Exit 13 Regional Commercial areas.	

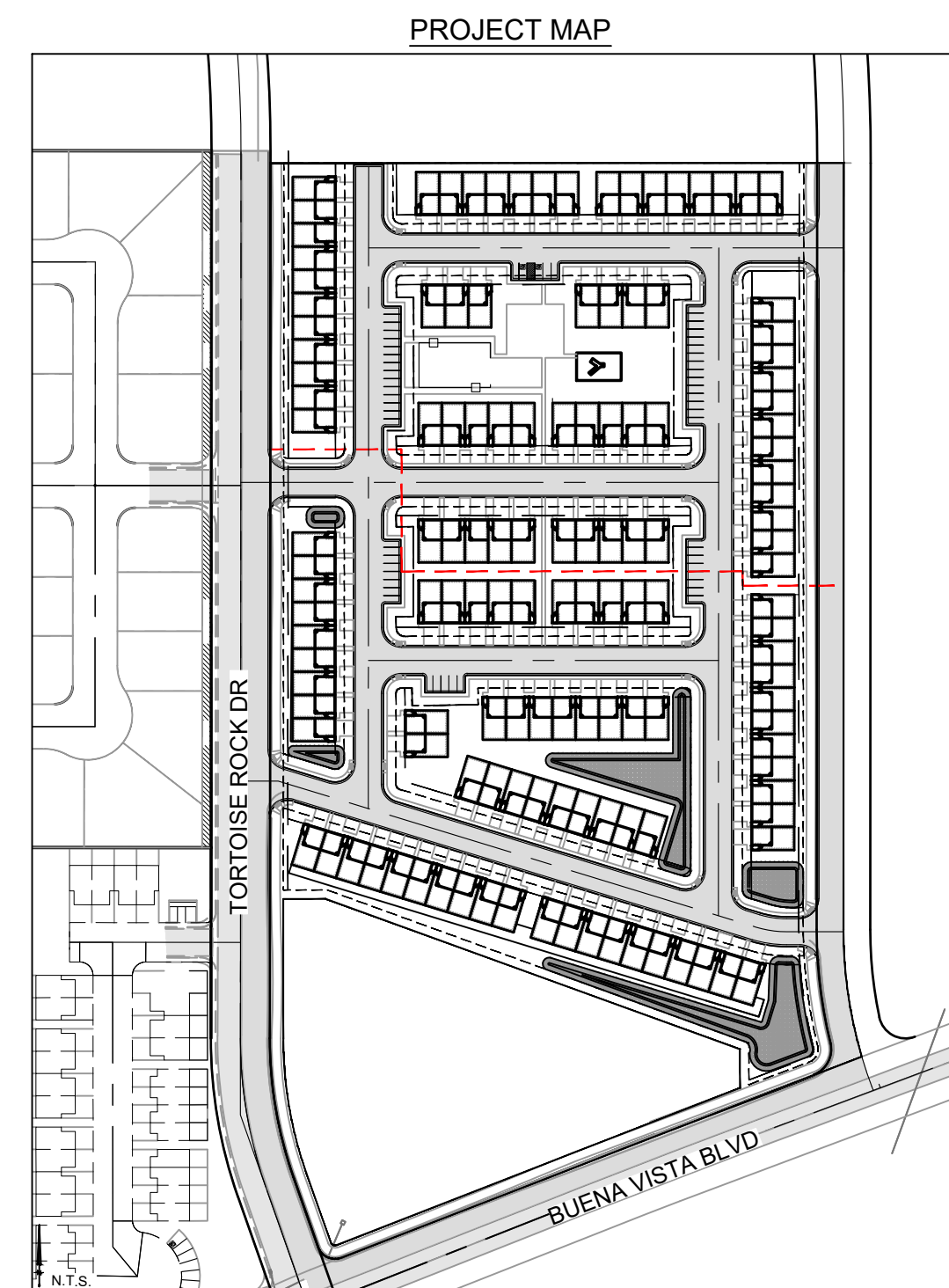
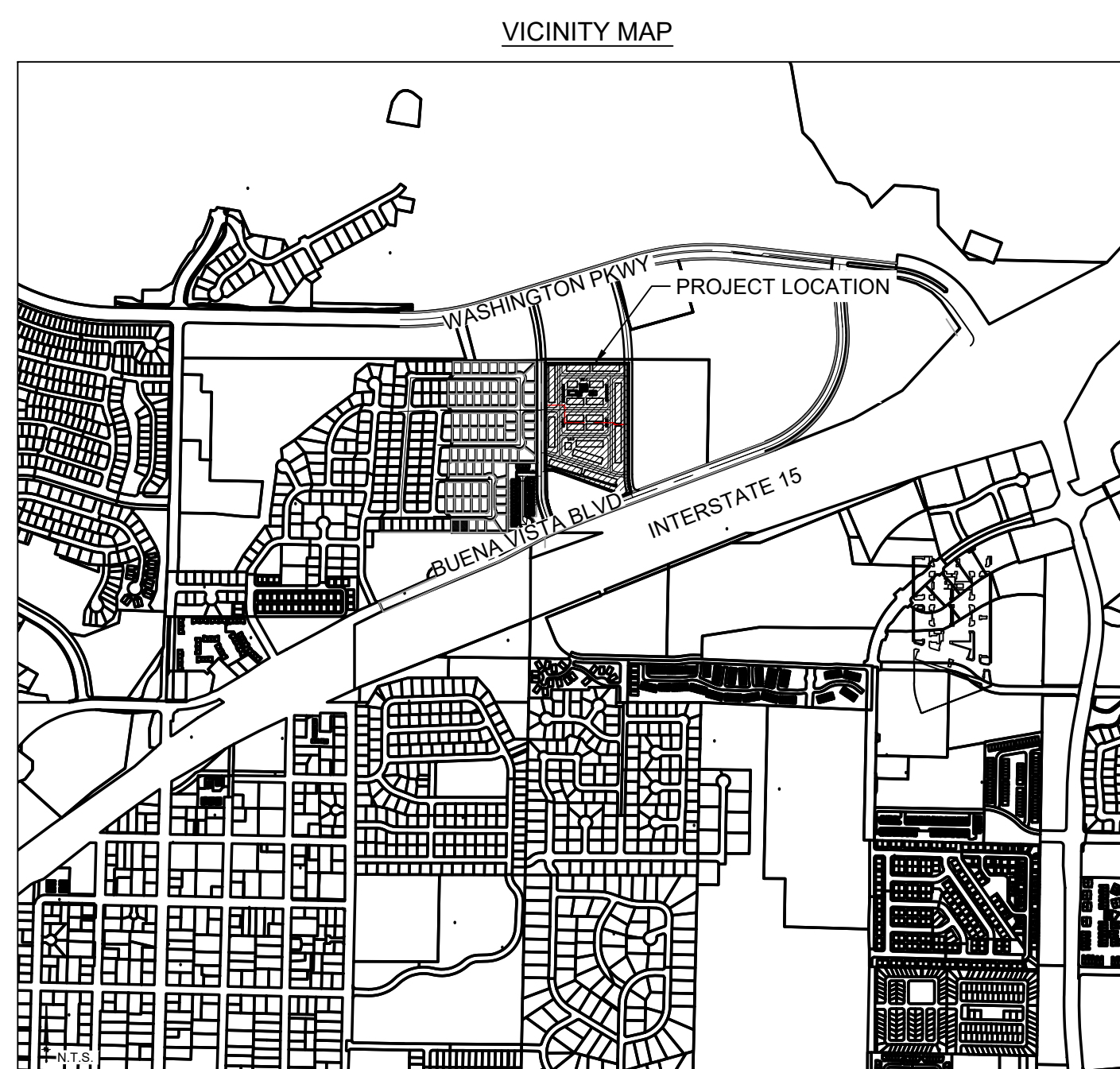


B&G PROJECT NUMBER 251053

WASHINGTON GATEWAY TOWNHOMES

PD ZONE CHANGE LOCATED IN WASHINGTON, UTAH

SOUTHEAST CORNER OF SECTION 11 T42 R15 W, SLB&M
PARCEL # W-5-2-1-122



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

OVERALL PROJECT INFORMATION	
CURRENT GENERAL PLAN	PUD-R
CURRENT ZONING	C-3, R-1-6
PROPOSED ZONING	PUD-R
SITE AREA	606,655 SQ. FT. (13.93 AC)
TOTAL BUILDING COVERAGE	167,232 SQ. FT. (27.6%)
TOTAL LANDSCAPING AND AMENITIES (INCLUDES LIMITED COMMON AND COMMON AREAS)	241,037 SQ. FT. (39.7%)
LIMITED COMMON AREA	116,315 SQ. FT. (19.2%)
COMMON AREA	124,722 SQ. FT. (20.5%)
HARDSCAPE (INCLUDES ROADWAY, SIDEWALK, AND PARKING)	198,386 SQ. FT. (32.7%)

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.
- GARBAGE CANS TO BE STORED IN GARAGES OF EACH UNIT.

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 HAIL 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.

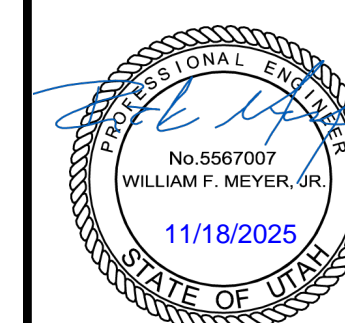
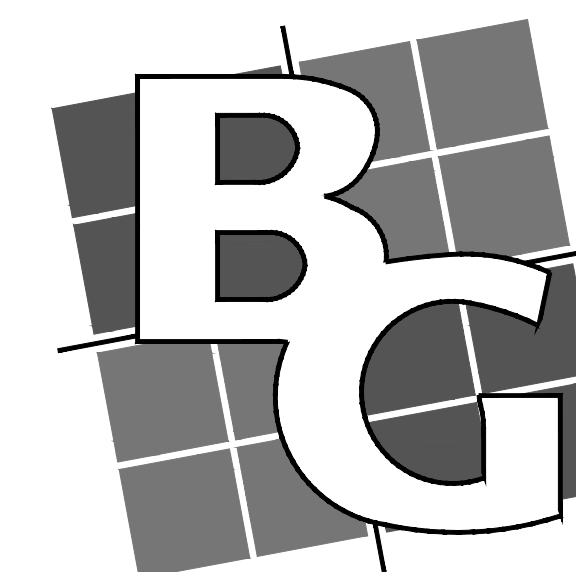
NOVEMBER 2025
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

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

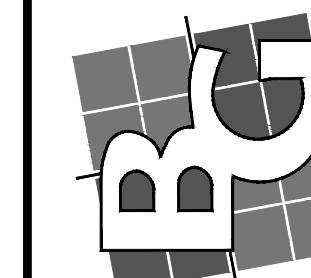


OWNER / DEVELOPER
JERRY MIYAHARA
ANCESTOR SQUARE
2 W ST. GEORGE BLVD. #5H
ST. GEORGE, UTAH 84770

ENGINEERING CONTACT
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205 EAST TABERNAACLE #4
ST. GEORGE, UT 84770
RICK MEYER - PROJECT MANAGER
(435) 673-2337



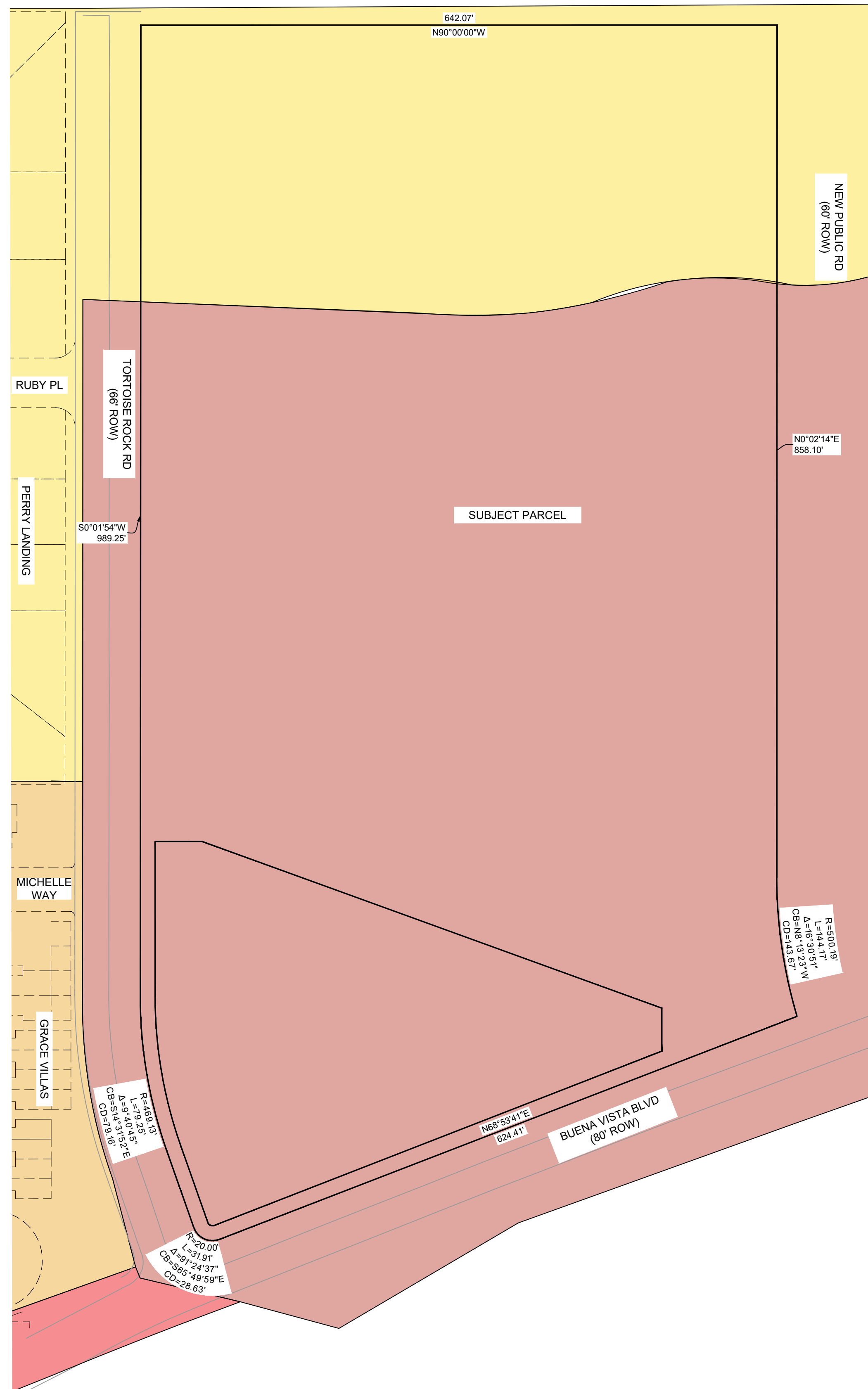
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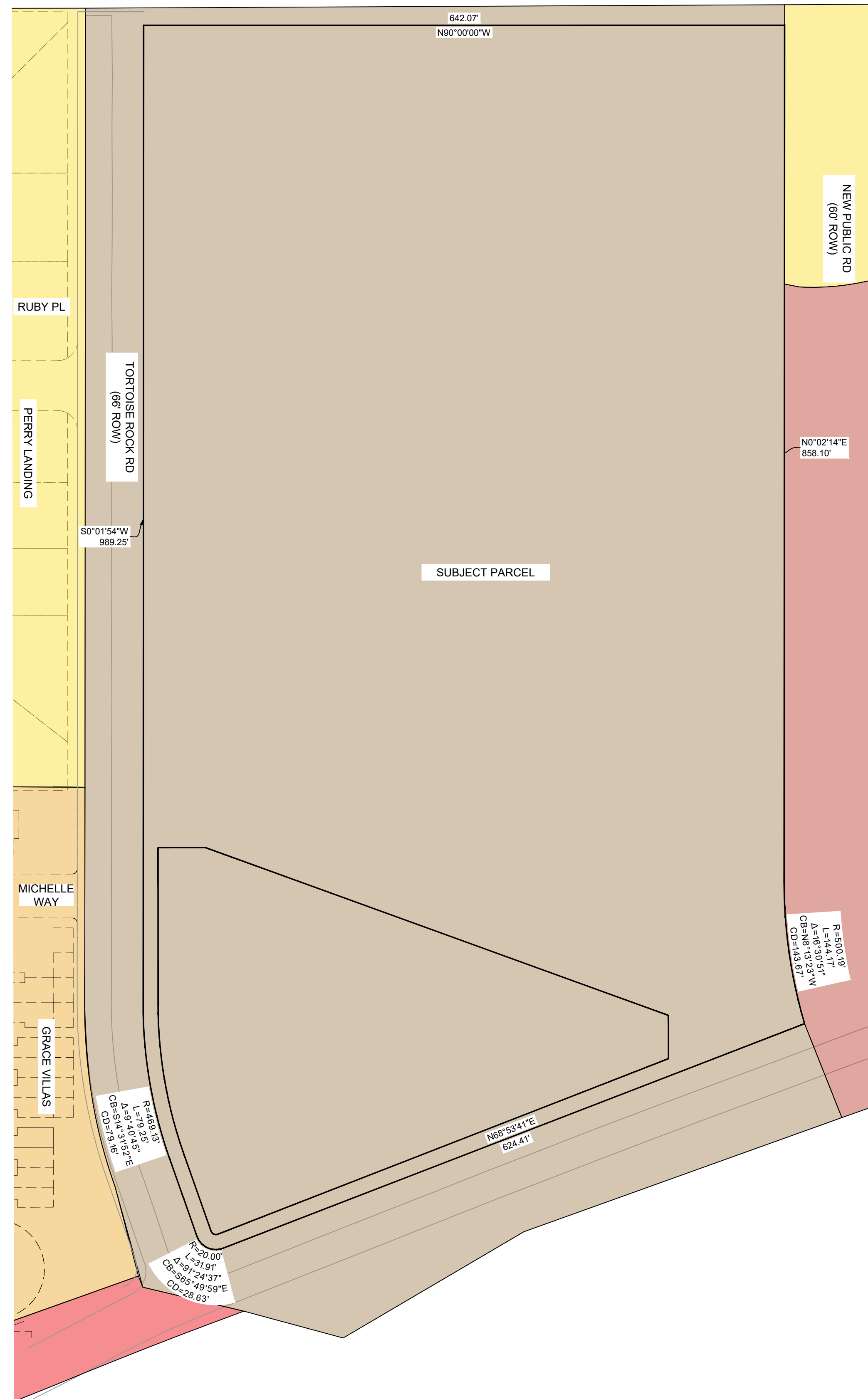
DATE: NOV 2025
DRAWN: AMT
APPROVED: RM
SCALE: NOTED
JOB NO.: 251053

COVER SHEET
WASHINGTON GATEWAY TOWNHOMES
LOCATED IN WASHINGTON, UTAH

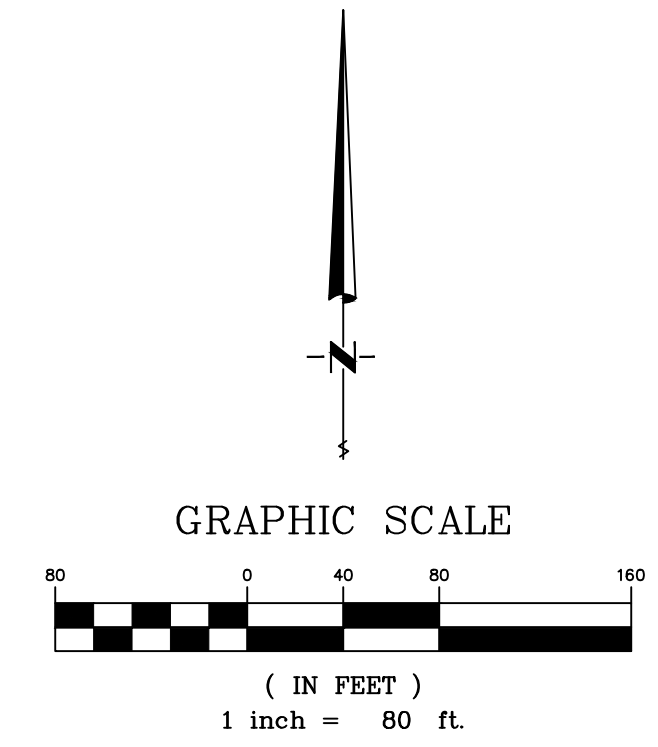
SHEET
1 OF 6
SHEETS
FILE: 251053



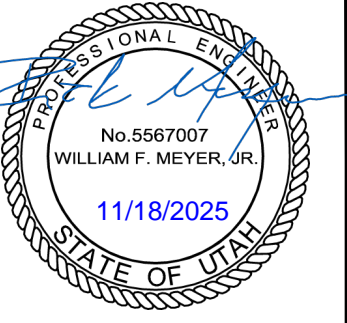
CURRENT ZONING MAP



PROPOSED ZONING MAP

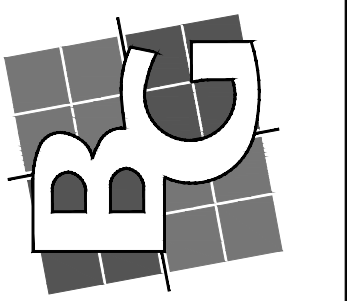


- LEGEND**
- ZONE C-2
 - ZONE C-3
 - ZONE R-1-6
 - ZONE R-3
 - ZONE PUD-R



No.	Date	By	Revision

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DATE: NOV 2025
 DRAWN: AMT
 APPROVED: --
 SCALE: 1" = 80'
 JOB NO. 251053

ZONING MAP
 WASHINGTON GATEWAY TOWNHOMES
 LOCATED IN WASHINGTON, UTAH

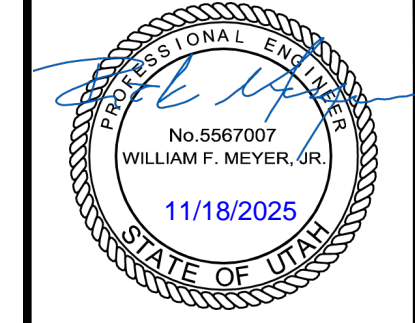
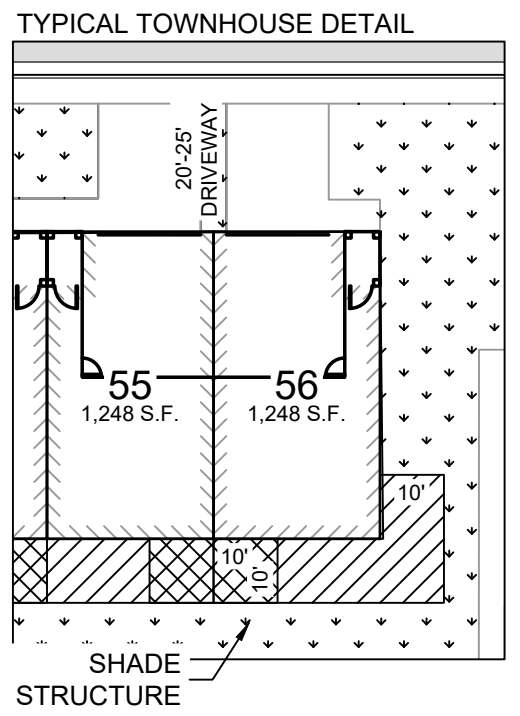
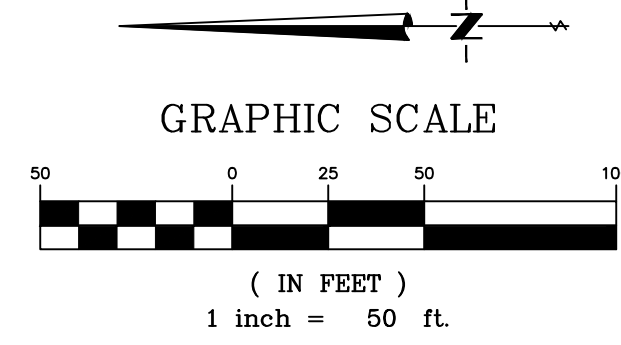
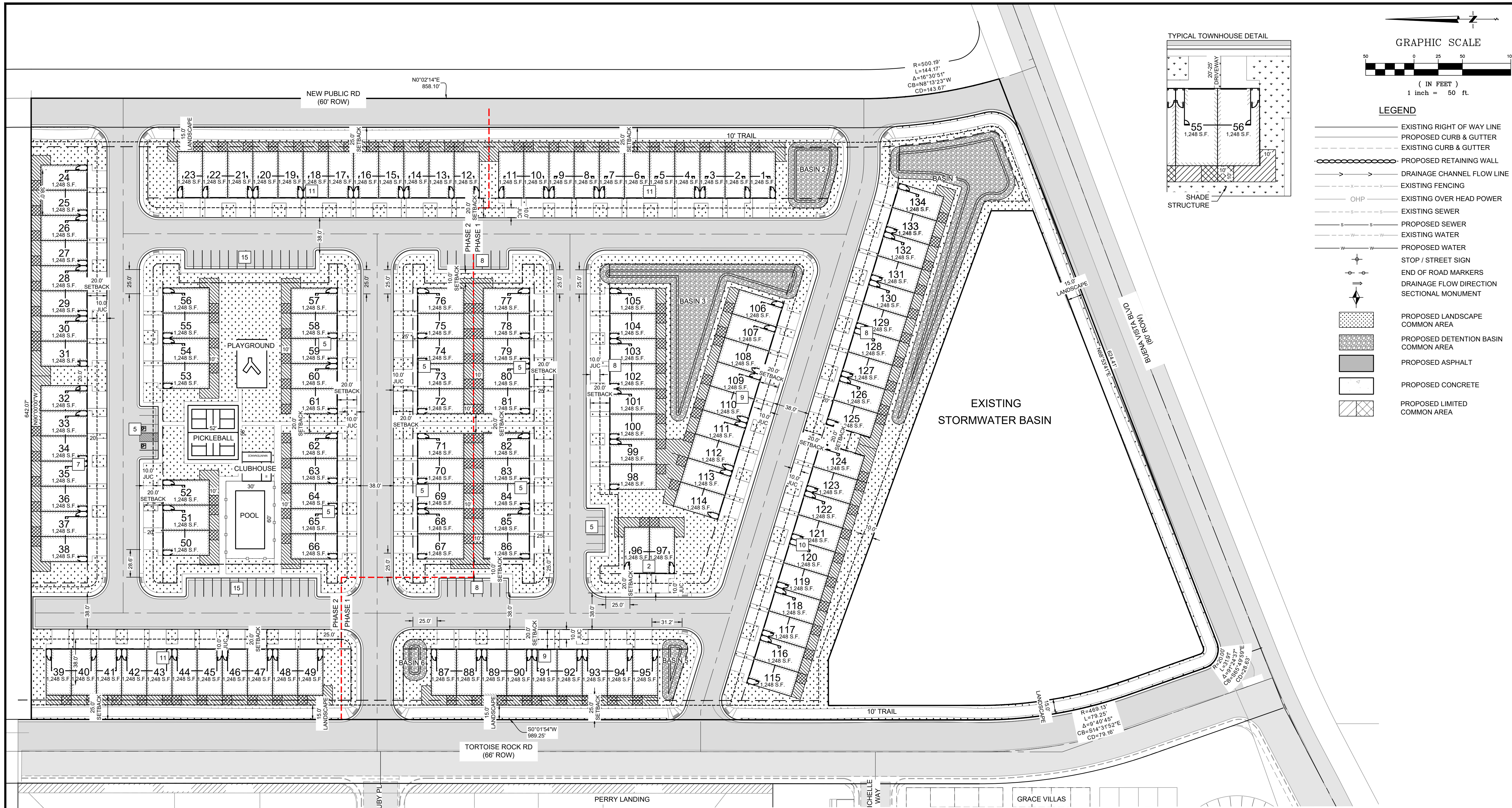
SHEET 2 OF 6 SHEETS
 FILE: 251053

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BLUE CROSS LOCATION (OWNER/CLIENT)

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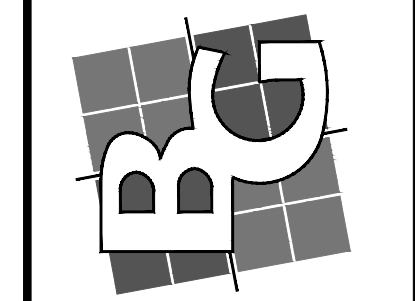
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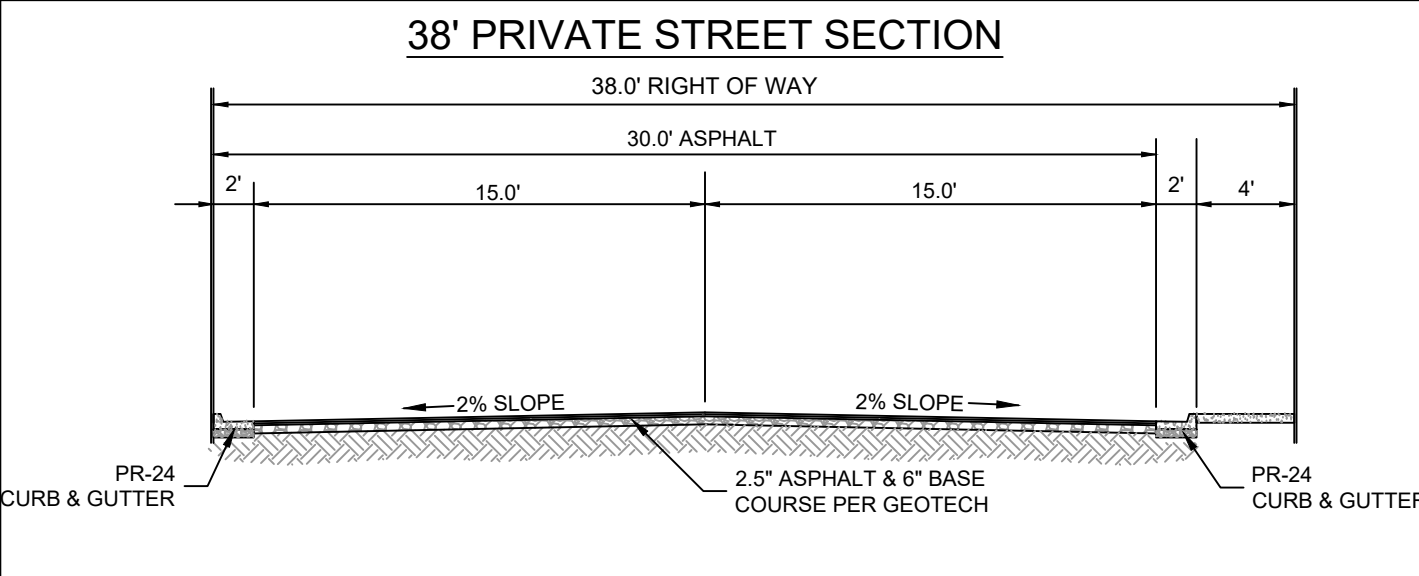
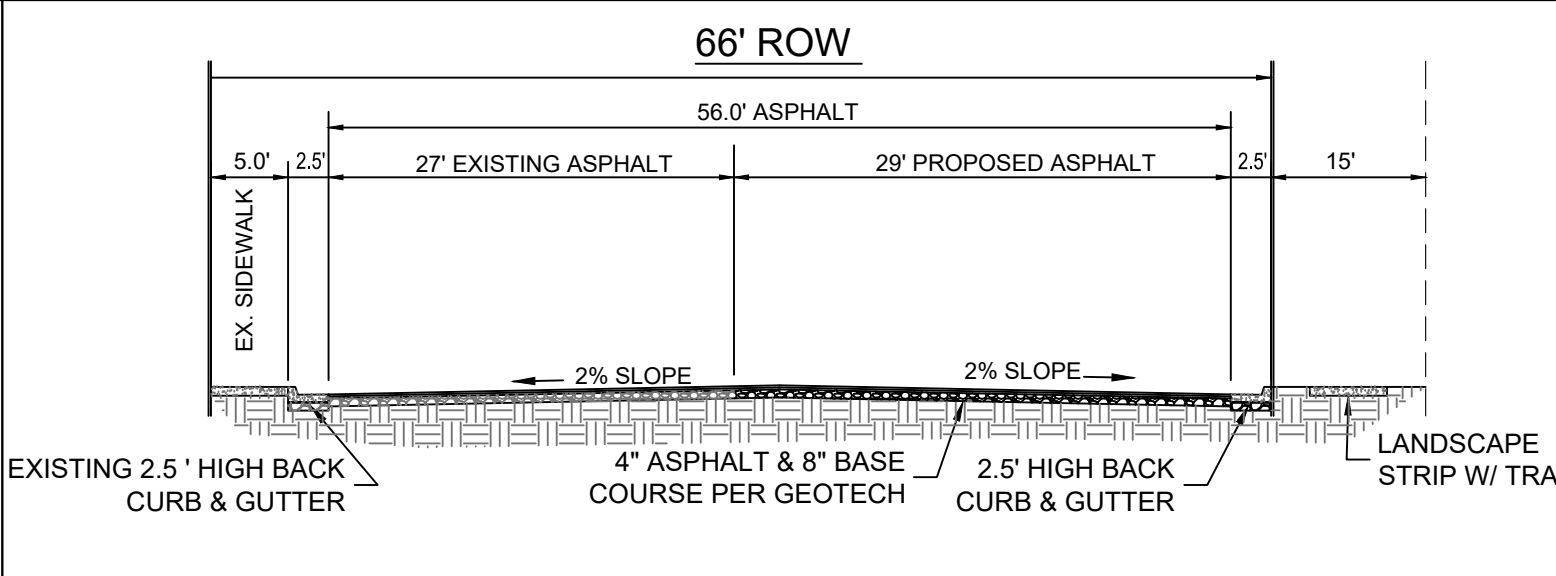
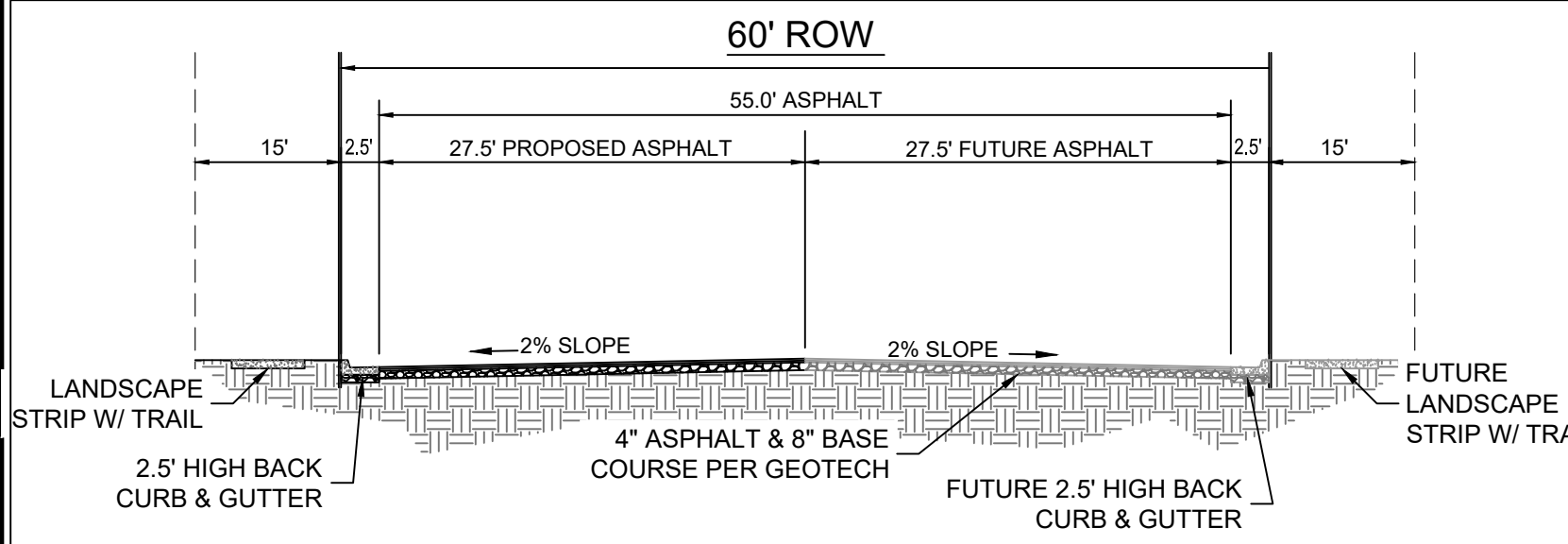
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DATE: NOV 2025	DRAWN: AMT	APPROVED: -	SCALE: 1" = 50'	JOB NO.: 251053
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SITE PLAN
 WASHINGTON GATEWAY TOWNHOMES
 LOCATED IN WASHINGTON, UTAH



PHASING INFORMATION	TOWNHOUSE INFORMATION	
	PHASE 1	PHASE 2
84 UNITS	48 UNITS	
POOL & CLUBHOUSE	PICKLEBALL	PLAYGROUND
4,897 SQ. FT.	3,840 SQ. FT.	1,548 SQ. FT.
	GRASS & LANDSCAPE	
	27,080 SQ. FT.	

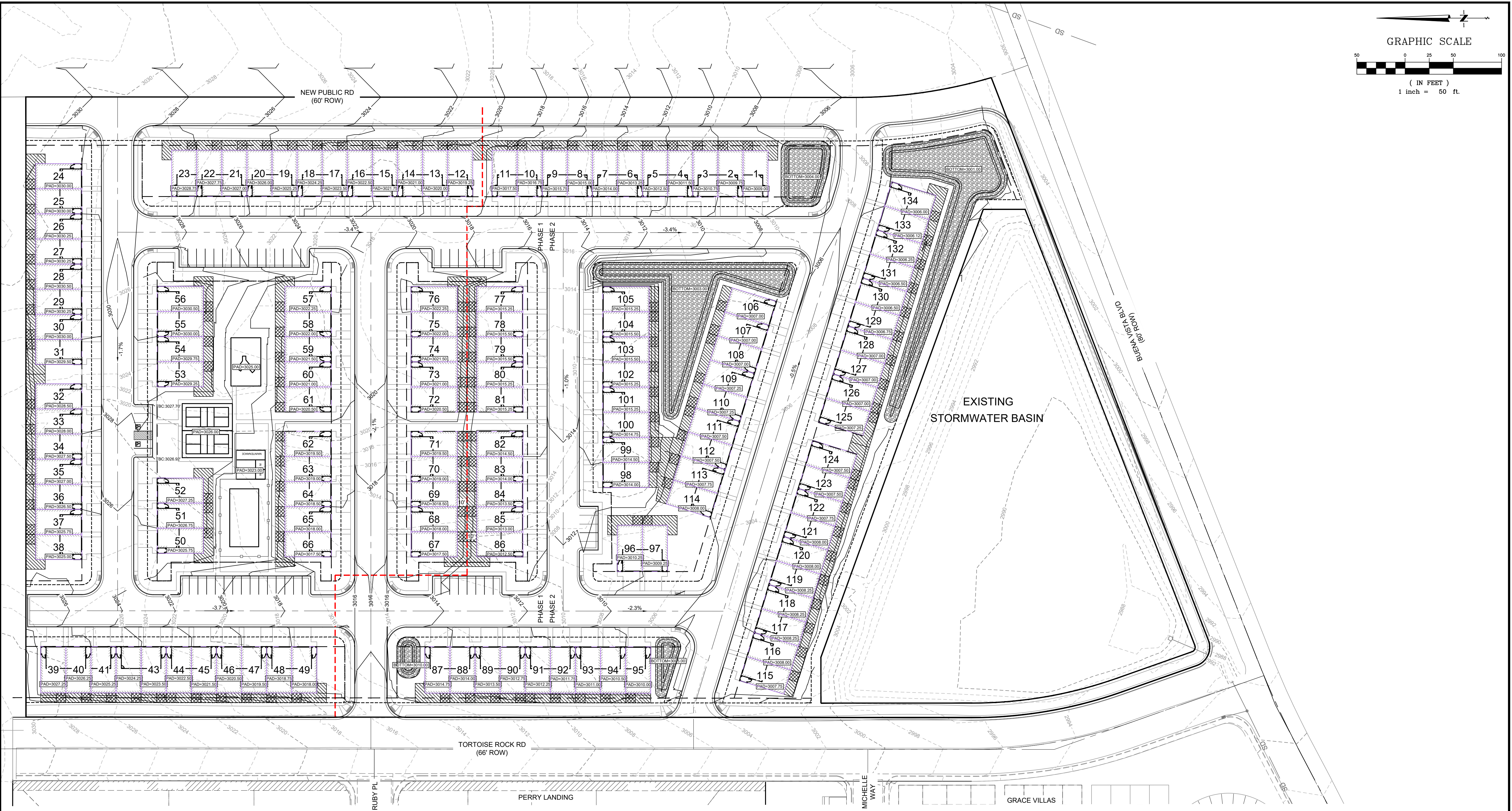
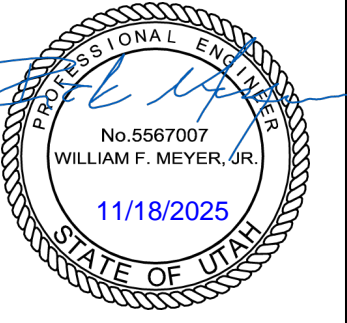
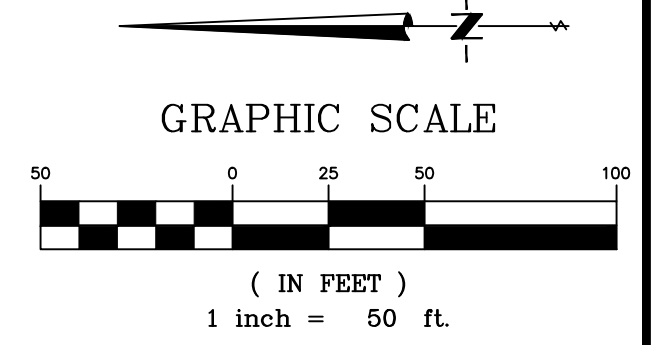
POND ESTIMATES		PARKING	
TOTAL REQUIRED	46,500 CU. FT.	OWNER PARKING REQUIRED	2.25/UNIT = 302
BASIN 1	16,065 CU. FT.	OWNER PARKING PROVIDED	4 PER DRIVEWAY + GARAGE = 536
BASIN 2	5,343 CU. FT.	VISITOR PARKING REQUIRED	1/3.25 UNITS = 42
BASIN 3	14,912 CU. FT.	VISITOR PARKING PROVIDED	56
BASIN 4	851 CU. FT.	TOTAL PARKING REQUIRED	344
BASIN 5	836 CU. FT.	TOTAL PARKING PROVIDED	592
TOTAL	38,006 CU. FT.		

OWNER / DEVELOPER
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RICK MEYER - PROJECT MANAGER
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LEGEND

- EXISTING RIGHT OF WAY LINE
- - - PROPOSED CURB & GUTTER
- - - EXISTING CURB & GUTTER
- ⊘ PROPOSED RETAINING WALL
- - - DRAINAGE CHANNEL FLOW LINE
- - - EXISTING FENCING
- OHP EXISTING OVER HEAD POWER
- - - EXISTING SEWER
- - - PROPOSED SEWER
- - - EXISTING WATER
- - - PROPOSED WATER
- ⊕ STOP / STREET SIGN
- ⊙ END OF ROAD MARKERS
- DRAINAGE FLOW DIRECTION
- ⊕ SECTIONAL MONUMENT (TYPE, LOCATION, ETC AS NOTED IN PLAT)

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

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816-010-0000 (TOLL FREE)

OWNER / DEVELOPER

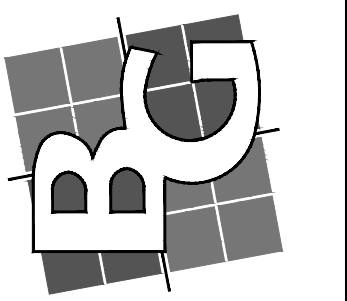
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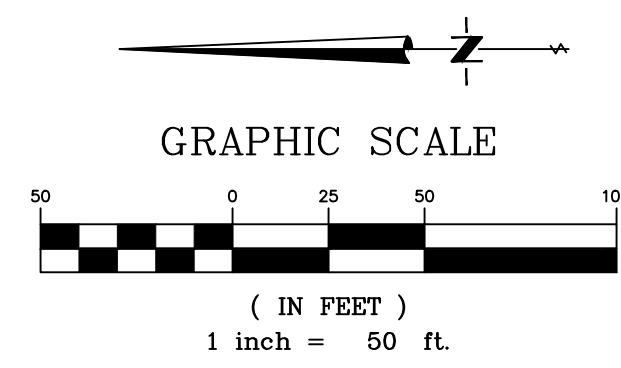
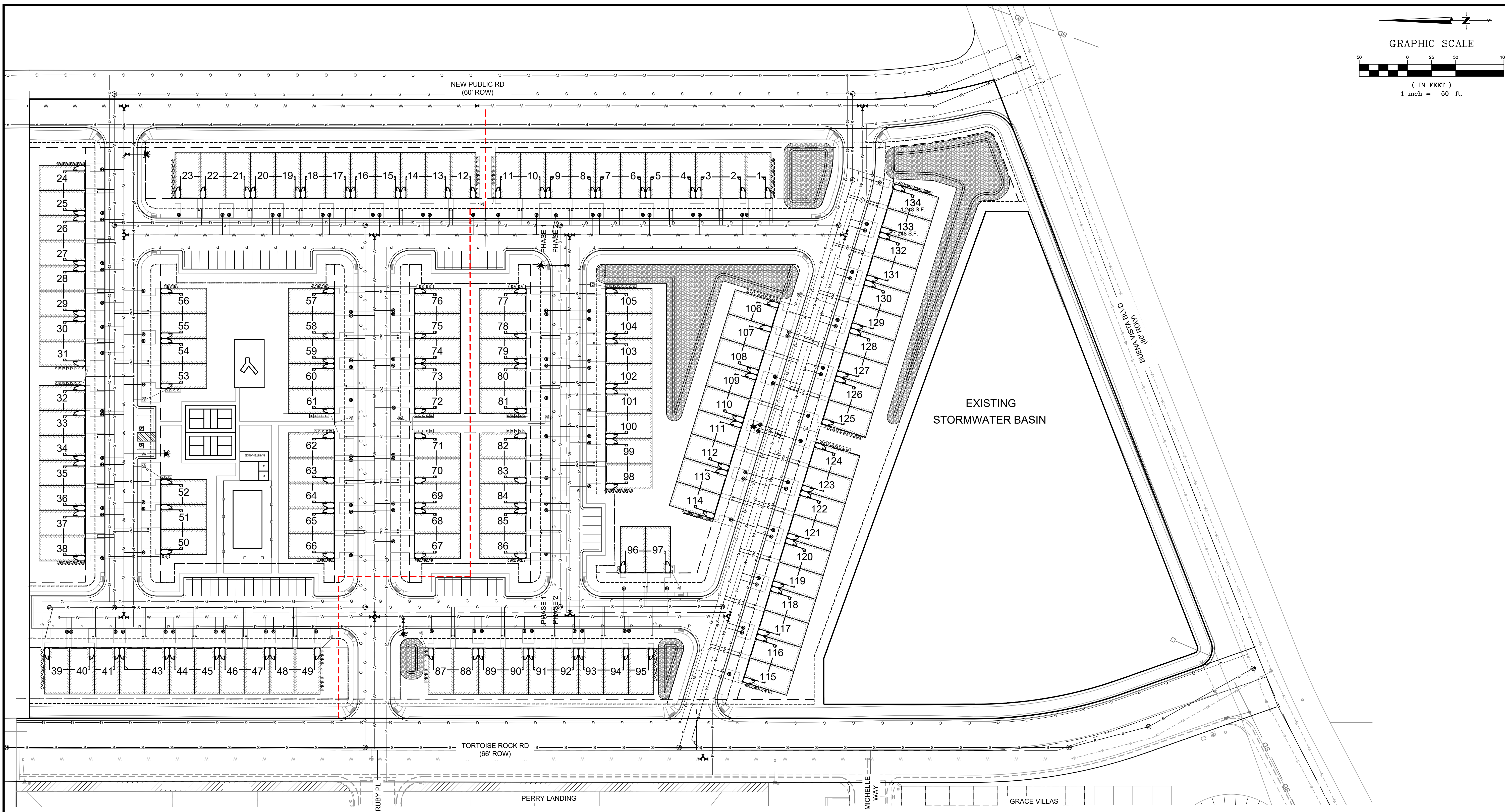
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DATE: NOV 2025
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 APPROVED: -
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GRADING PLAN
 WASHINGTON GATEWAY TOWNHOMES
 LOCATED IN WASHINGTON, UTAH

SHEET 4 OF 6 SHEETS
 FILE: 251053



LEGEND

- EXISTING RIGHT OF WAY LINE
- - - PROPOSED CURB & GUTTER
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- ⊖⊖⊖⊖⊖⊖ PROPOSED RETAINING WALL
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- - - EXISTING FENCING
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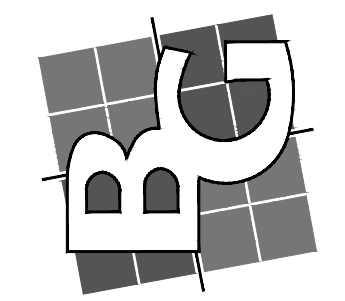
ENGINEERING CONTACT

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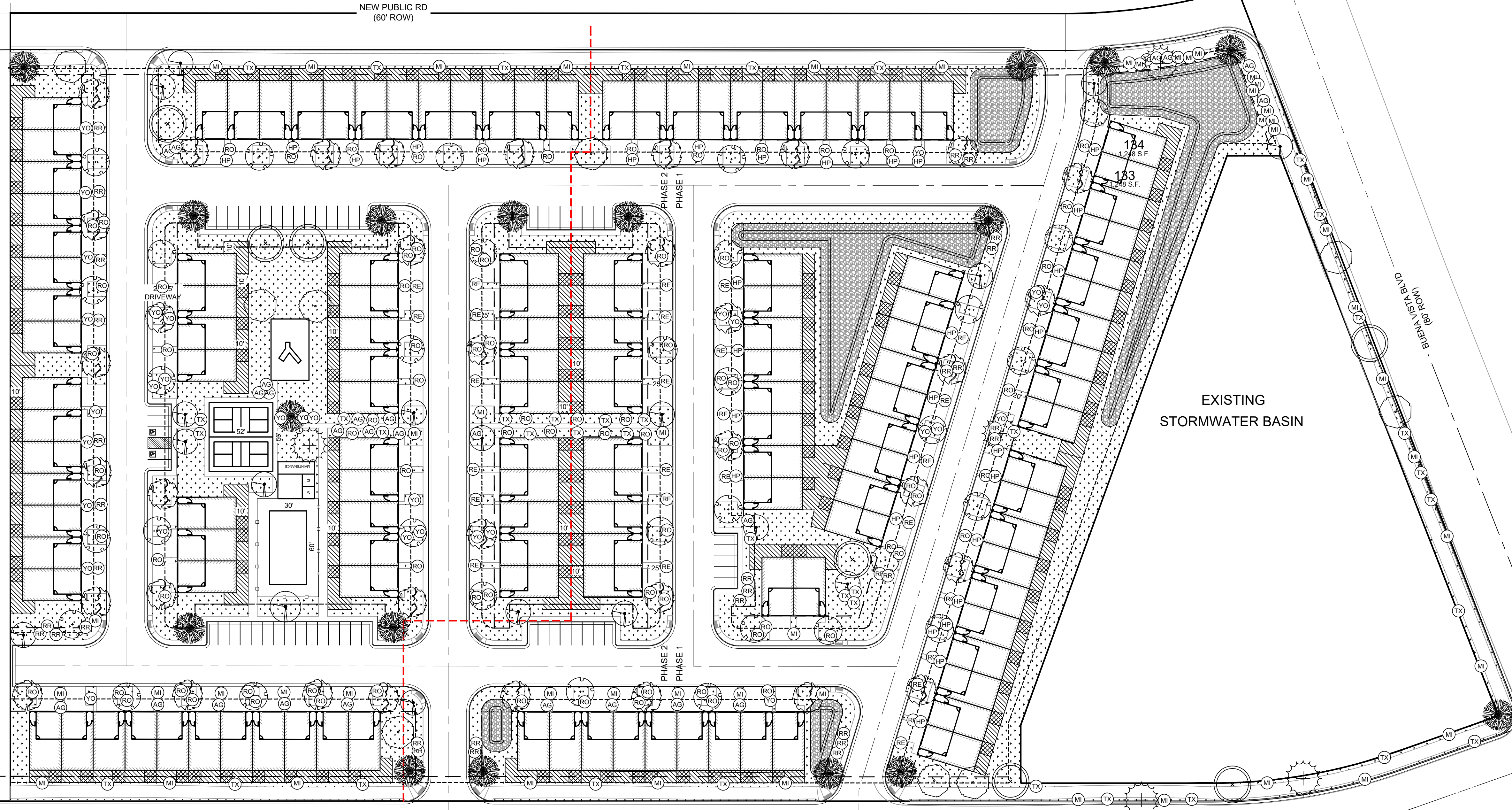
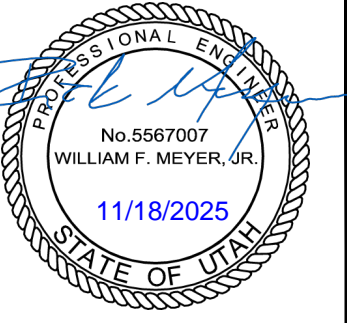
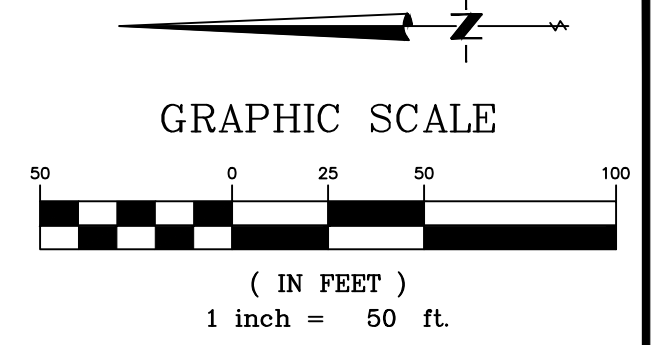
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DATE: NOV 2025
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UTILITY PLAN
 WASHINGTON GATEWAY TOWNHOMES
 LOCATED IN WASHINGTON, UTAH

SHEET 5 OF 6 SHEETS
 FILE: 251053



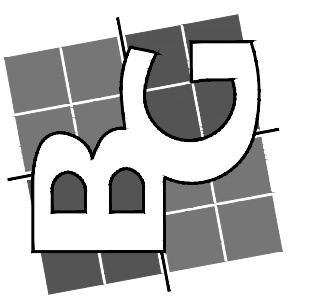
PLANT LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
RR	ROSA X NOARE	RED CARPET ROSE	2 GAL	31
AG	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	26
HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	31
YO	ILEX VOMITORIA 'YAUPON'	YAUPON HOLLY	5 GAL	31
TX	LEUCOPHYLLUM LAEVIGATUM	RIO BRAVO TEXAS RANGER	5 GAL	39
MI	MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL	52
RE	MUHLENBERGIA RIGENS 'REGAL MIST'	REGAL MIST GRASS	5 GAL	24
RO	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	5 GAL	87
TOTAL				321

PLANT LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	7
	CHILOPSIS LINEARIS	SEEDLESS DESERT WILLOW	24" BOX	18
	LAGERSTOEMIA INDICA	CRAPE MYRTLE - MULTI TRUNK	24" BOX	34
	PISTACHIO CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	24" BOX	16
	PROSOPIS GLANDULOSA	TEXAS HONEY MESQUITE	24" BOX	3
	QUERCUS BUCKLEYI	TEXAS RED OAK - LOW BRANCH	24" BOX	5
	QUERCUS VIRGINIANA	LIVE OAK	24" BOX	36
TOTAL				119

LEGEND	
	ALL LANDSCAPING AREA TO RECEIVE 2" PALOMINO GRAVEL--2" DEPTH
	4" GRAY BASALT ROCK--3" DEPTH BLACK METAL EDGING TO SEPARATE ROCK
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL

AREA	
TOTAL LOT AREA	606,655 SQ. FT.
LANDSCAPED AREA	241,037 SQ. FT.
LANDSCAPE / TOTAL	39.7%

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: NOV 2025
 DRAWN: AMT
 APPROVED: --
 SCALE: NOTED
 JOB NO. 251053

LANDSCAPE PLAN
 WASHINGTON GATEWAY TOWNHOMES
 LOCATED IN WASHINGTON, UTAH

SHEET 6 OF 6 SHEETS
 FILE: 251053

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig
 1-800-662-4111
BLUE STAINES LOCATION CENTER (UTAH)

OWNER / DEVELOPER
 JERRY MIYAHARA
 ANCESTOR SQUARE
 2 W ST. GEORGE BLVD. #5H
 ST. GEORGE, UTAH 84770

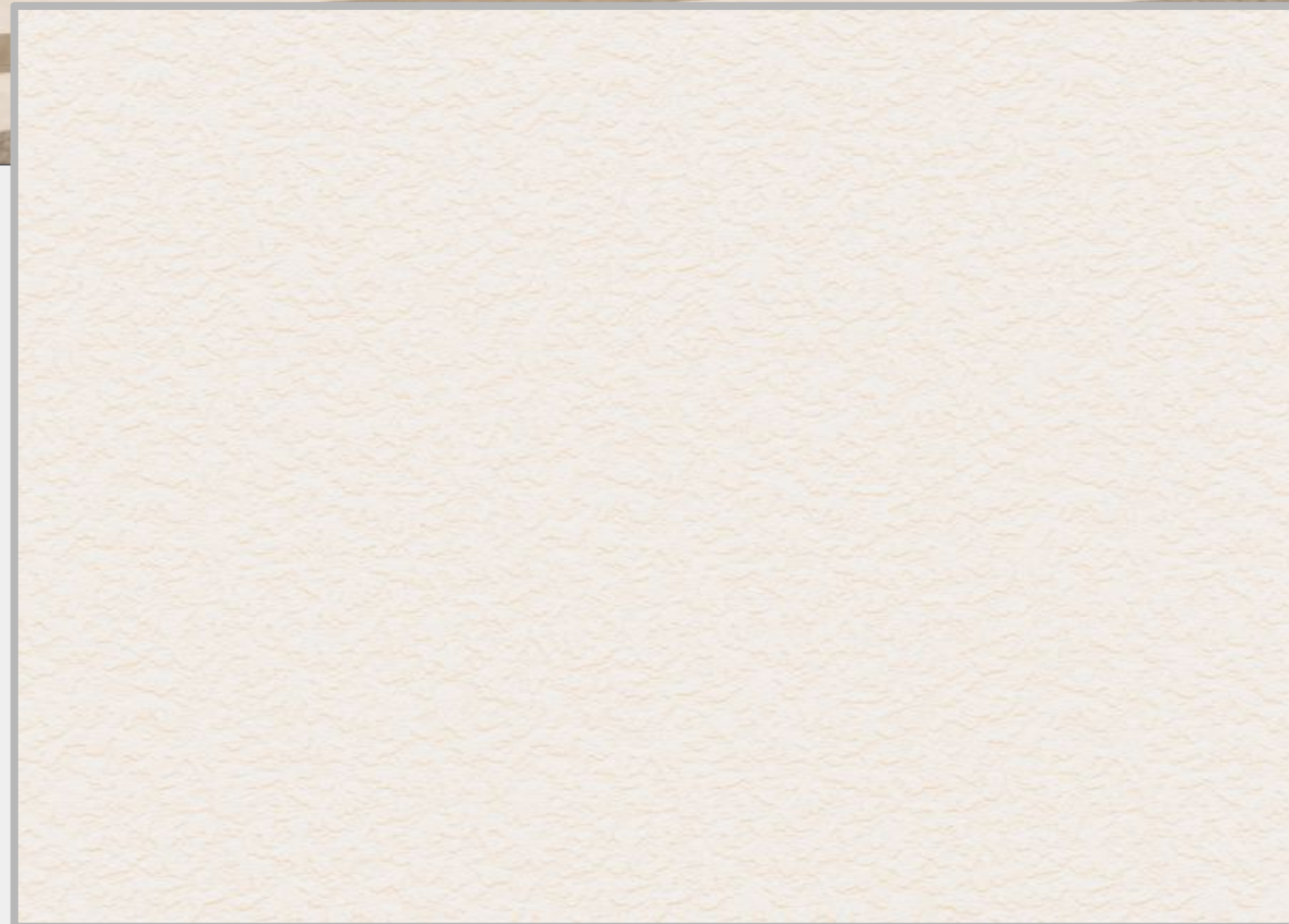
ENGINEERING CONTACT
 BUSH AND GUDGELL, INC.
 205 EAST TABERNAACLE #4
 ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
 (435) 673-2337

Washington Gateway Townhomes



DARK GREY STUCCO

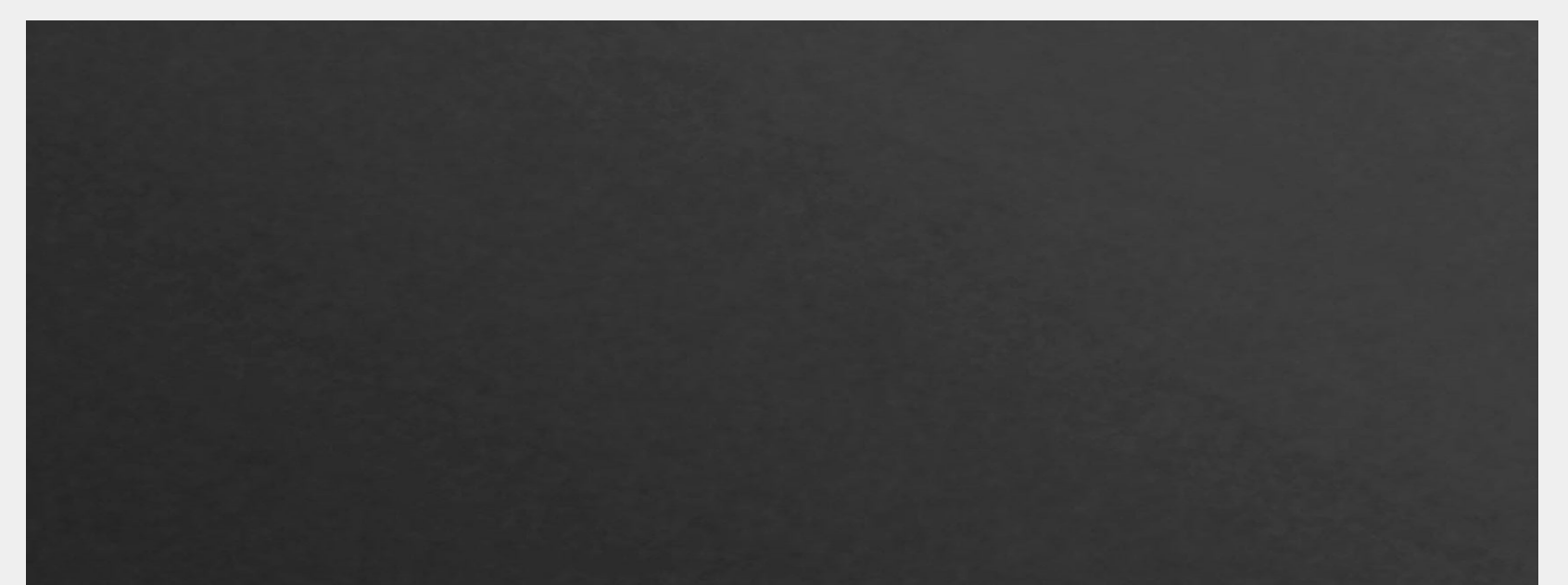


CREAM STUCCO



HORIZONTAL WOOD
PANELLING

BLACK METAL TRIMS, SOFFITS, & CAPS



WHITE/ BLACK VINYL WINDOW BASED ON
STUCCO UNDERNEATH



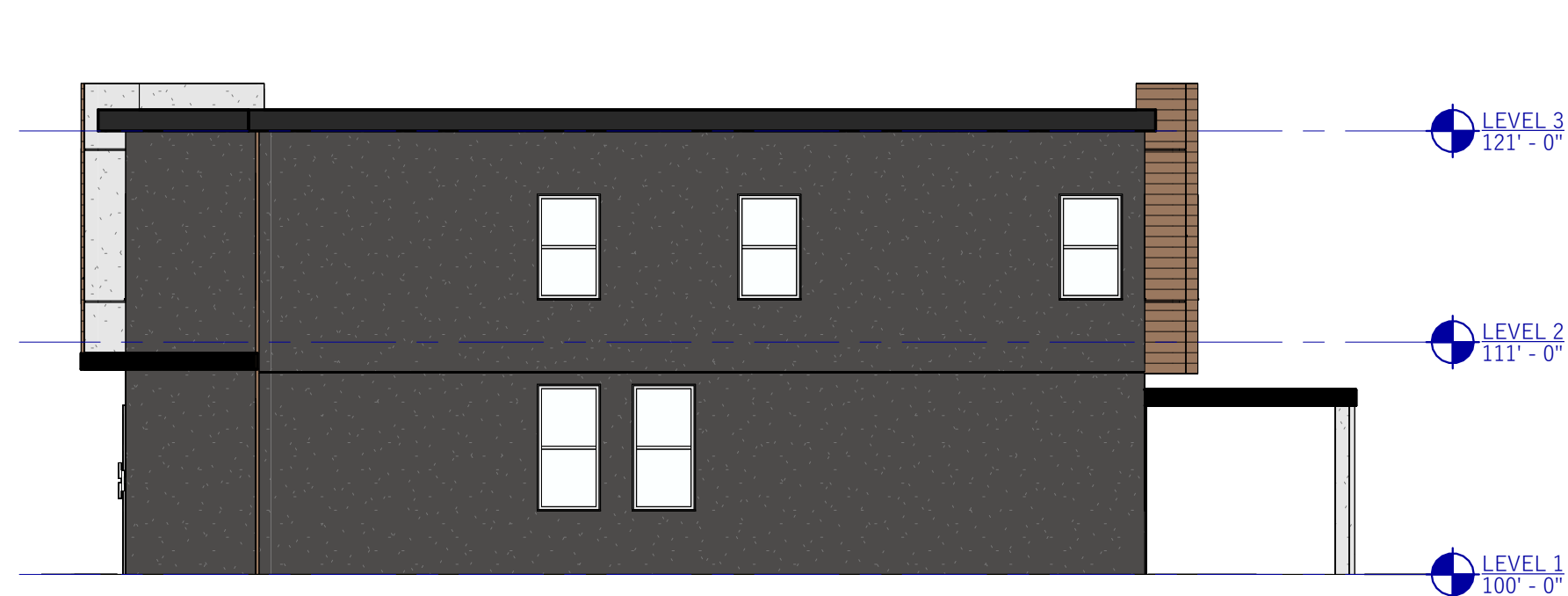
GENERAL NOTES - ELEVATIONS

- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
- B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
- C SEE ROOF PLAN FOR ALL ROOF SLOPES

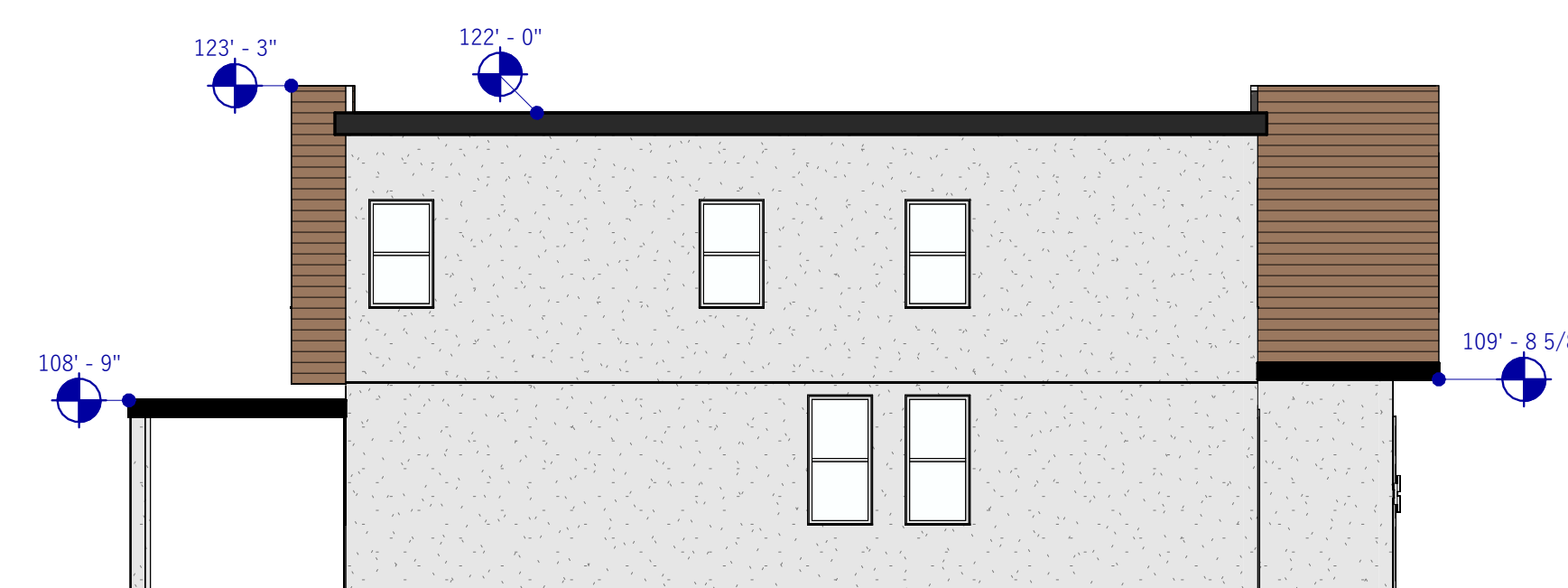
KEYED NOTES



1 FRONT ELEVATION
A2.1 1/8" = 1'-0"



2 RIGHT ELEVATION
A2.1 1/8" = 1'-0"



3 LEFT ELEVATION
A2.1 1/8" = 1'-0"



4 BACK ELEVATION
A2.1 1/8" = 1'-0"

WASHINGTON GATEWAY TOWNHOME
PROJECT ADDRESS

ISSUED:
FEBRUARY 31, 2030

REVISIONS:
NO. DATE DESCRIPTION

STAMP

PROJECT NUMBER:
00000

ELEVATIONS

A2.1



NOT FOR PERMIT
NOT FOR CONSTRUCTION

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: December 3rd, 2025

ACTION REQUESTED: G-25-05, A request to amend the General Plan Land Use Map from LD to the proposed NCOM located at 400 West Merrill Rd

APPLICANT: Strata Homes (Nate Shaffer)

OWNER: Paul and Kathleen Hansen

ENGINEER: Rick Meyer, Bush and Gudgell

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend Approval onto City Council

Background

The applicant is proposing to amend the General Plan Land Use Map located at 400 West Merrill Road. The entire parcel covers approximately 14.05 acres and as shown in the exhibit, the applicant is proposing to change approximately 11.77 acres from LD Residential to Neighborhood Commercial. The remaining 2.28 acres is proposed to stay LD residential.

The surrounding General Plan Land Use designations are LD to the north, east, south and Saint George City boundary being directly to the west which is being developed as commercial development.

Staff has reviewed the requested change and is comfortable with the proposal.

Recommendation

Staff recommends the Planning Commission recommend approval of G-25-05 onto the City Council as outlined above and as shown in the exhibit.



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

October 31, 2025

RE: Strata Merrill Road GPA Application

Dear Council / Commission members,

Please find this application for a General Plan Amendment as required by Washington City code. The applicant desires to develop commercial property at this location, leaving a portion as single family residential. This application encompasses a majority of parcel no. W-5-2-34-110. The total parcel area is 14.05 acres, and we are requesting a general plan amendment of 11.77 acres of that total. We are requesting a general plan designation of neighborhood commercial (NCOMM) for the commercial area. Your consideration of this request is greatly appreciated.

Respectfully Submitted:

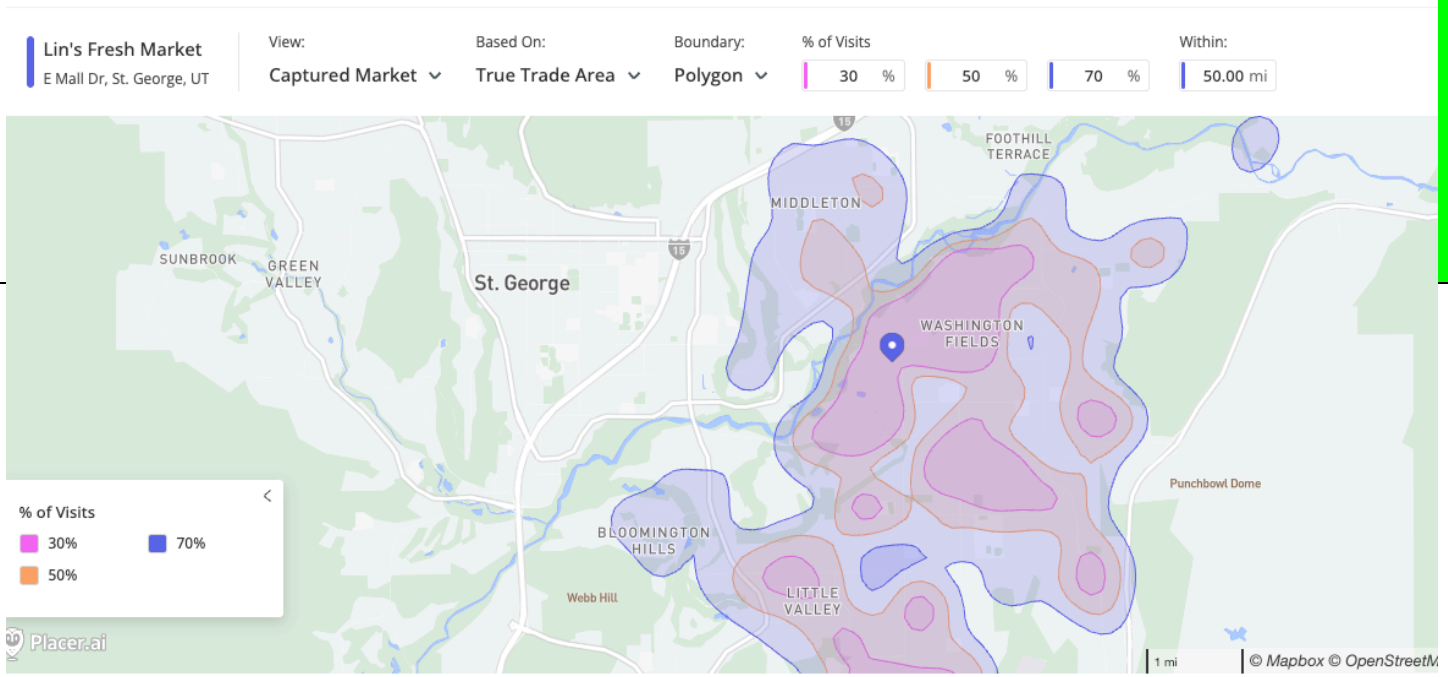
Bob Hermandson
President
Bush and Guggell



**PROJECT FLOW CARD: G-25-05 - General Plan Amendment-Strata Homes Merrill Rd
Approx 400 W Merrill Rd**

<p>Planning</p>	<p>The General Plan identifies four major commercial designations such as: Historic Commercial (HCOM), Neighborhood Commercial (NCOM), Community Commercial (CCOM), and Regional Commercial (RCOM). These General Plan designations allow different types of uses</p> <p>This application is asking to change the General Plan from Low Density to Neighborhood Commercial (NCOM) which allows for the “softest” and/or least intrusive type of commercial as it allows for Administrative Profession zoning (AP), C-1 zoning and PUD-C zoning.</p> <p>If this General Plan is approved, the applicant would then be able to submit a zone change to one of the three zones identified above (AP, C-1 or PUD-C).</p>	
<p>Public Works</p>	<p>Reviewed - OK to move forward</p>	
<p>Engineer</p>	<p>Reviewed and good to move forward</p>	
<p>Parks/Trails</p>	<p>Reviewed, no concern</p>	
<p>Dixie Power</p>	<p>Reviewed, no concern</p>	
<p>Economic Dev</p>	<p>The Economic Development Director strongly supports the proposed General Plan amendment to reclassify this property as Neighborhood Commercial (NCOM). This change strategically positions Washington City to capture sales tax revenues currently flowing to nearby St. George.</p>	

Audience Profile ?



Proposed General Plan Amendment

Commercial Uses located in Saint George City



1 of 2

General Land Use: LD

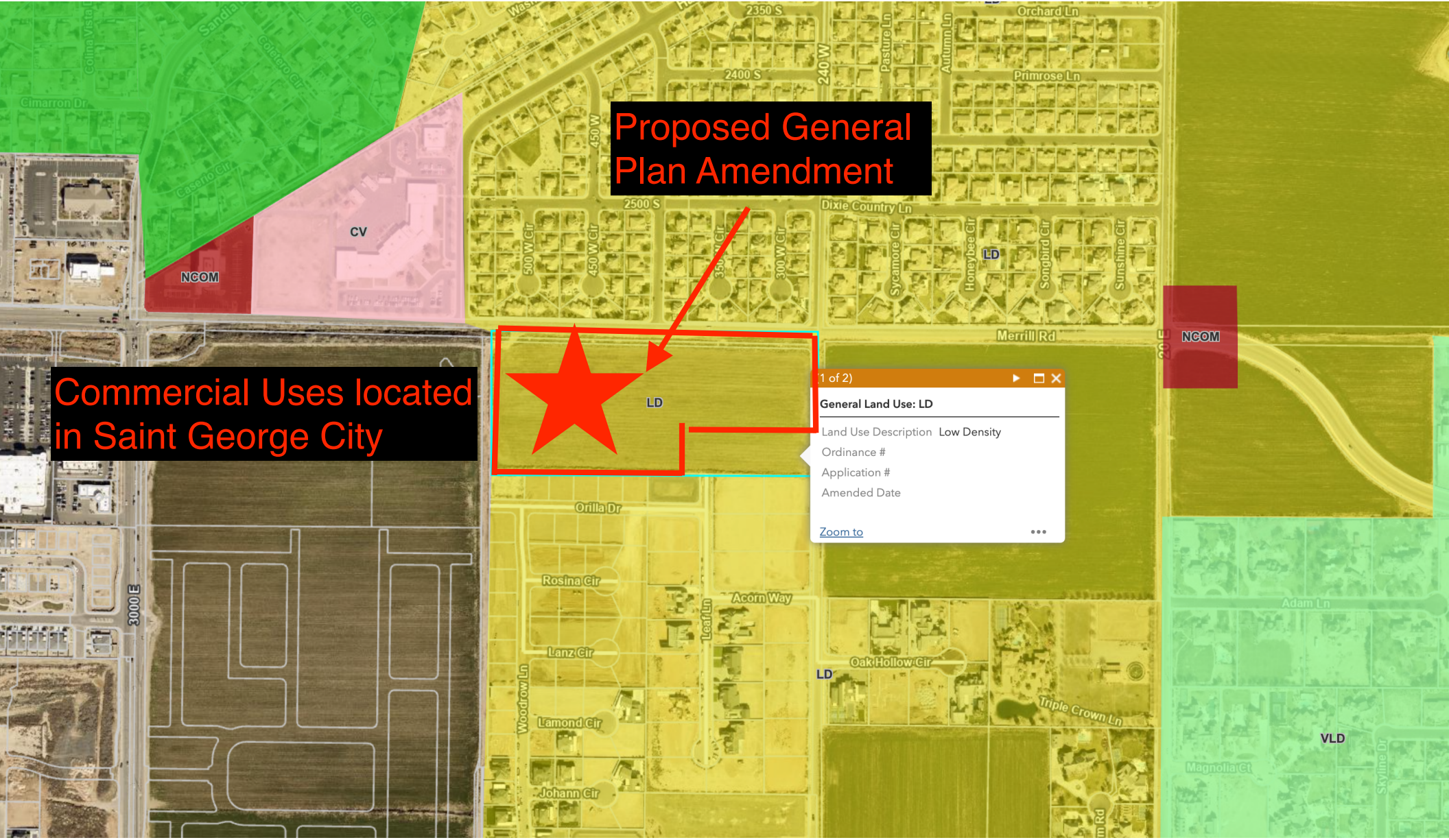
Land Use Description Low Density

Ordinance #

Application #

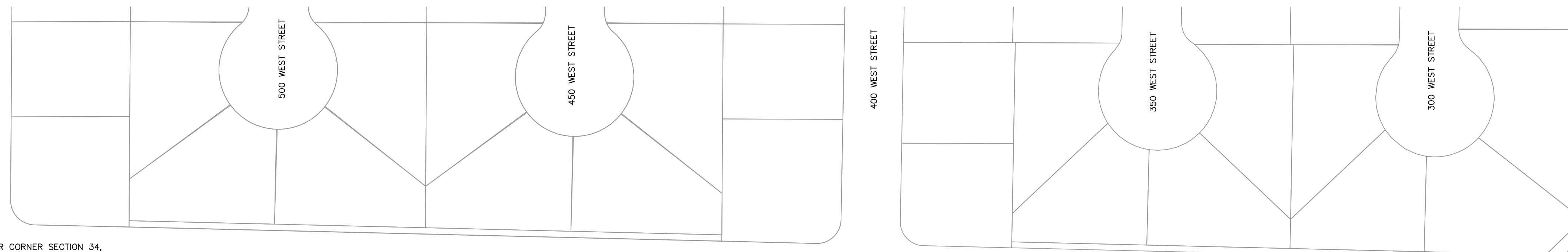
Amended Date

[Zoom to](#) ...



LEGEND

- EXISTING LD PROPOSED NCOM = 11.77 ACRES
- EXISTING LD = 2.28 ACRES



BOUNDARY DESCRIPTION

PROPOSED NCOM PARCEL:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100035730, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 00°15'43" WEST ALONG THE SECTION LINE 68.41 FEET, AND DUE WEST 30.00 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°15'43" WEST ALONG SAID WEST BOUNDARY LINE 283.19 FEET; THENCE NORTH 88°46'40" WEST 520.99 FEET; THENCE SOUTH 01°13'26" WEST 190.04 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF OAK GROVE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20230007486; THENCE ALONG SAID LINE AND THE NORTH BOUNDARY LINE OF FRANKLIN FIELDS SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20240028468, NORTH 88°46'42" WEST 714.80 FEET TO A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210049115, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, THENCE NORTH 00°23'49" EAST ALONG SAID LINE 496.01 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 20100035730; THENCE ALONG SAID LINE THE FOLLOWING TWO COURSES: 1) SOUTH 88°37'55" EAST 1218.26 FEET, AND 2) SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°11'06" EAST A DISTANCE OF 28.01 FEET), CENTER POINT LIES SOUTH 01°22'05" WEST THROUGH A CENTRAL ANGLE OF 88°53'38", A DISTANCE OF 31.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 512,845 SQUARE FEET OR 11.77 ACRES.

EXISTING LD PARCEL:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100035730, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 00°15'43" WEST ALONG THE SECTION LINE 351.60 FEET, AND DUE WEST 30.00 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°15'43" WEST ALONG SAID WEST BOUNDARY LINE 190.06 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF OAK GROVE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20230007486; THENCE NORTH 88°46'42" WEST ALONG SAID LINE 524.18 FEET; THENCE NORTH 01°13'26" EAST 190.04 FEET; THENCE SOUTH 88°46'40" EAST 520.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 99,309 SQUARE FEET OR 2.28 ACRES.

NORTH QUARTER CORNER SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
1366.77'

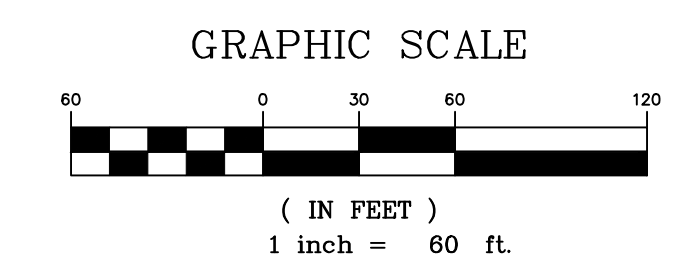
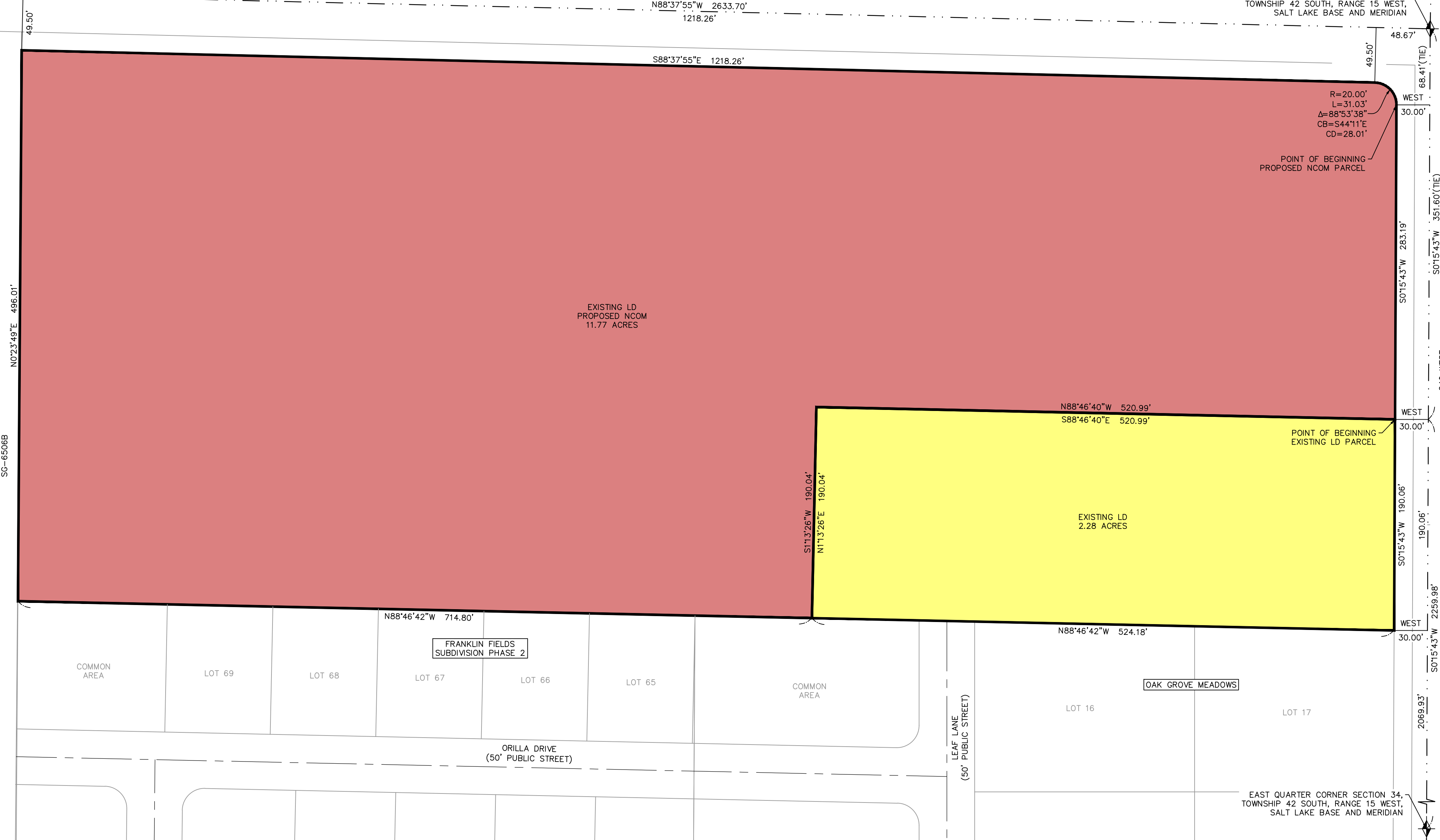
MERRILL ROAD
(80' PUBLIC STREET)
N88°37'55"W 2633.70'
1218.26'

NORTHEAST CORNER SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
48.67'

EPC PASEO LLC
SC-5-2-34-1440

LHM DEV PAS LLC
SC-5-2-34-141

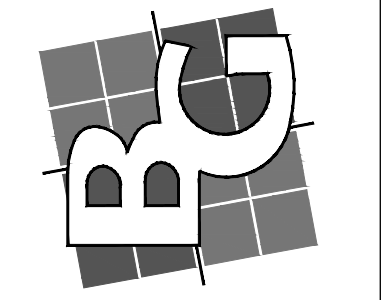
ST. GEORGE CITY
SC-6508B



**PROPOSED NCOM
GENERAL PLAN AMENDMENT**

LOCATED IN
NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

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: NOV. 2025
DRAWN: EBS
APPROVED:
SCALE: 1" = 150'
JOB NO. 241084

**PROPOSED NCOM
GENERAL PLAN AMENDMENT
LOCATED IN WASHINGTON UT, 84780**

State Bill 110 which passed in 2022 requires municipalities to incorporate a water use and preservation element into the General Plan. As I worked through this process, I quickly learned our city is leading the way in this effort as seen in our current Landscaping and Water Conservation Ordinance along with the Advanced Metering Infrastructure (AMI) being installed throughout the City just to name a few.

The proposed Water Use and Preservation Element is broken into 6 sections and includes the following which I am happy to discuss if you have questions:

Section 9.2 - Effect of permitted development on water demand and infrastructure

Section 9.3 - Methods for reducing water demand and per capita consumption for future development

Section 9.4 - Methods for reducing water demand and per capita consumption for existing development

Section 9.5 - Opportunities to modify operations to eliminate or reduce conditions that waste water

Section 9.6 - Review and recommendations

Washington City General Plan

Water Use and Preservation Element

9.1 Overview

The Water Use and Preservation Element of the General Plan is geared towards addressing the challenges that land use decisions along with development patterns have on the City's water demand and its associated infrastructure. The Water Use and Preservation Element concerns itself with five distinct sections:

Section 9.2 - Effect of permitted development on water demand and infrastructure

Section 9.3 - Methods for reducing water demand and per capita consumption for future development

Section 9.4 - Methods for reducing water demand and per capita consumption for existing development

Section 9.5 - Opportunities to modify operations to eliminate or reduce conditions that waste water

Section 9.6 - Review and recommendations



Sustainable water management plays a vital role as Washington City continues to develop. The Water Use and Preservation Element provides guidance when addressing water demand and the associated infrastructure challenges. In developing this plan, Washington City has actively consulted with Washington County Water Conservancy District who provides source water to serve the community. This engagement has facilitated a thorough understanding of how the

implementation of this Water Element may influence the planning of water supply, drinking water sources, and the distribution of infrastructure. These collaborative meetings have shed light on vital technical resources and insights into regional water conservation goals.

Water conservation with a comprehensive approach will promote the development of effective policies that utilize efficient water use along with water wise landscaping. Necessary changes to existing ordinances that may currently encourage inefficient water practices should be considered so we can ensure current water needs are met as well as safeguard water resources for future generations.

9.2 - Effect of permitted development on water demand and infrastructure

Land use patterns and approved developments directly shape Washington City’s long-term water demand, infrastructure costs, and resilience to drought. Integrating land use and water planning is essential to ensure sustainable growth. Different development types, densities, and spatial growth patterns directly influence the amount of water needed, how efficiently it is used, and the infrastructure investments required to maintain reliable service. This section evaluates the effect of development on water demand and infrastructure by looking at the projected population growth and the resulting potable and secondary water demands placed on Washington City.

This chart identifies Washington City with a current population of approximately 43,268. This data was collected from the Water Capital Facilities Plan. The City is undoubtedly growing at a rapid rate. For this growth to be sustained, water must be available and delivered to meet the demand of new

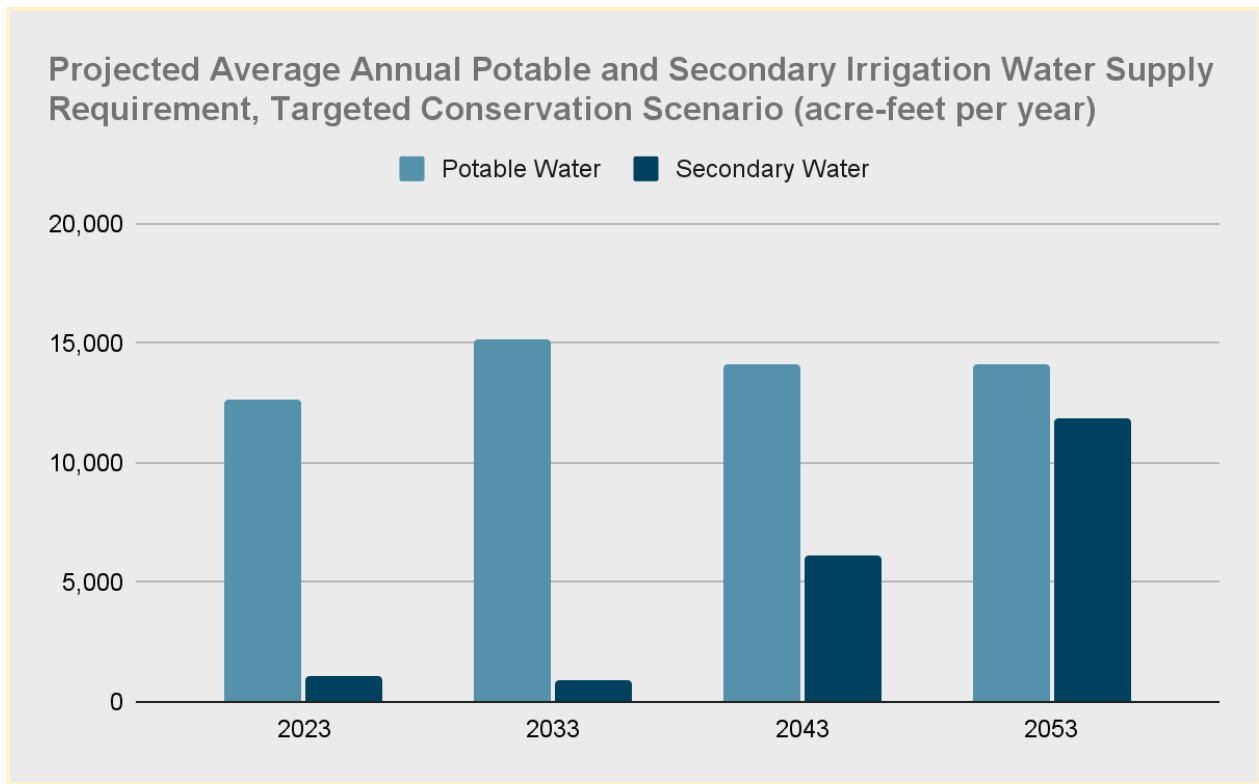
Year	Washington City Population Estimates	Change
2023	43,268 (Washington City)	
2033	68,868 (estimated growth at 5.3%)	+25,600
2043	93,861 (estimated growth at 3.5%)	+24,993
2053	119,294 (estimated growth at 2.7%)	+25,433

development. As the chart illustrates, Washington City is expected to grow by approximately 25,000 residents every 10 years for the next 30years - with an estimated population of approximately 119,294 by 2053.

Having this information available will assist the City in administering the capital facility improvement plan. Washington City should rely on the general plan and current zoning districts to know which areas of the city are prone for development. The Washington County Water Conservancy District also has data available to aid in these projections such as the Regional Water Master Plan and the City should continue to collaborate with the Water District in this effort. Collaboration could assist in the efforts for regional infrastructure sizing, demand forecasting, and conservation benchmarks.

Collaborating with the Water District ensures that population growth, Equivalent Residential Connection (ERC) projections, and potable and secondary water demand forecasts are fully consistent with countywide planning data and methodology. This collaboration also strengthens interagency coordination for water supply, storage, and distribution investments.

Building on these assumptions, and based on the Water District’s Master Plan Target Conservation Scenario, per capita potable water use in Washington City is projected to decline by 2053. This reflects regional conservation goals and the ongoing transition of outdoor demand from potable to secondary irrigation systems, consistent with WCWCD’s source-sizing methodology.



WCWCD 2023 regional plan data

The chart depicted above is calculated based on patterns of current land, population growth, and regional conservation goals. The actual water use will vary depending on climate change, economic factors, technological availability, and new development cycles.

Development Patterns and Infrastructure Implications

The future land use map in the General Plan supports a range of development types that include a variety of different densities (low-high), mixed-uses, and a variety of commercial areas. These different types of land uses have different implications in regards to the demand on water:

1. Lower type density (residential) along with development in the hillside often require more water per capita, particularly for irrigation in the outdoor use, and may require extended water service lines, additional pumping infrastructure, and intensive energy operations due to grade change in elevation. These areas may also strain existing storage and pressure zones. *Future policies should account for both the higher water use and the increased cost of service in hillside areas.*
2. Higher type density (residential) may reduce per capita potable water use. However, these developments more often result in a concentrated demand that requires investment in the distribution of infrastructure. *This creates the need for collaboration between land use approvals and infrastructure investments.*
3. Commercial and institutional growth contribute to increased daily demand and often have higher requirements for fire flow which concern itself with an increase in storage capacity, main extensions, and system redundancy. *This creates the need to review new development plans and their impact on the water system.*
4. Industrial uses may typically have a lower water consumption but may require consistent pressure and redundancy, especially if fire suppression is involved. *Reliability and redundancy will remain important considerations as the City plans for industrial growth.*

Planning Considerations for Infrastructure

The following items should be taken into consideration in an effort to support sustainable growth within Washington City:

- The source of water capacity (potable & secondary) meeting the anticipated 2053 demand.
- Supply and fire flow meeting the current demands with proper storage capacity.
- The distribution and transmission improvements required to serve areas particularly in the periphery, elevated and unique topographic areas of the city..
- Aligning infrastructure expansion with projected development and capital investments in an effort to continue to meet daily demands.

9.3 - Methods of reducing water demand and per capita water use for existing development.

Addressing water inefficiencies in the existing built environment is crucial in sustaining a long-term water strategy. Savings that can be gained from existing homes, businesses, and public facilities can reduce the need for costly system expansions or acquiring new water rights. This section identifies ongoing conservation efforts, summarizes the primary challenges related to existing use, and also outlines the opportunities Washington City may pursue to lower overall and per capita water use in existing development.

Ongoing Conservation Measures

Collaboration with the Washington County Water Conservation District and other agencies has had a positive impact in reducing water demand in the City. Conservation efforts have progressively developed and can be seen in development throughout the City in the following areas:

- Advanced Metering Infrastructure (AMI). AMI gives users real-time data of water use at their property. This technology also alerts users when leaks / breaks are detected for quick repair.
- A water rate design that is tiered. Implementing a tiered water rate may discourage excessive water use.
- Adopting ordinances that reduce residential water use can include hot water circulation pumps, separate metering to identify leaks quickly and water-wise landscaping requirements.
- Corroboration in the Washington County Water Conservation District regional drought contingency plan



Challenges and Inefficiencies

Although the City is currently implementing water conservation measures, there are challenges that contribute to inefficient water use in existing development and include:

- Outdated fixtures / infrastructure. Buildings constructed before modern codes often contain fixtures that have a higher water use compared to new fixtures. Older homes often used different material to run water and may be prone to leak.
- Public awareness. Business owners and/or residents may be unaware of resources to aid in water savings and best practices.
- Un-used grass. Large grass areas were both common practice and incorporated into developments.
- Irrigation that is outdated. Water wise sprinkler heads and drip systems that take into account real-time data are a recent advancement and may not be current in older uses. Furthermore, and particularly in the downtown area, open ditches are still being used to irrigate lawns and garden areas.

Opportunities for Further Conservation

Washington City is committed to further its effort towards water conservation and will continue efforts in ways that include:

- Uphold City ordinances that promote water conservation through hot water circulation pumps, separate water meters to quickly identify and target leaks, and live growth turf requirements etc.
- Continue to partner with the Washington County Water Conservancy District to spread awareness for best practices, ongoing rebates and public awareness campaigns.
- The City may conduct regular system-wide water audits to identify unaccounted-for water losses due to leaks, outdated meters, or unauthorized use.
- Continue efforts with a “lead by example” approach removing turf that is non-essential to a xeriscape or native plants, updating irrigation systems to be water-wise, and replacing outdated infrastructure and fixtures.
- The City may implement the Washington County Water Conservancy District’s Water Shortage Contingency Plan to include seasonal watering schedules during drought conditions and other needed times to reduce water (stage 0 being normal through stage 4 being critical).

**KEY TAKEAWAYS FOR REDUCING WATER DEMAND AND PER CAPITA WATER USE
FOR EXISTING DEVELOPMENT.**

1. Continue to implement AMI throughout the city
2. Continue improvement efforts to outdated infrastructure and irrigation watering techniques
3. Continue collaboration with the WCWCD and spread awareness to community members
4. Conduct audits to identify leaks and/or excessive water use in an effort to reduce water waste

9.4 - Methods of reducing water demand and per capita water use for future development.

Washington City is growing rapidly which creates the need to implement strategies that promote robust water efficiency standards for all future development- ensuring growth aligns with resource conservation. Planning for new growth presents a key opportunity to permanently embed water efficiency into the city's structure. By implementing conservation-focused practices from design to installation, the City can effectively lower its long-term water demand, bypass expensive retrofitting later, and secure a more reliable and sustainable water supply system that saves water from the very start.

Measures Currently in Place

Washington City has adopted water saving policies and standards for future development and include the following:

- Adoption of the Landscape and Water Conservation ordinance which includes several standards. An overview of these include: single family and multi-family standards, construction standards, landscaping standards and non-residential zone standards which apply to all other uses outside of residential including commercial and industrial.
- City Staff conducts a water conservation review during new development submittals. In particular, City staff reviews landscape and irrigation plans prior to development to ensure consistency with conservation standards.
- Adoption of the 2025 Joint Agency Regional Water Conservation Plan. The City adopted the Washington County Water Conservancy District *Joint Agency Regional Water Conservation Plan (2025)* to further collaborate in a county wide effort to conserve water
- Washington City participates in the Washington County Water Conservancy District Drought Contingency Plan. In this, the City follows tiered drought response stages, including water use restrictions on irrigation and landscaping during drought years.

Opportunities for Future Development Conservation

Washington City may want to consider other opportunities to further conserve water in future development and could include the following:

- Site and Zoning Design for Efficiency: Encourage or require site layout and zoning patterns that naturally reduce water use such as, (1) Development patterns that are compact in an effort to reduce irrigation per household. (2) Multiple-family and mixed-use housing, which typically consumes less water per capita than detached single-family homes. (3) Lot sizing and open space ratios that prioritize drought-tolerant planting areas and lastly (4) Clustering and conservation subdivision designs that preserve natural open space in an effort to reduce the total area requiring irrigation or landscape maintenance.

- Encourage or require all major subdivisions to include a projected water demand analysis at the time of preliminary plat or construction drawings. This analysis would estimate total ERCs and annual acre-feet required, and demonstrate consistency with the City's water rights, infrastructure capacity, and conservation goals.

9.5 - Opportunities to modify operations to eliminate or reduce conditions that waste water.

Washington City recognizes that water conservation must begin with local government. City Departments including parks, civic buildings, and utility facilities contribute to overall water demand and the City has the potential to lead by example in regards to water-wise practices. With these uses/buildings being public, demonstrating best practices in public spaces signifies the importance of being water-wise and reinforces this expectation for all of the community including but not limited to developers, businesses and residents. To maximize efficiency, the City should consider reducing conditions that contribute to water waste, ensuring every drop is managed responsibly throughout its lifecycle. Addressing wasteful practices is essential for both supply management and long-term cost control.

With the adoption of the existing Landscape and Water Conservation ordinance, the City has positioned itself responsibly for future development. Washington City should consider the following opportunities to reduce water waste and continue to lead by example:

- Large irrigated turf areas that are owned and/or maintained by the City that are amenable to a phased approach to water-wise landscaping. These projects could also be used as demonstration projects with construction signs to advertise the water-saving project.
- Continue online efforts for public outreach promoting water-wise practices and incentive programs to convert unnecessary turf to xeriscape landscaping.
- Reducing unnecessary turf at the Green Springs Golf Course. Although this grass is watered with non-potable water, this water could be used elsewhere such as active recreation areas.
- Landscaped medians, sport fields and neighborhood parks could be evaluated in an attempt to reduce water waste.
- Municipal buildings could be audited to replace inefficient plumbing fixtures with high-efficiency water-wise components.
- Water users who are projecting to be in the top 1 percent of usage need to demonstrate how such a high quantity will benefit the City/Region and demonstrate efforts towards reducing their water consumption

9.6 - Review and Recommendations

As part of this Water Element, Washington City has reviewed its Landscaping and Water Conservation Ordinance to ensure best practices are being applied. Washington City should continue to evaluate this ordinance with the goal of reducing water waste and staying up-to-date with best practices. Washington City values the importance of this Water Use and Preservation Element and encourages the coordination between the City's land use regulations, development review process, and long-term water supply planning.

Lastly, the City should continue coordinating its efforts with the Washington County Water Conservancy District so the City can stay aligned with future reuse planning, capital investments, and facility retrofits to support consistency in regional supply and infrastructure development. Washington City should continue to collaborate with the Water District in an effort to keep all of the City's water plans up to date and in line with best practices including drought management

Resources

Washington City utilized the following state and regional resources in preparing this plan:

- Division of Water Resources: Water Use & Preservation Planning Guidance (2023).
- Regional Conservation Goals (2021) – Prepared by the Division and Regional Water Providers.
- Utah's regional M&I Water Conservation Goals.
- Washington County Water Conservancy District (WCWCD) Water Efficiency Standards.
- WCWCD Joint Agency Regional Water Conservation Plan.