

**WASHINGTON CITY  
PLANNING COMMISSION MEETING  
STAFF REVIEW**

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<b>HEARING DATE:</b>	February 04, 2026
<b>ACTION REQUESTED:</b>	G-25-07, A request to amend the General Plan Land Use Map from VLD to LD / MD and LD to NCOM located at Antigua Lane and George Washington Blvd
<b>APPLICANT:</b>	Lance Richards
<b>OWNER:</b>	Capital Funding LTD
<b>ENGINEER:</b>	Rosenberg Associates
<b>REVIEWED BY:</b>	Eldon Gibb, Community Development Director
<b>RECOMMENDATION:</b>	Recommend Approval onto City Council

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### **Background**

The applicant is proposing to amend the General Plan Land Use Map located at approximately Antigua Lane and George Washington Blvd. The proposal is situated west of the Southern Parkway and begins the transition from VLD Residential to Commercial type uses. This amendment covers approximately 17.94 acres and is broken down as follows:

- Change approx 4.38 acres of LD to NCOM for a total of 9.76 acres of NCOM
- Change approx 1.43 acres of LD and 2.39 acres of VLD to MD for total of 3.82 acres of MD
- Change approx 4.36 acres of VLD to LD

- LD carries a 3-4 D.U / acre ratio and allows the R-1-10 and larger zone designations.
- MD carries a 4.5-6 D.U / acre ratio and allows the R-2, R-1-6 and larger zone designations.
- NCOM is considered small-scale commercial use catering to surrounding residential areas and allows the AP, C-1 and PUD/C zoning designations.

The surrounding General Plan Land Use designations are VLD to the north and west, LD and NYD to the west, and CCOM to the south.

Staff has reviewed the requested change and is comfortable with the proposal as it feathers the existing uses of VLD to LD, LD to MD and then MD to NCOM. Furthermore, Antigua Ln will help transition the existing residential areas to the commercial uses.

**Recommendation**

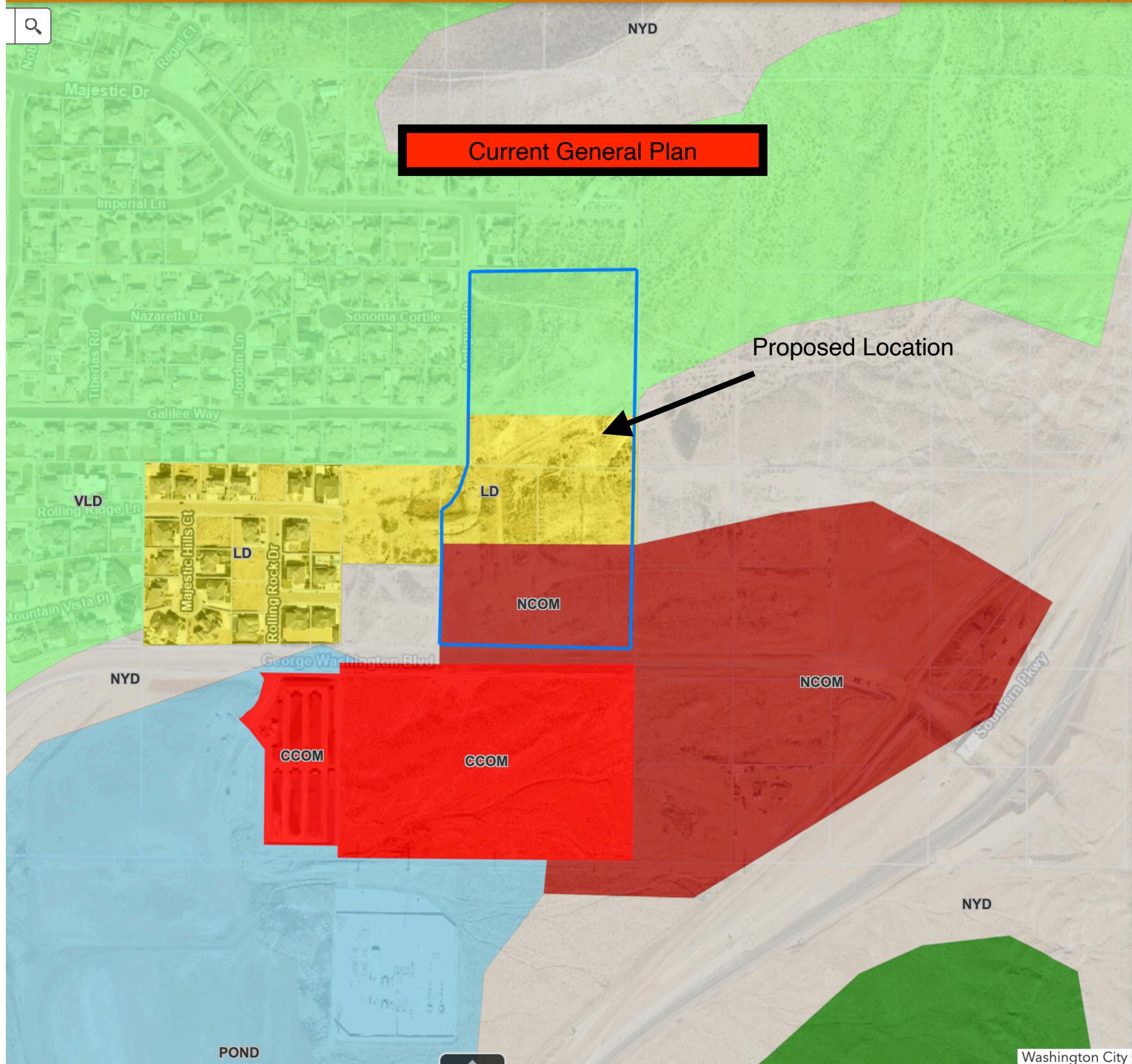
Staff recommends the Planning Commission recommend approval of G-25-07, as outlined above and shown in the exhibits, onto the City Council.



## Narrative

The purpose of this General Plan amendment is to change existing commercial and low density to commercial, low density and medium density. The proposed parcels will consist of 4.26 acres of low density, the medium density parcel will be 3.82 acres, and the commercial will be 9.76 acres. This amendment will expand the commercial opportunities along George Washington Boulevard near the SR-7 interchange. The residential portion of the amendment will help facilitate a transition from very low-density residential homes to the future commercial services along SR-7. Thank you for your consideration.

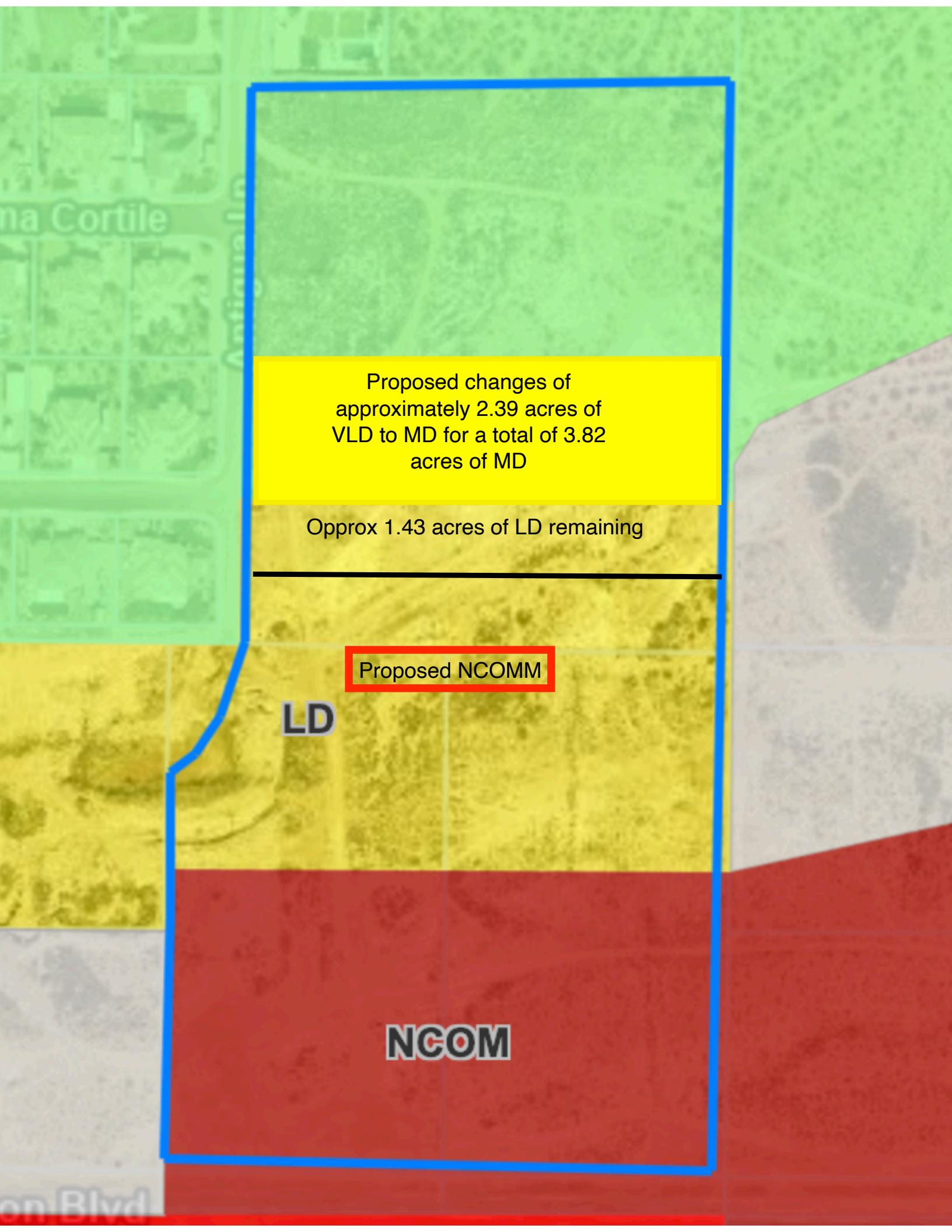




Proposed changes of  
approx 4.38 acres of LD  
for a total of 9.76 acres of  
NCOM

Existing Commercial approx - 5.38 acres

**NCOM**



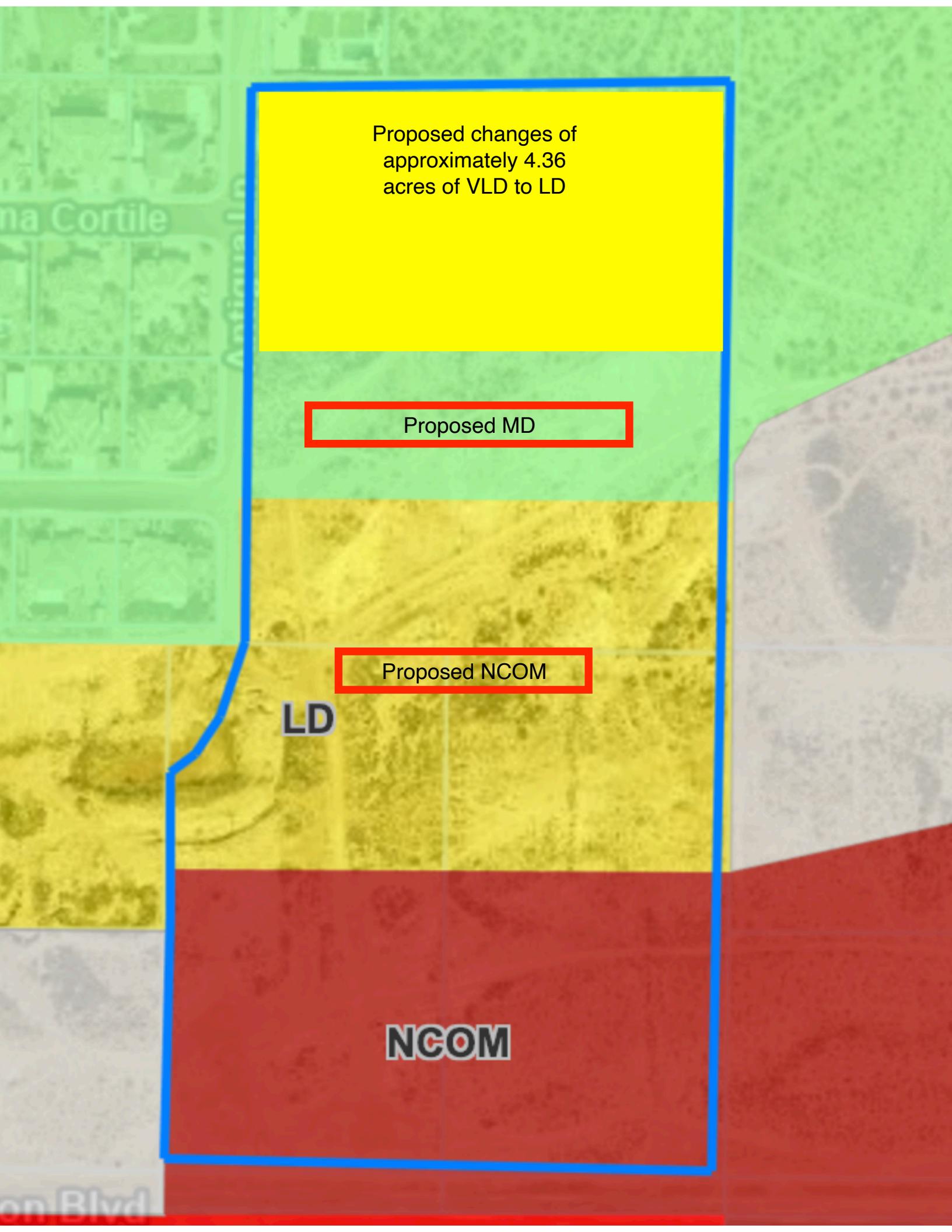
Proposed changes of approximately 2.39 acres of VLD to MD for a total of 3.82 acres of MD

Opprox 1.43 acres of LD remaining

Proposed NCOMM

LD

NCOM



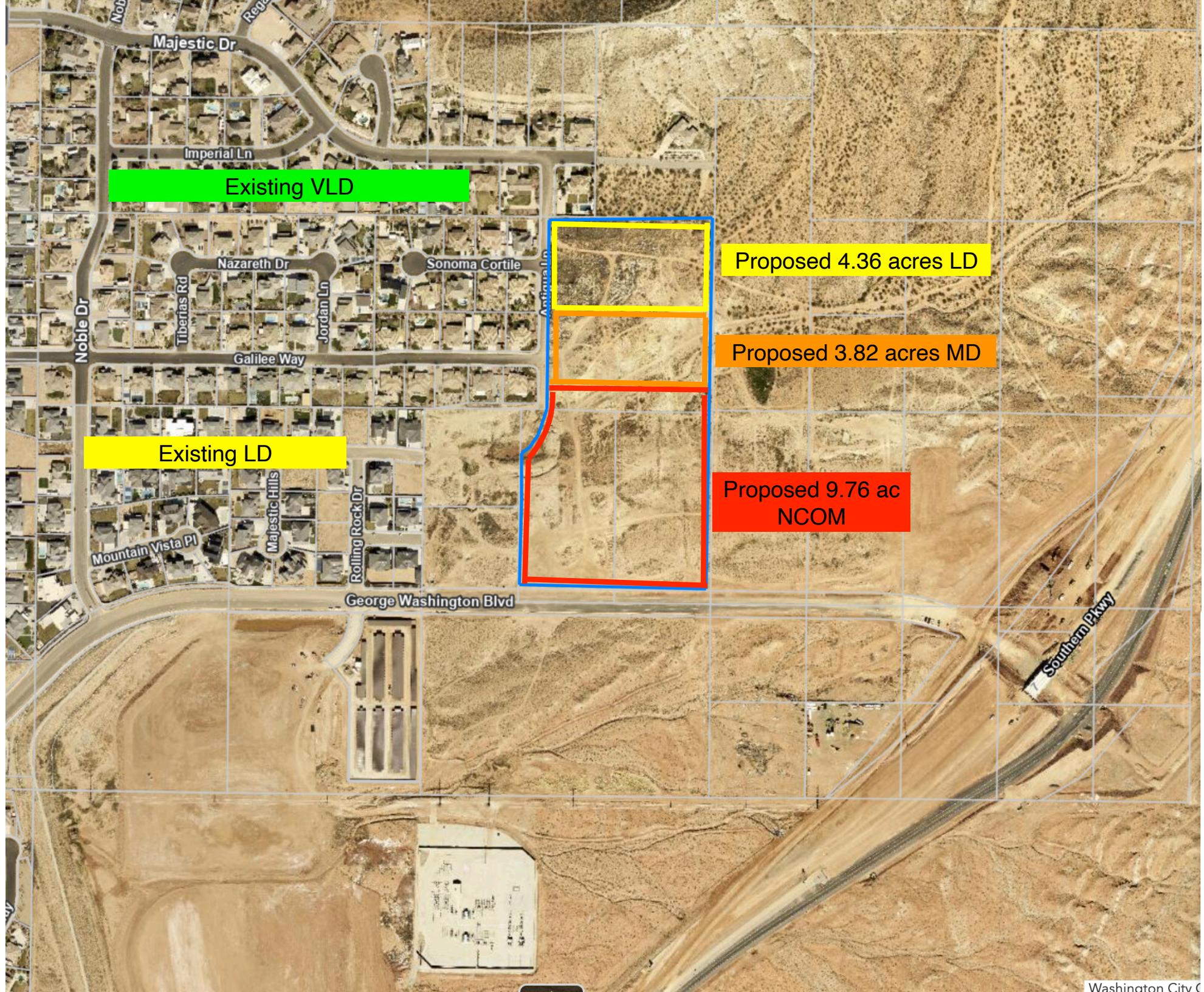
Proposed changes of approximately 4.36 acres of VLD to LD

Proposed MD

Proposed NCOM

LD

NCOM





VICINITY MAP  
NO SCALE

HERMAN W & SANDRA D PIERSON TRUST  
W-5-2-36-242

S 0°41'01" W 328.02'

SAMMY & MONA  
HASLEM TRUSTEE  
W-5-2-36-243

S 0°41'29" W 287.33'

LOW DENSITY RESIDENTIAL  
4.36 ACRES

MEDIUM DENSITY RESIDENTIAL  
3.82 ACRES

S 89°21'29" E 578.72'

W-5-2-36-244

S 89°18'59" E 578.43'

W-5-2-36-2315

W-5-2-36-2316

CAPITAL FUNDING, LTD CO  
W-5-2-36-2314

GENERAL PLAN AMENDMENT  
EXPAND THE NEIGHBORHOOD COMMERCIAL TO 9.16 ACRES.  
CONVERT VERY LOW DENSITY RESIDENTIAL (VL) AND LOW DENSITY RESIDENTIAL (LD) TO  
4.36 ACRES LOW DENSITY RESIDENTIAL (LD) AND 3.82 ACRES MEDIUM DENSITY RESIDENTIAL (MD).

BRUCE L.  
JACOBSEN TRUSTEE  
W-5-2-36-2318

MYLO XYLOTO, LLC  
W-5-2-36-2317

WASHINGTON CITY  
W-5-2-36-229

WASHINGTON CITY  
W-5-2-36-230

WASHINGTON CITY  
W-5-2-36-231

GEORGE WASHINGTON BLVD  
(60 FT PUBLIC ROAD)  
WARNER VALLEY RANCH, LLC  
W-5-2-36-2312

WASHINGTON CITY  
W-5-2-36-229

PEAS N TREES HOLDING, LLC  
W-5-2-36-2313

W 330.83'

N 0°42'46" E 339.87'

N

40' 80'  
SCALE: 1"=40'  
1.0  
1 OF 1 SHEETS

**R** ROSENBERG  
A S S O C I A T E S  
CIVIL ENGINEERS • LAND SURVEYORS

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St. George, Utah 84790  
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www.civil.com

General Plan Amendment  
FOR  
Seville Estates Commercial  
Washington Fields  
Washington County, Utah

SEAL OF THE STATE OF UTAH  
No. 7609428  
JASON S. SMITH  
08/22/2022  
SHEET  
1.0

DATE: 1/4/2026  
JOB NO: 9462-25-00-3  
DESIGNED BY: JLT  
CHECKED BY: JSS  
DWG: Comm Exhibit