

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 04, 2026

ACTION REQUESTED: Z-26-01 - A request to rezone approximately .30 acres located at 127 East Telegraph, from the current C-2 zoning, to a proposed Downtown Mixed Use (DM) zoning designation.

APPLICANT: MRW Design - Ryan Neilson

OWNER: Troy Belliston

ENGINEER: MRW Design - John Craven

REVIEWED BY: Eldon Gibb - Community Development Director

RECOMMENDATION: Recommend Approval with Conditions

Background

The applicant is requesting approval of a zone change of approximately .30 acres in size. The property is located at 127 East Telegraph. The requested change is from the current zoning of C-2, to a proposed Downtown Mixed Use (DM) designation.

The proposal includes a 2-story building (34' 2" tall) with a total square footage of 4,848. Both floors will be used as professional office space. The proposal includes 19 parking spaces which meets the minimum requirement for the proposed use.

As shown on the plan, the front of the building is setback 5' feet from the property line. This is an allowed setback in the Downtown Mixed Use Zone as it promotes walkability and improves the aesthetics of the site by accommodating parking behind and to the side of the building rather than in the front. The exterior building consists of stucco, rock and metal creating a modern feel that utilizes clean lines, geometric shapes and a mix of contrasting materials. The proposal includes a placeholder for a mural to be located on the west side of the building.

The site utilizes one-way vehicular traffic. Ingress will be made from telegraph and egress will be made onto 100 east. The property owner has obtained an access agreement with the property owner to the west to accommodate the egress traffic. The surrounding zoning is C-2 to the north and east, Residential to the south and AP to the west.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-26-01, for the proposed zone change, 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.

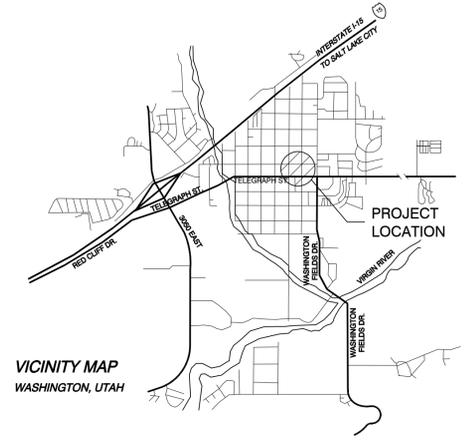
Conditions

1. The project shall conform to the standards of the Downtown Mixed Use Zone.
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. The elevations of the buildings shall be as portrayed in this submittal with a placeholder for a mural on the west exterior wall.
5. Detailed landscape and irrigation plans shall be submitted for review and approval with construction drawings and building permit application. Landscaping shall conform to the city's water conservation ordinance and approved zoning plan.
6. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
7. Details for dumpster screening methods shall be installed with three sided block walls and iron gate screening to access the dumpsters.
8. All outdoor lighting will be directed inward to the development.
9. Roof equipment shall be screened from view as shown in the provided exhibit.



DUSTIN J. DAVIS & SHAHRZAUD G. DAVIS
 DOC. NO. 20160029427
 W-68-C-1

01/21/2026
 DATE:
 25006
 JOB NUMBER:
 1" = 10'
 SCALE:
 R.N.
 DRAWN:
 J.J.M.
 CHECKED:



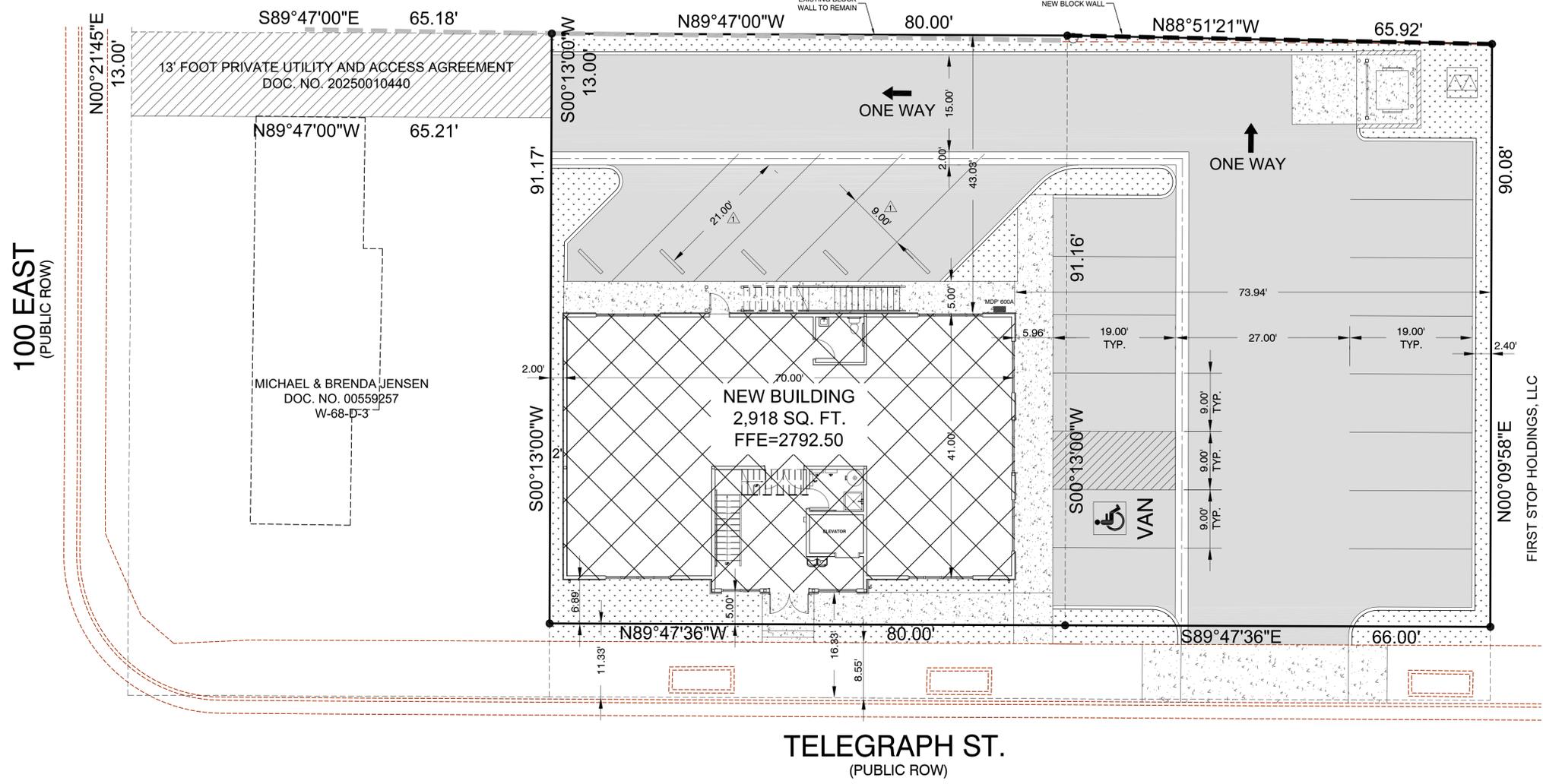
VICINITY MAP

M
RW
DESIGN
 ASSOCIATES INC.
 ARCHITECTURE &
 CONSULTING ENGINEERS

73 EAST 100 SOUTH
 P.O. BOX 2775
 ST. GEORGE UTAH 84770
 (435) 628-2377 (435) 673-3580 fax
 www.mrwdesign.com

SITE PLAN
 BELLISTON OFFICE BUILDING
 127 E Telegraph St.
 Washington, UT 84780

C2.1
 OF SHEETS



SITE PLAN
 SCALE: 1" = 10'

SITE PLAN NOTES

ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.

THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.

THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.

ANY NECESSARY MODIFICATIONS TO APPROVED DESIGNS/PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.

ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED LOT/SITE AREA.

THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.

A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND CONTROL AIRBORNE PARTICLES/DUST.

UNLESS SHOWN OTHERWISE ON THESE PLANS, ALL CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE" AND ALL RELATED LATEST EDITION CODE BOOKS AS ADMINISTERED BY ST. GEORGE CITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF, AND PROJECTION OF, ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.

ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY, SPECIFICALLY APPENDIX J OF THE INTERNATIONAL BUILDING CODE.

OWNER/CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE THE COMMENCEMENT OF CONSTRUCTION. SIZE OF SIGN, SIZE OF LETTERING, AND PLACEMENT LOCATION SHALL BE APPROVED BY ST. GEORGE CITY PRIOR TO INSTALLATION. SIGN SHALL LIST PROJECT NAME, CONTRACTOR COMPANY NAME, CONTRACTOR PHONE CONTACT INFORMATION AND GRADING PERMIT NUMBER.

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 SERVICES INSPECTORS.

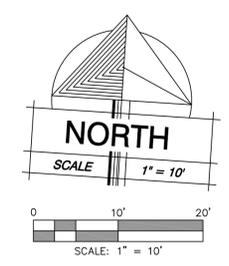
ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT VEHICULAR OPERATOR'S VIEW.

- KEYED NOTES:**
- 1 THICKENED EDGE SIDEWALK, WIDTH AS NOTED, SEE DETAIL 5/C8.1
 - 2 CONCRETE 'A' CURB, SEE SITE DETAIL 6/C8.1
 - 3 ACCESSIBLE AREA CONCRETE TO BE FLUSH W/ ASPHALT
 - 4 PARKING AREA PAINT MARKINGS AS SHOWN
 - 5 LANDSCAPE AREA
 - 6 EXTERIOR LEVEL LANDING DETAIL 4/C8.1
 - 7 CONC. SURFACE OVER 4" COMPACTED TYPE II ROAD BASE, DIMENSIONS AS SHOWN
 - 8 NORMAL TRAFFIC ASPHALT 2.5" PAVING OVER TYPE II ROADBASE HATCHED PER GEOTECHNICAL REPORT *SEE LEGEND THIS SHEET
 - 9 ACCESSIBLE RAMP SEE SITE DETAIL 9/C8.1
 - 10 INSTALL ACCESSIBLE PARKING SIGN @ EACH ACCESSIBLE SPACE, SEE DETAIL 1/C8.1
 - 11 NEW ROCK RETAINING WALL SEE GRADING PLAN AND RETAINING WALL PLAN, SEE DETAIL 2/C8.2
 - 12 24" CONCRETE 'L' CURB, SEE SITE DETAIL 7/C8.1
 - 13 NEW 6" C.M.U. BLOCK WALL, SEE SITE DETAIL 11/C8.1
 - 14 DRAINAGE DETAIL AT C.M.U. WALL SEE 10/C8.1
 - 15 INSTALL VEHICLE WHEEL STOP @ FLUSH PARKING
 - 16 6" TALL CHAINLINK FENCE WITH VISION SLATS
 - 17 24" CONCRETE WATERWAY, SEE SITE DETAIL 8/C8.1
 - 18 STORM DRAIN CATCH BASINS SEE DETAIL 4/C8.2
 - 19 CONCRETE SIDEWALK IS NOT REQUIRED EXISTING 'L' CURB TO BE REPLACED WITH APPROACH SEE DETAILS 1/C8.2
 - 20 EXISTING CHAINLINK FENCE
 - 21 PIPE BOLLARD TYP. AT EACH SIDE OF ROLL-UP DOORS SEE DETAIL 3/C8.1
 - 22 LIGHT POLE BASE SEE DETAIL 2/C8.1
 - 23 4" MIN. RECLAIMED ASPHALT
 - 24 4" METAL GATE W/PANIC HARDWARE
 - 25 20' ROLLING GATE
 - 26 REMOVE AND REPLACE 2" MIN. PAVEMENT, 3" ASPHALT, 10" BASE COURSE OR MATCH EXISTING WHICHEVER IS GREATER
 - 27 BIORETENTION CELL FOR WATER INFILTRATION, FROM GRADE BREAK TOWARDS EAST PROPERTY LINE ONLY
 - 28 HEAVY TRAFFIC ASPHALT 3.5" PAVING OVER 12" TYPE II ROADBASE HATCHED PER GEOTECHNICAL REPORT *SEE LEGEND THIS SHEET
 - 29 42" TALL PAINTED 1-1/2" STEEL GUARDRAIL, SUPPORTS & BOTTOM RAIL, BOT. RAIL 4" A.F.F., PROVIDE VERTICAL SUPPORTS @ 4' O.C. MAX. DOCK STEM WALL, CORE & EPOXY VERTICAL SUPPORTS INTO 8" WALL, MIN. 6" EMBEDMENT
 - 30 48" MANHOLE AS PER SG CITY STANDARD DETAIL # 220

- PAVING NOTES:**
1. NORMAL TRAFFIC PAVING SECTION SHALL BE 2.5" ASPHALT OVER 8" TYPE II ROAD BASE COURSE HEAVY TRAFFIC PAVING SECTION SHALL BE 3.5" ASPHALT OVER 12" TYPE II ROAD BASE COURSE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D 1557). ASPHALT SHOULD COMPACTED MOISTURE CONTENT WITHIN 2% OF OPTIMUM REFER TO LANDMARK GEOTECH REPORT PAGE 9 FOR PAVING NOTES.
 2. GEOTECHNICAL ENGINEER TO DETERMINE IF EXISTING ON SITE MATERIALS ARE EQUIVALENT AND SUITABLE TO BE SUBSTITUTED FOR 6" TYPE II ROAD BASE.
 3. PAVING CONTRACTOR MAY HAVE ADDITIONAL REQUIREMENTS FOR PAVING TO BE WARRANTED, FOLLOW ADDITIONAL REQUIREMENTS AS DETERMINED.

LEGEND

	NEW BUILDING AREA
	LANDSCAPED AREA
	CONCRETE AREAS
	NUMBER OF PARKING SPACES



PROJECT INFORMATION

ZONING - B1	MASTER PLAN - BUSINESS/OFFICE SPACE
NEW BUILDING HEIGHT: 34'-2"	OCCUPANCY TYPE: B
CONSTRUCTION TYPE: V-B	BUILDING WILL NOT BE FIT W/AUTOMATIC FIRE SPRINKLER
TOTAL SITE AREA: .30 ACRES, 13,354 sq. ft.	MAIN FLOOR BUILDING AREA (FOOTPRINT): 2,918 SQ. FT. (21% OF SITE)
	PARKING/IMPERVIOUS AREA: 9,094 SQ. FT. (67% OF SITE)
	LANDSCAPE/Common AREA: 1,654 SQ. FT. (12% OF SITE)
PARKING DATA	
OFFICE AREA 4,848 SQFT. @ (1 PER 250 SQFT.) = 19 SPACES	

LANDSCAPE PLANTING AREA

TOTAL AREA OF LANDSCAPING = 1,760 SQFT. (74%)
 TOTAL AREA OF PLANTS = 466 SQFT. (26%)

1 TREE FOR EVERY 5 PARKING STALLS
 TOTAL # OF PARKING STALLS = 19
 NUMBER OF REQUIRED TREES = 4

PROPERTY INFO

PROPERTY ADDRESS = PARCEL # W-68-D-1, W-68-D-2
 127 E Telegraph St.
 Washington, UT 84780

OWNER:
 TROY BELLISTON
 1396 N Piza Circle
 Washington UT 84780
 PHONE: (435) 229-3785
 EMAIL: TROY@bellistonconstruction.com

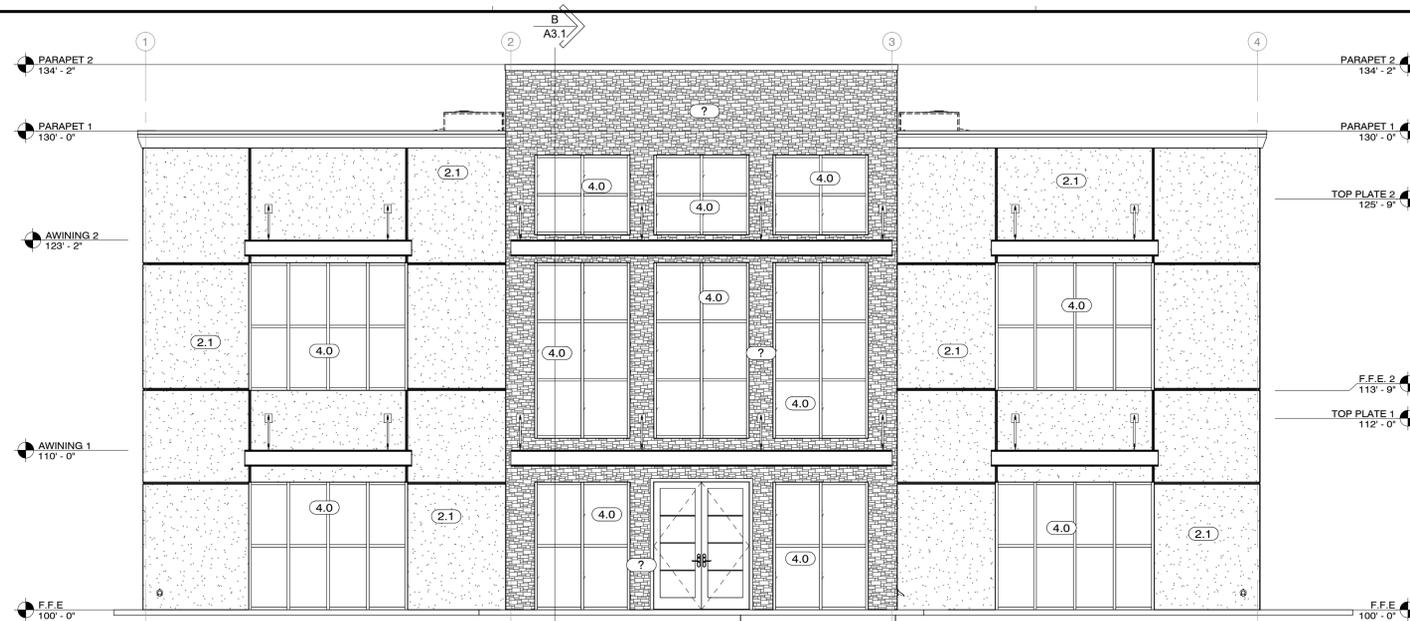
DEVELOPER:
 BELLISTON CONSTRUCTION
 1396 N Piza Circle
 Washington UT 84780
 ATTN: TROY BELLISTON
 PHONE: (435) 229-3785
 EMAIL: www.bellistonconstruction.com

EXTERIOR ELEVATIONS GENERAL NOTES

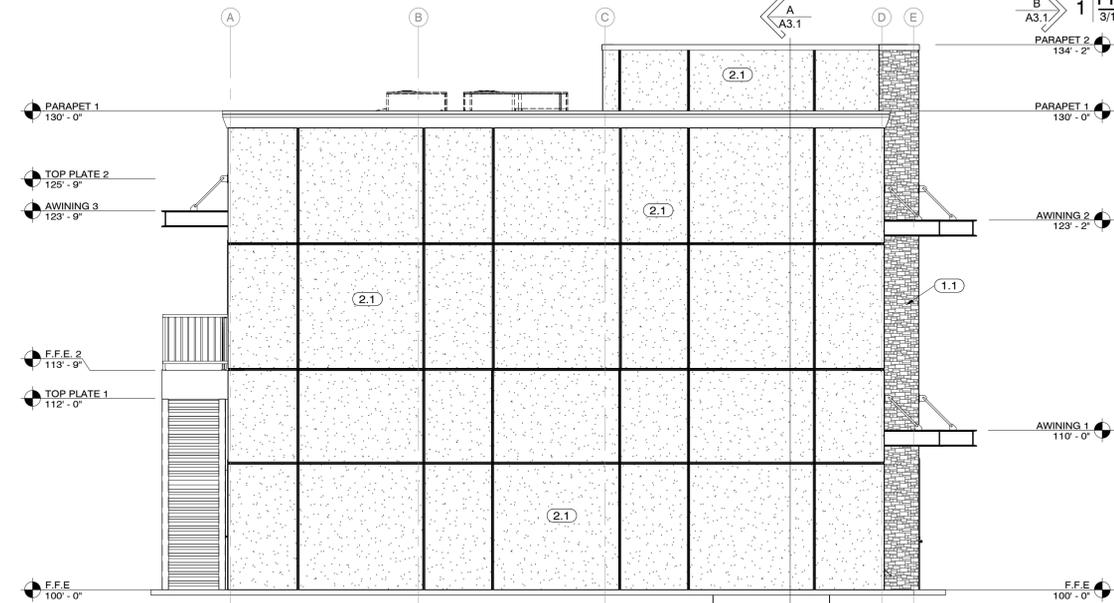
- A. EXTERIOR MATERIALS AND COLORS APPROVAL: THE CONTRACTOR SHALL PROCURE SAMPLES AND/OR A MOCKUP OF ALL EXTERIOR COLORS AND FINISHES AND RECEIVE OWNER APPROVAL OF THESE COLORS AND FINISHES PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.
- B. CONTROL JOINTS IN EXTERIOR MATERIALS SHALL BE PER THE MANUFACTURER'S REQUIREMENTS
- C. CONTINUE FINISH TO INSIDE CORNERS RATHER THAN TRANSITIONING TO A DIFFERENT FINISH AT AN OUTSIDE CORNER.
- D. THE BUILDING ENVELOPE SHALL CONTAIN A CONTINUOUS AIR BARRIER THAT IS SEALED IN AN APPROVED MANNER AND EITHER CONSTRUCTED OR TESTED IN AN APPROVED MANNER. AIR BARRIER PENETRATIONS SHALL BE SEALED IN AN APPROVED MANNER.
- E. PAINT ALL BOLLARDS, HOLLOW METAL DOORS AND FRAMES, TRANSFORMERS, CT CANS, EXPOSED EQUIPMENT PARTS, EXPOSED (UNFINISHED) STEEL AND SHEET METAL ON ROOF, STEEL COLUMNS, DECORATIVE ARCHITECTURAL METALS, HANDRAILS AND GUARDRAILS, ACCESS PANELS, GRILLES & REGISTERS ON EXTERIOR WALLS. COORDINATE OTHER ITEMS WITH CONSTRUCTION DRAWINGS.
- F. BUILDING SIGNAGE: COORDINATE W/OWNER AND SIGN MANUFACTURER. PROVIDE POWER.
- G. PROVIDE APPROVED ADDRESS NUMBER IDENTIFICATION PER IBC 502.1. VERIFY FINAL LOCATION AND DESIGN WITH OWNER AND FIRE MARSHALL.

EXTERIOR COLORS & MATERIALS SCHEDULE

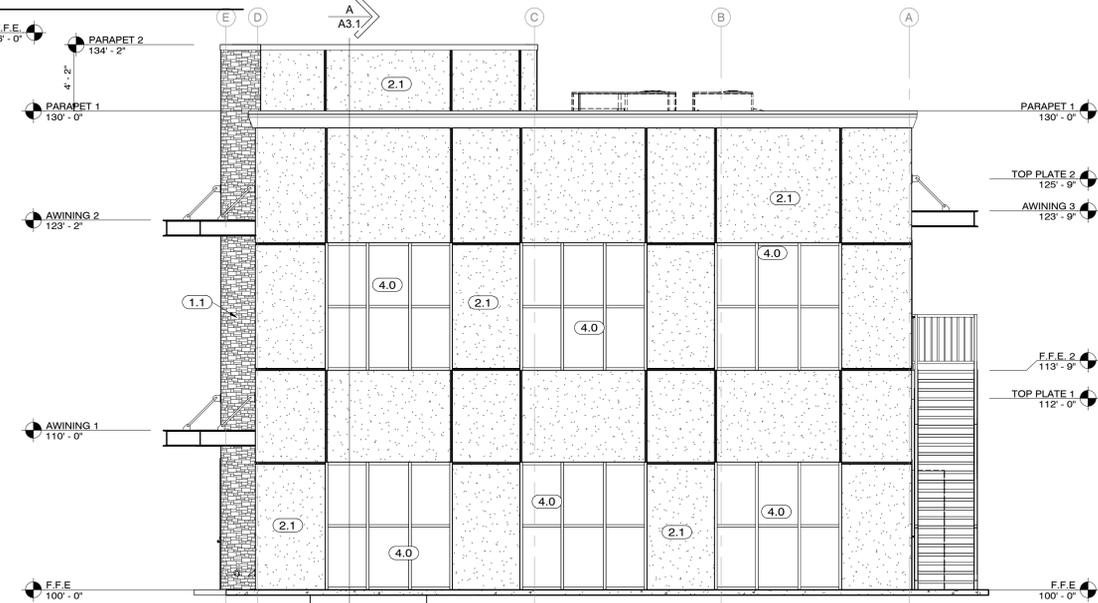
MARK	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1	Metal Deck		1-1/2"x20 GAUGE GALVANIZED STEEL DECK	
1.1	STONE VENEER	TBD	COLOR AND STYLE OBY OWNER	FRONT ELEVATION (ONLY)
2.1	STUCCO O/FOAM	TBD	COLOR BY OWNER	SMOOTH SAND TEXTURE
4.0	ALUMINUM	TBD	BLACK ANODIZED	WINDOW/DOOR FRAMES



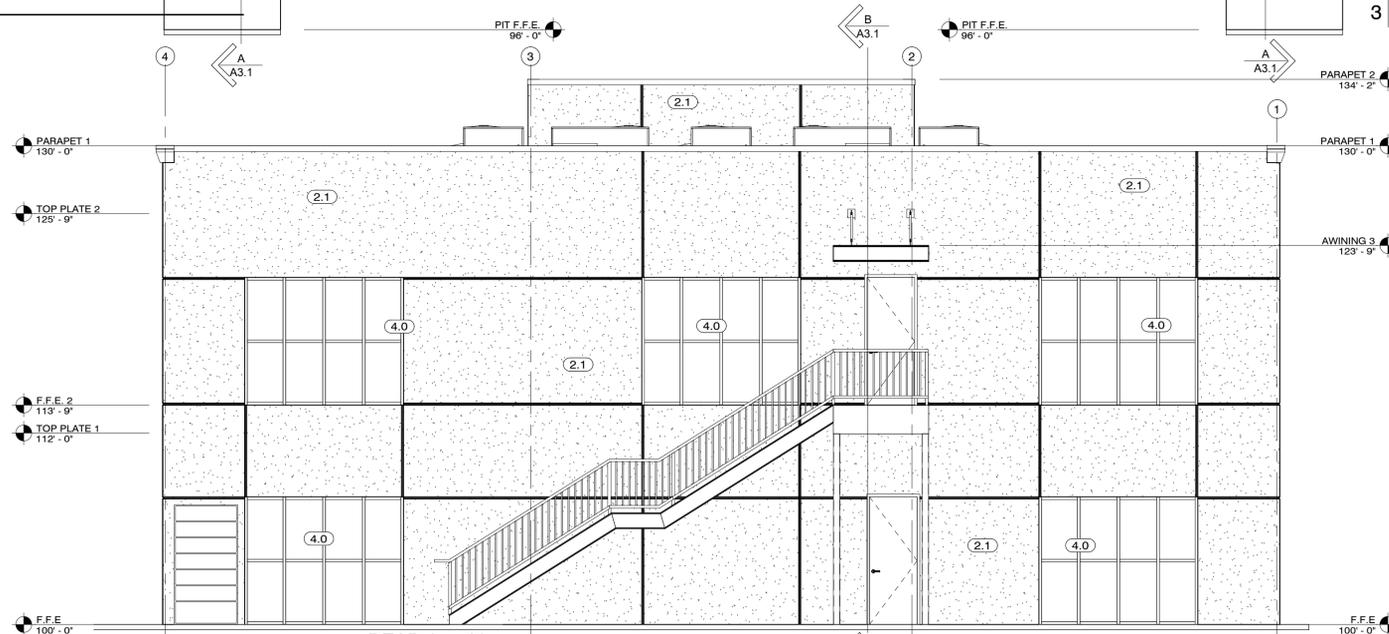
1 FRONT (south)
3/16" = 1'-0"



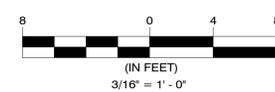
2 LEFT (west)
3/16" = 1'-0"



3 RIGHT (east)
3/16" = 1'-0"

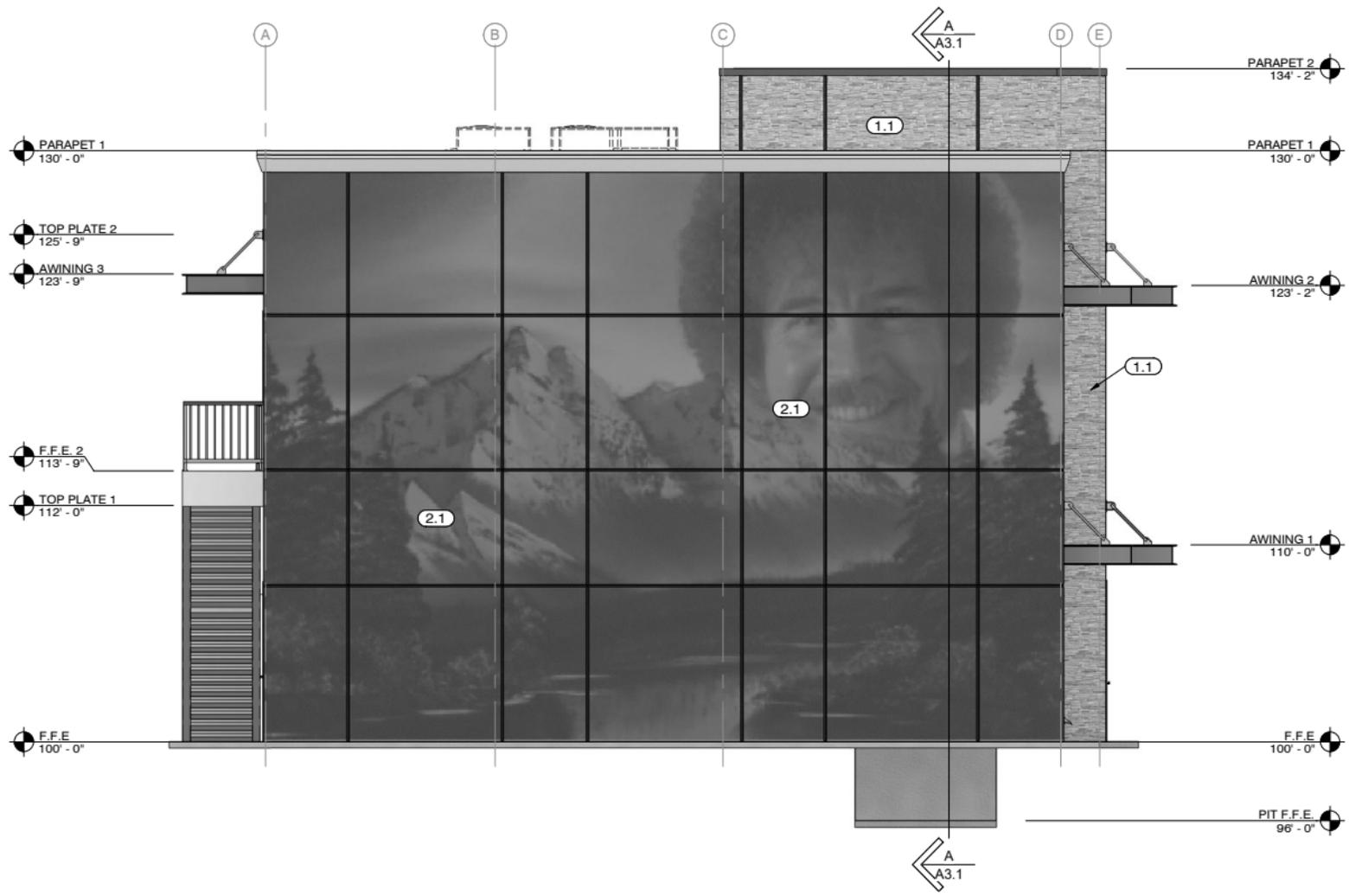


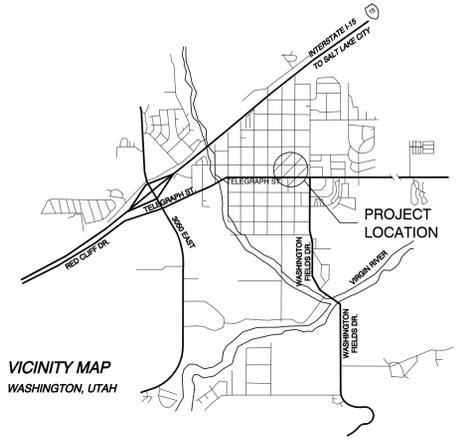
4 REAR (north)
3/16" = 1'-0"



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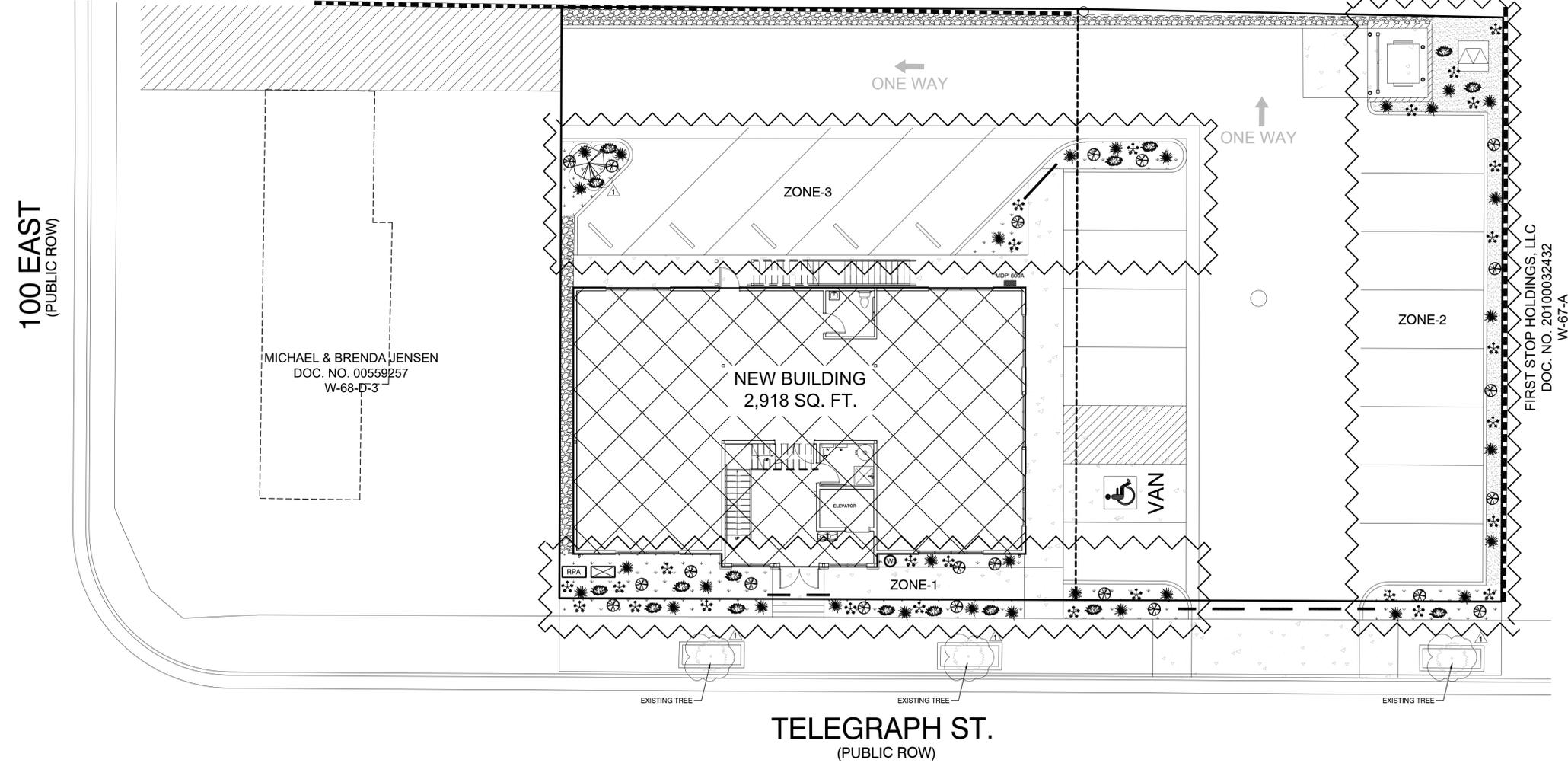






VICINITY MAP

DUSTIN J. DAVIS & SHAHRZAUD G. DAVIS
DOC. NO. 20160029427
W-68-C-1



- PLANTING NOTES:**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
 3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA).
 4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY PROJECT MANAGER OR LANDSCAPE ARCHITECT.
 5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE IN ITS CONTAINER.
 6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 7. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
 8. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
 9. ALL PLANTS SHALL BE INSTALLED AT LEAST 24" FROM BACK OF CURB OR SIDEWALK EXCEPT FOR SMALLER PLANTS THAT MAY BE INSTALLED AT LEAST 18" FROM BACK OF CURB OR SIDEWALK.
 10. THE CONTRACTOR SHALL PROVIDE BACKFILL MIX AS PER THE CONTRACT SPECIFICATIONS.
 11. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
 12. ALL QUANTITIES SHOWN ON THE DRAWINGS ARE FOR CONVENIENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THESE QUANTITIES.
 13. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER INSTALLATION.
 14. THE TOP 24" OF BACKFILL MATERIAL SHALL HAVE A MINIMUM OF 20% ORGANIC MATERIAL.
 15. FINISH GRADE OF ROCK MULCH WILL BE 1" BELOW TOP OF CURB.

CLEAR SIGHT DISTANCE CORRIDORS:
KEEP OUT ALL OBJECTS THAT MIGHT BLOCK SIGHT DISTANCE CORRIDORS AT INTERSECTIONS AND DRIVEWAYS.

- IRRIGATION NOTES:**
1. LANDSCAPE/IRRIGATION INSTALLER SHALL HAVE ALL REQUIRED STATE AND LOCAL LICENSES, INSURANCE, AND BONDING REQUIREMENTS.
 2. PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED TOGETHER IN "HYDRO ZONES". SPRAY HEADS AND DRIP EMITTERS SHALL NOT BE CONNECTED TO THE SAME IRRIGATION VALVE.
 3. RIGHT OF WAY AREAS SHALL BE MAINTAINED WITH PROPERTY.
 4. LANDSCAPE/IRRIGATION INSTALLER SHALL INSTALL ALL PLANTS AND IRRIGATION EQUIPMENT TO SUPPLIER AND MANUFACTURER RECOMMENDATIONS.
 5. INSTALL SLEEVES AND PIPE IN RETAINING WALLS AND UNDER PAVING PRIOR TO PAVING INSTALLATION. SLEEVE MAINLINES AND LATERALS SEPARATELY WHEN POSSIBLE.

WATER PERFORMANCE AUDIT:
A WATER PERFORMANCE AUDIT SHALL BE CONDUCTED BY A CERTIFIED WATER AUDITOR WITHIN 30 DAYS FOLLOWING THE INSTALLATION OF THE IRRIGATION SYSTEM. A MINIMUM OF 10% OF THE IRRIGATION ZONES SHALL BE AUDITED AT THE DISCRETION OF THE AUDITOR.

TREES AND SHRUBS - USE DRIP SYSTEM, DRIP EMITTER, RAINBIRD TUBE SYSTEM, TREE RING DRIP SYSTEM, OR SIMILAR.

DRIP SYSTEM TO BE DESIGN BY LANDSCAPE CONTRACTOR ONSITE TO VERIFY ADEQUATE FLOW TO EACH PLANT. FLOWS WILL BE ADJUSTED TO THE REQUIREMENTS OF EACH SPECIES.

LANDSCAPE PLANTING AREA
TOTAL AREA OF LANDSCAPING = 1,700 SQFT. (74%)
TOTAL AREA OF PLANTS = 468 SQFT. (28%)
1 TREE FOR EVERY 5 PARKING STALLS
TOTAL # OF PARKING STALLS = 19
NUMBER OF REQUIRED TREES = 4

LANDSCAPE & IRRIGATION PLAN

SCALE: 1" = 10'

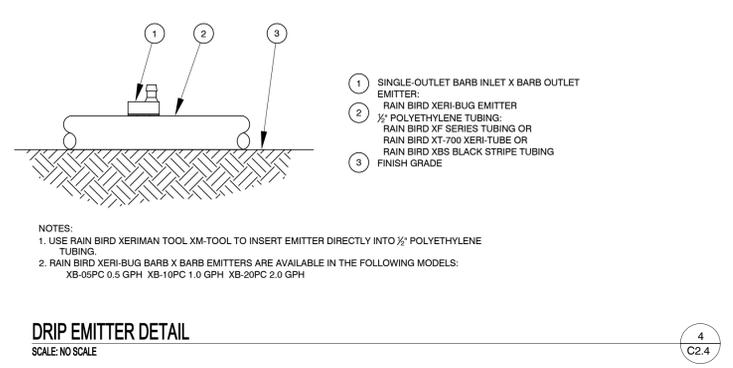
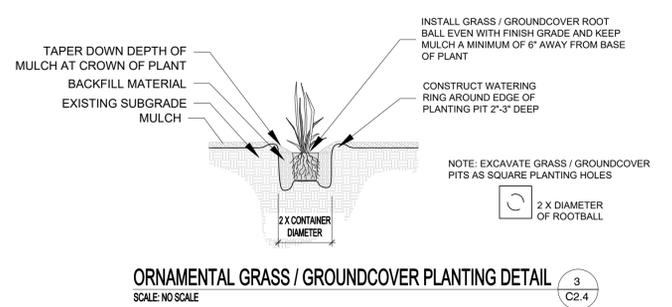
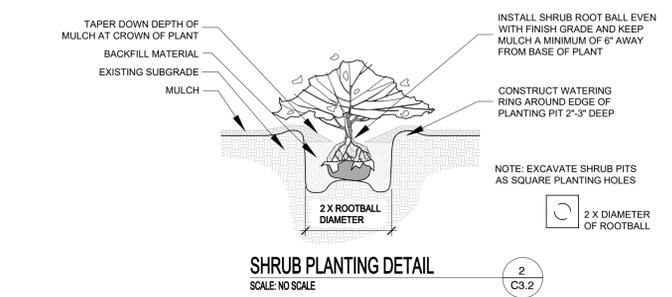
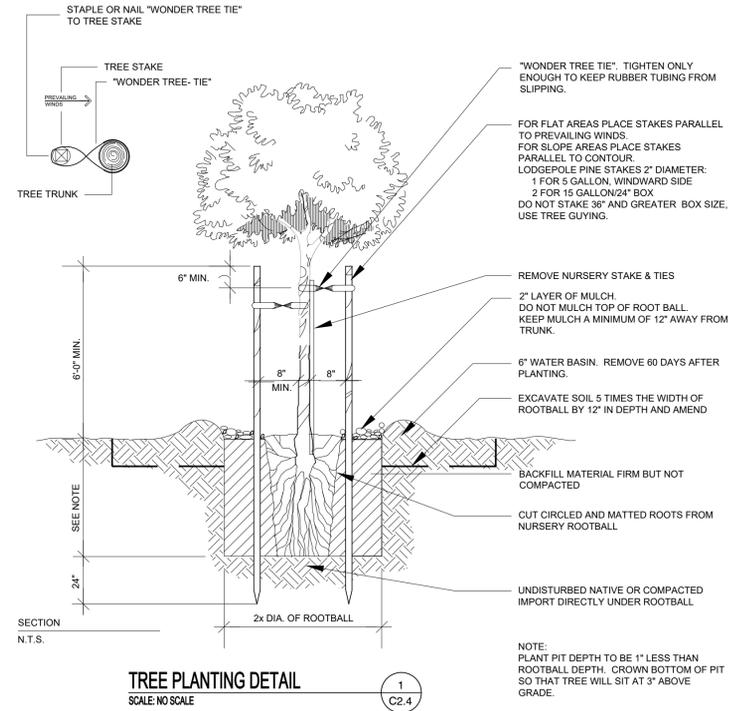
LANDSCAPE IRRIGATION LEGEND

	WATER METER - COORDINATE WITH CIVIL UTILITY PLAN
	MAIN IRRIGATION DISTRIBUTION LINE, SIZE AS NOTED
	REDUCED PRESSURE ASSEMBLY/BACK-FLOW PREVENTER
	IRRIGATION CONTROL BOX, NUMBER OF VALVES AS NOTED
	EXTERIOR, WEATHER PROOF, 5 ZONE, COMMERCIAL GRADE, PROGRAMMABLE IRRIGATION CLOCK
	3" SLEEVE BETWEEN PLANTERS AS SHOWN. PROVIDE SLEEVE UNDER ALL SIDEWALKS AS REQUIRED

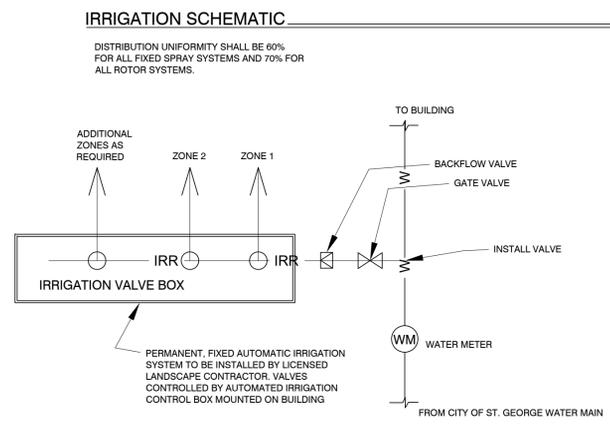
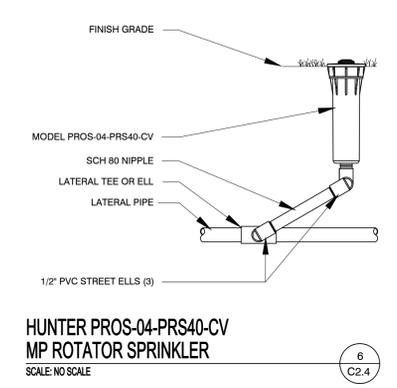
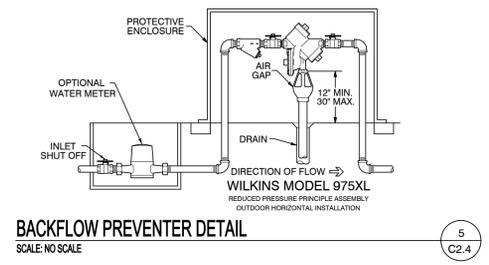
LANDSCAPE MATERIALS LEGEND

SHRUBS	TREES	DECORATIVE ROCK
LOWFAST COTONEASTER Cotoneaster "Lowfast" 5 GAL., 6" SPACING	FAN TEX ASH Fraxinus velutina 24" BOX, SPACING AS PER PLAN	LANDSCAPE ROCK 1'-2" Star Nursery Boulder Rose, or equal, 3 INCHES THICK OVER FELT WEED BARRIER
GREEN SANTOLINA Santolina virens 5 GAL., 5" SPACING	MORNING CLOUD CHITALPA Chitalpa tashkentensis 24" BOX, SPACING AS PER PLAN	LANDSCAPE ROCK 4'-6" Local Sourced Landscape Rock, or equal, COMPLETE COVER OVER FELT WEED BARRIER
BEAR GRASS Nolina microcarpa 5 GAL., 6" SPACING		
PINK LADY HAWTHORN 5 GAL., 6" SPACING		
DESERT SPOON Dasylirion wheeleri 5 GAL., 5" SPACING		
RED AUTUMN SAGE Salvia greggii 5 GAL., 5" SPACING		

NOTE: FOR TREES ALONG STREETS - TRIM AND MAINTAIN TREE CANOPY TO 8FT ABOVE GROUND TO INSURE SIGHT DISTANCE



- 1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
- 2 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- 3 FINISH GRADE



01/21/2026
DATE:
25006
JOB NUMBER:
1" = 10'
SCALE:
R.N.
DRAWN:
J.J.M.
CHECKED:

M
RW
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrvdesign.com

LANDSCAPE AND IRRIGATION DETAILS
BELLISTON OFFICE BUILDING
127 E Telegraph St.
Washington, UT 84780

C2.6
OF SHEETS

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 04, 2026

ACTION REQUESTED: Z-26-02 - A request to Amend a portion of the Alaia PCD, making changes to the commercial and open space designations on the site plan zoning map

APPLICANT: Brandee Walker

OWNER: Preserve at Stucki Farms Holding CO LLC

ENGINEER: Civil Science

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to amend the site plan zoning map by adding “Evaporation Pond” as a commercial zoning designation and reallocating Open Space so that the Open Space acreage remains the same. The proposed changes are as follows:

- Add 1 acre of “Evaporation Pond” to the commercial zoning designation which is located at the very north end of the development adjacent to Washington Fields Road.
- Reallocate 1 acre of Open Space as follows.
 - Change .5 acre of Low Density to Open Space in pod 17
 - Change .5 acre of Medium Density to Open Space in pod 8

Recommendation

Staff recommends that the Planning Commission recommend approval of this zone change Z-26-02, 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. That the requested zoning amendment will be compatible with surrounding developments.
3. That no other changes (only those as outlined above and in the attached exhibits) are implied to the remaining Alaia PCD project plan.

Alaia PCD
Zone Change Narrative
February 2, 2026

The purpose of this proposed amendment is to rezone the recently approved location for the Perfect Swell Zion evaporation pond at approximately 4460 South Washington Fields Road from Open Space to Commercial as directed by the City Council. The area of the commercial use of the evaporation pond is 1-acre as shown on the Modified Preliminary Site Plan for the Alaia PCD.

The open space has been relocated to a portion of Village 8 and 17. These residential villages were reduced in acreage to accommodate the reallocation of the open space. The evaporation pond was added to the commercial designation increasing the overall commercial area by 1-acre.

In summary:

- Village 8 residential reduced by 0.5 acres in overall area
- Village 17 residential reduced by 0.5 acres in overall area
- Commercial increased by 1.0 acres in overall area
- Open Space stayed the same with no loss/gain



NOT TO SCALE

SOUTHERN PARKWAY (HIGHWAY 7)

Proposed Changes in Red



STATE OF UTAH

RESIDENTIAL Single and Multi-Family

Du/Ac*	Area*
Very Low Density 1-2.9 Du/Ac	41.2 Acres
VILLAGE 9	27.0 Ac
VILLAGE 10 (HOMESTEAD HEIGHTS)	14.2 Ac
Low Density 3-4.9 Du/Ac	42.4 Acres
VILLAGE 5 (HOMESTEADS)	32.8 Ac
VILLAGE 17	9.6 Ac
Medium Density 5-6.9 Du/Ac	124.1 Acres
VILLAGE 1 (THE MEADOWS)	27.1 Ac
VILLAGE 2 (THE CROSSROADS)	18.4 Ac
VILLAGE 3 (LAKESIDE)	20.5 Ac
VILLAGE 8	44.0 Ac
VILLAGE 27	14.1 Ac
Medium High Density 7-16 Du/Ac	87.2 Acres
VILLAGE 4	5.3 Ac
VILLAGE 6	29.9 Ac
VILLAGE 7	30.4 Ac
VILLAGE 12 (THE COTTAGES)	5.0 Ac
VILLAGE 12A	16.6 Ac

MIXED USE 40 max Du/Ac	82.9 Acres
VILLAGE 12B	6.7 Ac
VILLAGE 13	25.2 Ac
VILLAGE 14	47.1 Ac
VILLAGE 26	3.9 Ac
COMMERCIAL	24.4 Acres
VILLAGE 18	5.0 Ac
VILLAGE 19	10.9 Ac
PRIMROSE RETIREMENT	7.5 Ac
EVAPORATION POND	1.0 Ac

HOSPITALITY	46.1 Acres
VILLAGE 28	46.1 Ac

OPEN SPACE	
PARKS	21.5 Ac
REGIONAL BALL FIELDS	10.0 Ac
COMMUNITY PARK	11.5 Ac
SEMI-PUBLIC USE	11.5 Acres
FIRE STATION	2.0 Ac
FARMHOUSE	5.3 Ac
CHURCH	4.2 Ac
OPEN SPACE COMMON	84.6 Ac

LAKES	18.7 Ac
STORM WATER POND	6.7 Ac
RECREATIONAL LAGOON	12.0 Ac

ALL COMMON OPEN SPACE 136.3 Acres**

**NOTE: Insignificant internal open space areas within Villages are not accounted for in Common Open Space.

*NOTE: All areas are approximate and include internal roads and open spaces within Villages. Major backbone roads: Washington Fields Road, Groves Parkway, Stucki Farms Parkway, and Red Slopes Parkway are excluded from the Village areas.

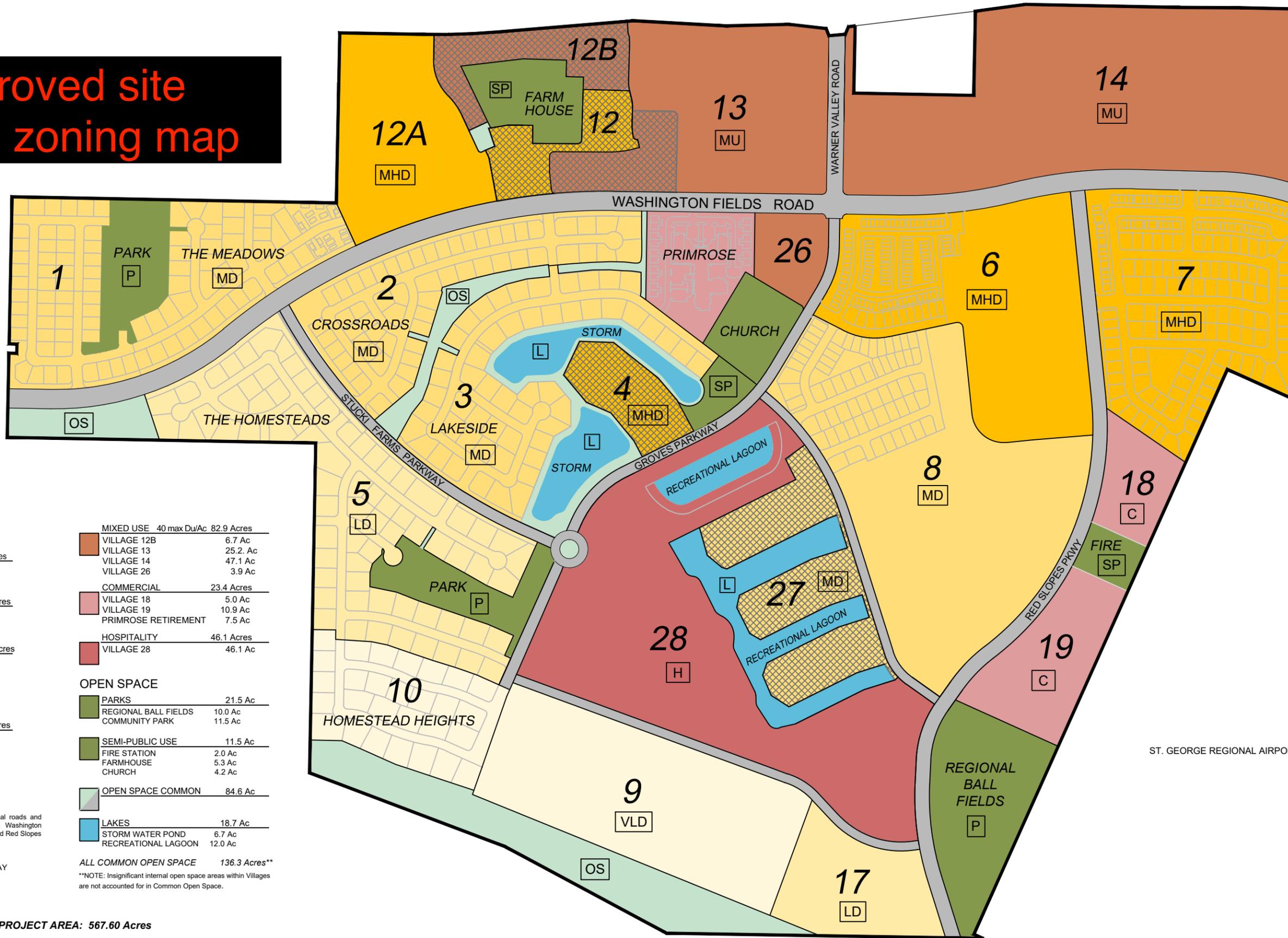
SHORT TERM RENTAL OVERLAY

TOTAL PROJECT AREA: 567.60 Acres



Approved site plan zoning map

SOUTHERN PARKWAY (HIGHWAY 7)



RESIDENTIAL Single and Multi-Family		
	Du/Ac*	Area*
Very Low Density 1-2.9 Du/Ac 41.2 Acres		
VILLAGE 9	27.0 Ac	
VILLAGE 10 (HOMESTEAD HEIGHTS)	14.2 Ac	
Low Density 3-4.9 Du/Ac 42.9 Acres		
VILLAGE 5 (HOMESTEADS)	32.8 Ac	
VILLAGE 17	10.1 Ac	
Medium Density 5-6.9 Du/Ac 124.6 Acres		
VILLAGE 1 (THE MEADOWS)	27.1 Ac	
VILLAGE 2 (THE CROSSROADS)	18.4 Ac	
VILLAGE 3 (LAKESIDE)	20.5 Ac	
VILLAGE 8	44.5 Ac	
VILLAGE 27	14.1 Ac	
Medium High Density 7-16 Du/Ac 87.2 Acres		
VILLAGE 4	5.3 Ac	
VILLAGE 6	29.9 Ac	
VILLAGE 7	30.4 Ac	
VILLAGE 12 (THE COTTAGES)	5.0 Ac	
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MIXED USE 40 max Du/Ac 82.9 Acres	
VILLAGE 12B	6.7 Ac
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ALL COMMON OPEN SPACE 136.3 Acres**
**NOTE: Insignificant internal open space areas within Villages are not accounted for in Common Open Space.

*NOTE: All areas are approximate and include internal roads and open spaces within Villages. Major backbone roads: Washington Fields Road, Groves Parkway, Stucki Farms Parkway, and Red Slopes Parkway are excluded from the Village areas.

SHORT TERM RENTAL OVERLAY

TOTAL PROJECT AREA: 567.60 Acres

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	March 04, 2026
ACTION REQUESTED:	Z-26-03 - A request to rezone approximately 9.49 acres located at 4090 South Washington Fields Rd from the current A-20, to a proposed C-2 zoning designation.
APPLICANT:	Eric Mcfadden
OWNER:	Cardiff Wales LLC
ENGINEER:	Premier Design & Engineering
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval to the City Council

Background

The applicant is proposing to change the zoning of approximately 9.49 acres, located at approximately 4090 South Washington Fields Rd. The requested change is from the current zoning of A-20, to a proposed C-2 zoning designation.

The General Plan Land Use designation for this area is CCOM which supports the proposed zone change application. The surrounding zoning to this parcel is C-1 to the north with performance fitness moving forward with the recent approval of their Conditional Use Permit. R-1-8 and C-2 to the east, A-20 to the south which is the existing Sandia Farm Greenhouse and PUD-R to the west.

The C-2 request is for the purpose of developing the 9.49 acres into a commercial development intended to conveniently provide day-to-day commodities to the area residents. If this zone change is approved, the next step for this development would require the applicant to obtain Conditional Use Permit approval which will show site specific details for the commercial development.

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-26-03, 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.

Request for C-2 Commercial Zone

We respectfully request that the proposed parcel, be zoned as C-2 commercial to align with the General plan designation of Commercial Zoning. We are very excited to work with the city and residents to bring commercial development to Washington City.

Site Location and Context

The parcel 9.49-acre site situated along the West side of Washington Fields Road between Hayfield Drive & Weatherby Way, Just South of the Fitness center being built on the corner of Hayfield Drive & Washington Fields Road.

The Zoning for the properties adjacent is as follows:

North: C-1 (Fitness Center being constructed)

Northwest: C-1 (Existing various Commercial)

South: A-20 (Sandia Greenhouse)

West: PUD-R (Crimson Trails Townhomes)

East: Washington Fields Road, C-2 & R-1-8 (Sugar Plum)

Alignment with the General Plan

Zoning the parcel as C-2 ensures consistency with the General Plan's commercial designation, promotes orderly growth, and complements the surrounding and anticipated land uses.

Planning & Design

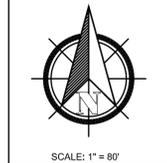
The parcel is to be a commercial destination that provides everyday goods and food services for the surrounding community, while incorporating various architectural designs unique to the businesses themselves. Providing efficient traffic circulation within the development along with water wise desert landscaping throughout.

Special consideration will be taken during the planning stages along the West side of the project to provide a "Buffer" to the Crimson Trails Townhome development. This will be accomplished with a combination of landscaping and or parking/drive aisle areas.

We appreciate your consideration of this request and look forward to working to ensure this project contributes positively to the community.



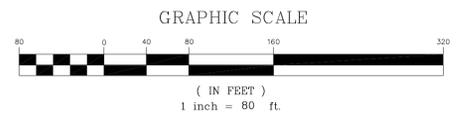
DATE:	1/16/2025
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	HLP



ZONE CHANGE
HERITAGE LAND PARTNERS
 PORTION OF PARCEL #W-5-3-2-2111 (9.49 ACRES)
 WASHINGTON, UTAH 84780

LEGAL DESCRIPTION

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°14'29" WEST 532.43 FEET TO A POINT ON THE EAST LINE OF CRIMSON TRAILS PHASE 1 SUBDIVISION DOCUMENT NO. 2024019851 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 00°41'33" EAST 586.00 FEET ALONG SAID EAST LINE; THENCE NORTH 41°12'52" WEST ALONG SAID EAST LINE 123.64 FEET TO A POINT EAST RIGHT-OF-WAY LINE HAYFIELD DRIVE DOCUMENT NO. 2021042012 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 35°42'51" EAST ALONG SAID RIGHT-OF-WAY LINE 172.67 FEET TO THE MOST SOUTHWEST CORNER OF BEDFORD PARTIAL AMENDMENT & EXTENDED "A" EAST PARCEL DOCUMENT NO. 20240021924 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°15'52" EAST ALONG SAID SOUTH LINE 410.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WASHINGTON FIELDS ROAD AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTHERLY ALONG A 697.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 67°44'29" WEST) THROUGH A CENTRAL ANGLE OF 25°21'07", A DISTANCE OF 308.40 FEET, 2) SOUTHERLY ALONG A 803.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 86°54'24" EAST) THROUGH A CENTRAL ANGLE OF 20°15'30", A DISTANCE OF 283.92 FEET, AND 3) SOUTH 17°09'54" EAST 44.74 FEET TO THE EAST SECTION LINE OF AFORESAID SECTION; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°59'39" WEST ALONG THE SECTION LINE 196.28 FEET TO THE POINT OF BEGINNING, CONTAINING 413,463 SQUARE FEET OR 9.49 ACRES.



SHEET
ZC

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 04, 2026

ACTION REQUESTED: Z-26-04 - A request to rezone approximately 1.62 acres located at Smith Creek Drive and Beartrap Canyon Drive from PUD-R and R-1-8 to a proposed PUD-R and R-1-8 zoning designation.

APPLICANT: Phillip Plumb

OWNER: Melon Development Inc, Plumb Holding SG LLC

ENGINEER: Rick Meyer, Bush and Gudgell

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is proposing to change the zoning of approximately 1.62 acres, located at Smith Creek Drive and Beartrap Canyon Drive. The requested change is to reconfigure the current zoning of PUD-R and R-1-8 so that future development blends in with the existing homes.

The surrounding zoning is PUD-R to the north, west and south and County property to the east. The purpose of the zone change is to clean up the zoning boundaries of the existing PUD-R and R-1-8 so that new residential development can blend in with the existing homes while staying in conformance with the existing PUD and R-1-8 zoning designations.

The specifics of the zone change application are as follows:

- Change 1.08 acres of R-1-8 to PUD-R (Identified as parcel 1 on sheet 1 of 3 in the exhibit)
- Change .54 acres of PUD-R to R-1-8 (Identified as parcel 2 on sheet 1 of 3 in the exhibit)

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-26-04, 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.



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

February 2, 2026

RE: Rio Virgin Zone Change Application

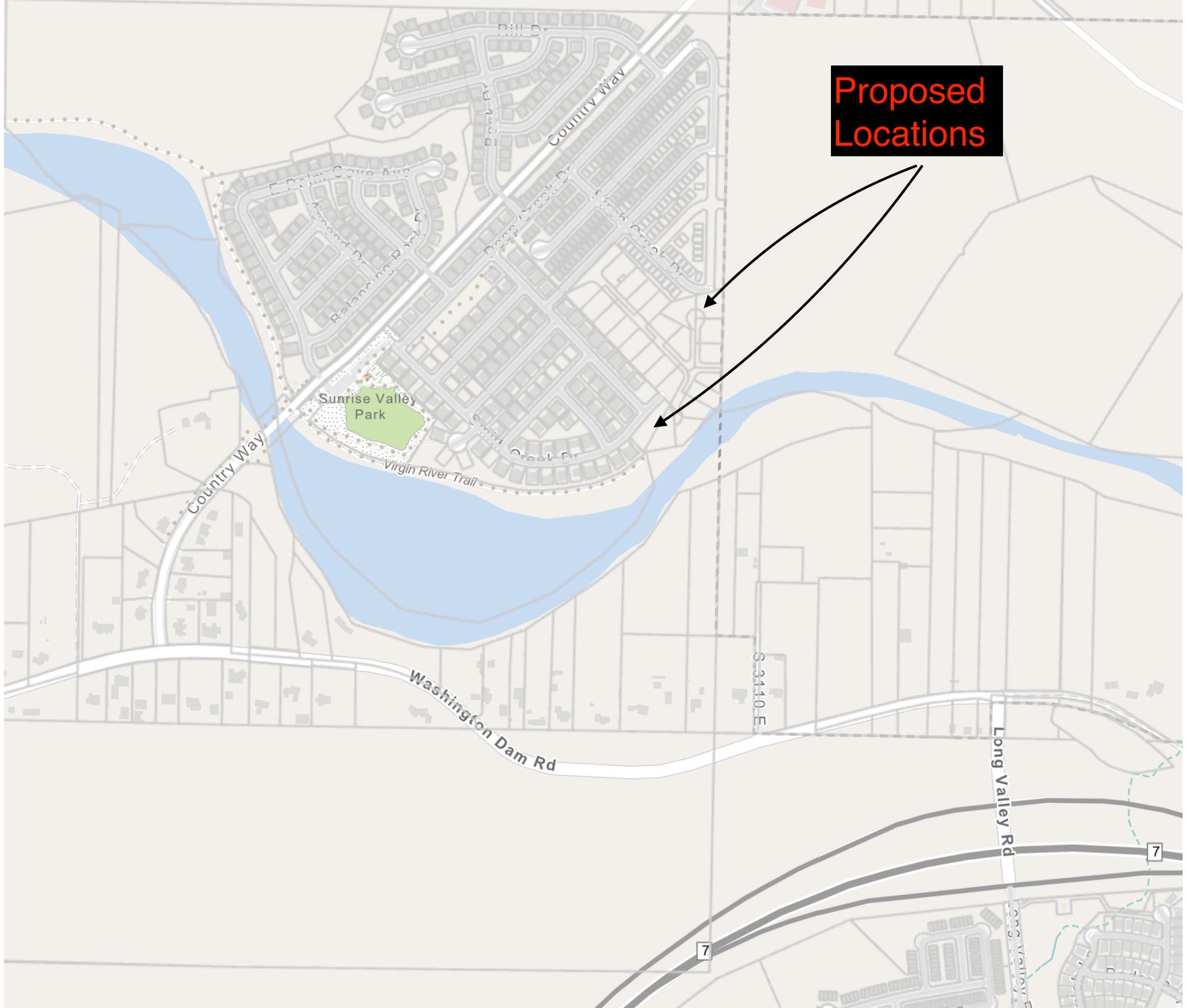
Dear Council / Commission members,

Please find this application for a Zone Change in the Sunrise Valley area in Washington City. The applicant desires to change the zoning on two different parcels. We request that Parcel 1 be changed from R-1-8 to PUD-R. We request that Parcel 2 be changed from PUD-R to R-1-8. As development in the area has progressed, the need for these changes has become apparent to help them match neighboring areas and make the neighborhoods flow in a more logical and appropriate manner. Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

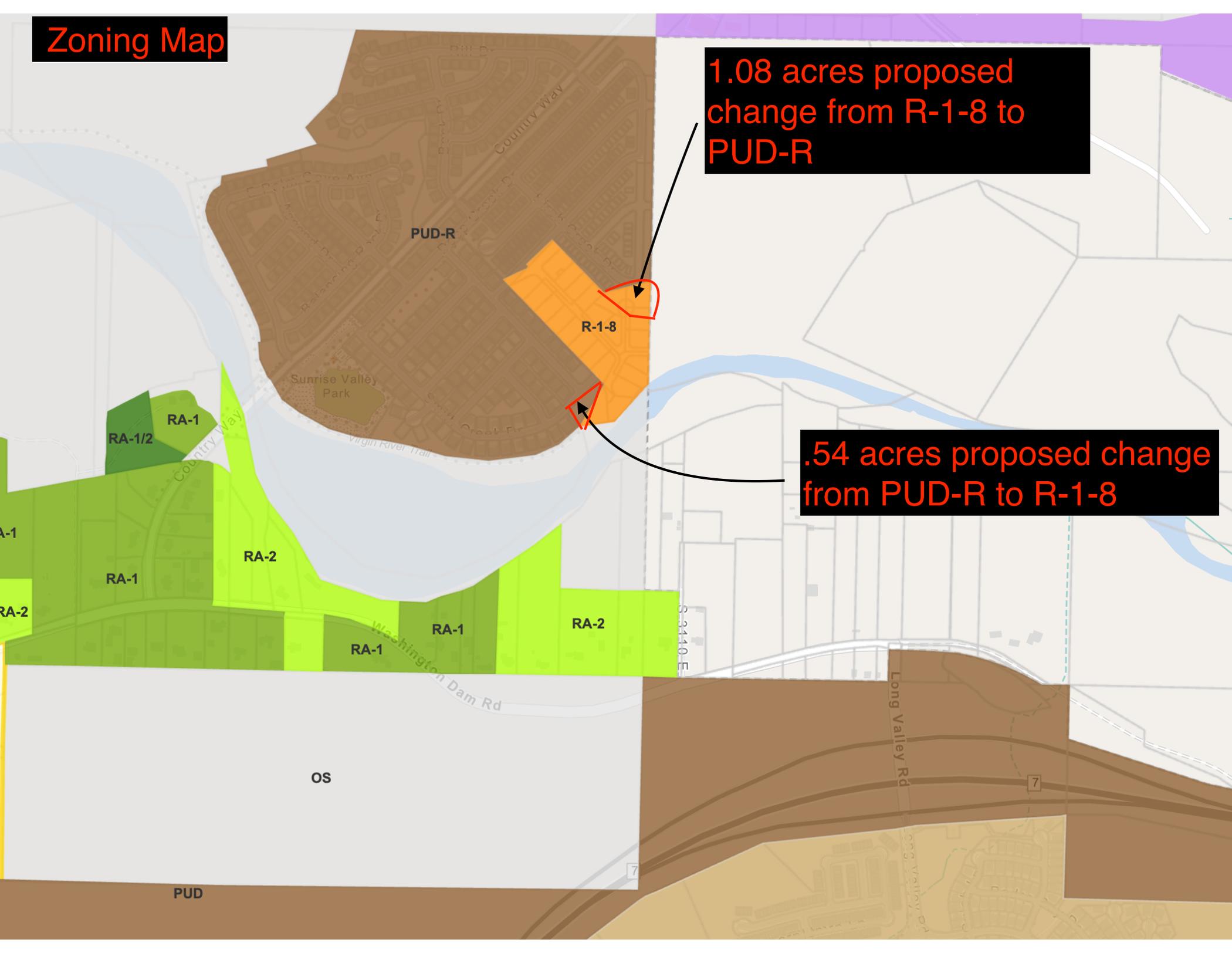
Respectfully Submitted:

Bob Hermandson
President
Bush and Gudgell

Proposed Locations



Zoning Map



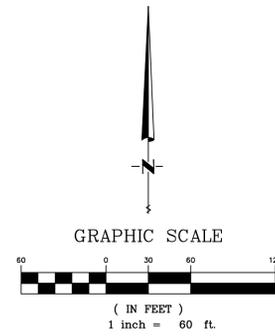
1.08 acres proposed change from R-1-8 to PUD-R

.54 acres proposed change from PUD-R to R-1-8



PARCEL 1
(SEE SHEET 2)

PARCEL 2
(SEE SHEET 3)



ZONE CHANGE EXHIBIT

LOCATED IN THE
NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernacle Suite #4
St. George, Utah 84770
Phone: (435) 773-3161
www.bushandgudgell.com



Drawn : BRS Date : FEB. 2026
Email : BSHELTON@BUSHANDGUDGELL.COM
Checked : BRS
Approved : BRS
Scale : 1"=60'
Job No : 251264

ZONE CHANGE EXHIBIT
LOCATED IN THE

THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
1
3
SHEETS
FILE: 251264

No.	Date	By	Revision

NORTH QUARTER CORNER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, FOUND 1974 WASHINGTON COUNTY BRASS CAP (CO. REF. NO. N3-42-14)

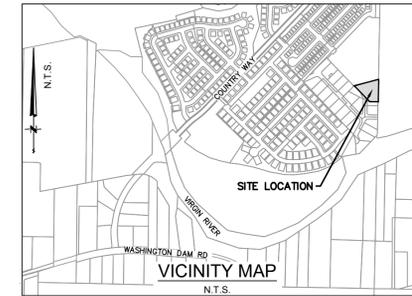
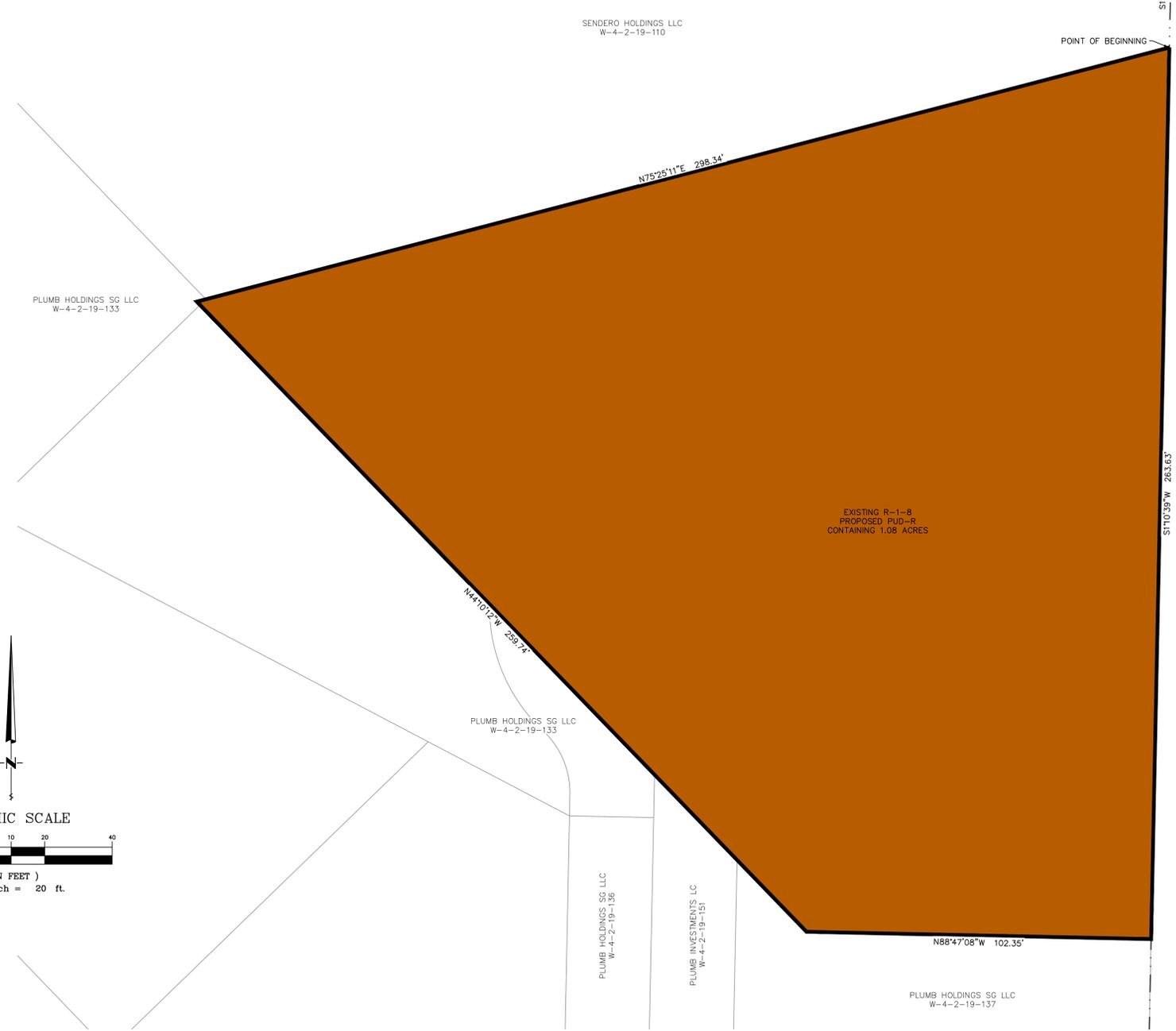
BASIS OF BEARING
S89°09'01"E 2676.95'(HCN)
S88°50'31"E 2678.36'(MEASURED)

NORTHEAST CORNER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, 2013 BLM ALUM. CAP (CO. REF. NO. N5-42-14)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES THENCE SOUTH 01°10'39" WEST ALONG THE SECTION LINE 1514.42 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 01°10'39" WEST ALONG SAID LINE 263.63 FEET; THENCE NORTH 88°47'08" WEST 102.35 FEET; THENCE NORTH 44°10'12" WEST 259.74 FEET; THENCE NORTH 75°25'11" EAST 298.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 47,183 SQUARE FEET OR 1.08 ACRES.

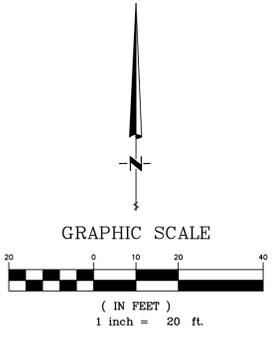


LEGEND

EXISTING R-1-8 PROPOSED PUD-R CONTAINING 1.08 ACRES

ZONE CHANGE EXHIBIT

LOCATED IN THE
NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN



No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone: (435) 793-3161
www.bushandgudgell.com



Drawn: BRS Date: FEB 2026
Email: BSHELTON@BUSHANDGUDGELL.COM
Checked: BRS
Approved: BRS
Scale: 1"=20'
Job No: 251264

ZONE CHANGE EXHIBIT - PARCEL 1
LOCATED IN THE
THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

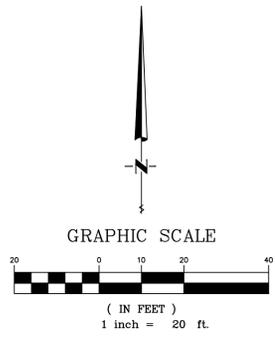
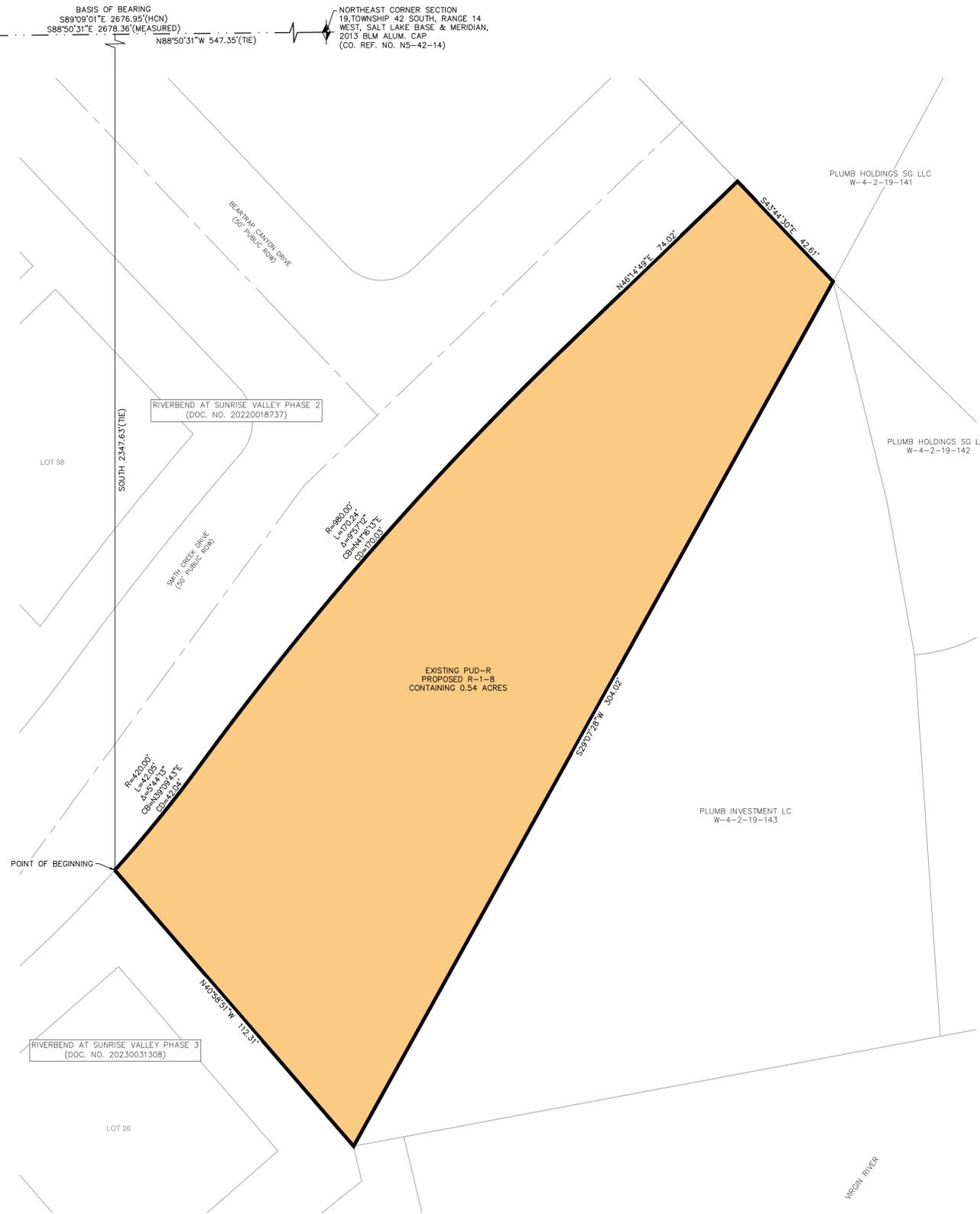
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SHEETS
FILE: 251264

NORTH QUARTER CORNER SECTION
19, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN, FOUND
1974 WASHINGTON COUNTY BRASS CAP
(CO. REF. NO. N3-42-14)

BASIS OF BEARING
S89°09'01"E 2678.95'(HCN)
S88°50'31"E 2678.36'(MEASURED)

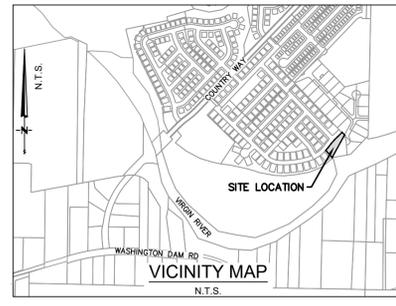
NORTHEAST CORNER SECTION
19, TOWNSHIP 42 SOUTH, RANGE 14
WEST, SALT LAKE BASE & MERIDIAN,
2013 BLM ALUM. CAP
(CO. REF. NO. N5-42-14)

N88°50'31"W 547.35'(TIE)



BOUNDARY DESCRIPTION

BEGINNING AT THE A POINT ON THE SOUTH BOUNDARY LINE OF RIVERBEND AT SUNRISE VALLEY PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 20220018737, SAID POINT LIES NORTH 88°50'31" WEST ALONG THE SECTION LINE 547.35 FEET AND DUE SOUTH 2347.63 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTHEASTERLY ALONG A 420.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 39°09'43" EAST A DISTANCE OF 42.04 FEET), CENTER POINT LIES NORTH 47°58'10" WEST THROUGH A CENTRAL ANGLE OF 05°44'13", A DISTANCE OF 42.05 FEET; 2) NORTHEASTERLY ALONG A 980.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 41°16'13" EAST A DISTANCE OF 170.03 FEET), CENTER POINT LIES SOUTH 53°42'23" EAST THROUGH A CENTRAL ANGLE OF 09°37'12", A DISTANCE OF 170.24 FEET, AND 3) NORTH 46°14'49" EAST 74.02 FEET; THENCE SOUTH 43°44'30" EAST 42.61 FEET; THENCE SOUTH 29°07'28" WEST 304.02 FEET TO A POINT ON THE EAST BOUNDARY LINE OF RIVERBEND AT SUNRISE VALLEY PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 20230031308; THENCE NORTH 40°58'51" WEST ALONG SAID LINE 112.31 FEET TO THE POINT OF BEGINNING. CONTAINING 23,401 SQUARE FEET OR 0.54 ACRES.



LEGEND

EXISTING PUD-R
PROPOSED R-1-8
CONTAINING 0.54 ACRES

ZONE CHANGE EXHIBIT - PARCEL 2

LOCATED IN THE
NORTHEAST QUARTER SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

No.	Date	By	Revision

BUSH & GUDGELL, INC.
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Drawn: BRS Date: FEB. 2026
Email: BSHELTON@BUSHANDGUDGELL.COM
Checked: BRS
Approved: BRS
Scale: 1"=20'
Job No.: 251264

ZONE CHANGE EXHIBIT - PARCEL 2
LOCATED IN THE
NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
3
SHEETS
FILE: 251264