

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 18th, 2026

ACTION REQUESTED: Amend City Code 10-3-3(C)(2)v) : PRELIMINARY PLAT: FORM AND CONTENT:

APPLICANT: Bush and Gudgell

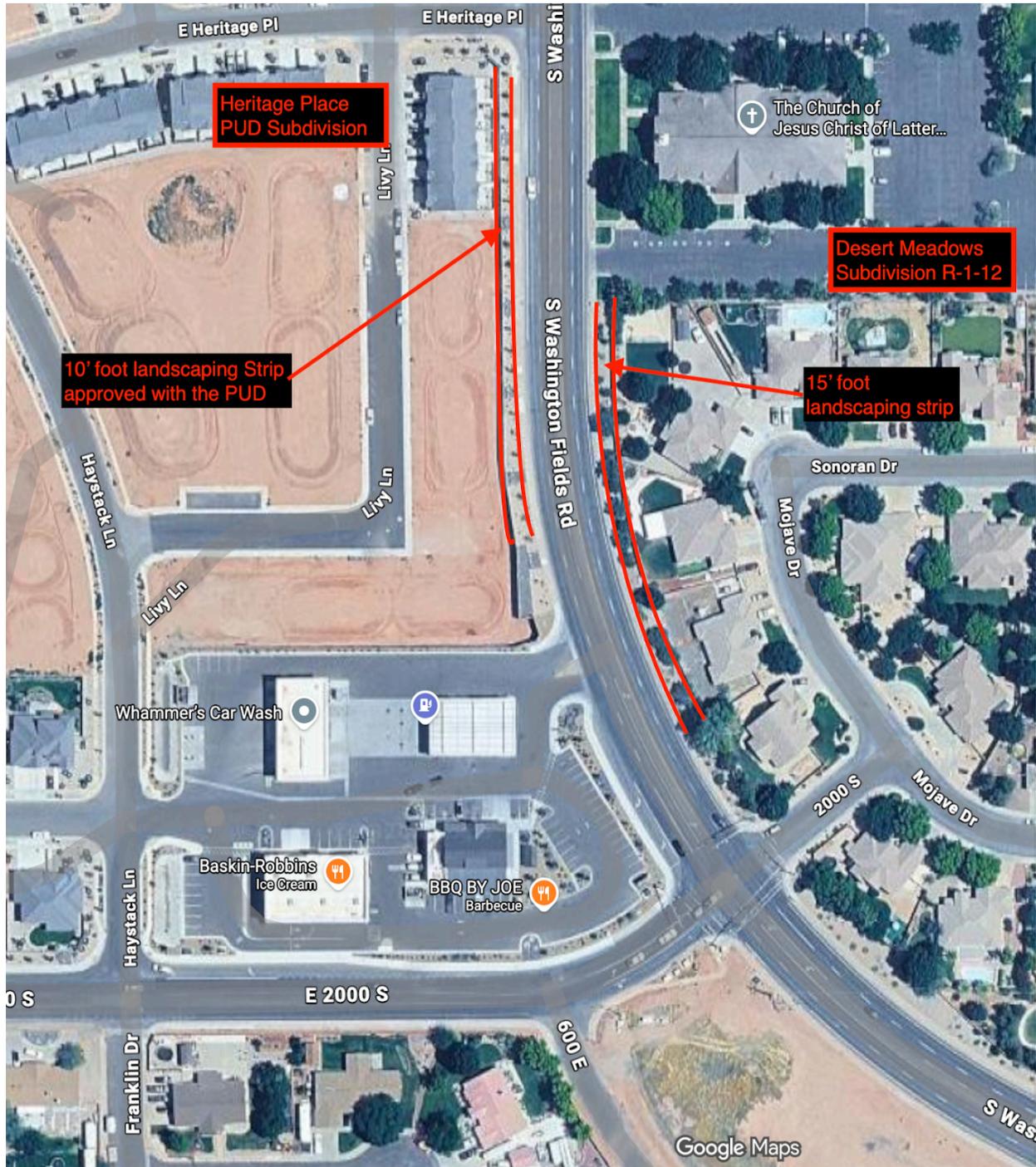
REVIEWED BY: Eldon Gibb - Community Development Director

~~Proposed removing from city code~~
Proposed changes to city code

Background

During a pre-development meeting, the applicant and staff discussed the 15' foot required landscaping strip around the boundary of the subdivision where lots have double street frontage.

Two examples of what a double frontage lot entails can be found just north of Whammers gas station and include the Desert Meadows and Heritage Place subdivisions. Both of these subdivisions back up to Washington Fields road. Desert Meadows is on the east side of Washington Fields road and maintains a 15' foot landscaping strip. Heritage Place is on the west side of Washington Fields road and maintains a 10' foot landscaping strip. See drawing below:



Desert Meadows subdivision consists of straight zoning which requires the 15' foot landscaping strip. Heritage Place subdivision is a Planned Unit Development and received approval for the 10' foot landscaping strip. These subdivisions do a good job illustrating the difference between a 10' and 15' foot landscaping strip as they are adjacent to one another.



The applicant believes the 15' foot required landscaping strip may be a little excessive and is proposing to reduce the 15' foot landscaping strip to 10' feet which would in essence provide a little more room on the interior side of the development. Staff supports this request as the average eye may not typically notice the 5' foot landscaping difference while driving by and the sound attenuation impact would be minimal.

The applicant along with city staff are proposing the following changes:

10-3-3 (C) (2) (V)

Show a minimum ~~fifteen foot (15')~~ **ten foot (10')** landscape strip along the boundary of the subdivision where the proposed plan shows double frontage lots. The landscape strip shall be designed to have a minimum of ten percent (10%) live growth in the form of trees, shrubs or ground cover.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	February 18, 2026 tabled to March 18, 2026
ACTION REQUESTED:	G-25-07, A request to amend the General Plan Land Use Map from VLD to LD / MD, LD to CCOM and NCOM to CCOM located at Antigua Lane and George Washington Blvd
APPLICANT:	Lance Richards
OWNER:	Capital Funding LTD
ENGINEER:	Rosenberg Associates
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend Approval onto City Council

The Planning Commission tabled this item during the March 18th meeting to allow the applicant to meet with their team to consider reducing the acreage of the proposed commercial area as expressed by the Planning Commission during the February 18th meeting. The applicant has not provided an updated exhibit and is ready to discuss their need to keep the proposal as shown.

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 5.38 acres of NCOM to CCOM
- Change approx 4.38 acres of LD to CCOM for a total of 9.76 acres of CCOM

- Change approx 1.43 acres of LD to MD and 2.39 acres of VLD to MD for total of 3.82 acres
- 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.

- CCOM is considered medium-scale commercial intended to provide day-to-day commodities for surrounding residential uses and allows the AP, C-1 and C-2 zoning designations.

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

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 CCOM. Furthermore, Antigua Ln will help transition between the existing residential and commercial use.

Recommendation

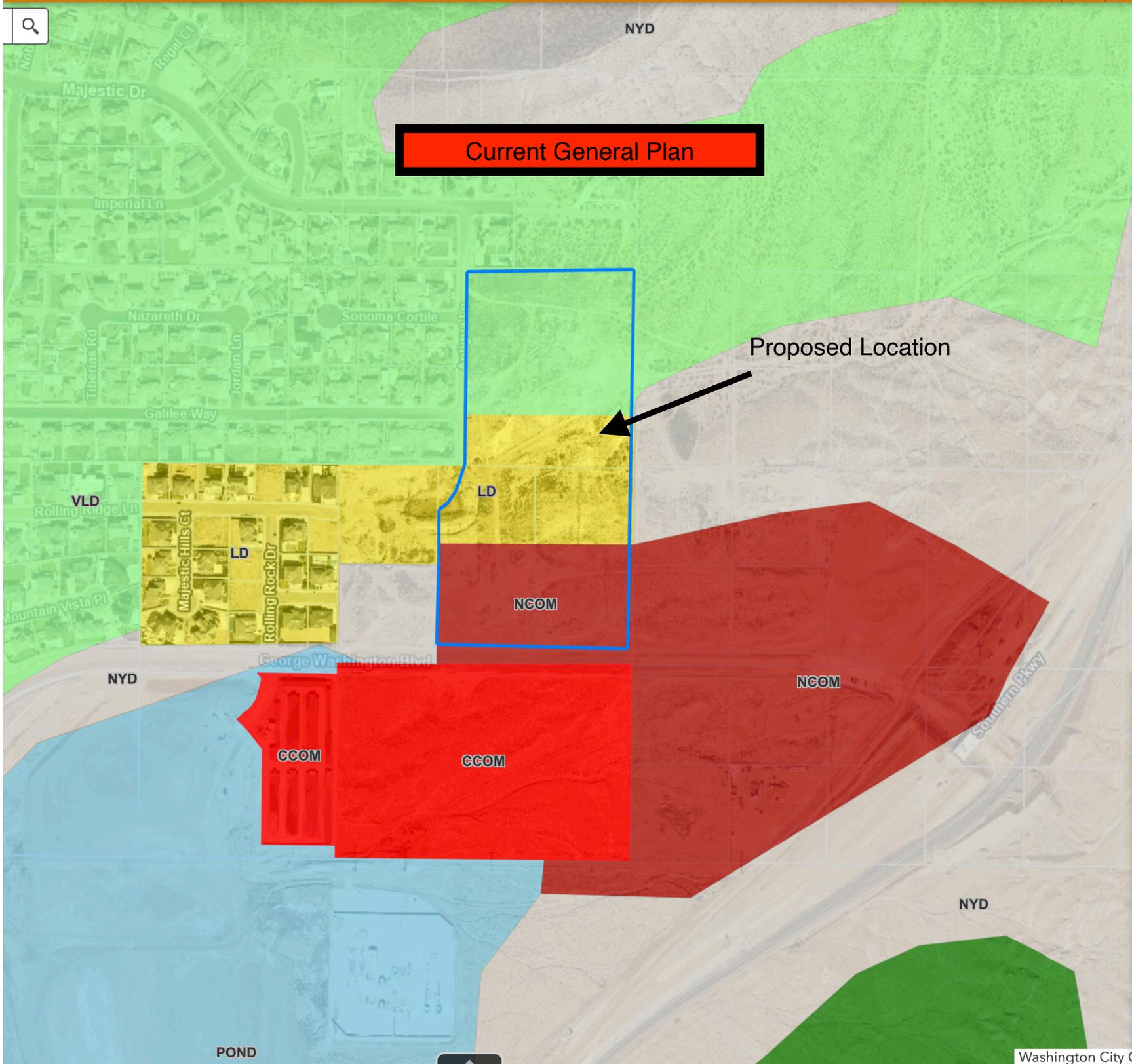
Staff recommends the Planning Commission recommend approval of G-25-07, as outlined above and shown in the exhibits, onto the City Council.

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.



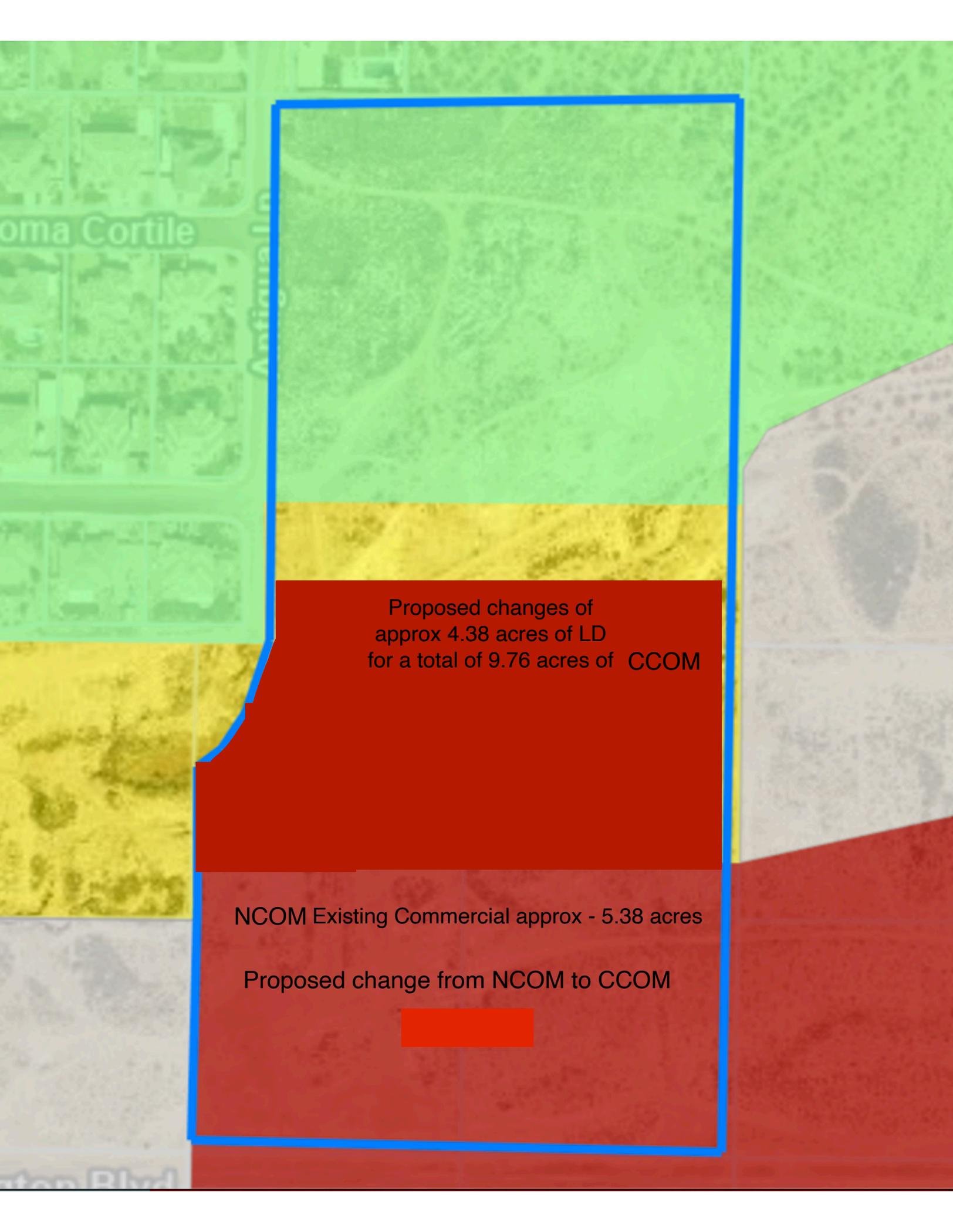
Proposed
Location



Current General Plan

Proposed Location

POND



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

NCOM Existing Commercial approx - 5.38 acres

Proposed change from NCOM to CCOM



na Cortile

Antigua In

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 MD

LD

Proposed CCOM

Proposed CCOM

NCOM

on Blvd

Proposed changes of
approximately 4.36
acres of VLD to LD

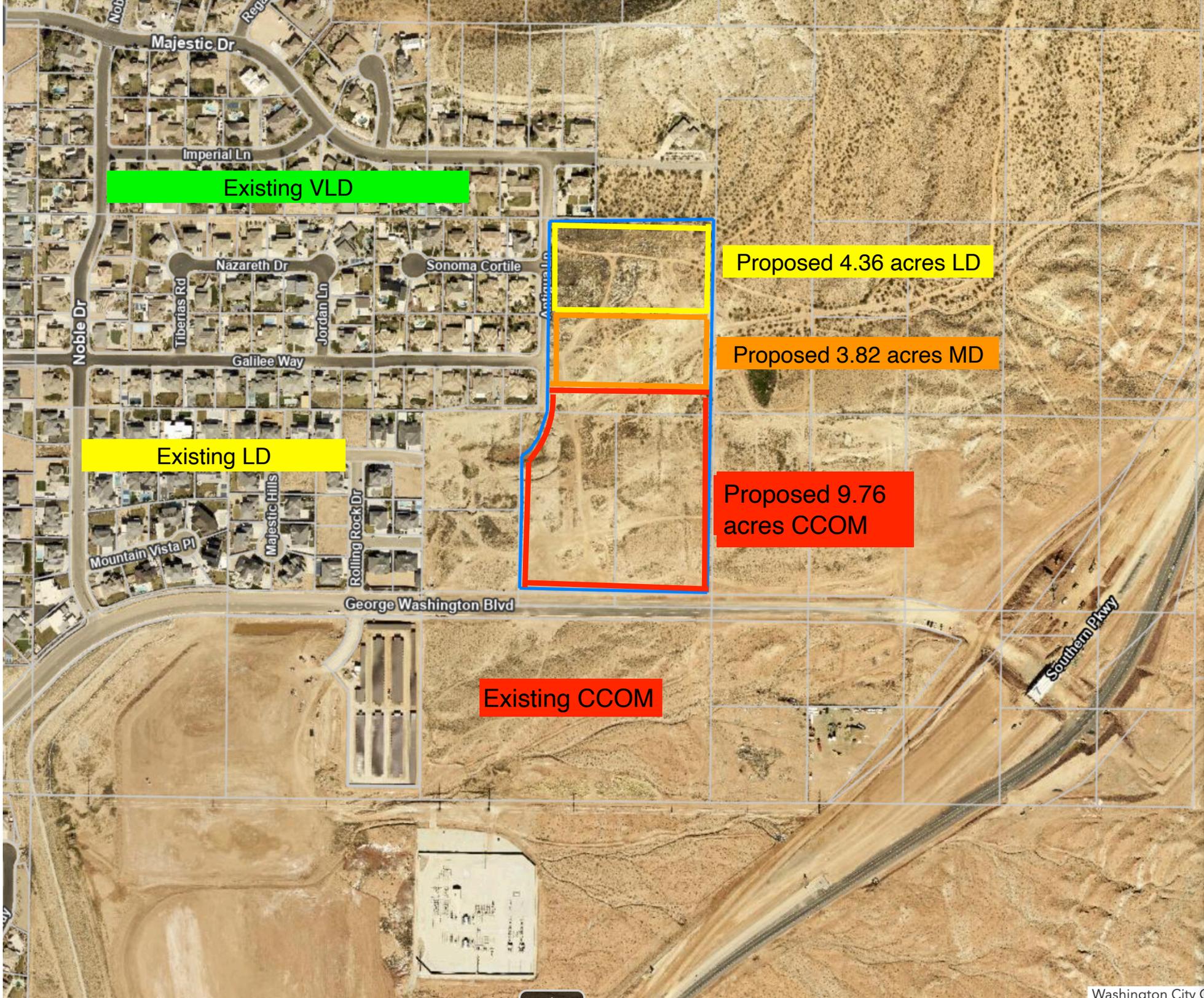
Proposed MD

LD

Proposed CCOM

Proposed CCOM

NCOM



Existing VLD

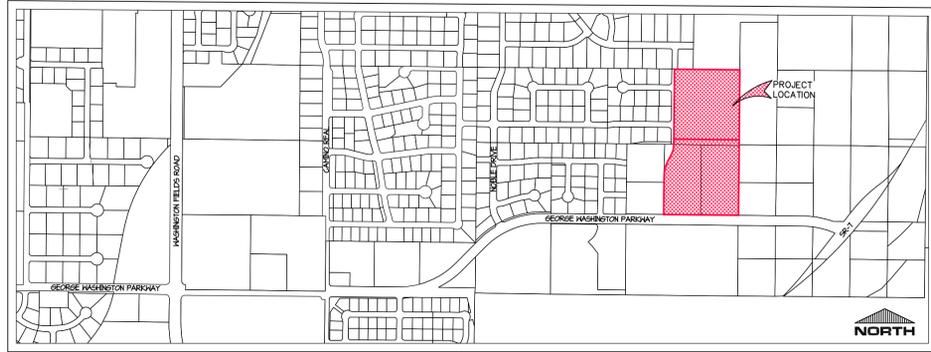
Proposed 4.36 acres LD

Proposed 3.82 acres MD

Existing LD

Proposed 9.76 acres CCOM

Existing CCOM



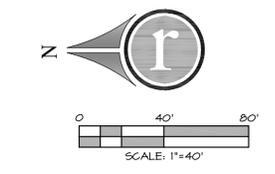
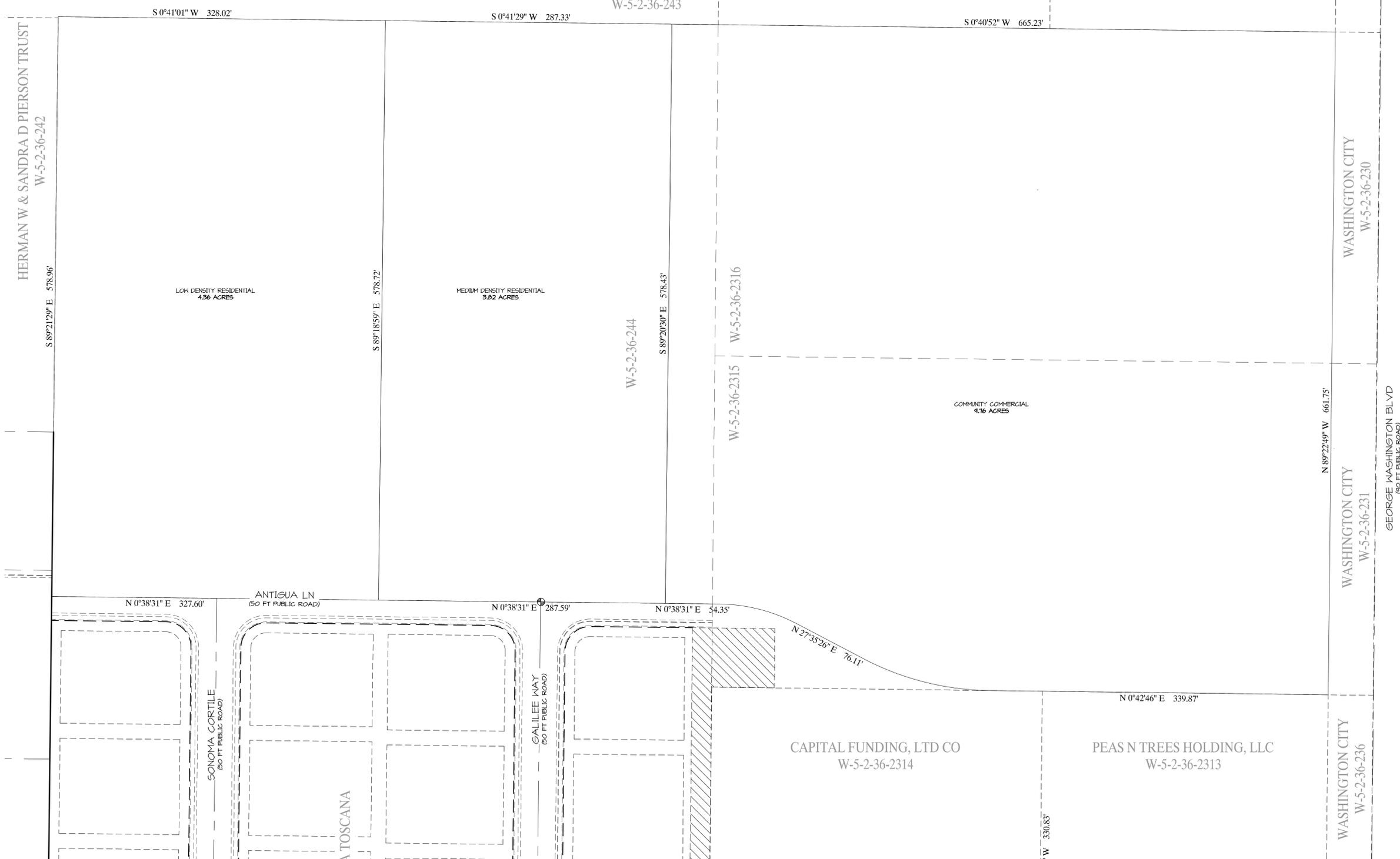
VICINITY MAP
NO SCALE

GENERAL PLAN AMENDMENT
 EXPAND THE NEIGHBORHOOD COMMERCIAL TO 9.16 ACRES.
 CONVERT VERY LOW DENSITY RESIDENTIAL (VLD) 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

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



DATE:	V9/2026
JOB NO.:	4462-25-003
DESIGNED BY:	JLM
CHECKED BY:	JSS
DWG.:	Comm Exhibit
DATE:	
REVISIONS:	

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

352 East Riverside Drive, Suite A-2
 St. George, Utah 84790
 Ph (435) 673-8586, Fx (435) 673-8397
 www.racil.com

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

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: March 18, 2026

ACTION REQUESTED: G-26-01, A request to amend the General Plan Land Use Map from BUS to MHD located at 920 South and 100 East

APPLICANT: Jared Bates

OWNER: K&D Family LLC

ENGINEER: Rosenberg Associates

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend Denial onto City Council

Background

The applicant is proposing to amend the General Plan Land Use Map located at 920 South and 100 East covering a total of 8.22 acres. The current General Plan Land Use designation is Business Park. The applicant is proposing to change the General Plan Land Use Map to MHD for the purpose of developing the area into an attached townhome development with an overall d.u/acre ratio of 8.5 d.u/acre.

The surrounding General Plan Land Use designations are PUD/C to the north, OS to the east, Business Park to the south, and Industrial to the west. Existing uses and zoning surrounding the site include PUD/C to the north (Storage units), PUD/C to the east (river wash area), PUD/C to the south (vacant land to be commercial), Industrial to the west (Geneva pipe and FM medical).

Staff has reviewed the requested change, visited the site and reviewed long term planning for this area. Staff does not feel comfortable with the proposed amendment as it creates conflict in the land-use adjacency compatibility with both existing and future uses. The shift from an employment-based Business Park designation to residential creates an interface conflict. The operational requirements of the surrounding industrial uses and future businesses are highly likely to negatively impact the residential life-safety and quiet enjoyment of the future residences.

Recommendation

Staff recommends the Planning Commission recommend denial of G-26-01, as outlined above and due to the interface conflict of uses, onto the City Council.

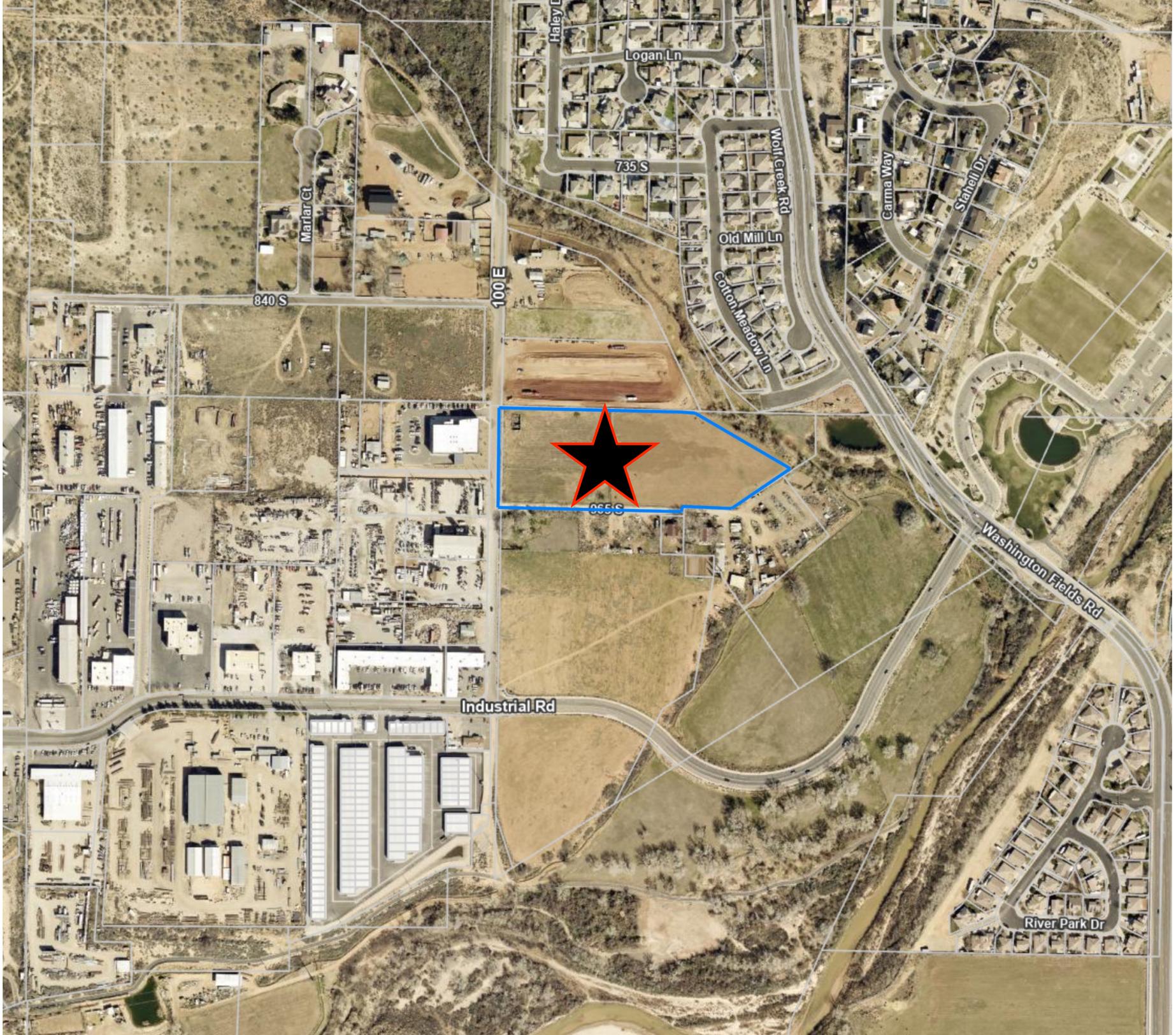
Date: March 2, 2026

To: Washington City Planning and Zoning
Attn: Eldon Gibb – Community Development Director
111 North 100 East
Washington, Utah 84780

From: Jared W Bates, PE, CFM
Principal Engineer

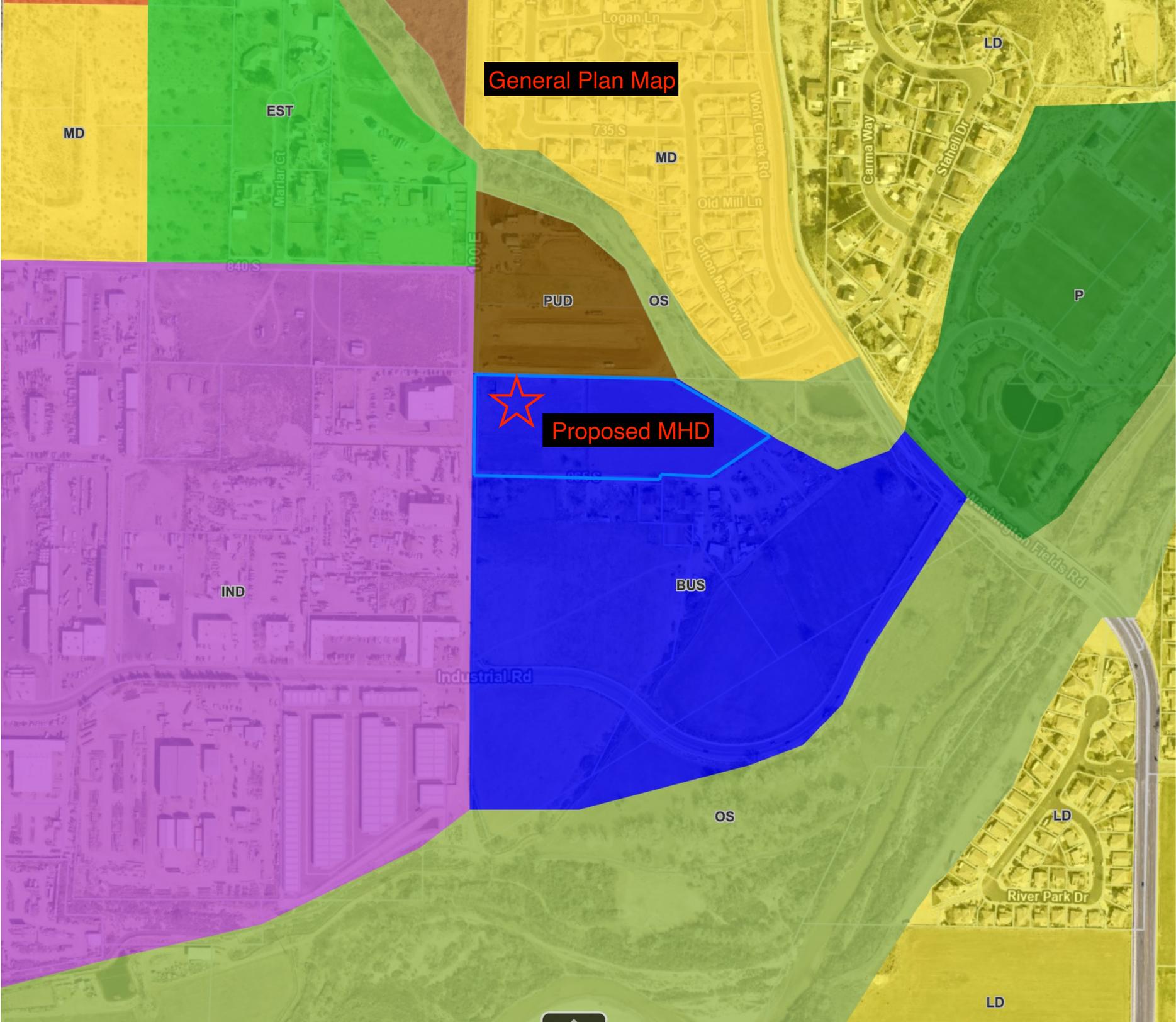
Subject: **Washington Trust Farm Project
General Plan Amendment
Project Number: 13694-25-009**

This document has been prepared for K & D Family, LLC, in support of the proposed general plan amendment for the Washington Trust Farm residential development, located northeast of the intersection of 100 East and 965 South (Parcel W-5-2-23-31001) in Washington, Utah. It is proposed to change 8.23 acres of undeveloped ground from the Business (BUS) general plan to the Medium High Density (MHD) general plan to accommodate future multifamily development. Future development is comprised of 34, 3 bedroom townhome units and 36, 2 bedroom townhome units (70 total units). Parking for each unit will be self-contained; with 22 spaces for guest parking. The future project density is 8.5 units per acre and provides 14,669 sq ft of amenity area. Multiple access points for the project would be provided off 965 South, which will be developed into a 60' public roadway. Parcels located east of the project will continue to have access off of 965 South.

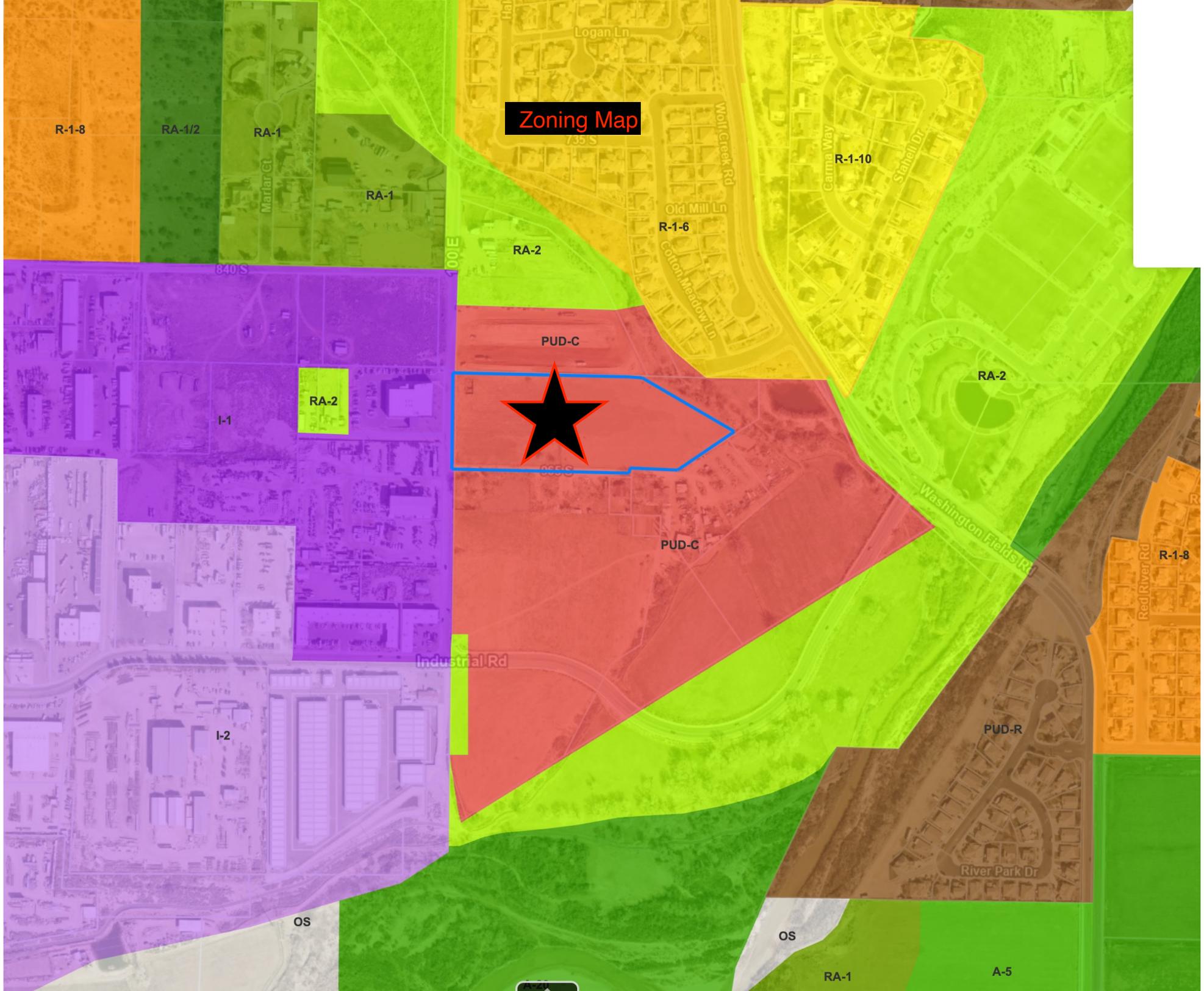


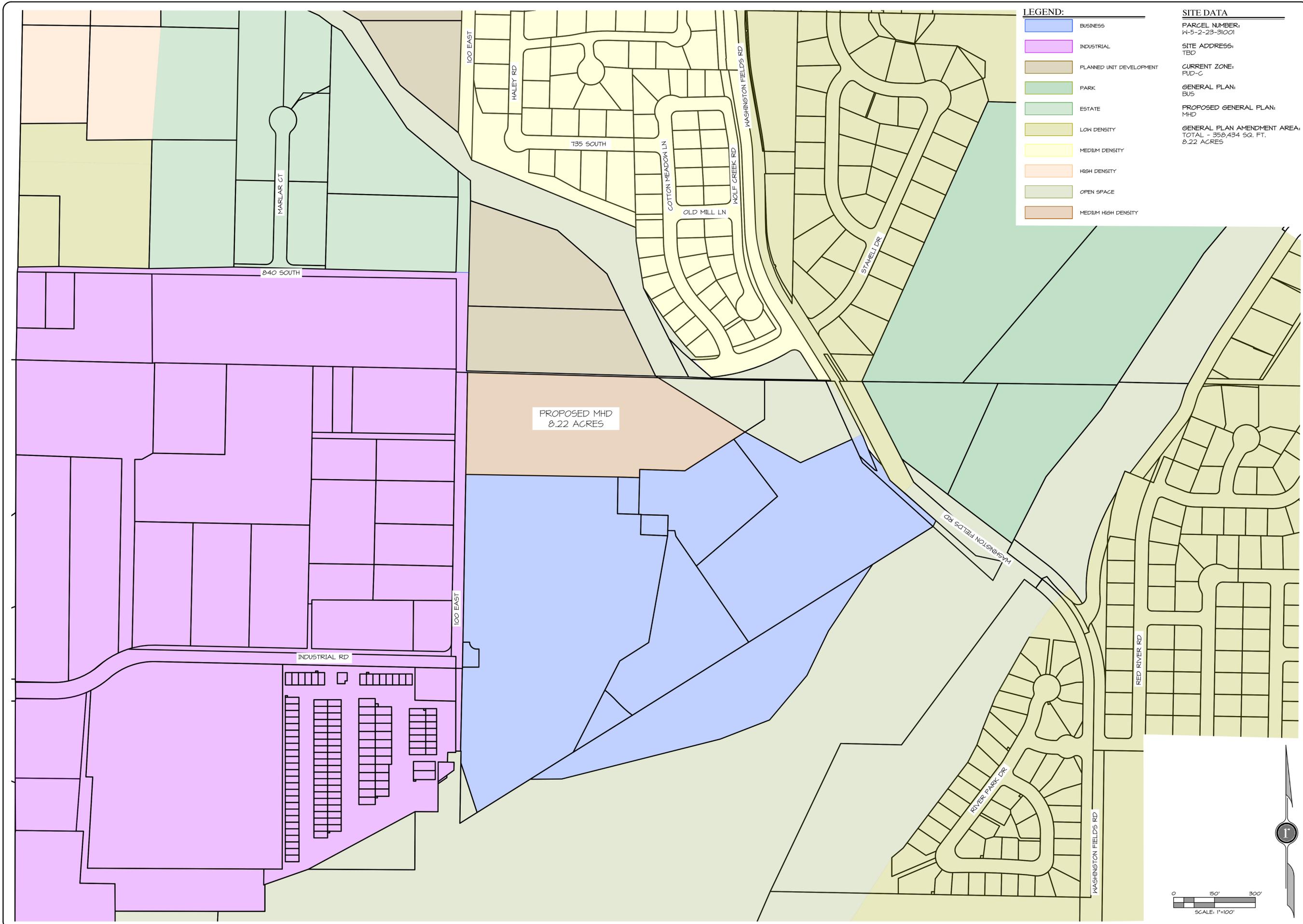
General Plan Map

Proposed MHD



Zoning Map





LEGEND:

Blue	BUSINESS
Purple	INDUSTRIAL
Tan	PLANNED UNIT DEVELOPMENT
Green	PARK
Light Green	ESTATE
Yellow	LOW DENSITY
Light Yellow	MEDIUM DENSITY
Orange	HIGH DENSITY
Grey	OPEN SPACE
Brown	MEDIUM HIGH DENSITY

SITE DATA

PARCEL NUMBER:
W-5-2-23-31001

SITE ADDRESS:
TBD

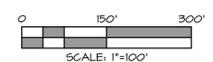
CURRENT ZONE:
PUD-C

GENERAL PLAN:
BUS

PROPOSED GENERAL PLAN:
MHD

GENERAL PLAN AMENDMENT AREA:
TOTAL - 350,434 SQ. FT.
8.22 ACRES

PROPOSED MHD
8.22 ACRES



DATE:	12/30/25
JOB NO.:	13644-25
DESIGNED BY:	TKH
CHECKED BY:	JWB
DWG.:	ZONE CHANGE
DATE:	
REVISIONS:	

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

352 East Riverside Drive, Suite A-2 St.
George, Utah 84798
Ph (435) 673-8800 • Fx (435) 673-8397
www.raai.com

GENERAL PLAN AMENDMENT
FOR
WASHINGTON TRUST FARM PROJECT
WASHINGTON
UTAH

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	March 18th, 2026
ACTION REQUESTED:	Z-26-05 - A request to rezone approximately 11.45 acres located at 400 West Merrill Road, from the current R-1-10 to a PUD-C zoning designation.
APPLICANT:	Nate Shaffer
OWNER:	Paul and Kathleen Hansen
ENGINEER:	Rick Meyer, Bush & Gudgell
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval to change the zoning of approximately 11.45 acres located at 400 West Merrill Road. The requested change is from the current zoning designation of R-1-10 to a proposed PUD-C. This particular location has a General Plan Land Use designation of NCOM.

The surrounding zoning is PUD-R to the north, unincorporated land to the east, R-1-15 and R-1-10 to the south and St George Commercially zoned property to the west. The zone change request is for the purpose of developing the site into a commercial development. The proposal shows a 15' foot landscape buffer along the south boundary to buffer existing residential and a 10' foot asphalt trail adjacent to Merrill road which is part of the larger master planned trail network.

The development is broken down into two different use lists with use list #1 encompassing 9.49 acres and being commercial type uses. Use list #2 encompasses 1.96 acres and is administrative professional type uses. The applicant has asked to defer the site layout and design plan at this time and fully understands they will need to submit these plans and gain zoning approval prior to any work beginning on the project.

Today's proposal is seeking approval to establish ingress / egress to the site along with the following use list:

Use List #1 (9.49 AC) broken down as follows +- 10%
<ul style="list-style-type: none"> - 20% Office - 30% Restaurant - 50% Retail
1 - Any permitted uses listed in use list #2 below which resemble AP type uses
2 - Restaurants
3 - Retail sale and/or rental of goods, merchandise conducted wholly within an enclosed building (inside sales only)
4 - One automobile vehicle lube services (not to exceed 0.70 acres)
5 - Recreation/entertainment facilities, not to include sexually oriented businesses
6 - Technical schools (indoor only). No auto mechanic related training
7 - Reception center and/or wedding chapel
8 - Auditoriums, conference rooms, museums, theaters and libraries
9 - Retail sales of goods and merchandise which may include display outside an enclosed building. Examples of intended uses include artwork, beauty shop, bookstore, clothing and florists
10 - Medical clinic

Use List #2 (1.96 AC)
1 - Administrative, executive, professional, medical and research offices
2 - Banking and other financial institutions
3 - Mobile food vendor, with a limit of no more than three (3) vendors at any given time

Recommendation

Staff recommends the Planning Commission recommended approval of Z-26-05, onto City Council, based on the following findings and conditions below.

Findings

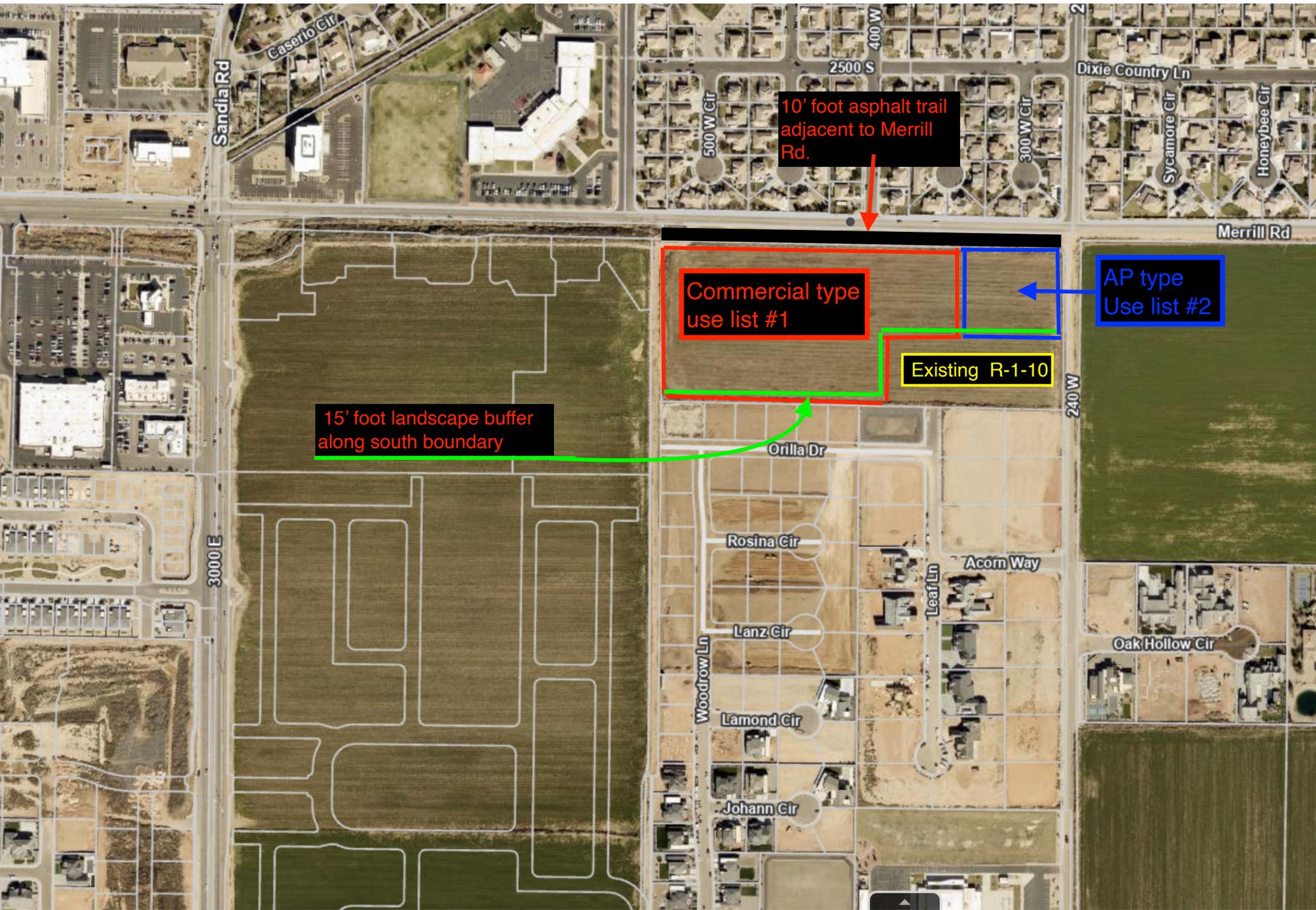
1. That the requested zoning conforms to the intent of the land use designation of the General

Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. Zoning designation, ingress/egress and use list approval only. The applicant is required to return through the zoning process to gain approval for the specific site layout and design.



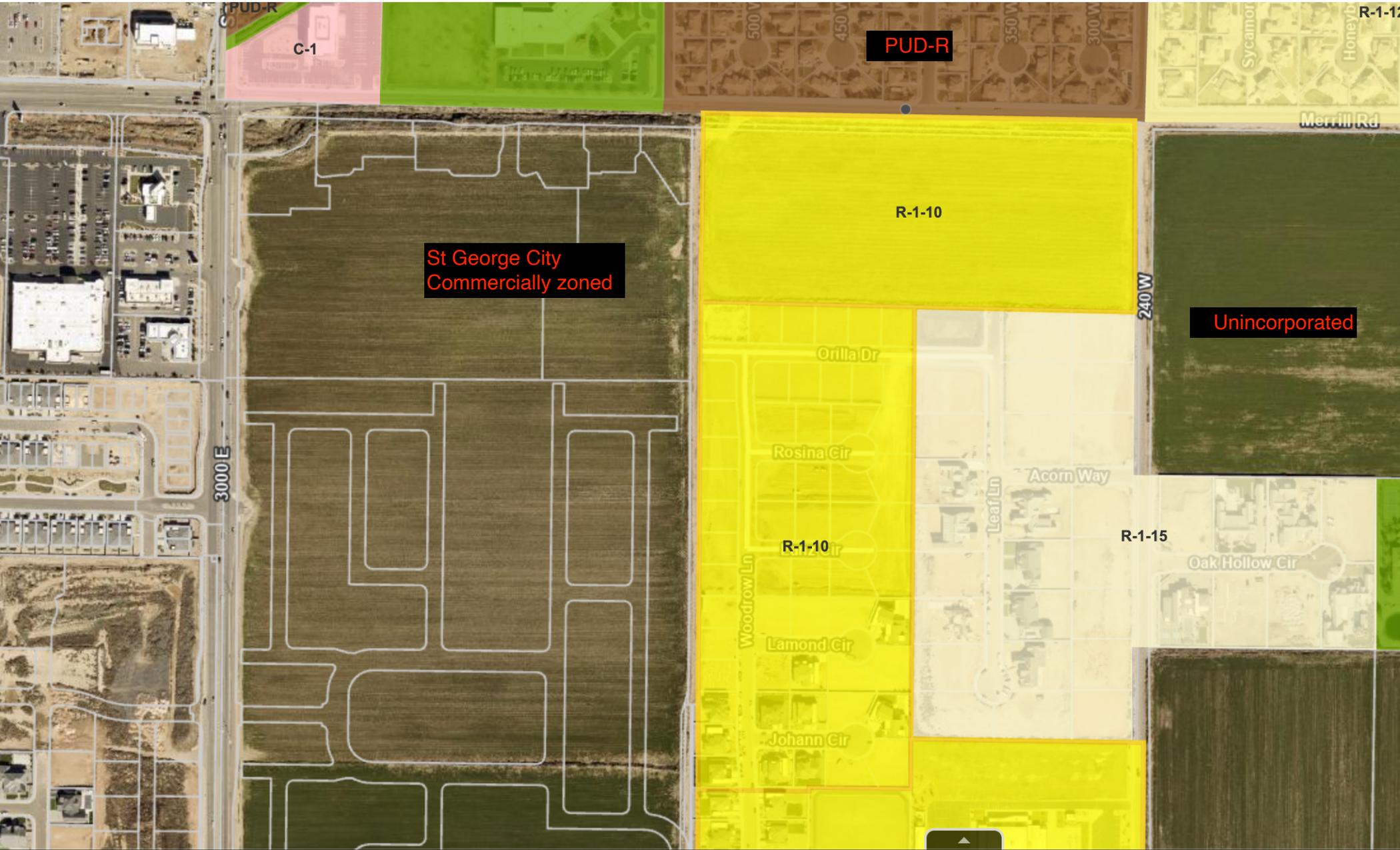
10' foot asphalt trail adjacent to Merrill Rd.

Commercial type use list #1

Existing R-1-10

15' foot landscape buffer along south boundary

AP type Use list #2



PUD-R

C-1

PUD-R

R-1-12

Merrill Rd

R-1-10

St George City
Commercially zoned

Unincorporated

240 W

3000 E

Orilla Dr

Rosina Cir

R-1-10

Acorn Way

R-1-15

Oak Hollow Cir

Woodrow Ln

Lamond Cir

Johann Cir

Leaf Ln

BOUNDARY DESCRIPTION PUD #1

PROPOSED PUD-C (USE LIST #1) 9.49 ACRE PARCEL:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100035730, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH WEST ALONG THE SECTION LINE 322.80 FEET AND SOUTH WEST 49.50 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH WEST 288.11 FEET, THENCE NORTH WEST 251.44 FEET, THENCE SOUTH WEST 205.44 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 WEST 684.81 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 EAST ALONG SAID

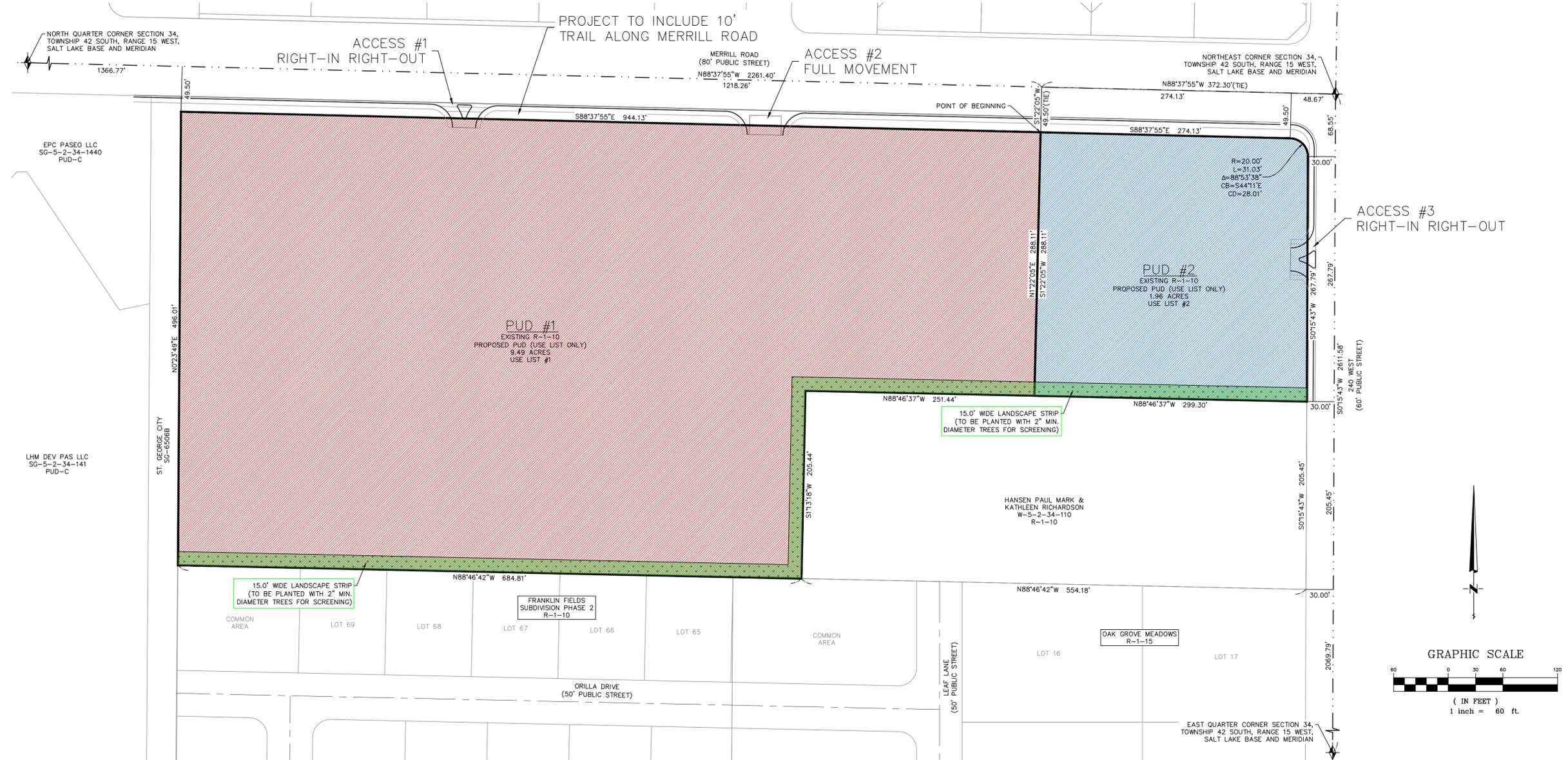
CONTAINING 413,425 SQUARE FEET OR 9.49 ACRES.

BOUNDARY DESCRIPTION PUD #2

PROPOSED PUD-C (USE LIST #2) 1.96 ACRE PARCEL:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100035730, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH WEST ALONG THE SECTION LINE 322.80 FEET AND SOUTH WEST 49.50 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID LINE THE FOLLOWING THREE COURSES: 1) SOUTH EAST 274.13 FEET, 2) SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH EAST A DISTANCE OF 28.01 FEET), CENTER POINT LIES SOUTH WEST THROUGH A CENTRAL ANGLE OF A DISTANCE OF 31.03 FEET, AND 3) SOUTH WEST 267.79 FEET, THENCE NORTH WEST 299.30 FEET, THENCE NORTH EAST 288.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 85,238 SQUARE FEET OR 1.96 ACRES.



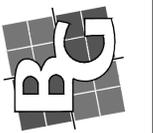
LEGEND

- EXISTING R-1-10 PROPOSED PUD-C = 9.49 ACRES (USE LIST 1)
- EXISTING R-1-10 PROPOSED PUD-C = 1.96 ACRES (USE LIST 2)

PROPOSED PUD (USE LIST ONLY) ZONE CHANGE

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: MAR 2026
DRAWN: BEW
APPROVED:
SCALE: 1" = 60'
JOB NO.: 241084

PROPOSED PUD (USE LIST ONLY)
ZONE CHANGE
LOCATED IN WASHINGTON UT, 84780

SHEET 1 OF 1 SHEETS
FILE: 241084



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

www.bushandgudgell.com

PUD-C Use List #1 (9.49 AC)

Permitted Uses: The following principal uses may be allowed in new or existing structures, which have received site development plan approval and have obtained occupancy review and approval from the zoning administrator:

1. Any permitted uses listed in PUD-C Use List #2 (see page 2 of this document).
2. Restaurants.
3. Retail sale and/or rental of goods, merchandise conducted wholly within an enclosed building (inside sales only).
4. One automobile vehicle lube services (not to exceed 0.70 acres).
5. Recreation/entertainment facilities, not to include sexually oriented businesses.
6. Technical schools (indoor only). No auto mechanic related training.
7. Reception center and/or wedding chapel.
8. Auditoriums, conference rooms, museums, theaters and libraries.
9. Retail sales of goods and merchandise which may include display outside an enclosed building. Examples of intended uses include artwork, beauty shop, bookstore, clothing and florist.
10. Medical clinic.

This site will have the following approximate percentages per type (+/- 10%):

20% Office

30% Restaurant

50% Retail



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

www.bushandgudgell.com

PUD-C Use List #2 (1.96 AC)

Permitted Uses: The following principal uses may be allowed in new or existing structures, which have received site development plan approval and have obtained occupancy review and approval from the zoning administrator:

1. Administrative, executive, professional, medical and research offices.
2. Banking and other financial institutions.
3. Mobile food vendor, with a limit of no more than three (3) vendors at any given time.