

Timestamp	This Comment is in Regard to:	Neighborhood - Washington Fields / Majestic Dr	Column 4
2/17/2026 16:41:54	Public Hearing: General Plan Amendment G-25-07-Antigua Way & George Washington Blvd	Washington Fields / Majestic Dr	Please do NOT approve this rezoning request. My family moved to our home on Majestic Drive in 2014, before a lot of the development in the area. At that time, I understood Antigua might be extended- into residential housing, VLD or LD. The city general plan (p19) "proposes gradual transitions...no more than 1 category higher or lower in density". I don't think that this proposal follows the city's guidelines. I also have concerns that the land seems to be reparcled to increase the density allowances by having more blocks of land. Page 6 of the city's plan says, " At the large scale-level, the General Plan describes how the community wants to grow, i.e. where the community wishes various land uses to take place and what the community wants to look like." I - and everyone I've spoken to - want the land between Majestic & George Washington Blvd and east of Antigua to be zoned VLD or LD. Definitely NOT commercial. There is plenty of land near the Parkway that is zoned for commercial. Thank you.
2/17/2026 16:52:09	Public Hearing: General Plan Amendment G-25-07-Antigua Way & George Washington Blvd	Washington Fields / Majestic Dr	I live in the Majestic neighborhood, and my understanding is that the City's General Plan did not designate this area for commercial use. I am concerned about the additional traffic this change would bring, as well as the potential impacts on safety, noise, and quality of life. For these reasons, I respectfully oppose the proposed land use change.
2/17/2026 0:00:00	Public Hearing: General Plan Amendment G-25-07-Antigua Way & George Washington Blvd	Washington Fields / Majestic Dr	Comment: These comments are in regards to General Plan Amendment G-25-07. When we purchased our home on Majestic Dr over seven years ago, I performed my due diligence and reviewed the Washington City General Plan as a source for anticipating the development of the land surrounding our home. This plan provided both generalized and detailed intentions for how our neighborhood would be developed in the future, and we purchased in part because of the anticipation that it would remain primarily a low density residential neighborhood as provided for in the plan. The General Plan calls for stages in density between existing homes and future development. It also calls for appropriate buffers between the density of residential neighborhoods and particularly the incorporation of commercial properties. The proposed amendment goes entirely against the established General Plan. Not only does it not provide sufficient buffers between existing low density and proposed commercial development, but it fails to take into account that the city already established neighborhood commercial development at the intersections of 3650 / SR-7 as well as 3650 / Washington Fields Road to serve the area. More importantly, the developer's submittal claims a larger area of neighborhood commercial was already approved in the existing General Plan in an effort to make the proposal seem less of an impact than it actually is. Page 32 of the General Plan does not show neighborhood commercial extending as far west as Antigua Lane or as far north as almost Rolling Rock Lane, yet the applicant claims in page 3 of their proposal that these areas have already been zoned as neighborhood commercial which they have not. In addition, the developer is not taking onto account the fact that their proposal to alter the zoning from low density residential to community commercial is completely against the obvious intended development for the area. Look at any current overhead image of the neighborhood homes between Majestic Drive and 3650 from Washington Fields to Sr-7; it is readily apparent that the land north of 3650 and directly east of Antigua Lane has always been intended for the continuation of low density residential development. The ENTIRE neighborhood east of Antigua is low density, and the road network connecting the neighborhood homes was designed and intended to accommodate this level of traffic. I have no issue with the development of neighborhood commercial property at the intersections of Sr-7 / 3650 and Washington Fields Road / 3650 as provided for in the General Plan. However, any expansion of this into community commercial that would butt up or intrude into the neighboring and already established low density residential neighborhoods north of 3650 would in fact cause irreparable negative impact to the existing neighborhoods and the quality of life of long standing residents. This area was intended to be developed in a matter consistent with the existing residential landscape. The local road network that would be directly connected to this proposed commercial expansion is not designed to accommodate the influx of greater commercial traffic without disturbing residents, and the homeowners who purchased and established their residences here did not do so with the intent of competing with the noise, traffic and commotion a community commercial development would bring right next to their homes or the homes of their neighbors. There are many open areas south of 3650 where commercial development can built to serve Washington City without damaging the established neighborhoods north of 3650 that in some cases have homes that have existed for over twenty years. If a developer wants to develop further commercial property, they should do so in accordance with the existing General Plan and respect the design and intent of the existing neighborhoods that were there before. Thank you for your time.
2/17/2026 0:00:00	Public Hearing: General Plan Amendment G-25-07-Antigua Way & George Washington Blvd	Washington Fields/Majestic	I completely understand the growth and wanting to change or build new things but we need to slow down. This is completely unacceptable to me. This is a neighborhood full of kids and families. My home rather seeing the pretty mountains and be beautiful sky I will be seeing whatever this Lance guy is wanting to do. Put it in an area that doesn't have HOMES and kids outside PLAYING right next to it. That's not the reason we bought the home we did. I do understand maybe at some point homes HOMES will be put behind us. We knew that when we bought the home. But not whatever he is wanting to do. It actually blows my mind with all this stuff everyone is wanting to do. If the city gives the green light for this myself and the majestic neighborhood and the neighborhood around majestic will be so disappointed with the city. Washington city talks about family and doing stuff for families. Please PLEASE do not allow this in the neighborhood. Remember that word. NEIGHBORHOOD. I live at 1472 Majestic Dr, Washington UT 84780.
2/17/2026 0:00:00	GPA-25-07	Washington Fields/Majestic	ATTN: Eldon and Members of the Washington City Council and Planning Commission: I am writing in opposition to General Plan Amendment G-25-07. This amendment proposes expanding commercial use north of 3650 and east of Antigua Lane into what the adopted General Plan designates as low-density residential. The Plan clearly establishes neighborhood commercial at the intersections of 3650/SR-7 and 3650/Washington Fields Road, with intended transitions and buffers between residential and commercial areas. Expanding community commercial beyond those areas—and directly adjacent to established neighborhoods between Majestic Drive and 3650 (including our home)—does not align with the Plan's stated framework and the intended use of the property when we purchased our home 5 years ago. While we understand plans evolve, the city has already rezoned several areas on the other side of our neighborhood for commercial use to build storage units and Star Nursery. Approving G-25-07 would contradict the City's long-standing low-density residential intent for the neighborhoods north of 3650 and continue a concerning pattern of amending the General Plan in ways that appear to favor developer requests over established community expectations. We respectfully urge you to deny General Plan Amendment G-25-07 and uphold the integrity of the General Plan. Sincerely, Kerry & Nate Boone

2/17/2026 0:00:00	GPA-25-07	Washington City Council and Planning Commission, I am writing as a resident of Galilee Way to formally oppose proposed General Plan Amendment G-25-07. Like many homeowners in this area, I relied on the Washington City General Plan when deciding to live here, with the clear expectation that the surrounding land would remain primarily low-density residential with appropriate transitions between neighborhoods and commercial development. The proposed amendment represents a significant departure from those expectations. Although my home is not directly adjacent to the proposed area, the impacts will extend into surrounding streets, including Galilee Way. Increased commercial activity and higher-density housing would inevitably create additional traffic, noise, and cut-through driving on residential roads that were designed for neighborhood use, not commercial circulation or dense residential flow. I strongly oppose introducing community commercial zoning or high-density condominium-style housing adjacent to existing neighborhoods. The character of this area has always been low-density residential, and expanding commercial uses further north of 3650 would undermine the stability and quality of life that residents invested in when they chose to live here. There are already designated commercial nodes along SR-7 and Washington Fields Road that appropriately serve the community without pushing commercial development deeper into established neighborhoods. Growth should respect both the intent of the General Plan and the expectations of long-term residents. I respectfully ask the Council and Planning Commission to deny Amendment G-25-07 and preserve low-density residential planning consistent with the surrounding area. Thank you for your time and consideration. Respectfully, Russell A. Hinton 1190 East Galilee Way Washington City, Utah
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