

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: June 3rd, 2026

ACTION REQUESTED: Z-26-11 - A request to rezone approximately 16.75 acres located at approximately 2335 East Washington Dam Road from the current OS to a proposed RA-½ zoning designation.

APPLICANT: Brandee Walker

OWNER: Kathleen Blake

ENGINEER: Civil Science

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 16.75 acres, located at approximately 2335 East Washington Dam Road. The requested change is from the current zoning of OS to a proposed RA-½ zoning designation. As shown in the exhibit, the zone change is to the outermost point of the flood zone. The remaining land that is in the flood zone and flood way will remain the Open Space zoning designation. If the proposed land is developed, primary access will be from Washington Dam road between 2275 East and 2359 East.

The General Plan Land Use designation for this area is Estate which supports the proposed zone change application. The surrounding zoning to this parcel is Open Space to the north, RA-½ to the east, RA-1 to the south and west and Open Space to the West. The purpose of this request is to develop the property into a residential development with the minimum lot size being ½ acre.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-26-11, 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.

Zone Change Narrative – Blake Properties

Parcels: W-4-2-19-4021 and W-4-2-19-403

Location: Approximately 2335 East Washington Dam Road, Washington, Utah

Total Acreage: 16.75 Acres

This request proposes a zone change for two partial parcels located at approximately 2335 East Washington Dam Road, adjacent to the Virgin River, identified as Washington County parcel numbers W-4-2-19-4021 and W-4-2-19-403. The total area included in the zone change is approximately 16.75 acres.

The subject properties are currently zoned **Open Space (OS)**. The applicant is requesting a zone change to **RA-1/2 (Residential Agricultural, ½-acre minimum lot size)** to allow for low-density residential development consistent with the surrounding area.

The proposed RA-1/2 zoning is compatible and harmonious with adjacent and nearby properties, which include similar residential and agricultural-residential uses. The transition from Open Space to RA-1/2 represents a logical extension of existing land use patterns in the vicinity and supports orderly growth.

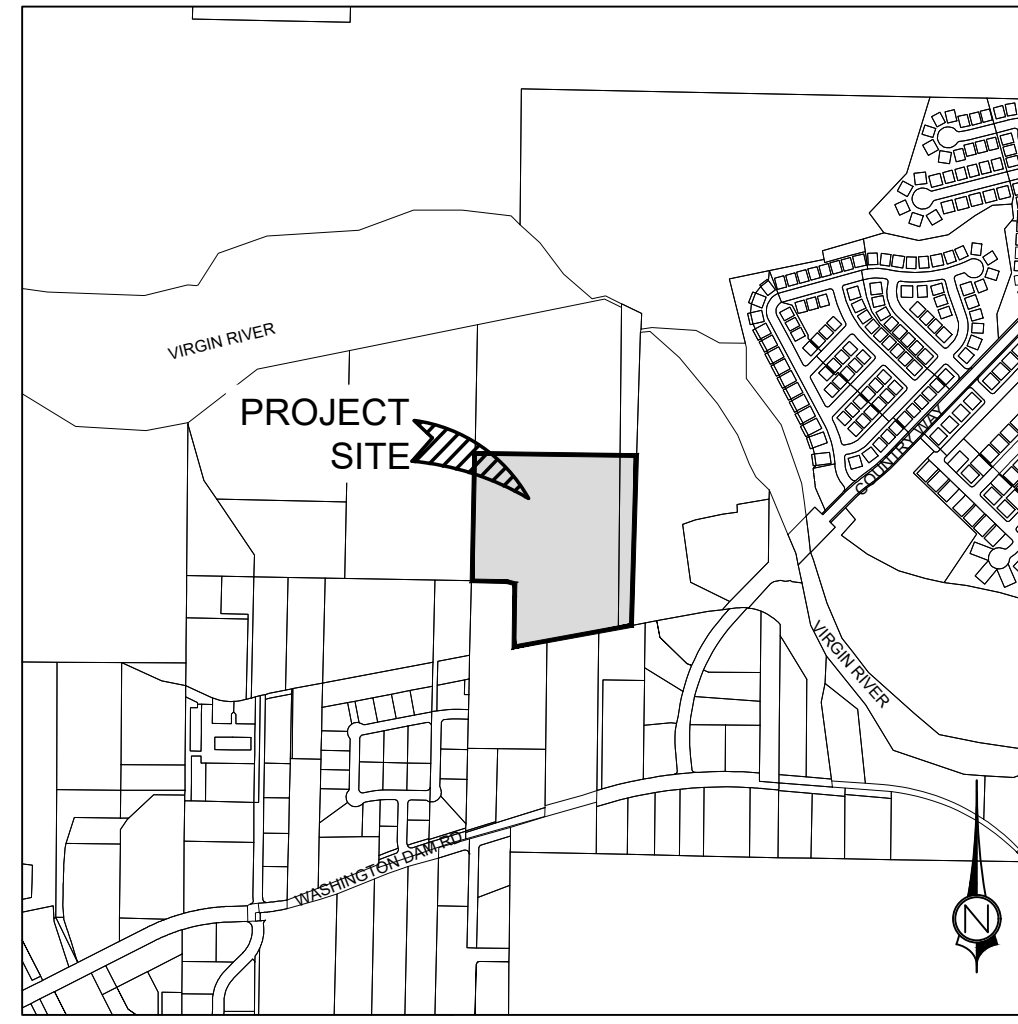
The boundaries of the proposed zone change have been carefully defined to align with the FEMA Flood Hazard Area boundary associated with the Virgin River. This approach ensures that areas subject to higher flood risk remain outside of the proposed residential zoning, promoting public safety and responsible land use planning. (See attached FEMA map)

Overall, the requested zone change is consistent with the character of the surrounding area, respects environmental constraints, and supports planned residential development at an appropriate density.

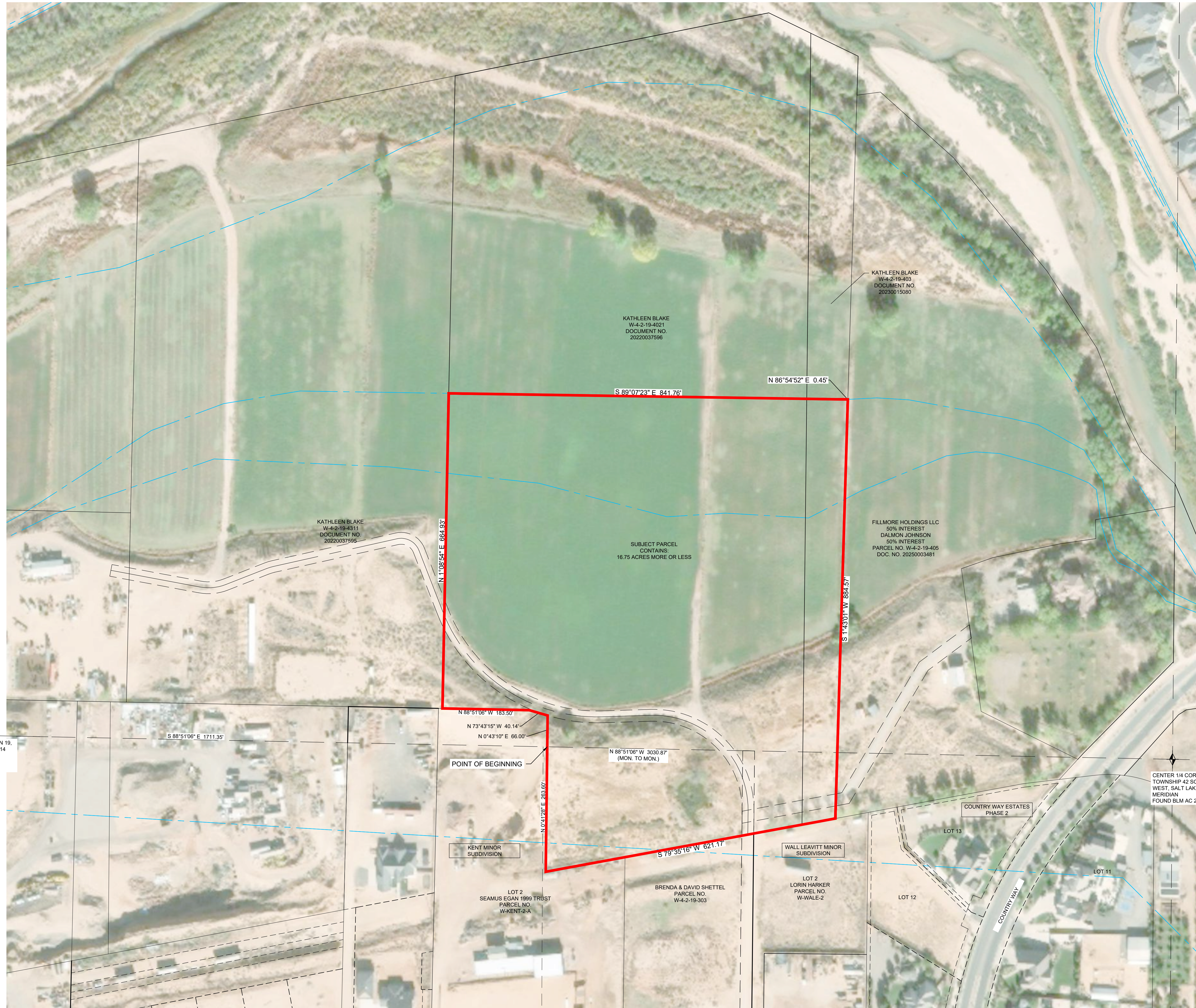
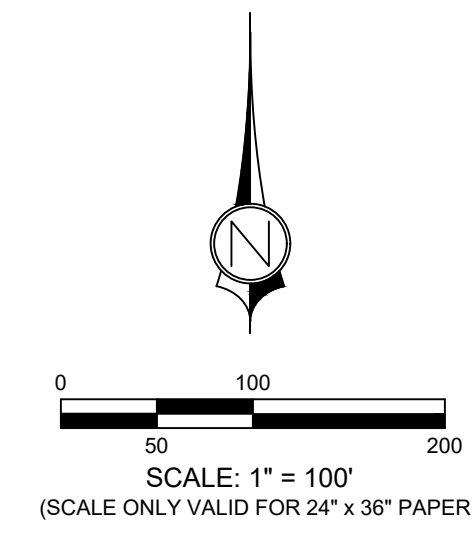


Remain Open
Space Designation

Proposed RA-1/2
Zoning
Designation



VICINITY MAP
(1" = 1000')



WEST 1/4 CORNER OF SECTION 19,
TOWNSHIP 42 SOUTH, RANGE 14
WEST, SALT LAKE BASE AND
MERIDIAN
FOUND BLM BRASS CAP 1978

379.61'

EAST 1/4 CORNER OF SECTION 24,
TOWNSHIP 42 SOUTH,
RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BLM BRASS CAP 1973

S 0° 28' 20" W 2648.86'
RANGE 15 WEST
RANGE 14 WEST

2288.95'

SOUTHWEST CORNER OF SECTION 19,
TOWNSHIP 42 SOUTH, RANGE 14
WEST, SALT LAKE BASE AND MERIDIAN
FOUND ALLIANCE BRASS CAP 2025

1453 S. DYME DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



ZONE CHANGE EXHIBIT B
PARCELS NO. W-4-2-19-403 & W-4-2-19-4021
LOCATED IN
WASHINGTON, UTAH

PROJ. #: FF26136
DRAWN BY: JRM
DATED: 05/04/2026
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 100'

SHEET	1
OF	1

General Plan

EST

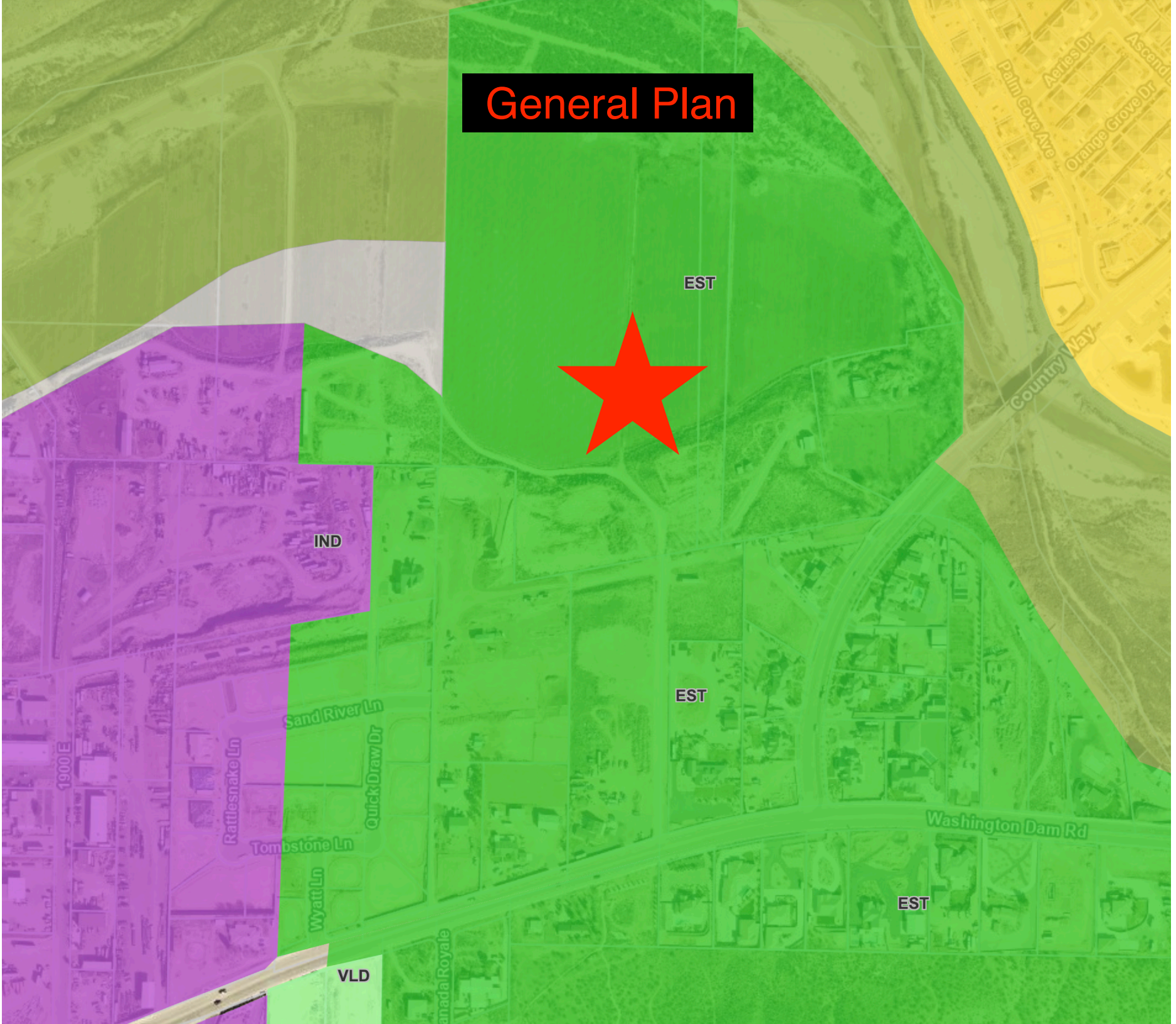


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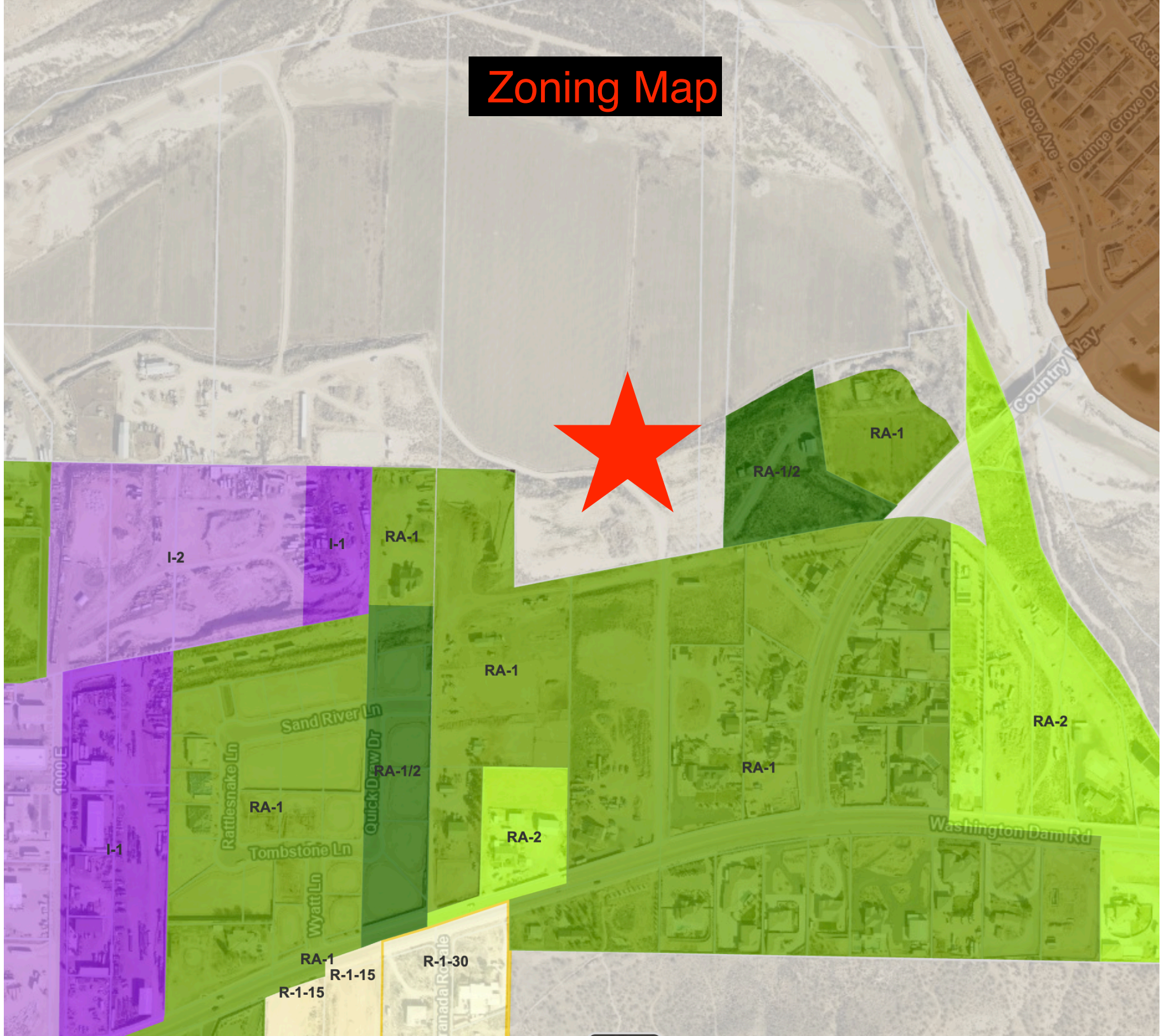
EST

EST

VLD



Zoning Map



I-2

I-1

RA-1

RA-1/2

RA-1

RA-1

RA-2

19000 E

RA-1

RA-1/2

RA-1

RA-2

I-1

Tombstone Ln

Rattlesnake Ln

Wyatt Ln

RA-1

R-1-15

R-1-15

R-1-30

Canada Road

County Way

Palm Cove Ave

Aeris Dr

Orange Grove Dr

Asca

Washington Dam Rd

National Flood Hazard Layer FIRMMette



113°28'33"W 37°7'31"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile	Future Conditions 1% Annual Chance Flood Hazard	Area with Reduced Flood Risk due to Levee. See Notes.	Area with Flood Risk due to Levee

OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard	Effective LOMRs

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

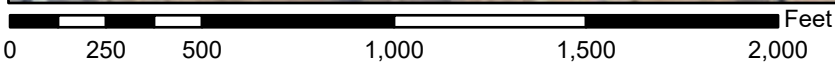
MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/4/2026 at 6:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

113°27'56"W 37°7'2"N

Basemap Imagery Source: USGS National Map 2023