Washington City
Where Dixie Began

Washington City Council
Regular Meeting Agenda
July 22, 2026

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, July 22, 2026 at 6:00 P.M.** hosted at Washington City Hall located at 111 North 100 East, Washington, Utah The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

Invocation
Pledge of Allegiance

1. **APPROVAL OF AGENDA**

2. **ANNOUNCEMENTS**

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

4. **CONSENT AGENDA**

    a. APPROVAL OF MINUTES

        i. Consideration to approve the minutes from the City Council Meeting of 07/08/26.

5. **AWARD OF BID**

    a. Consideration to award the bid for the Telegraph Street Asphalt Repair Project to Staker Parson / Western Rock Products in the amount of $624,165.00.

6. **CONDITIONAL USE PERMITS**

    a. Consideration to approve Conditional Use Permit C-26-05 commercial development located at 912 West Red Cliffs Drive. Applicant: Greens Development

    b. Consideration to approve Conditional Use Permit C-26-06 multi-tenant commercial building located at 1309 East Twin Rock Cv. Applicant: Braden Hancock

7. **ORDINANCES**

    a. Consideration to approve an Ordinance for General Plan Amendment G-26-02 from LD to NCOM located at 362 West 3650 South. Applicant:

Michael Welker

b. Consideration to approve an Ordinance for Zone Change Z-26-13 from R-1-12 to AP located at 362 W 3650 South. Applicant: Michael Welker

8. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

9. CITY MANAGER REPORT

10. CLOSED SESSION

a. Purchase, exchange, or lease of property;
b. Pending or potential litigation;
c. Character or professional competence of an individual.

11. ADJOURNMENT

POSTED this 16th day of July 2026
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

Telegraph Asphalt Repair
Briefing Document

Description: Award of Bid for Telegraph Street Asphalt Repair.

Presenter: Andy Stevens

Submitted By: Andy Stevens

Recommendation: Approval of the low bid to Staker Parson / Western Rock Products for the amount of $624,165.00.

Background Information: On July 14th at 2:00 p.m bids were opened publicly and read aloud at the public works building, We received 4 bids for the project. This bid price is significantly less than the engineers estimate and staff recommends awarding the bid to Staker Parson / Western Rock Products. (see attached bid tab)
Public Works has noticed some rutting issues in the travel lanes of Telegraph Street during the recent road assessment. This project is the first of a multi year plan to address the issue. This project consists of milling two inches of asphalt in the East bound travel lanes from 300 East to Highland Parkway. After the milling process two inches of highly modified hot mix asphalt will be placed. Additionally all of the manholes and water valves will be adjusted to grade and new striping will be installed. With the good pricing of this projects Public Works is looking to increase the quantities and extend the project.

Fiscal Impact: Street Maintenance

Impacted Fund: Street Maintenance

WASHINGTON CITY
TELEGRAPH STREET ASPHALT REPAIR
BID TAB - JULY 14, 2026

				Engineer's Estimate		Staker & P / Western		Suncore		IRP		BHI	
Item #	**Item**	**Quantity**	**Units**	**Unit Price**	**Price**	**Unit Price**	**Price**	**Unit Price**	**Price**	**Unit Price**	**Price**	**Unit Price**	**Price**
1	MOBILIZATION & DEMOBILIZATION	1	LS	$70,000.00	$70,000.00	$12,500.00	$12,500.00	$36,200.00	$36,200.00	$16,225.60	$16,225.60	$32,750.00	$32,750.00
2	TRAFFIC CONTROL	1	LS	$45,000.00	$45,000.00	$24,400.00	$24,400.00	$31,000.00	$31,000.00	$19,187.01	$19,187.01	$33,000.00	$33,000.00
3	ROTOMILLING – 2 INCH	31,000	SQ YD	$3.50	$108,500.00	$1.65	$51,150.00	$1.80	$55,800.00	$2.13	$66,030.00	$2.20	$68,200.00
4	SOFT SPOT REPAIR	3,000	SQ FT	$6.00	$18,000.00	$11.00	$33,000.00	$4.25	$12,750.00	$5.34	$16,020.00	$2.15	$6,450.00
5	RECONSTRUCT MANHOLE	10	EACH	$1,750.00	$17,500.00	$765.00	$7,650.00	$950.00	$9,500.00	$875.00	$8,750.00	$800.00	$8,000.00
6	RECONSTRUCT VALVE BOX	24	EACH	$1,500.00	$36,000.00	$530.00	$12,720.00	$650.00	$15,600.00	$612.50	$14,700.00	$560.00	$13,440.00
7	UDOT HMHMA – 1/2 INCH	3,700	TON	$130.00	$481,000.00	$119.00	$440,300.00	$116.00	$429,200.00	$124.08	$459,096.00	$135.00	$499,500.00
8	EMULSIFIED ASPHALT (TACK)	25	TON	$800.00	$20,000.00	$533.00	$13,325.00	$750.00	$18,750.00	$467.71	$11,692.75	$750.00	$18,750.00
9	CONVENTIONAL LONGITUDINAL RUMBLE STRIP – ASPHALT	4,550	FEET	$3.00	$13,650.00	$1.90	$8,645.00	$1.80	$8,190.00	$2.41	$10,965.50	$1.60	$7,280.00
10	PAVEMENT MARKING PAINT (TWO APPLICATIONS)	300	GAL	$75.00	$22,500.00	$57.00	$17,100.00	$66.50	$19,950.00	$65.77	$19,731.00	$40.00	$12,000.00
11	PAVEMENT MESSAGE (STOP LINE, CROSSWALKS – 12 INCH)	375	FEET	$10.00	$3,750.00	$9.00	$3,375.00	$10.50	$3,937.50	$10.33	$3,873.75	$1.60	$600.00
			TOTAL BID		**$835,900.00**		**$624,165.00**		**$640,877.50**		**$646,271.61**		**$699,970.00**

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	July 22, 2026
ACTION REQUESTED:	C-26-05 - Request for a Conditional Use Permit to redevelop the commercial property located at 910 & 912 west Red Cliffs Drive
APPLICANT:	Adam Corral - GPK Investments
ENGINEER:	Rick Meyer - Bush and Gudgell
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions onto City Council

---

Background

The applicant is requesting approval of a Conditional Use Permit to redevelop the commercial property located at 910 and 912 west Red Cliffs Drive. This site is approximately 1.98 acres in size and currently zoned C-2. The surrounding zoning is OS (I-15) to the north and C-2 to the east, south, and west.

The applicant has submitted a demolition permit (which has been approved) to remove the existing Quality Inn. The applicant is proposing two new retail buildings and one new restaurant building. These uses are permitted in the C-2 zoning designation; however, buildings larger than 5,000 sq. ft require conditional use permit approval. As shown on the site plan, the larger retail building is situated on the north, east corner of the site and is 13,506 square feet. This building is 26 feet tall and includes building segmentation along with a variety of exterior colors (tan, grey, black and red). This building meets the required 20 foot street side and 10 foot side property line setback.

The proposed 3,000 sq. ft. restaurant and 3,100 sq. ft. retail building are shown adjacent to Red Cliffs Drive. These buildings are approximately 27’ feet tall, include building segmentation and were designed to match the existing development on the corner of Red Cliffs Drive and Green Springs Drive to create a cohesive look and feel with the existing businesses.

The required setback adjacent to Red Cliffs Drive is 20’ feet. The applicant is encroaching this setback which will need to be approved by the City Council. The property line is angled at this location with the closest part of the building being 11’ feet from the back of sidewalk (5’ ft to property line) and 16’ feet 5” inches to the farthest property line. The required side yard setback is 10’ feet and the proposal is asking for this to be 0’ feet. This setback will need to be approved by the City Council. Staff understands the need for the proposed setbacks and supports this

request.

The proposed buildings require a total of 87 parking spaces. The proposal is providing 117 parking spaces 16 of which are for compact cars. The proposed parking is providing an excess of 30 parking spaces. The applicant is working on, and will be required to provide, a shared access agreement from the proposed development through parcel W-RCCS-3 which is where Costa Vida is located. This will allow better vehicular access from Red Cliffs Drive to the proposed development.

Recommendation

On July 15th, 2026, the Planning Commission reviewed this request and unanimously recommended approval of C-26-05, as shown in the exhibits, with the findings and conditions as outlined below.

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes including, but not limited to, the building and fire codes of washington city.

2. The development of the site shall comply with the development as approved in the exhibits provided along with the development standards found in the C-2 zoning designation.

3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.

5. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of

a Certificate of Occupancy.

6. Any roof mounted equipment will be screened from Red Cliffs Drive and Green Springs Drive.

7. All signage shall be in accordance with the adopted city codes regulating signage.

8. Any exterior lighting will be directed inward to the property.

9. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.

10. A final landscape plan will be submitted for staff review and approval prior to work being done on site.

11. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site. The applicant shall work closely with public works regarding the civil improvements for this development to ensure services are adequate and meet city requirements.

12. Proposed buildings shall not encroach any of the existing utility easements. The existing gas easement shall be vacated prior to issuing the restaurant building permit.

13. The applicant is required to provide a shared access agreement from the proposed development through parcel W-RCCS-3 prior to issuing the first building permit.

14. The setbacks are approved as shown on the plan.

July 15th, 2026 Planning Commission Minutes
https://youtube.com/live/7p5bi98pGeY?t=270

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Davis made a motion to recommend approval to City Council Conditional Use Permit C-26-05 with the findings and conditions of staff. Commissioner Ure seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Davis	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Ure	Aye

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

Eldon Gibb
Director: Community Development
Washington City Planning and Zoning
Washington City, UT

June 15, 2026

RE: Greens Spring Square Conditional Use Permit

Dear Mr. Gibb,

The purpose of this application is to obtain a conditional use permit for the proposed Greens Spring Square project. The applicant desires to remove the existing Quality Inn hotel and construct a 13,500 sq ft retail building at the northeast corner of the site and two new buildings between the Costa Vida and Starbucks. One of these buildings will be a 3,000 sq ft restaurant and the other will be a 3,100 sq ft retail building. All businesses in this development have cross parking rights. We believe this project will be a great asset to the city. Your consideration of this request is greatly appreciated.

Sincerely,

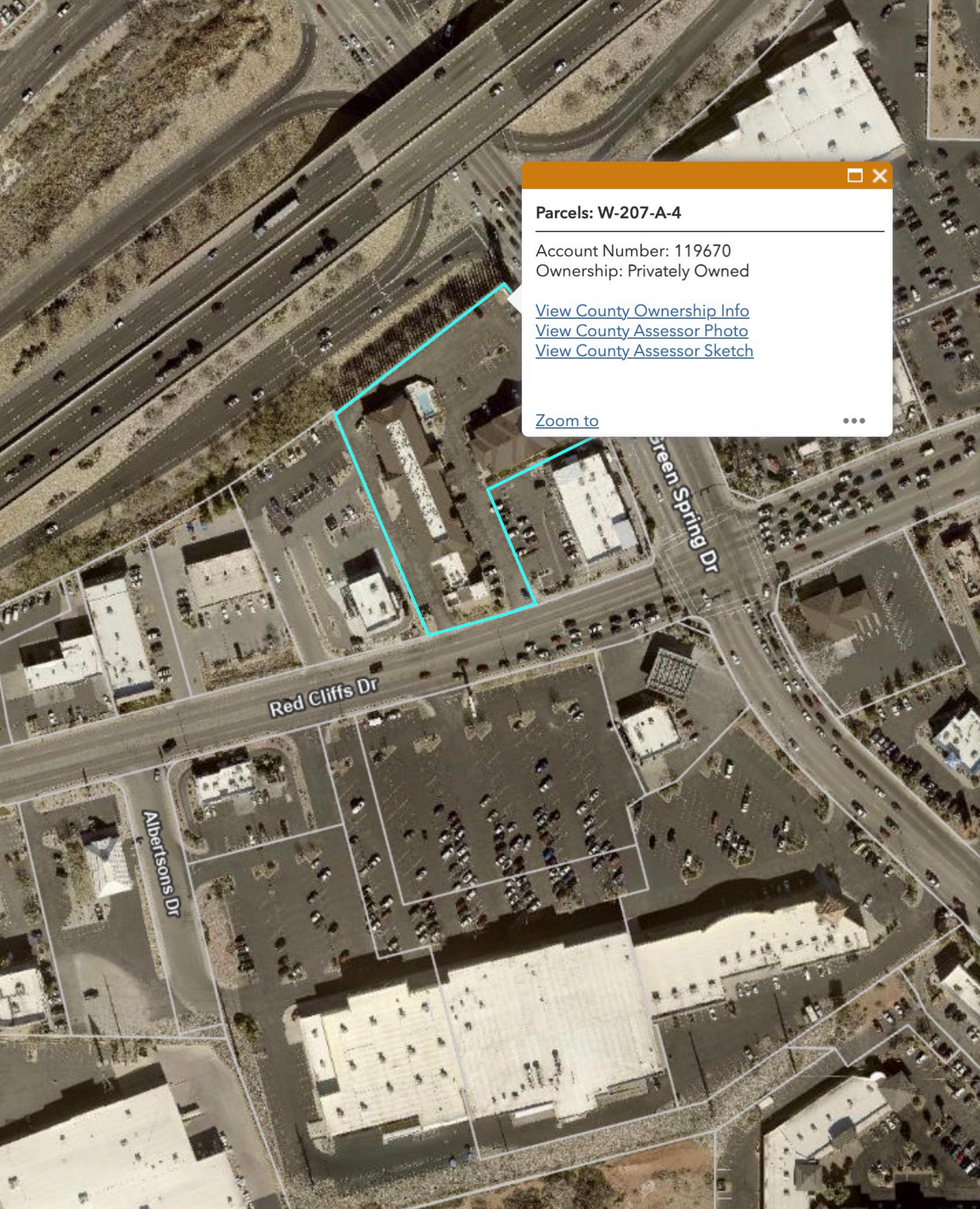
Rick Meyer, PE
Project Manager
Bush & Gudgell, Inc.

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD: C-26-05 - Green Spring Square
912 W Red Cliffs Dr

Community Development	Reviewed. OK to move forward. The applicant is asking for setback relief adjacent to Red Cliffs and the interior property line which staff supports. See staff report for details	
Planning	Review, Ok to Continue	
Public Works	Reviewed - Corrections for labeling existing easements and noting the abandonment of easements addressed. The utilities and access as shown are acceptable for the CUP but will require revisions in order for the civil construction drawings to be approved.	
Engineer	The "Restaurant 3,000 SF" Building is sitting on the existing 16' Gas Easement. No structures can sit on top of an easement. This will need to be resolved. I am assuming there is an access easement/agreement with all of the businesses (existing & proposed). This will need to happen or reference some documentation of this. Also, make sure that the plants behind the new retail and restaurant buildings don't present a sight distance problem.	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Washington Power	Approved for the conditional use requested. There appears to be conflicts with existing power facilities that will need to be addressed during the site & building permitting process.	
Economic Dev	Reviewed. No concerns. Staff supports the proposed commercial redevelopment of this site. The project represents a significant private investment within Washington City's largest regional trade area and will contribute to the continued revitalization and long-term economic vitality of the corridor.	


Parcels: W-207-A-4
Account Number: 119670
Ownership: Privately Owned
View County Ownership Info
View County Assessor Photo
View County Assessor Sketch
Zoom to
Green Spring Dr
Red Cliffs Dr
Albertsons Dr

B&G PROJECT NUMBER 261105

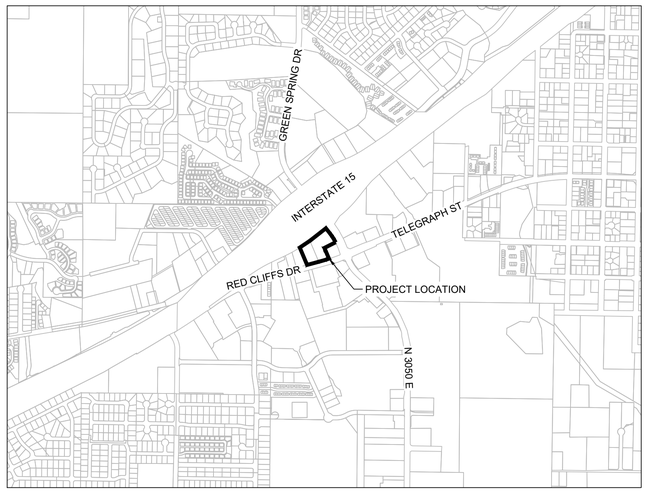
GREENS SPRING SQUARE

CONDITIONAL USE PERMIT

LOCATED IN WASHINGTON, UTAH

SECTION 15, T 42 S, R 15 W, SLB&M

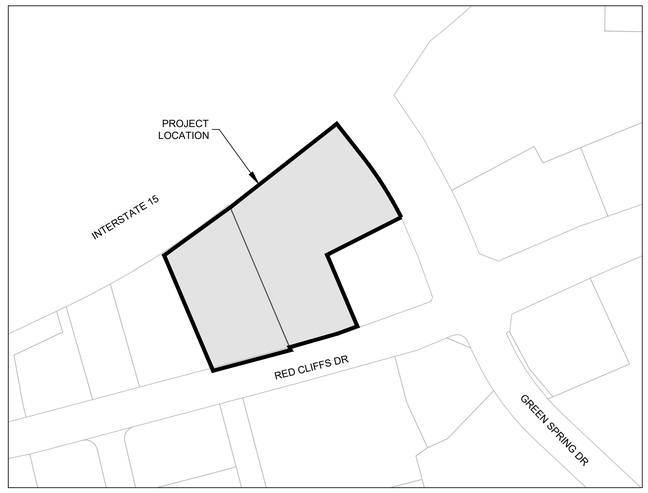
PARCEL # W-207-A-4



VICINITY MAP

N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C01	COVER SHEET
C02	SITE PLAN
C03	GRADING & DRAINAGE PLAN
C04	SEWER POWER WATER PLAN
C05	JUC PLAN
C06	LANDSCAPE PLAN



PROJECT MAP

N.T.S.

GENERAL NOTES

1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
2) ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
5) 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 SERVICE INSPECTORS.
6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

1) APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
2) PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
3) APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
4) OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1) WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
2) INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

JUNE 2026

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle #4

St. George, Utah 84770

Phone (435) 673-2337

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

Call before you Dig

1-800-662-4111

BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER

GREENS GROUP
14252 CULVER DRIVE, A-358
IRVINE, CALIFORNIA 92604
949-829-4907 - OFFICE
DEVELOPMENT@GREENS.COM

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
06/24/2026
STATE OF UTAH

No.	Date	By	Revision

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: JUNE 2026
DRAWN: MG
APPROVED: RM
SCALE: NTS
JOB NO. 261105

COVER SHEET
GREENS SPRING SQUARE
LOCATED IN WASHINGTON, UTAH

SHEET 1 OF 6 SHEETS

FILE: 261105

X:\261000-261999\261105 - trader joes\Drawings\conditional use permit\261105 - Cover & Site.dwg



KEY NOTES

1. PROJECT BOUNDARY
2. PROPOSED ASPHALT
3. EXISTING ASPHALT
4. SAWCUT EXISTING ASPHALT
5. PROPOSED CONCRETE SIDEWALK
6. PROPOSED 6" CONCRETE CURB
7. PROPOSED HB30-7 CURB & GUTTER
8. PROPOSED ADA RAMP
9. PROPOSED TRASH ENCLOSURE

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING FENCING
- EXISTING OVER HEAD POWER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- STOP / STREET SIGN
- DRAINAGE FLOW DIRECTION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING

PROJECT INFORMATION

GENERAL PLAN	RCOM
ZONING	C-2
PROJECT AREA	1.98 AC (86,239 SQ FT)
BUILDING FOOTPRINT AREA	22,846 SQ. FT. (16.9%)
TOTAL PARKING REQUIRED	COSTA VIDA = 40 STARBUCKS = 37 RESTAURANT = 20 RETAIL = 13 RETAIL = 54 TOTAL REQUIRED = 164
PROPOSED PARKING	219
ADA PARKING REQUIRED	7
ADA PARKING PROVIDED	8
PROPOSED PARKING LANDSCAPE AREA	TOTAL REQUIRED = 3,429 SQ. FT. (5.00%) TOTAL PROVIDED = 3,927 SQ. FT. (5.73%)
PROPOSED SITE LANDSCAPE AREA	TOTAL REQUIRED = 6,755 SQ. FT. (5.00%) TOTAL PROVIDED = 10,557 SQ. FT. (12.24%)

NOTE: AN ACCESS EASEMENT ACROSS PARCEL W-RCCS-3 WILL BE GRANTED TO PARCEL W-207-A-4 EITHER BY AMENDED PLAT OR SEPARATE DOCUMENT

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER

GREENS GROUP
14252 CULVER DRIVE, A-358
IRVINE, CALIFORNIA 92604
949-829-4907 - OFFICE
DEVELOPMENT@GREENS.COM

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
06/24/2026
STATE OF UTAH

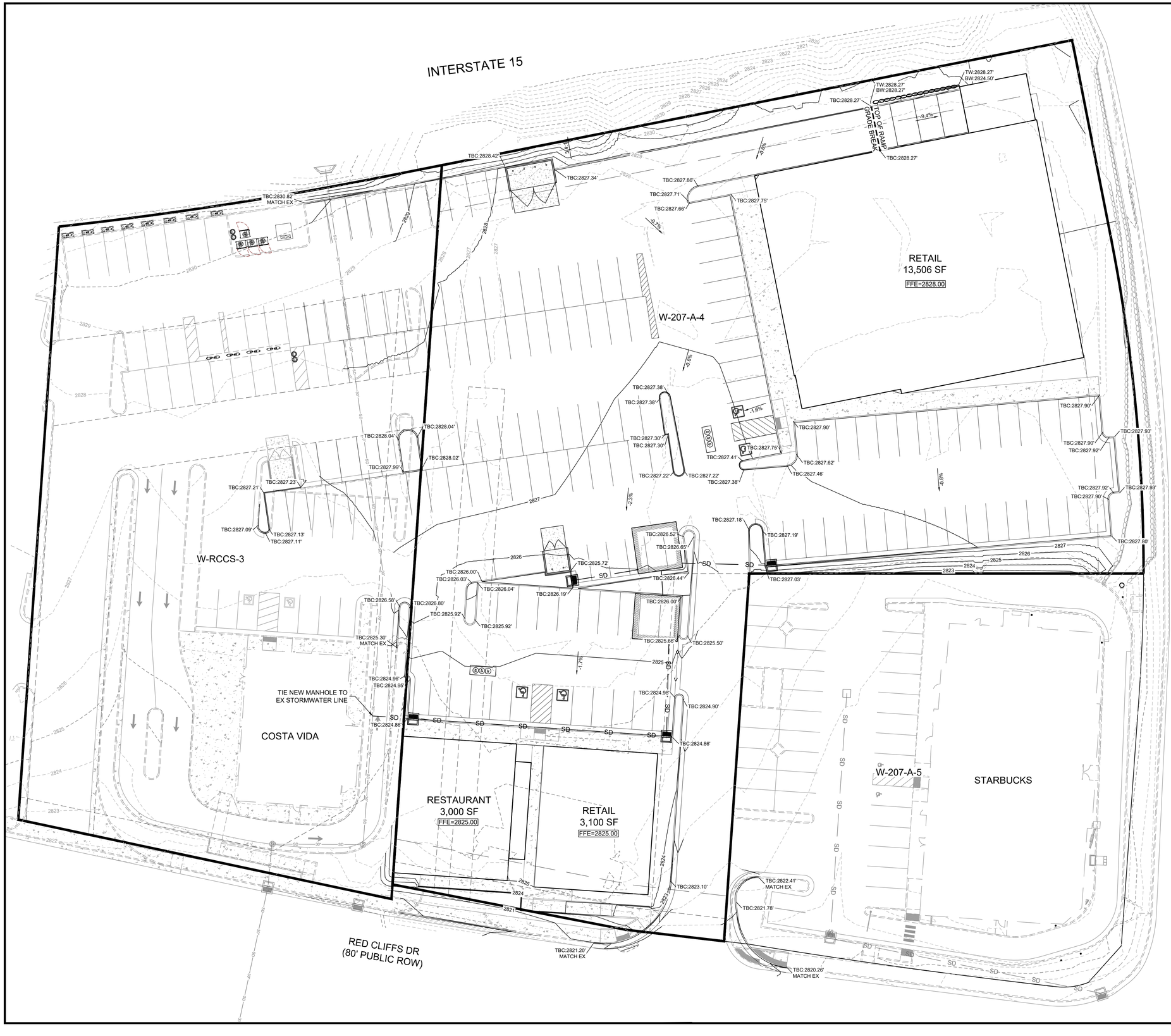
No.	Date	By	Revision

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: JUNE 2026
DRAWN: MG
APPROVED: RM
SCALE: 1" = 20'
JOB NO. 261105

SITE PLAN
GREENS SPRING SQUARE
LOCATED IN WASHINGTON, UTAH

SHEET 2 OF 6 SHEETS
FILE: 261105



APPROXIMATELY **840** CU.YD. OF CUT **1060** CU.YD. OF FILL AND **220** CU.YD. OF **IMPORT** MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WASHINGTON CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, 1994 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER

GREENS GROUP
14252 CULVER DRIVE, A-358
IRVINE, CALIFORNIA 92604
949-829-4907 - OFFICE
DEVELOPMENT@GREENS.COM

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
06/24/2026
STATE OF UTAH

No.	Date	By	Revision

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: JUNE 2026 | DRAWN: MG | APPROVED: RM | SCALE: 1" = 20' | JOB NO. 261105

GRADING & DRAINAGE PLAN
GREENS SPRING SQUARE
LOCATED IN WASHINGTON, UTAH

SHEET 3 OF 6 SHEETS
FILE: 261105

LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING FENCING
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING JUC TRENCH
- PROPOSED JUC TRENCH
- EXISTING POWER LINE
- PROPOSED POWER LINE
- STOP / STREET SIGN

PROPOSED FIRE HYDRANT

RETAIL
13,506 SF

W-207-A-4

PROPOSED GREASE INTERCEPTOR

104 LF 6" SEWER LATERAL

TIE TO EXISTING WATER LINE

W-RCCS-3

INSTALL NEW VALVE CLUSTER ON EXISTING WATER LINE

INV: 2814.94

INV: 2814.88

93.83 L.F. 8" SDR 35 @ 0.83%

60" SSMH #1 9.87 VF
RIM = 2824.87
(NE)8" INV OUT = 2815.00

10.00 L.F. 8" SDR 35 @ 0.61%

PROPOSED GREASE INTERCEPTOR

60" SSMH #2 10.22 VF
RIM = 2824.32
(SW)8" INV IN = 2814.10
(SE)8" INV OUT = 2814.10

COSTA VIDA

RESTAURANT
3,000 SF

7.0'
PATIO
0.5'

RETAIL
3,100 SF

95.95 L.F. 8" SDR 35 @ 0.71%

W-207-A-5

STARBUCKS

60" SSMH #3 8.42 VF
RIM = 2821.84
(NW)8" INV IN = 2813.42
(SW)8" INV OUT = 2813.42

32.78 L.F. 8" SDR 35 @ 0.76%

RED CLIFFS DR
(80' PUBLIC ROW)

60" SSMH #4 3.52 VF
RIM = 2816.69
(NE)8" INV IN = 2813.17

TIE TO EXISTING SEWER AND
INSTALL NEW MANHOLE

EXISTING FIRE HYDRANT

GREEN SPRING DR
(120' PUBLIC ROW)

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER

GREENS GROUP
14252 CULVER DRIVE, A-358
IRVINE, CALIFORNIA 92604
949-829-4907 - OFFICE
DEVELOPMENT@GREENS.COM

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
06/24/2026
STATE OF UTAH

No.	Date	By	Revision

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

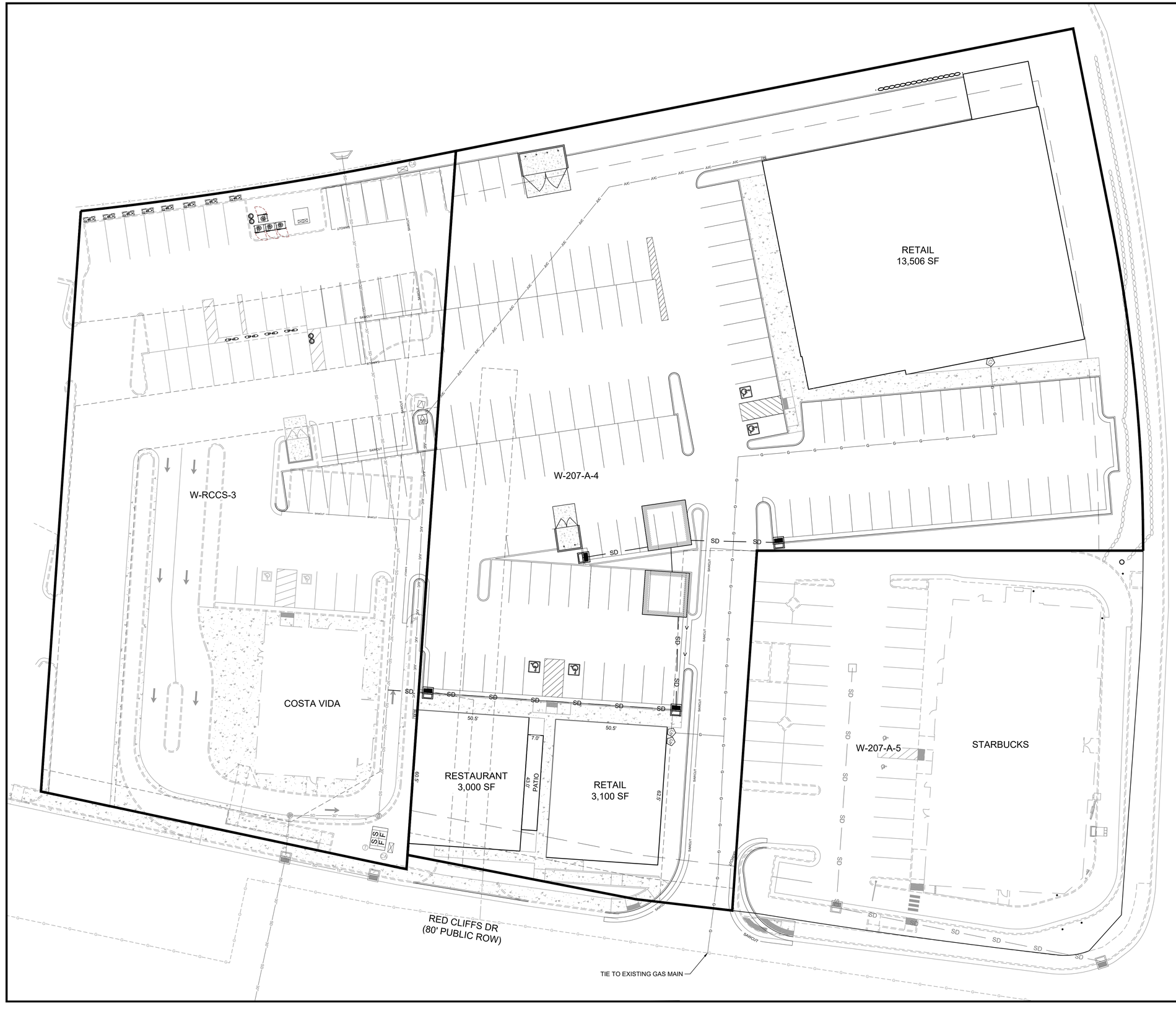
DATE: JUNE 2026
DRAWN: MG
APPROVED: RM
SCALE: 1" = 20'
JOB NO. 261105

SEWER POWER WATER PLAN

GREENS SPRING SQUARE
LOCATED IN WASHINGTON, UTAH

SHEET 4 OF 6 SHEETS

FILE: 261105



LEGEND

- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING FENCING
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING JUC TRENCH
- PROPOSED JUC TRENCH
- EXISTING POWER LINE
- PROPOSED POWER LINE
- STOP / STREET SIGN

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER

GREENS GROUP
14252 CULVER DRIVE, A-358
IRVINE, CALIFORNIA 92604
949-829-4907 - OFFICE
DEVELOPMENT@GREENS.COM

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
06/24/2026
STATE OF UTAH

No.	Date	By	Revision

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: JUNE 2026
DRAWN: MG
APPROVED: RM
SCALE: 1" = 20'
JOB NO. 261105

JUC & GAS PLAN
GREENS SPRING SQUARE
LOCATED IN WASHINGTON, UTAH

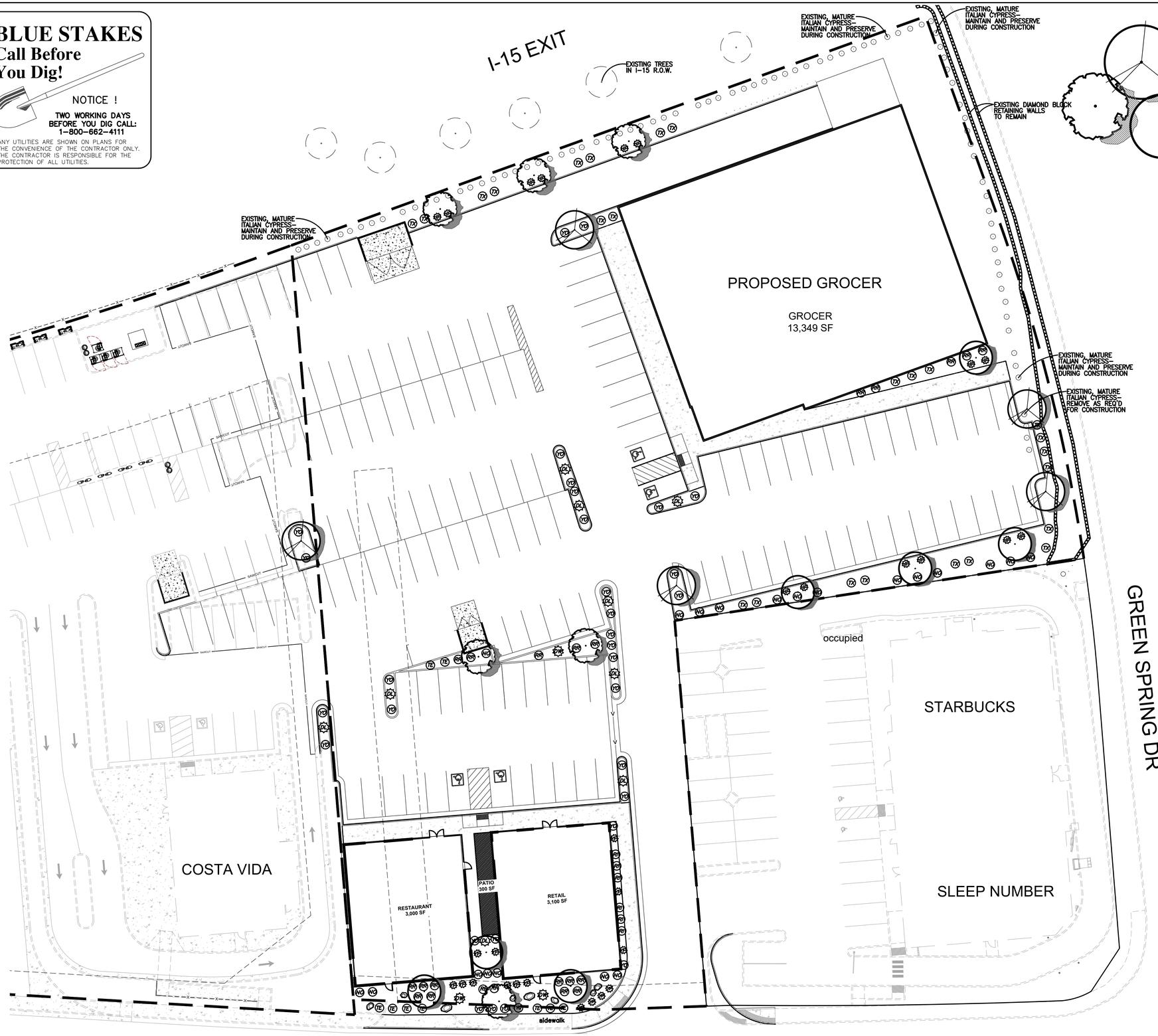
SHEET 5 OF 6 SHEETS
FILE: 261105

BLUE STAKES
Call Before You Dig!

NOTICE !

TWO WORKING DAYS BEFORE YOU DIG CALL: 1-800-662-4111

ANY UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



PLANT LIST

SYMBOL	NAME	SIZE	EMITTERS
	Quercus virginiana *Live Oak*	*24" box*	*6*
	Vitex agnus-castus *Chaste tree – multi trunk*	*24" box*	*6*
	Olive europa 'Wilsonii' *Wilson Olive*	*24" box*	*6*
	ITALIAN CYPRESS *Existing*	*----*	*8*
RR	*Rosa x 'Noare'* *Red Carpet Rose*	*2 gal*	*2*
TX	*Leucophyllum laevigatum* *Rio Bravo Texas Ranger*	*5 gal*	*1*
HP	*Hesperaloe parviflora* *Red Yucca*	*5 gal*	*1*
YO	*Ilex vomitoria 'Yaupan'* *Yaupan Holly*	*5 gal*	*1*
RI	*Rhapiolepsis indica 'Pinkie'* *Indian Hawthorn*	*5 gal*	*2*
DW	*Dasylirion wheeleri* *Desert Spoon*	*15 gal*	*2*
NO	*Nerium oleander 'Dwarf Red'* *Dwarf Red Oleander*	*5 gal*	*1*
DL	*Dasylirion longissimum* *Grass Tree*	*15 gal*	*2*
YP	*Yucca pendula 'Color Guard'* *Color Guard weeping Yucca*	*5 gal*	*1*
TE	*Teucrium chamadrys* *Germander*	*5 gal*	*1*

ALL LANDSCAPE AREA TO RECEIVE 3/4" APACHE GOLD GRAVEL

BOULDERS– Tan Sandstone 2–5' – 4' Diameter

ALL LANDSCAPE TO BE COVERED WITH 3 OZ. WEED BARRIER

SEE SHEET L–3 FOR PLANTING DETAILS AND NOTES

for Review Only
6/19/26

0 20 40 80
1" = 20'-0"

COSTANZA PS ASSOCIATES
John J. Costanza Telephone 435-862-8317
P.O. Box 3128
St. George, Utah 84771

LICENSED LANDSCAPE ARCHITECT
JOHN J. COSTANZA
Expires 3/31/28
Signature
Date
97-328108-5301
STATE OF UTAH

no	revisions	date	by

Scale: 1" = 20'-0"
Date: JUNE 15, 2026
Drawn By: JJC
Approved By:

GROCER–Washington City

PLANTING PLAN

North

Job No. MISC.

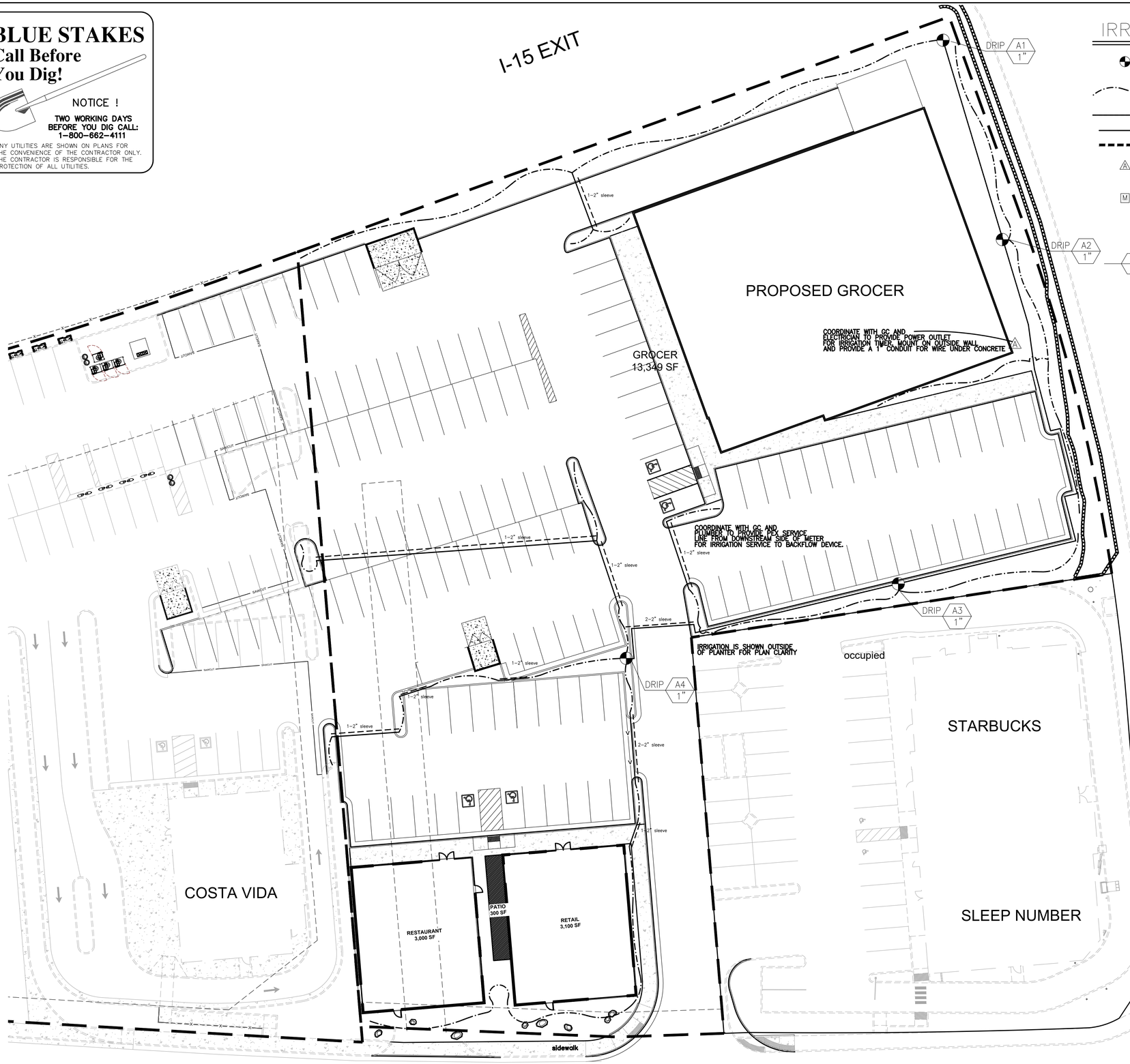
Sheet No. L–1 of 3

BLUE STAKES
Call Before You Dig!

NOTICE !

TWO WORKING DAYS BEFORE YOU DIG CALL: 1–800–662–4111

ANY UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



IRRIGATION LEGEND

	RAINBIRD	PESB	1" DRIP VALVE ASSEMBLY REFER TO DETAIL FOR ADDITIONAL INFORMATION.
	RAINBIRD	DRIP LINE	3/4" POLY DRIP PIPE W/ CRIMP RING CONNECTORS
			PRESSURE MAIN LINE PIPING – PVC SCH. 40 (1")
			NON–PRESSURE LATERAL LINE PIPING – PVC SCH. 40 (3/4")
			IRRIGATION SLEEVE UNDER PAVING – PVC SCH. 40 INSTALL 2– (2")
A			CONTROLLER – RAINBIRD ESP 4 WALL MOUNT PER DETAIL IN LOCATION SHOWN ON PLAN COORDINATE WITH ELECTRICIAN TO PROVIDE POWER OUTLET
M			IRRIGATION POINT OF CONNECTION – IRRIGATION SERVICE AND METER WITH 1" PRESSURE TYPE BACKFLOW PREVENTER. IRRIGATION CONTRACTOR SHALL CONNECT TO DOWNSTREAM SIDE OF BACKFLOW PREVENTER. REFER TO IRRIGATION PLAN FOR LOCATION. COORDINATE WITH PLUMBER TO PROVIDE CONNECTION FOR BACKFLOW ASSEMBLY PROVIDE INSULATION COVER AND FAKE ROCK COVER FOR BACKFLOW
			INDICATES CONTROLLER LETTER DESIGNATION STATION NUMBER INDICATES ELECTRIC CONTROL VALVE SIZE

TREES TO RECEIVE (6) 2 GPH EMITTERS,
15 GAL PLANTS TO RECEIVE (2) 2 GPH EMITTERS, 5 GAL PLANTS TO RECEIVE
(1) OR (2) 2 GPH EMITTER– SEE PLANT LEGEND FOR EMITTER QUANTITY PER PLANT SPECIES

SEE SHEET L–3 FOR PLANTING DETAILS AND NOTES

0 20 40 80
1" = 20'-0"

COSTANZA PS ASSOCIATES
John J. Costanza
P.O. Box 3122
St. George, Utah 84771
Telephone 435–862–8317

LICENSED LANDSCAPE ARCHITECT
JOHN J. COSTANZA
Expires 3/31/28
Signature
Date
97–328108–5301
STATE OF UTAH

no.	revisions	date

Scale: 1" = 20'-0"
Date: JUNE 15, 2026
Drawn By: JJC
Approved By:

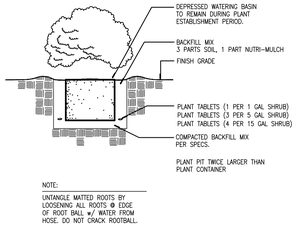
GROCER–Washington City

IRRIGATION PLAN

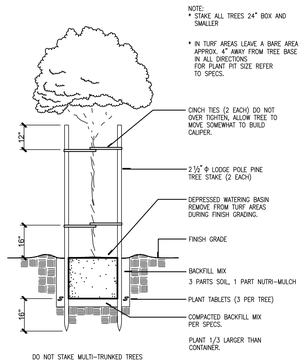
North

Job No.
MISC.

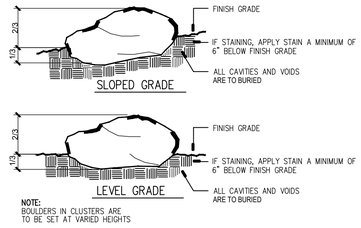
Sheet No.
L–2
of 3



A SHRUB PLANTING
N.T.S.



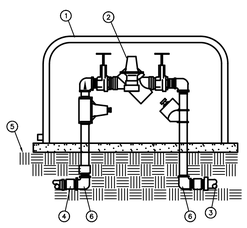
B TREE PLANTING W/ DOUBLE STAKING
N.T.S.



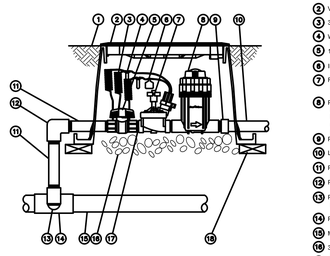
C TYPICAL BOULDER PLACEMENT
N.T.S.

PLANTING NOTES

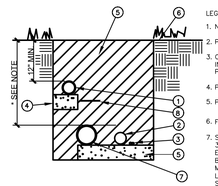
1. Before any plants are planted, all planted areas are to have been graded in an acceptable manner to asssure positive drainage per the grading notes.
2. Prepare subgrade to 3" below top of curb and walls to allow addition of 3" of decorative gravel.
3. Plant shrubs a minimum of 30" from all site furnishings such as fire hydrants, valve boxes, and light fixtures.
4. Remove all stakes from vines
5. Refer to planting details and soil preparation specs for planting and preparation.
6. Whenever possible, use plant materials acclimated to the area.



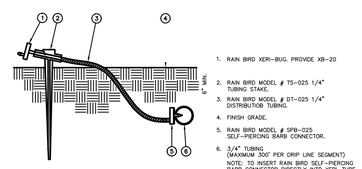
D REDUCED PRESSURE BACKFLOW VALVE
N.T.S.



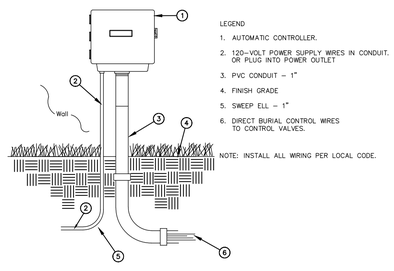
E DRIP VALVE ASSEMBLY
N.T.S.



F PIPE-TRENCH-DETAILS
SCALE: NTS



G EMITTER ASSEMBLY
N.T.S.

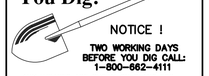


H WALL MOUNT CONTROLLER DETAIL
N.T.S.

GENERAL IRRIGATION NOTES

1. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OULTLET TO THE AUTOMATIC CONTROLLER.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. THE IRRIGATION CONTRACTOR SHALL FLUSH MAINLINE PRIOR TO INSTALLING VALVES AND AGAIN PRIOR TO INSTALLING DRIP EMITTERS.
5. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICIATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
8. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.

BLUE STAKES
Call Before You Dig!



NOTICE !
TWO WORKING DAYS BEFORE YOU DIG CALL: 1-800-662-4111
ANY UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

COSTANZA PS ASSOCIATES
John J. Costanza
P.O. Box 3122
St. George, Utah 84771
Telephone 435-862-8317

LICENSED LANDSCAPE ARCHITECT
JOSEPH J. COSTANZA
Expires 4/30/28
Signature
Date
97-328108-5301
STATE OF UTAH

no	revisions	date by

Scale: 1" = 20'-0"
Date: JUNE 15, 2026
Drawn By: JJC
Approved By:

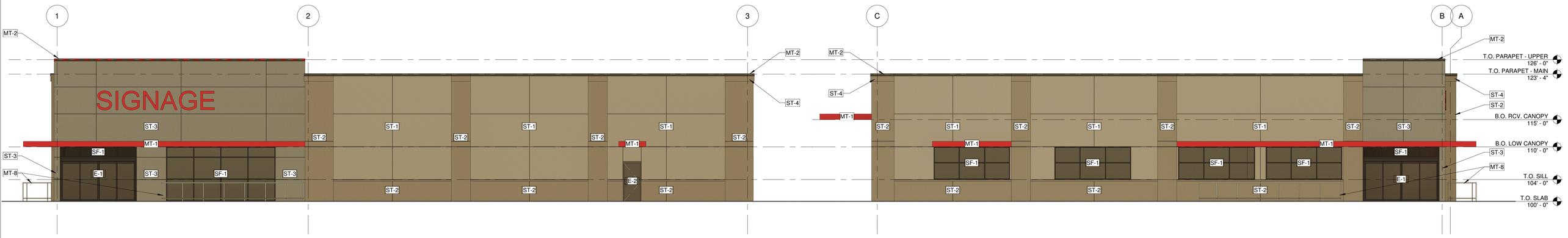
GROCER-Washington City

DETAILS PLAN

North

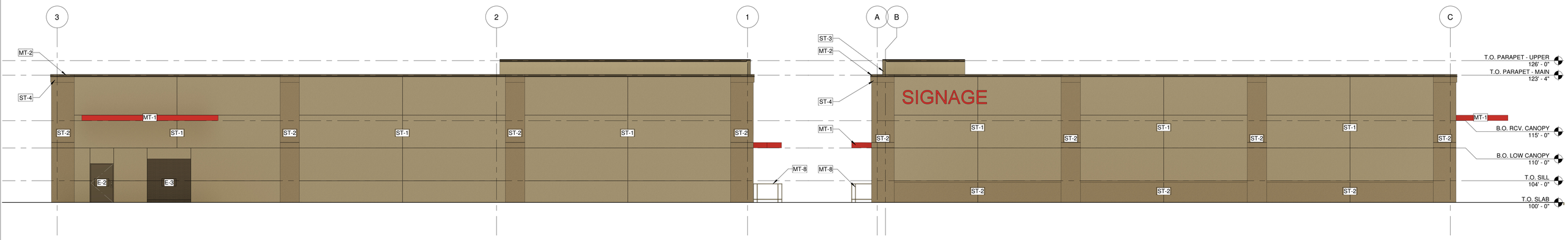
Job No. MISC.

Sheet No. L-3
of 3



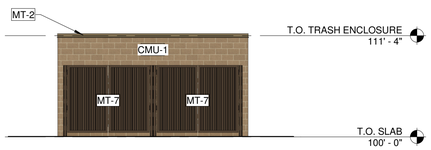
A CONCEPTUAL EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

B CONCEPTUAL EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

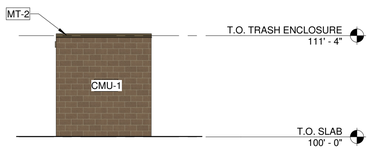


C CONCEPTUAL EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

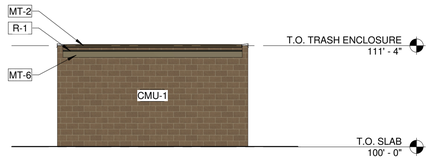
D CONCEPTUAL EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



E EXTERIOR ELEVATION - FRONT @ TRASH ENCLOSURE
1/8" = 1'-0"



F EXTERIOR ELEVATION - SIDE @ TRASH ENCLOSURE
1/8" = 1'-0"



G EXTERIOR ELEVATION - REAR @ TRASH ENCLOSURE
1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
CMU-1	CMU; BASELITE, RUNNING BOND, GROUNDFACE; COLOR: 861WR
E-1	AUTOMATIC SLIDING ENTRANCE DOOR; COLOR: DARK BRONZE
E-2	HOLLOW METAL DOOR & FRAME; COLOR: TO MATCH BLACK FOX (SW7020)
E-3	INSULATED OVERHEAD DOOR, COLOR: TO MATCH BLACK FOX (SW7020)
MT-1	METAL CANOPY; COLOR: RED (TO MATCH RGB 237,28,36)
MT-2	METAL COPING; COLOR: TO MATCH BLACK FOX (SW7020)
MT-6	PRE-FINISHED METAL FASCIA AND/OR COPING; COLOR: CHARCOAL GRAY
MT-7	CUSTOM GLAVANIZED STEEL TRASH ENCLOSURE GATE & STEEL SUPPORT; COLOR: TO MATCH BLACK FOX (SW7020)
MT-8	CART CORRAL
R-1	
SF-1	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM W/ 1" CLEAR LOW-E INSULATED GLAZING UNITS; COLOR: DARK BRONZE
ST-1	3-COAT STUCCO; FINE SAND FINISH; COLOR: PAREX USA MOUNTAIN 3014L
ST-2	3-COAT STUCCO; FINE SAND FINISH; COLOR: PAREX USA SOMBRERO T023L
ST-3	3-COAT STUCCO; FINE SAND FINISH; COLOR: PAREX USA BASALT 3015L
ST-4	STUCCO CORNICE

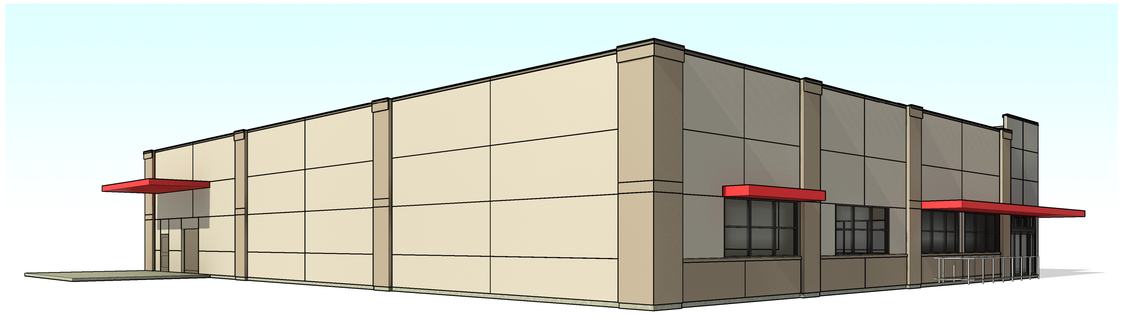
Greens Spring Square - Grocer - CORE/SHELL

CONCEPTUAL ELEVATIONS

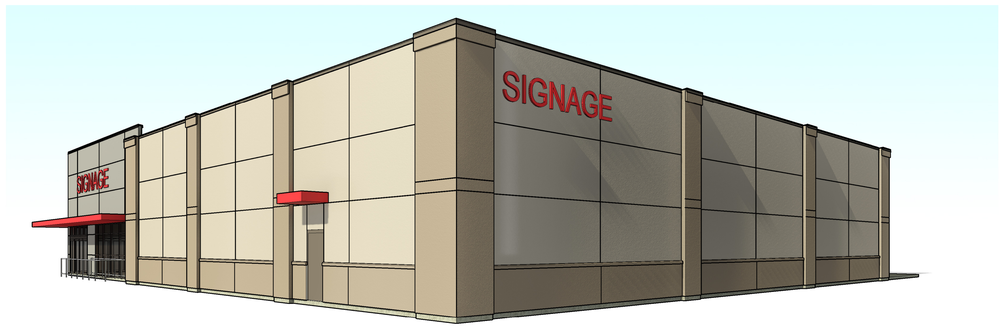
6/15/2026

GREENS

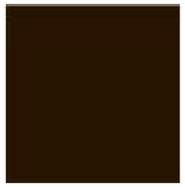
STUDIO DH architecture
1300 JACKSON STREET, SUITE 200, GOLDEN CO 80401
PHONE: 303.458.9600 FAX: 303.458.9666



A CONCEPTUAL PERSPECTIVE - NW CORNER



B CONCEPTUAL PERSPECTIVE - SE CORNER



SF-1 - ALUMINUM STOREFRONT - COLOR: DARK BRONZE



ST-1 - 3-COAT STUCCO; FINE SAND FINISH; COLOR: PAREX USA MOUNTAIN 3014L



ST-2 - 3-COAT STUCCO; FINE SAND FINISH; COLOR: PAREX USA SOMBRERO T023L



ST-3 - 3-COAT STUCCO; FINE SAND FINISH; COLOR: PAREX USA BASALT 3015L



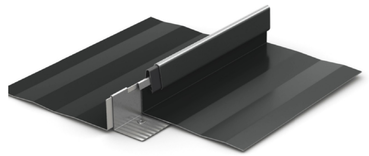
MT-1 - METAL CANOPY; COLOR: RED (TO MATCH RGB 237,28,36)



MT-2/MT-7 - METAL COPING & PAINT - COLOR TO MATCH SHERWIN WILLIAMS BLACK FOX SW7020



CMU-1 - BASALITE 861-WR GROUND FACE (AT TRASH ENCLOSURE ONLY)



MR-1 - BERRIDGE HIGH SEAM TEE-PANEL - COLOR TO MATCH CHARCOAL (AT TRASH ENCLOSURE ONLY)



C CONCEPTUAL PERSPECTIVE - SW CORNER



D CONCEPTUAL PERSPECTIVE - NE CORNER

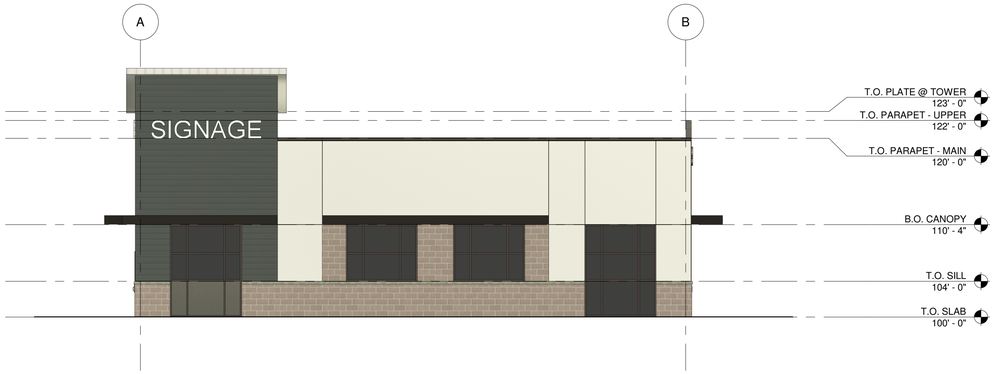
Greens Spring Square - Grocer - CORE/SHELL

CONCEPTUAL PERSPECTIVES / MATERIALS

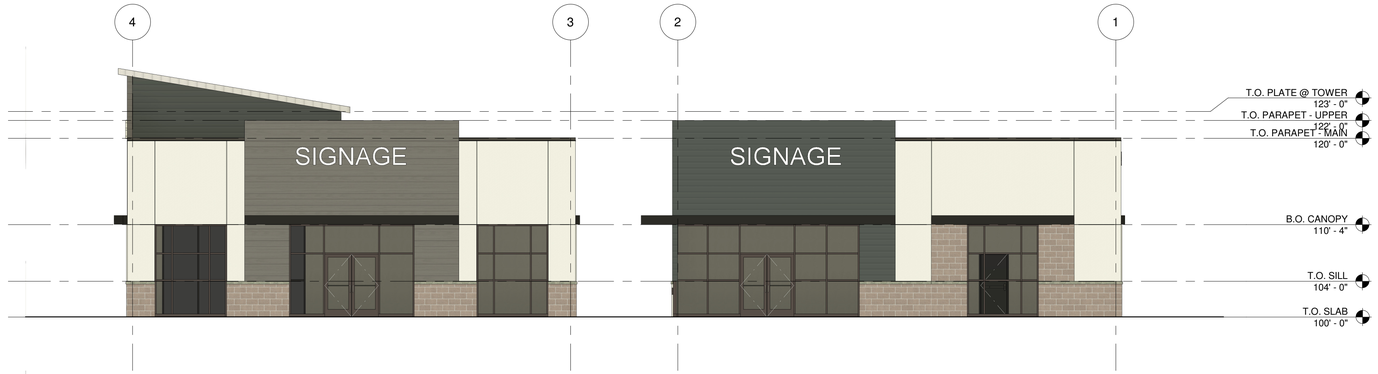
6/15/2026

GREENS

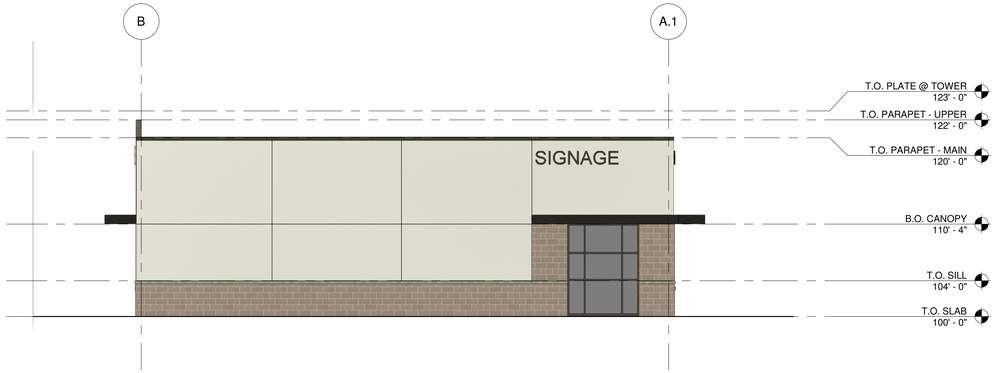
STUDIO DH architecture
1300 JACKSON STREET, SUITE 200, GOLDEN CO 80401
PHONE: 303.458.9600 FAX: 303.458.9666



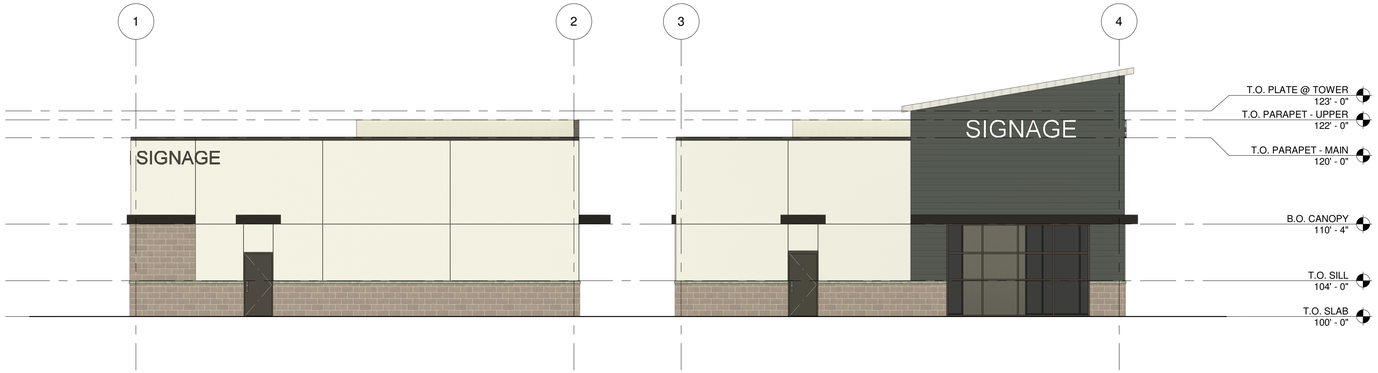
A CONCEPTUAL EXTERIOR ELEVATION - EAST (RETAIL)
1/8" = 1'-0"



B CONCEPTUAL EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



C CONCEPTUAL EXTERIOR ELEVATION - WEST (RESTAURANT)
1/8" = 1'-0"



D CONCEPTUAL EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



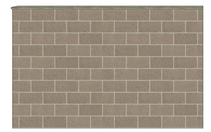
E CONCEPTUAL EXTERIOR ELEVATION - COURTYARD WEST (RETAIL)
1/8" = 1'-0"



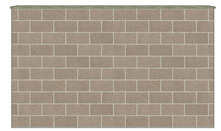
F CONCEPTUAL EXTERIOR ELEVATION - COURTYARD EAST (RESTAURANT)
1/8" = 1'-0"



G EXTERIOR ELEVATION - FRONT @ TRASH ENCLOSURE
1/4" = 1'-0"



H EXTERIOR ELEVATION - SIDE @ TRASH ENCLOSURE
1/4" = 1'-0"



J EXTERIOR ELEVATION - REAR @ TRASH ENCLOSURE
1/4" = 1'-0"

GREENS SPRING SQUARE - RESTAURANT/RETAIL CORE/SHELL

CONCEPTUAL ELEVATIONS

6/15/2026

GREENS

STUDIO DH architecture
1300 JACKSON STREET, SUITE 200, GOLDEN CO 80401
PHONE: 303.458.9600 FAX: 303.458.9666



A CONCEPTUAL PERSPECTIVE - SE CORNER



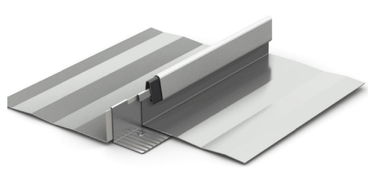
B CONCEPTUAL PERSPECTIVE - NW CORNER



CMU-1 - BASALITE 861-WR GROUND FACE



CR-1 - PRE-CAST CONCRETE SILL - LIGHT GRAY, TROWEL FINISH



MR-1 - BERRIDGE HIGH SEAM TEE-PANEL - COLOR TO MATCH SHASTA WHITE



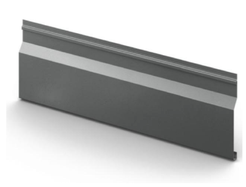
MT-1 - ALUMINUM STOREFRONT - COLOR: DARK BRONZE



MT-2 - METAL FASCIA - COLOR TO MATCH SHASTA WHITE



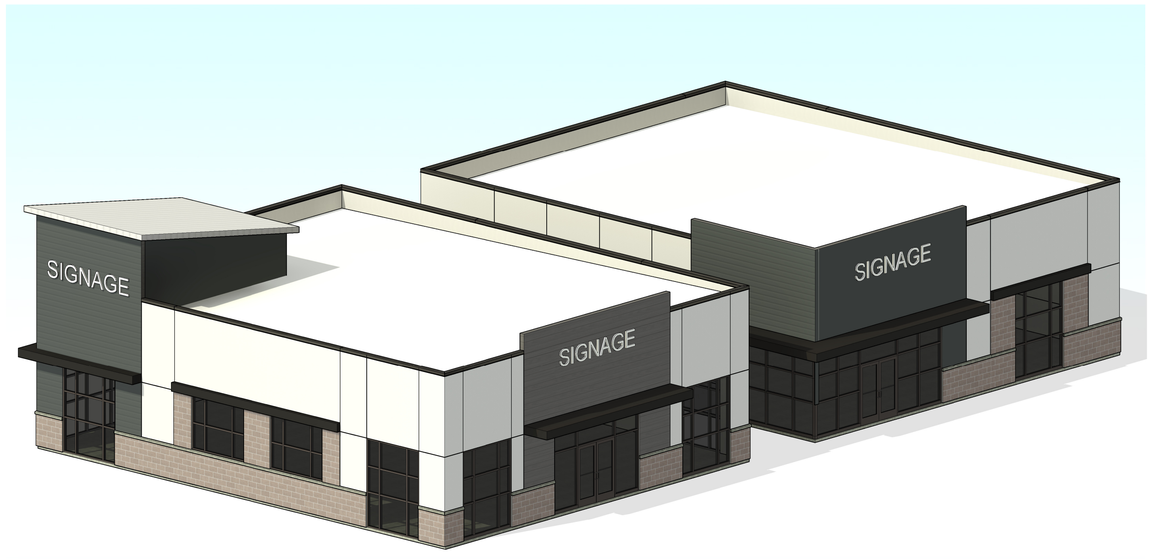
MT-3 - METAL - COLOR TO MATCH SHERWIN WILLIAMS BLACK FOX SW7020



SD-1 - METAL SIDING - BERRIDGE HS-8 PANEL - COLOR: CHARCOAL GRAY



ST-1 - 3-COAT STUCCO; FINE SAND FINISH; COLOR: PAREX USA PLATEAU 3019L



C CONCEPTUAL BIRDSEYE - NE CORNER

GREENS SPRING SQUARE - RESTAURANT/RETAIL CORE/SHELL

CONCEPTUAL PERSPECTIVE & BIRDSEYE VIEWS / MATERIALS

6/15/2026

GREENS

STUDIO DH architecture
1300 JACKSON STREET, SUITE 200, GOLDEN CO 80401
PHONE: 303.458.9600 FAX: 303.458.9666

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	July 22, 2026
ACTION REQUESTED:	C-26-06 - Request for a Conditional Use Permit to develop the commercial property located at 1309 E Twin Rocks Cove
APPLICANT:	Braden Hancock
ENGINEER:	Amit A - NY Engineers
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions onto City Council

---

Background

The applicant is requesting approval of a Conditional Use Permit to develop the commercial property located at 1309 E Twin Rocks Cove. This site is approximately 1.03 acres and in the Sienna Hills Planned Community Development. The property is zoned commercial with the surrounding zoning of OS (I-15) to the north and Commercial to the east, south and west.

The proposed uses are permitted at this location; however, due to the building being over 5,000 sq. ft. Conditional Use Permit is needed. The applicant is proposing a 5,886 sq.ft building that will provide space for three tenants with both end units utilizing a drive through window with indoor and outdoor seating for patrons to utilize. The building incorporates a variety of exterior building material and segmentation to aesthetically improve the look and feel of the building. The building height is 21’ feet 2” inches tall.

The left tenant is shown as Huey Magoo's, (approximately 2,886 sq. ft) which is a quick serve chicken restaurant expanding its franchise into Utah, Nevada and Arizona. The plan is showing drive through stacking at 14 vehicles. The right tenant is shown as Fizz (approximately 1,500 sq. ft) with drive through stacking capacity at 14. The middle tenant is unknown at this time and approximately 1,500 sq. ft.

The applicant for this proposal also developed and owns the property to the east where Culvers is located. The applicant is proposing to reconfigure parking on the Culvers site and will provide a shared parking agreement for the proposed development for a total of 55 parking spaces designated to this new development. Required parking for the two known tenants is 29. This leaves 26 parking spaces for the middle tenant which is more than enough for retail and/or a quick serve restaurant. Required parking for the Culvers site is 38 parking spaces. If all of the proposed 32 shared parking spaces were allocated to the proposed development, the remaining

parking spaces on the Culvers site is 45 which meets the minimum requirement of 38. Staff has no concern with the shared parking agreement.

Recommendation

On July 15th, 2026 the Planning Commission reviewed this request and unanimously recommended approval of C-26-06, with the findings and conditions as outlined below.

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes including, but not limited to, the building and fire codes of washington city.

2. The development of the site shall comply with the development as approved in the exhibits provided along with the development standards found in the applicable zoning designation.

3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.

5. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.

6. Any roof mounted equipment will be screened from Twin Rock Cove.

7. All signage shall be in accordance with the PCD signage plan.

8. Any exterior lighting will be directed inward to the property.

9. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.

10. A final landscape plan will be submitted for staff review and approval prior to work being done on site.

11. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site. The applicant shall work closely with public works regarding the civil improvements for this development to ensure services are adequate and meet city requirements including the relocation of the shared parking. The west access point near the intersection of Twin Rocks and Hoodoo Way will require additional study and may need to be removed or revised to an exit only to help with traffic at the intersection.

12. Three landscape islands, with trees and live growth plants, shall be incorporated into the plan at the north end of the three proposed parking rows. This shall be verified during the Construction Drawing review process.

13. The applicant is required to provide a shared parking agreement with the development to the east. This agreement needs to be recorded at the county and verified with the Construction Drawing review process.

July 15th, 2026 Planning Commission Minutes

https://youtube.com/live/7p5bi98pGeY?t=1329

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Ure made a motion to recommend approval to City Council Conditional Use Permit C-26-06 with the findings and conditions of staff. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Davis	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Ure	Aye

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD: C-26-06 - Carter Restaurant Dev at Sienna Hills
1309 E Twin Rocks Cove

Community Development	Reviewed. OK to move forward	
Planning	Reviewed, OK to move forward	
Public Works	Reviewed. OK to move forward. The west access point near the intersection of Twin Rocks and Hoodoo Way will require additional study and may need to be either removed or revised to an exit only to help with traffic at the intersection. Base utility layout (water, sewer, storm) shown on this exhibit is fine for CUP but will need to be revised for civil construction drawing submission.	
Engineer	Reviewed and no major concerns	
Fire Dept.	Reviewed, OK to move forward	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, OK to move forward	
Washington Power	Ok based on the CUP submitted. Will need to submit power requirements for the building with submittals.	
Economic Dev	Staff supports the proposed CUP. The project represents a quality commercial investment within the Sienna Hills commercial center and will further strengthen the Exit 13 trade area by adding new dining options, creating jobs, and enhancing services for residents and visitors. The development is consistent with the vision and intent of the Sienna Hills PCD.	


1309 E
Lot C
1347 E
Lot B
1255 E
Lot D
1275 E
1005 N
980 N
Lot F
1348 E
Lot A
Twin Rocks CV
Hoodoo Way
Washington Pkwy
1210 E
965 N
965 N
Lot H
1440 E
975 N
1300 E
940 N
Commerce Blvd
1300 E
940 N
Hospitality Way
Arch Dr
1240 E
910 N
954 N
#2
100ft



Design Rendering Only, see materials board for finishes

PROPOSED CARTER RESTAURANT DEVELOPMENT

at Sienna Hills Shopping Center | Huey Magoo's Chicken Tenders & FiiZ Drinks

1309 E. Twin Rocks Cove, Washington, UT 84780 • Parcel C, Sienna Hills PCD

MATERIALS BOARD

1309 E TWIN ROCKS COVE,
WASHINGTON, UTAH 84780

FINISH LEGEND:



NW

NICHIHA WOOD SERIES: VINTAGEWOOD IN CEDAR
AWP 1818
PANEL ORIENTATION: HORIZONTAL
PACKAGING (PIECES PER PACK): 2 (17.76 SQ. FT.)
DIMENSIONS: 17 7/8" H x 71 9/16" L; 5/8" THICKNESS



NB

NICHIHA BRICK SERIES
CANYONBRICK IN SHALE BROWN
AWP 1818
PANEL ORIENTATION: HORIZONTAL
PACKAGING (PIECES PER PACK): 2 (17.76 SQ. FT.)
DIMENSIONS: 17 7/8" H x 71 9/16" L; 5/8" THICKNESS



NP

NICHIHA MODERN SERIES
TUFFBLOCK IN STEEL
AWP 1818
PACKAGING (PIECES PER PACK): 2 (17.76 SQ. FT.)
EXPOSED COVERAGE : 8.88 SQ FT PER PANEL
DIMENSIONS: 17 7/8" H x 71 9/16" L; 5/8" THICKNESS



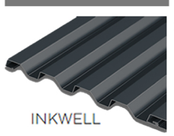
EIFS

EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL
HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH
ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE
SPACE CONTROL JOINTS PER MANUFACTURER RECOMMENDATIONS
FINISH: HYDROPHOBIC
TEXTURE: SANDPEBBLE
COLOR: STATOTONE HIGH PERFORMANCE COLORANT
MATCH TO SHERWIN WILLIAMS SW 7632 MODERN GRAY



EIFS

EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL
HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH
ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE
SPACE CONTROL JOINTS PER MANUFACTURER RECOMMENDATIONS
FINISH: HYDROPHOBIC
TEXTURE: SANDPEBBLE
COLOR: STATOTONE HIGH PERFORMANCE COLORANT
MATCH TO SHERWIN WILLIAMS SW 2849 WESTCHESTER GRAY



MP

METAL PANEL - FIIZ BRAND WALL
DREXEL METALS DMC 164 AND DMC 123 OR SIMILAR
DMC WALL SERIES
COLOR: INKWELL
VERTICAL INSTALLATION

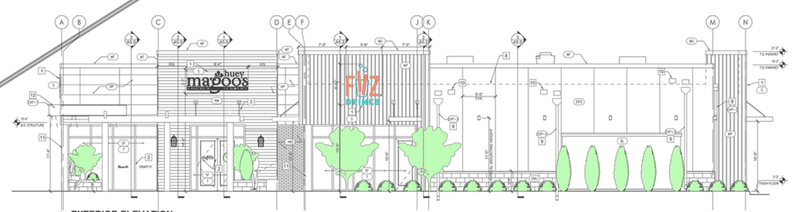
APPROXIMATE FACADE MATERIAL DISTRIBUTION

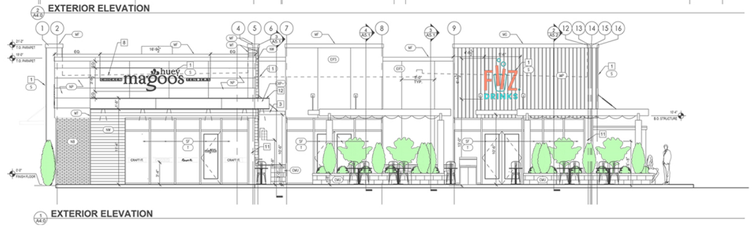
Nichiha Fiber Cement Cladding (Wood, Brick & TuffBlock): 55%
EIFS: 35%
Metal Panel: 10%

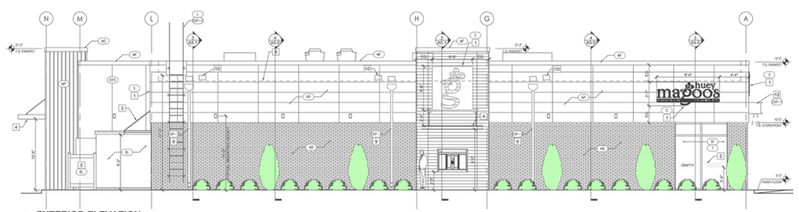


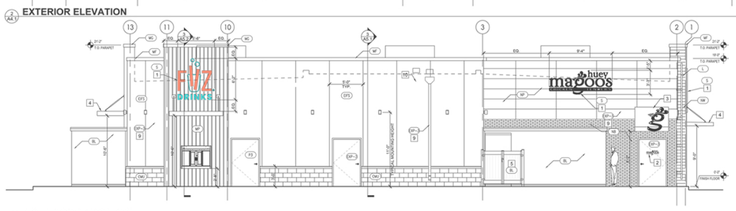
RENDERING SHOWN FOR MATERIAL REPRESENTATION
SIGNAGE SHOWN FOR REFERENCE ONLY. ALL SIGNAGE TO BE PERMITTED SEPARATELY

FOR LARGER/SCALED ELEVATIONS REFER TO A4.0 AND A4.1 IN PERMIT SET



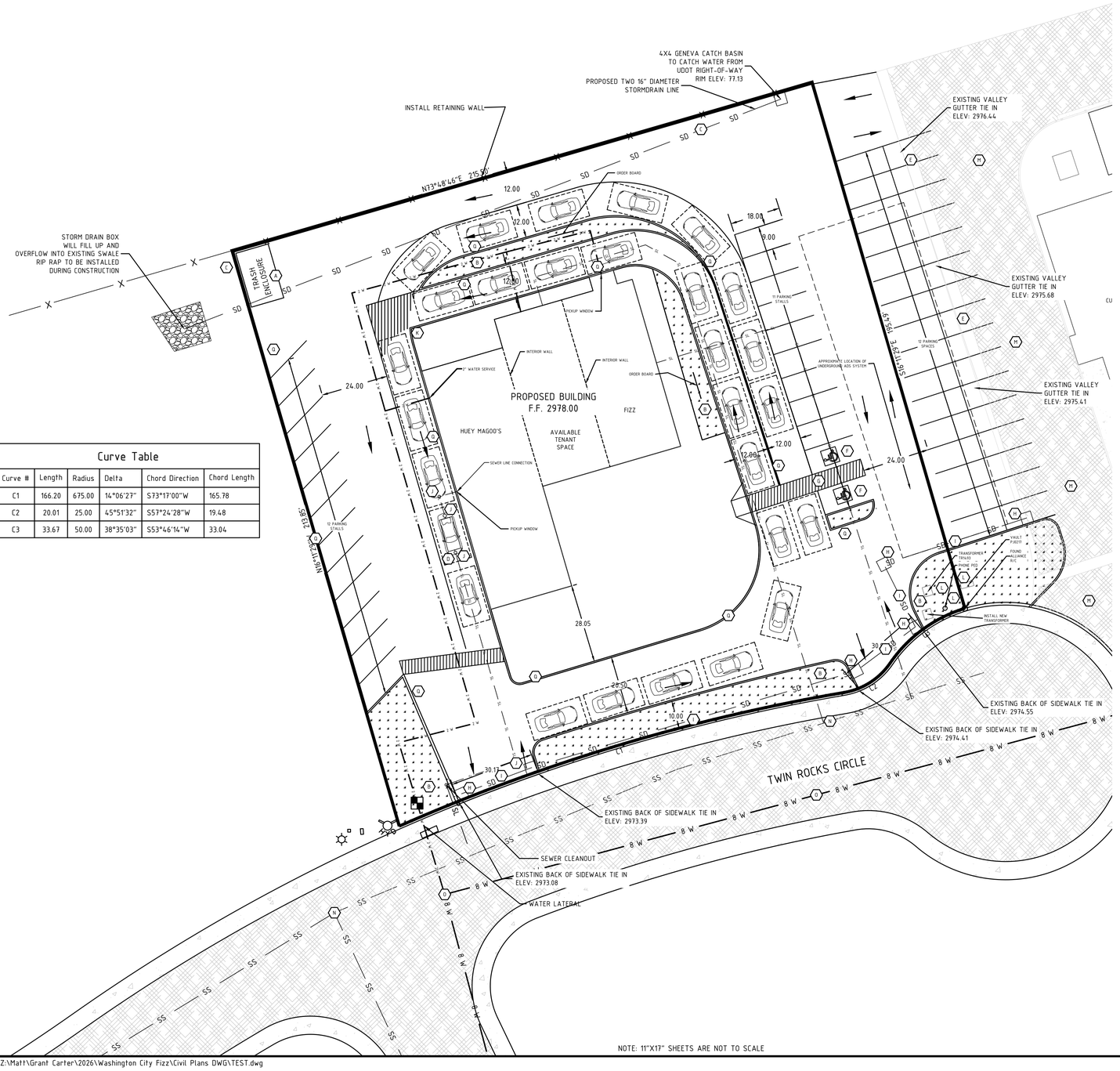






HUEY MAGOO'S, FIZZ DRINKS, & TENANT SPACE

PARCEL C, SIENNA HILLS SHOPPING CENTER PHASE I FINAL PLAT - AMENDED & EXTENDED
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
MAY, 2026
1309 E Twin Rocks Cove, Washington, Utah 84780



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	166.20	675.00	14°06'27"	S73°17'00"W	165.78
C2	20.01	25.00	45°51'32"	S57°24'28"W	19.48
C3	33.67	50.00	38°35'03"	S53°46'14"W	33.04

0 20 40 Feet

PROJECT NOTES:

1. PROJECT ZONE: PLANNED COMMUNITY DEVELOPMENT
2. RECORDED PARCEL NUMBER: W-SHSC-1-C
3. PROJECT AREA: 1.03 ACRES
4. SETBACKS:
   - 4.1. FRONT: 20 FEET
   - 4.2. SIDE: 10 FEET
   - 4.3. REAR 10 FEET
5. PARKING
   - 5.1. REQUIRED PARKING: 29 STALLS (TOTAL SEATS 117/4 = 29.25 PARKING STALLS).
   - 5.2. 29 PARKING STALLS EXCLUDES THE MIDDLE TENANT BECAUSE THERE IS NOT A LOCKED IN TENANT. REMAINDER TENANT ALLOWED 19 PARKING STALLS.
   - 5.3. PARKING STALLS PROVIDED: 48 STALLS
6. CONTRACTOR IS RESPONSIBLE TO VERIFY ADA ACCESS IS CONSTRUCTED ACCORDING TO ADA REQUIREMENTS.
7. PAVEMENT STRUCTURE:
   - 7.1. ASPHALT: 3"
   - 7.2. ROAD BASE: 6"
   - 7.3. COMPACTED TYPE 1 GRAVE: 6"
8. SQUARE FOOTAGE:
   - 8.1. LANDSCAPING: 4,297 SQUARE FEET. A MINIMUM OF 1 TREE FOR EVERY 5 PARKING SPACES WILL BE INSTALLED. LANDSCAPING WILL INCLUDE A MINIMUM OF 10% LIVE GROWTH.
   - 8.2. HARD SURFACE: 34,699 SQUARE FEET.
9. POWER LIGHTING LAYOUT IN THE PARKING LOT IS PER THE DEVELOPER
10. BUILDING AREA: 5886 SQUARE FEET.
11. 10% OF LANDSCAPING REQUIRED TO BE LIVE GROWTH LANDSCAPING.

KEYNOTES:

- (A) TRASH ENCLOSURE (TRASH ENCLOSURE WILL BE SCREENED WITH CMU AND IRON GATES TO MATCH PROPOSED BUILDING.
- (B) LANDSCAPING (A MINIMUM OF 1 TREE FOR EVERY 5 PARKING SPACES WILL BE INSTALLED. LANDSCAPING WILL INCLUDE A MINIMUM OF 10% LIVE GROWTH.)
- (C) PROPOSED 30" HDPE STORM DRAIN PIPE
- (D) SEWER LATERAL WITH GREASE TRAP ADHERENT TO WASHINGTON CITY STANDARDS
- (E) EXISTING 4 FOOT VALLEY GUTTER
- (F) ADA STALLS NOT TO EXCEED 2% SLOPE
- (G) ADA ACCESSIBLE PATH
- (H) PROPOSED 3X3 GENEVA CATCH BASIN
- (I) PROPOSED STORM DRAIN LINE
- (J) PROPOSED SEWER CLEANOUT
- (K) PROPOSED SIGN "DO NOT BLOCK THRU TRAFFIC"
- (L) EXISTING UTILITY BOXES
- (M) EXISTING PAVEMENT
- (N) EXISTING SEWER LINE IN TWIN ROCKS CIRCLE
- (O) EXISTING WATER LINE IN TWIN ROCKS CIRCLE
- (P) ALLIANCE REBAR AND CAP PROJECT BENCHMARK N:1534.12 E:4726.58 ELEV:2974.98
- (Q) A-CURB

NOTE: 11"X17" SHEETS ARE NOT TO SCALE

REVISION	DESCRIPTION
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	

PLATT & PLATT, INC.
CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E. CEDAR CITY, UTAH 84720
TEL: (435) 586-6151
EMAIL: PLATT@INFOWEST.COM

SITE PLAN FOR
HUEY MAGOO'S, FIZZ DRINKS, & TENANT SPACE
PARCEL C, SIENNA HILLS SHOPPING CENTER PHASE I FINAL PLAT - AMENDED & EXTENDED
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
1309 E Twin Rocks Cove, Washington, Utah 84780

LICENSED PROFESSIONAL ENGINEER
PRELIMINARY
ROBERT B. PLATT
164659
STATE OF UTAH

DRAWN BY: M.E. PELLEGRINI
CHECKED BY: R.B. PLATT
DATE: Jun 26, 2026
SCALE: 1" = 20'

CE 101

FILE: Z:\Matt\Grant Carter\2026\Washington City Fizz\Civil Plans DWG\TEST.dwg

EXTERIOR FINISH LEGEND

S — LIGHTED SIGN, REFER TO ELECTRICAL DRAWINGS FOR MORE INFO ON POWER - COORDINATE WITH SIGN VENDOR

EXP-1 — SHERWIN WILLIAMS SW7076 CYBERSPACE

EXP-2 — SHERWIN WILLIAMS SW2848 ROYCROFT PEWTER

EXP-3 — SHERWIN WILLIAMS SW2849 WESTCHESTER GRAY

NW — NICHIHA WOOD SERIES: VINTAGEWOOD IN CEDAR
AWP 1818
PANEL ORIENTATION: HORIZONTAL
PACKAGING (PIECES PER PACK): 2 (17.76 SQ. FT.)
DIMENSIONS: 17 7/8" H x 71 9/16" L; 5/8" THICKNESS
CONTACT: O: (770) 805-9466; C: (404) 432-5866 / bdalziel@nichiha.com; BEN DALZIEL - NICHIHA NATIONAL BRANDS MGR.

NB — NICHIHA BRICK SERIES
CANYONBRICK IN SHALE BROWN
AWP 1818
PANEL ORIENTATION: HORIZONTAL
PACKAGING (PIECES PER PACK): 2 (17.76 SQ. FT.)
DIMENSIONS: 17 7/8" H x 71 9/16" L; 5/8" THICKNESS
CONTACT: O: (770) 805-9466; C: (404) 432-5866 / bdalziel@nichiha.com; BEN DALZIEL - NICHIHA NATIONAL BRANDS MGR.

MF — PRE-FAB ANCHOR-TITE FASCIA BY METAL ERA 24 GA
PRE-FINISHED COVER
7" STANDARD SIZE AND MATTE BLACK COLOR

MG — PRE-FAB ANCHOR-TITE FASCIA BY METAL ERA 24 GA
PRE-FINISHED COVER
7" STANDARD SIZE AND COLOR MATCH TO SHERWIN WILLIAMS SW6869 STOP OR SIMILAR WITHIN MANUFACTURER'S STANDARD LINE

MT — 1-1/2" X 1-1/2" BREAK METAL CORNER TRIM MATTE BLACK WITH BLACK FASTENERS
MECHANICALLY FASTENED THROUGH CLADDING AND INTO FURRING 1" FROM EDGE OF BOARD AT 16" O.C.

NP — NICHIHA MODERN SERIES
TUFFBLOCK IN STEEL
AWP 1818
PACKAGING (PIECES PER PACK): 2 (17.76 SQ. FT.)
EXPOSED COVERAGE : 8.88 SQ FT PER PANEL
DIMENSIONS: 17 7/8" H x 71 9/16" L; 5/8" THICKNESS
CONTACT: O: (770) 805-9466; C: (404) 432-5866 / bdalziel@nichiha.com; BEN DALZIEL - NICHIHA NATIONAL BRANDS MGR.

HUEY MAGOO'S & NICHIHA NATIONAL SALES REP

BEN DALZIEL
NICHIHA NATIONAL BRANDS MANAGER
O: (770) 805-9466 | C: (404) 432-5866
BDALZIEL@NICHIHA.COM

HUEY MAGOO'S PREFERRED INSTALLERS
NATIONWIDE INSTALL SOLUTIONS
BOTH COMPETITIVE PRICING W/ QUOTES BETWEEN 40K-50K FOR PROTOTYPE INSTALL

EXTERIOR SOLUTIONS
KIRK THOMPSON
KIRKJTHOMPSON@YAHOO.COM
502-475-2880

360 EXTERIOR SOLUTIONS
ADAM DOOLITTLE
A.DOOLITTLE@360EXTSOL.COM
330-962-0777

SF — STOREFRONT ASSEMBLY ALUMINUM FRAME DARK BRONZE ANODIZED FINISH
THERMALLY BROKEN WITH HEAD RECEIVER CHANNEL
2" SIGHTLINE, 4.5" MULLION DEPTH
SCREW SPLINE INSTALLATION METHOD, MIN U FACTOR OF .36
MEDIUM STILE TYPES FOR THE DOOR RAILS TO ACCOMMODATE THE TRAFFIC FLOW PROPOSED
1" INSULATED GLAZING
PROVIDE FLASHING AT HEAD AND SILL - CONTINUOUS SEALANT
CORNER POSTS TO MATCH THE FINISHES OF THE ADJACENT STOREFRONT AND PROVIDE THE SAME THERMAL BREAKING. REFERENCE THE INSTALLATION RECOMMENDATIONS FROM YKK FOR THIS PROCESS

W — WINDOW OPTION DT WINDOW
DRIVE-THRU WINDOW BY QUIKSERV
MODEL FM-54E IN DARK BRONZE
FLUSH-MOUNT BI-PARTING SLIDER WITH INTEGRAL SILL
ROUGH OPENING: 54"(W) X 40-1/2"(H)
SERVICE OPENING: 18-1/2"(W) X 26-5/8"(H)

OPTION DT DOOR
DRIVE-THRU DOOR SYSTEM BY STANLEY ACCESS
DURAFIT TELESCOPING DOOR SYSTEM - 84" WIDE X 92" TALL
DARK BRONZE ANODIZED FINISH
ACTIVATION SENSOR AND THRESHOLD PROVIDED
CONTACT: RICK ROBINSON 205-966-7497 - RICK.ROBINSON@SBDINC.COM

MP — METAL PANEL -T.B.D.

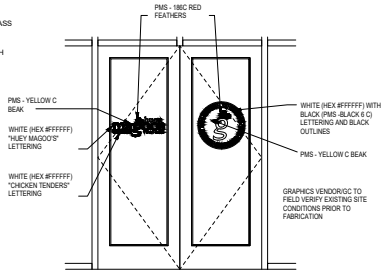
BL — BLACK COOLER FINISH
26 GA EMBOSSED BLACK GALVANIZED FINISH

T — TEMPERED SAFETY GLASS
ALL GLAZING TO BE TEMPERED SAFETY GLASS

L — LADDER
ALACO LADDER COMPANY MODEL #561 WITH H300 SECURITY DOOR AND OPTIONAL MOUNTED BASE OR EQUIVALENT PAINT TO MATCH BUILDING EIFS COLOR

EIFS — EIFS
MFR: TREMCO
FINISH: MOJAVE
COLOR: CHINA WHITE
POLISHED OR SEALED ACCORDING TO LOCAL JURISDICTIONS. MINIMUM REQUIREMENTS FOR FOOD SERVICES ESTABLISHMENTS. ALL EIFS WALLS TO INCLUDE 35# IMPACT RATED 20-OUNCE MESH TO MINIMUM 8' ABOVE GRADE.
½" CONTROL JOINTS SPACED 5'-0" O.C.

CMU — CMU
MFR: LOCAL OPTION
FINISH: SPLIT-FACE
COLOR: NATURAL CONCRETE
THICKNESS AND DETAILING AS APPROPRIATE FOR LOCAL CLIMATE ACCORDING TO AOR
42" MINIMUM BASE (FROM STREET LEVEL) BELOW ALL EIFS WALLS



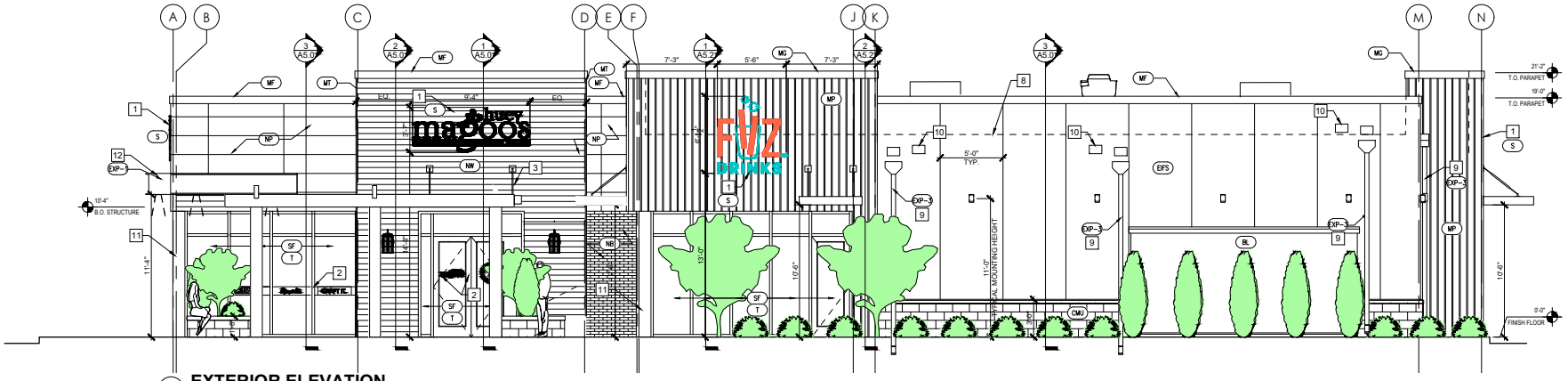
3 A4.0 **DOOR DECAL DETAILS** 1/2" = 1'-0"

KEY NOTES

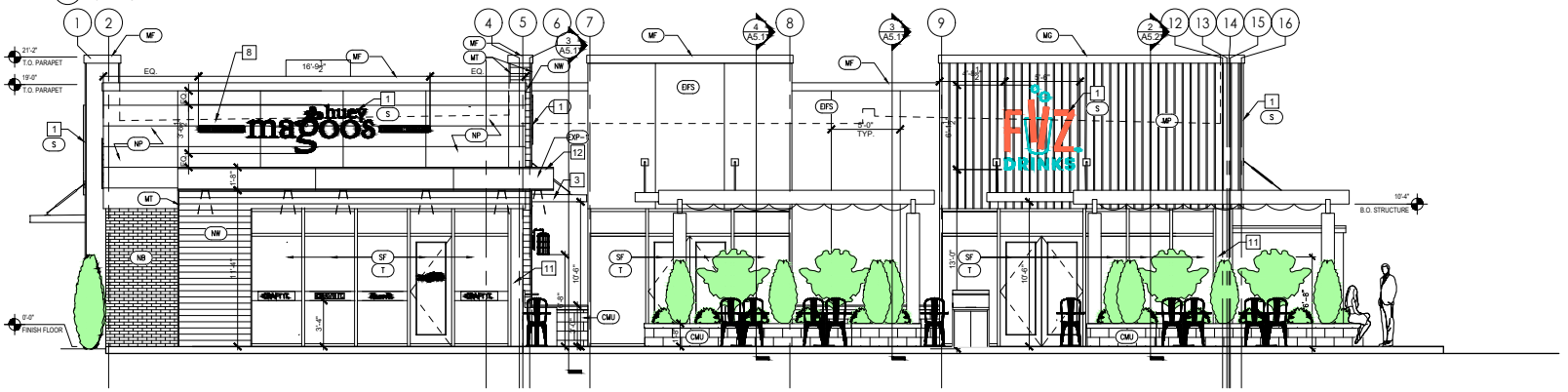
1. SIGNAGE BY SIGN VENDOR AND UNDER SEPARATE PERMIT. REFER TO DETAILS ON SHEET A5.4 FOR MORE INFORMATION.
2. WINDOW/DOOR DECAL(S) BY GRAPHICS VENDOR. REFER TO DETAILS ON SHEET A5.4
3. NEW AWNING WITH "G" LOGO, REFER TO DETAILS ON SHEET A5.4
4. CANOPY. REFER TO DETAILS ON SHEET A5.1
5. REMOTE CO2 TANK AND OIL TANK CAGE PROVIDED BY VENDOR INSTALLED BY GC.
6. WOOD PERGOLA, REFER TO DETAILS ON SHEET A1.4
7. GARDEN WALL, REFER TO DETAILS ON SHEET A1.4
8. OUTLINE OF ROOF BEYOND.
9. SCUPPER AND DOWNSPOUT. REFER TO DETAIL ON A5.4.
10. OVERFLOW SCUPPER. REFER TO DETAIL ON A5.4.
11. PROVIDE BREAK METAL WRAP AT CORNER POST TO MATCH STOREFRONT.
12. EYEBROW CANOPY, REFER TO SCHEDULE ON SHEET A3.1 AND DETAIL ON SHEET A5.1 FOR MORE INFORMATION

SIGN COMPANY REQUIREMENTS

1. PROVIDE FULL SET OF SHOP DRAWINGS NOTING FASTENING LOCATIONS FASTENER TYPES FOR ARCH APPROVAL & PERMIT SUBMISSION
2. WHERE APPLICABLE NOTE FASTENERS MEET HURRICANE WIND SPEED REQUIREMENTS
3. PROVIDE CODE COMPLIANCE SUMMARY TO MEET LOCAL APPLICABLE CODES



2 A4.0 **EXTERIOR ELEVATION** 1/4" = 1'-0"



1 A4.0 **EXTERIOR ELEVATION** 1/4" = 1'-0"

JAMES D. SMITH, ARCHITECTS
522 BAY LANE
CENTERVILLE, MA 02632
PHONE: 508-367-8920
EMAIL JAMESDSMITH11@COMCAST.NET

STATE OF UTAH
JAMES D. SMITH
No. 12665273-0301
LICENSED ARCHITECT

NO	DESC.	BY	DATE
A	OWNER REV.	BB	12/17/25
B	PERMIT SET	BB	04/25/26

JOB LOCATION:
1309 E TWIN ROCKS COVE,
WASHINGTON, UTAH 84780

EXTERIOR ELEVATIONS

SHEET
A4.0

FILE#:	JDS25076
DATE:	04/25/26
PM:	BB
CM:	-

EXTERIOR FINISH LEGEND

S — LIGHTED SIGN, REFER TO ELECTRICAL DRAWINGS FOR MORE INFO ON POWER - COORDINATE WITH SIGN VENDOR

EXP-1 — SHERWIN WILLIAMS SW7076 CYBERSPACE

EXP-2 — SHERWIN WILLIAMS SW2848 ROYCROFT PEWTER

EXP-3 — SHERWIN WILLIAMS SW2849 WESTCHESTER GRAY

NW — NICHIHA WOOD SERIES: VINTAGEWOOD IN CEDAR
AWP 1818
PANEL ORIENTATION: HORIZONTAL
PACKAGING (PIECES PER PACK): 2 (17.76 SQ. FT.)
DIMENSIONS: 17 7/8" H x 71 9/16" L; 5/8" THICKNESS
CONTACT: O: (770) 805-9466; C: (404) 432-5866 / bdalziel@nichiha.com; BEN DALZIEL - NICHIHA NATIONAL BRANDS MGR.

NB — NICHIHA BRICK SERIES
CANYONBRICK IN SHALE BROWN
AWP 1818
PANEL ORIENTATION: HORIZONTAL
PACKAGING (PIECES PER PACK): 2 (17.76 SQ. FT.)
DIMENSIONS: 17 7/8" H x 71 9/16" L; 5/8" THICKNESS
CONTACT: O: (770) 805-9466; C: (404) 432-5866 / bdalziel@nichiha.com; BEN DALZIEL - NICHIHA NATIONAL BRANDS MGR.

MF — PRE-FAB ANCHOR-TITE FASCIA BY METAL ERA 24 GA
PRE-FINISHED COVER
7" STANDARD SIZE AND MATTE BLACK COLOR

MG — PRE-FAB ANCHOR-TITE FASCIA BY METAL ERA 24 GA
PRE-FINISHED COVER
7" STANDARD SIZE AND COLOR MATCH TO SHERWIN WILLIAMS SW6869 STOP OR SIMILAR WITHIN MANUFACTURER'S STANDARD LINE

MT — 1-1/2" X 1-1/2" BREAK METAL CORNER TRIM MATTE BLACK WITH BLACK FASTENERS
MECHANICALLY FASTENED THROUGH CLADDING AND INTO FURRING 1" FROM EDGE OF BOARD AT 16" O.C.

NP — NICHIHA MODERN SERIES
TUFFBLOCK IN STEEL
AWP 1818
PACKAGING (PIECES PER PACK): 2 (17.76 SQ. FT.)
EXPOSED COVERAGE : 8.88 SQ FT PER PANEL
DIMENSIONS: 17 7/8" H x 71 9/16" L; 5/8" THICKNESS
CONTACT: O: (770) 805-9466; C: (404) 432-5866 / bdalziel@nichiha.com; BEN DALZIEL - NICHIHA NATIONAL BRANDS MGR.

SF — STOREFRONT ASSEMBLY ALUMINUM FRAME DARK BRONZE ANODIZED FINISH
THERMALLY BROKEN WITH HEAD RECEIVER CHANNEL
2" SIGHTLINE, 4.5" MULLION DEPTH
SCREW SPLINE INSTALLATION METHOD, MIN U FACTOR OF .36
MEDIUM STILE TYPES FOR THE DOOR RAILS TO ACCOMMODATE THE TRAFFIC FLOW PROPOSED
1" INSULATED GLAZING
PROVIDE FLASHING AT HEAD AND SILL - CONTINUOUS SEALANT
CORNER POSTS TO MATCH THE FINISHES OF THE ADJACENT STOREFRONT AND PROVIDE THE SAME THERMAL BREAKING. REFERENCE THE INSTALLATION RECOMMENDATIONS FROM YKK FOR THIS PROCESS

W — WINDOW OPTION DT WINDOW
DRIVE-THRU WINDOW BY QUIKSERV
MODEL FM-54E IN DARK BRONZE
FLUSH-MOUNT BI-PARTING SLIDER WITH INTEGRAL SILL
ROUGH OPENING: 54"(W) X 40-1/2"(H)
SERVICE OPENING: 18-1/2"(W) X 26-5/8"(H)

OPTION DT DOOR
DRIVE-THRU DOOR SYSTEM BY STANLEY ACCESS
DURAFIT TELESCOPING DOOR SYSTEM - 84" WIDE X 92" TALL
DARK BRONZE ANODIZED FINISH
ACTIVATION SENSOR AND THRESHOLD PROVIDED
CONTACT: RICK ROBINSON 205-966-7497 - RICK.ROBINSON@SBDINC.COM

MP — METAL PANEL -T.B.D.

BL — BLACK COOLER FINISH
26 GA EMBOSSED BLACK GALVANIZED FINISH

T — TEMPERED SAFETY GLASS
ALL GLAZING TO BE TEMPERED SAFETY GLASS

L — LADDER
ALACO LADDER COMPANY MODEL #561 WITH H300 SECURITY DOOR AND OPTIONAL MOUNTED BASE OR EQUIVALENT PAINT TO MATCH BUILDING EIFS COLOR

EIFS — EIFS
MFR: TREMCO
FINISH: MOJAVE
COLOR: CHINA WHITE
POLISHED OR SEALED ACCORDING TO LOCAL JURISDICTIONS. MINIMUM REQUIREMENTS FOR FOOD SERVICES ESTABLISHMENTS. ALL EIFS WALLS TO INCLUDE 35# IMPACT RATED 20-OUNCE MESH TO MINIMUM 8' ABOVE GRADE.
¾" CONTROL JOINTS SPACED 5'-0" O.C.

CMU — CMU
MFR: LOCAL OPTION
FINISH: SPLIT-FACE
COLOR: NATURAL CONCRETE
THICKNESS AND DETAILING AS APPROPRIATE FOR LOCAL CLIMATE ACCORDING TO AOR
42" MINIMUM BASE (FROM STREET LEVEL) BELOW ALL EIFS WALLS

HUEY MAGOO'S & NICHIHA NATIONAL SALES REP

BEN DALZIEL
NICHIHA NATIONAL BRANDS MANAGER
O: (770) 805-9466 | C: (404) 432-5866
BDALZIEL@NICHIHA.COM

HUEY MAGOO'S PREFERRED INSTALLERS
NATIONWIDE INSTALL SOLUTIONS
BOTH COMPETITIVE PRICING W/ QUOTES BETWEEN 40K-50K FOR PROTOTYPE INSTALL

EXTERIOR SOLUTIONS
KIRK THOMPSON
KIRKJTHOMPSON@YAHOO.COM
502-475-2880

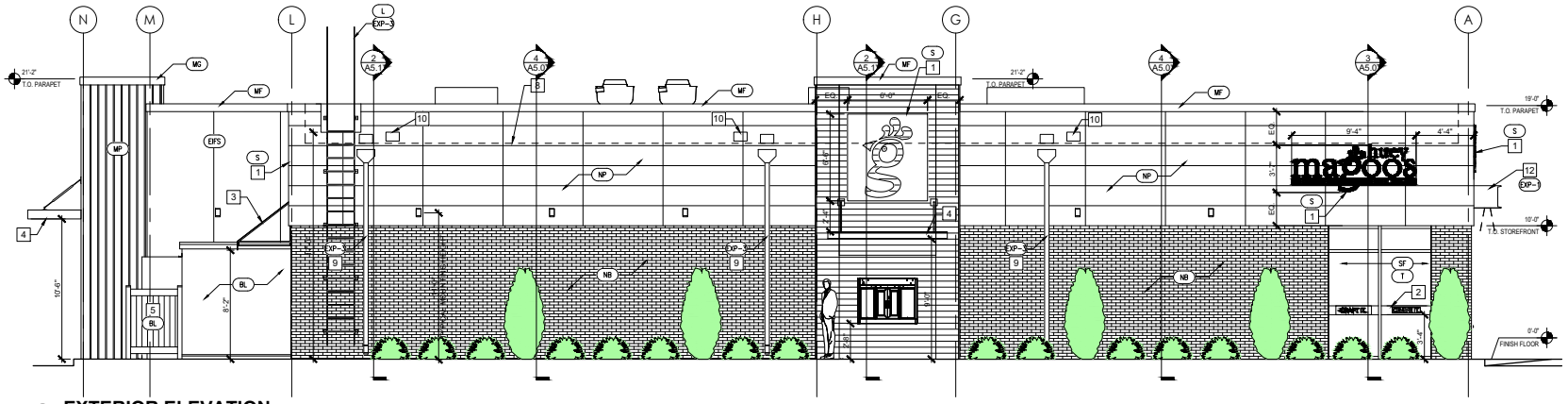
360 EXTERIOR SOLUTIONS
ADAM DOOLITTLE
A.DOOLITTLE@360EXTSOL.COM
330-962-0777

KEY NOTES

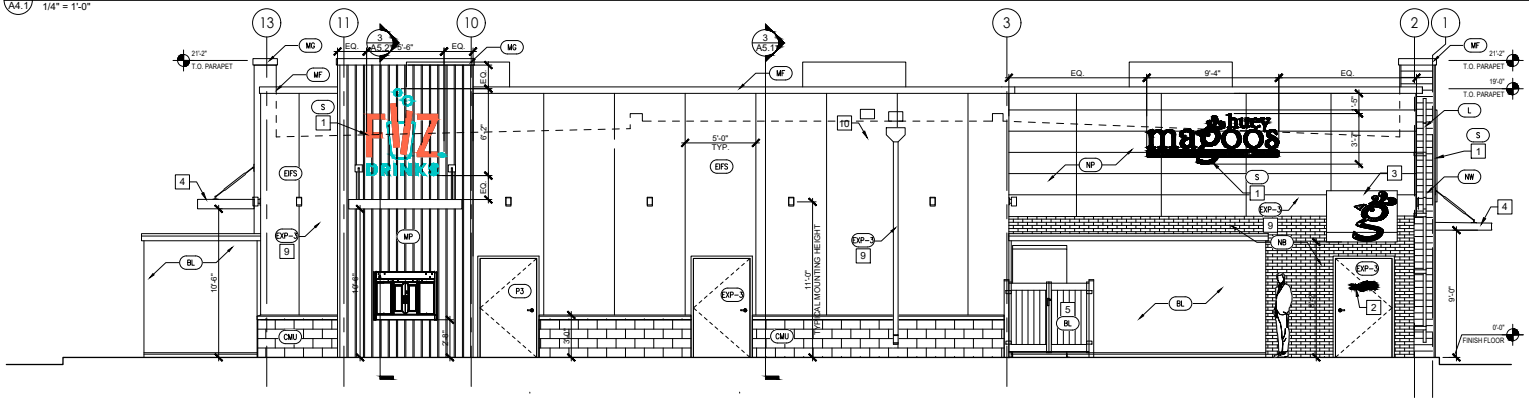
1. SIGNAGE BY SIGN VENDOR AND UNDER SEPARATE PERMIT. REFER TO DETAILS ON SHEET A5.4 FOR MORE INFORMATION.
2. WINDOW/DOOR DECAL(S) BY GRAPHICS VENDOR. REFER TO DETAILS ON SHEET A5.4
3. NEW AWNING WITH "G" LOGO, REFER TO DETAILS ON SHEET A5.4
4. CANOPY. REFER TO DETAILS ON SHEET A5.1
5. REMOTE CO2 TANK AND OIL TANK CAGE PROVIDED BY VENDOR INSTALLED BY GC.
6. WOOD PERGOLA, REFER TO DETAILS ON SHEET A1.4
7. GARDEN WALL, REFER TO DETAILS ON SHEET A1.4
8. OUTLINE OF ROOF BEYOND.
9. SCUPPER AND DOWNSPOUT. REFER TO DETAIL ON A5.4.
10. OVERFLOW SCUPPER. REFER TO DETAIL ON A5.4.
11. PROVIDE BREAK METAL WRAP AT CORNER POST TO MATCH STOREFRONT.
12. EYEBROW CANOPY, REFER TO SCHEDULE ON SHEET A3.1 AND DETAIL ON SHEET A5.1 FOR MORE INFORMATION

SIGN COMPANY REQUIREMENTS

1. PROVIDE FULL SET OF SHOP DRAWINGS NOTING FASTENING LOCATIONS FASTENER TYPES FOR ARCH APPROVAL & PERMIT SUBMISSION
2. WHERE APPLICABLE NOTE FASTENERS MEET HURRICANE WIND SPEED REQUIREMENTS
3. PROVIDE CODE COMPLIANCE SUMMARY TO MEET LOCAL APPLICABLE CODES



2 A4.1 **EXTERIOR ELEVATION**
1/4" = 1'-0"



1 A4.1 **EXTERIOR ELEVATION**
1/4" = 1'-0"

JAMES D. SMITH, ARCHITECTS
522 BAY LANE
CENTERVILLE, MA 02632
PHONE: 508-367-8920
EMAIL JAMESDSMITH11@COMCAST.NET

STATE OF UTAH — JAMES D. SMITH — No. 12665273-0301 — LICENSED ARCHITECT

REVISIONS			
NO	DESC.	BY	DATE
A	OWNER REV.	BB	12/17/25
B	PERMIT SET	BB	04/25/26

JOB LOCATION:
1309 E TWIN ROCKS COVE,
WASHINGTON, UTAH 84780

EXTERIOR ELEVATIONS

SHEET
A4.1

FILE#:	JDS25076
DATE:	04/25/26
PM:	BB
CM:	-

PROPOSED CARTER RESTAURANT DEVELOPMENT

at Sienna Hills Shopping Center | Huey Magoo's Chicken Tenders & FiiZ Drinks

1309 E. Twin Rocks Cove, Washington, UT 84780 • Parcel C, Sienna Hills PCD

Washington City Staff & Developer Review Meeting | Conditional Use Permit | June 10, 2026

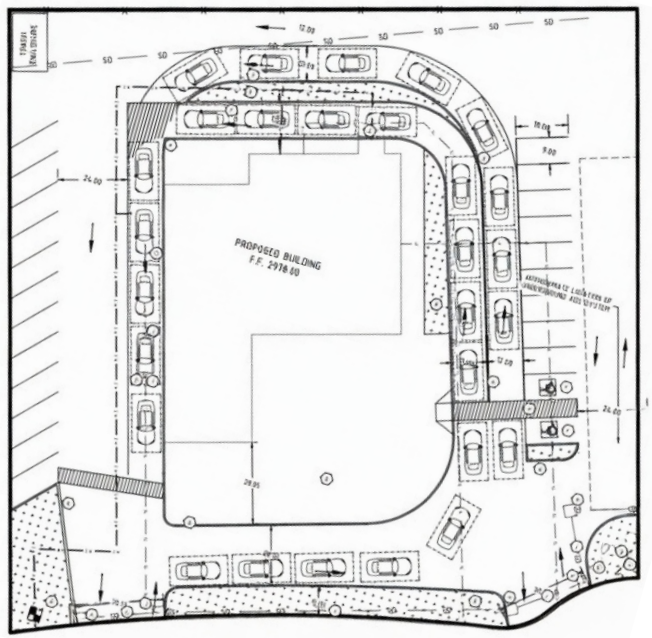
Site Area	Building	Parking	Landscaping
44,882 SF (1.03 ac)	**5,886 SF**	**40 Stalls (ADA)**	**4,297 SF**

PROJECT OVERVIEW

The Carter Restaurant Development proposes a high-quality, co-branded quick-service restaurant featuring Huey Magoo's Chicken Tenders, FiiZ Drinks, and a tenant space within the established Sienna Hills Shopping Center (Planned Community Development). The 1.03-acre site includes a modern building with drive-thru service, indoor seating, and outdoor patio dining. This builds on the proven success of the operator's existing Culver's location in the same center.

KEY HIGHLIGHTS

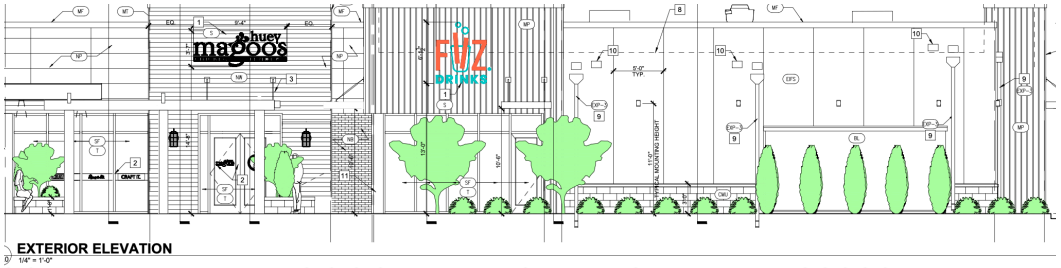
- Separate Grease Interceptors
- 10 Percent live growth landscape with drought tolerant plants such as those listed in the Washington County, Utah Plant Guide
- 14 Car Drive-through stack for Fiiz
- Single-building development (no additional pad sites)
- Drive-thru + outdoor patio dining
- 40 parking stalls with efficient on-site circulation
- StormTech SC-310 stormwater system + City-standard utilities
- High-quality architecture per brand standards
- Proven operator with successful Culver's in same center



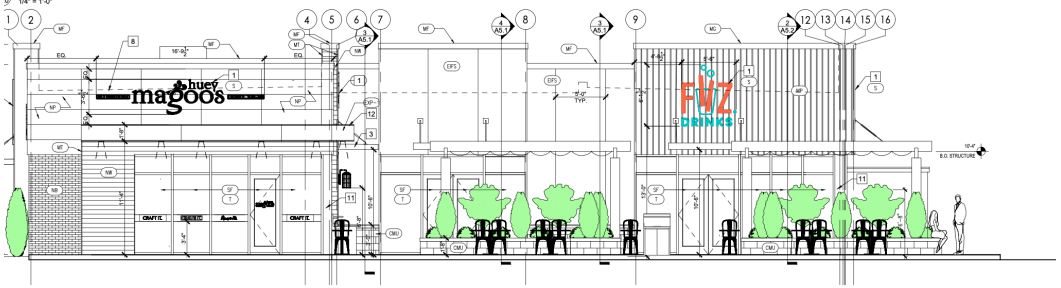
Project Scope & Utilities

PROJECT SCOPE

- Seating, Drive-Thru & Outdoor Dining: Efficient QSR layout with drive-thru and patio dining detailed in architectural plans.
- Single Building: No additional pad sites proposed.
- Building Size: ~5,886 SF gross (detailed floor plans and tenant breakdown in provided architectural set).



EXTERIOR ELEVATION



EXTERIOR ELEVATION

UTILITIES

- Provider Coordination: Civil plans show proposed connections to existing water/sewer in Twin Rocks Circle. Ongoing coordination with City Public Works and utility providers.
- Restaurant Loads: Requirements accounted for in design. Grease traps included on sewer lateral per Washington City standards.
- Post-Construction Maintenance: Common improvements designed to City standards.

Detailed engineering and coordination documents available in the full civil plans provided.

DRAINAGE & GRADING

- FEMA Floodplain: Site is not located within a FEMA floodplain per available mapping and preliminary review.

- On-Site Management: StormTech SC-310 chamber system with pretreatment (Geneva catch basin). Designed to City standards.

- SWPPP: Will be prepared and implemented for construction phase as required.

- Grading: Balanced cut/fill with retaining walls as shown. All improvements comply with Washington City Engineering Standards.

ACCESS & TRAFFIC

- Access Points: Coordinated with existing Sienna Hills Shopping Center circulation via Twin Rocks Cove / Circle. Internal drive aisles and drive-thru designed for efficient flow.

- Traffic Study: Not yet completed at conceptual stage; will be provided if required during formal CUP review.

- Parking & Circulation: 40 stalls (ADA compliant) with clear patterns to maintain safe movement.





Geotechnical & Environmental • Entitlements & Survey

GEOTECHNICAL & ENVIRONMENTAL

- Geotechnical: Soils report completed previously for another restaurant.

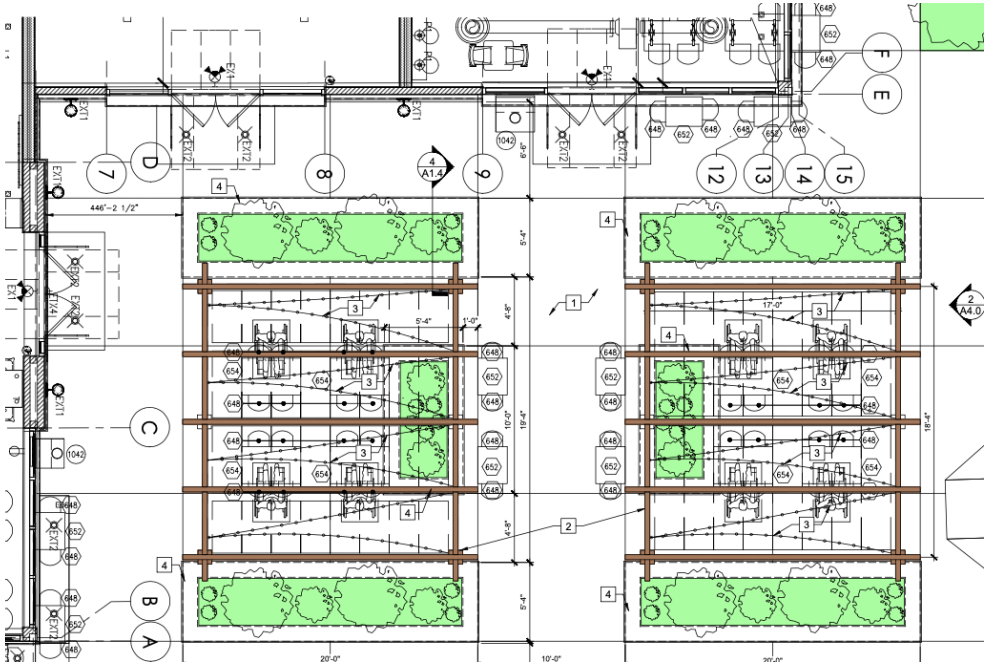
- Environmental: No known wetlands, hazardous materials, or constraints identified. Property is part of previously entitled Sienna Hills PCD.

ENTITLEMENTS & SURVEY

- Current Zoning: Sienna Hills Planned Community Development (PCD). Restaurant uses are appropriate; Conditional Use Permit is required and is the subject of this review and formal application.

- Easements & Restrictions: Existing easements reviewed as part of final plat process. No conflicts anticipated with proposed development.

- Boundary & Topo Survey: Current survey available and forms the basis of the civil plans submitted. All improvements designed from this data.



All preliminary plans prepared in accordance with Washington City Engineering Standards and Sienna Hills PCD requirements. Team is prepared to address any additional comments.

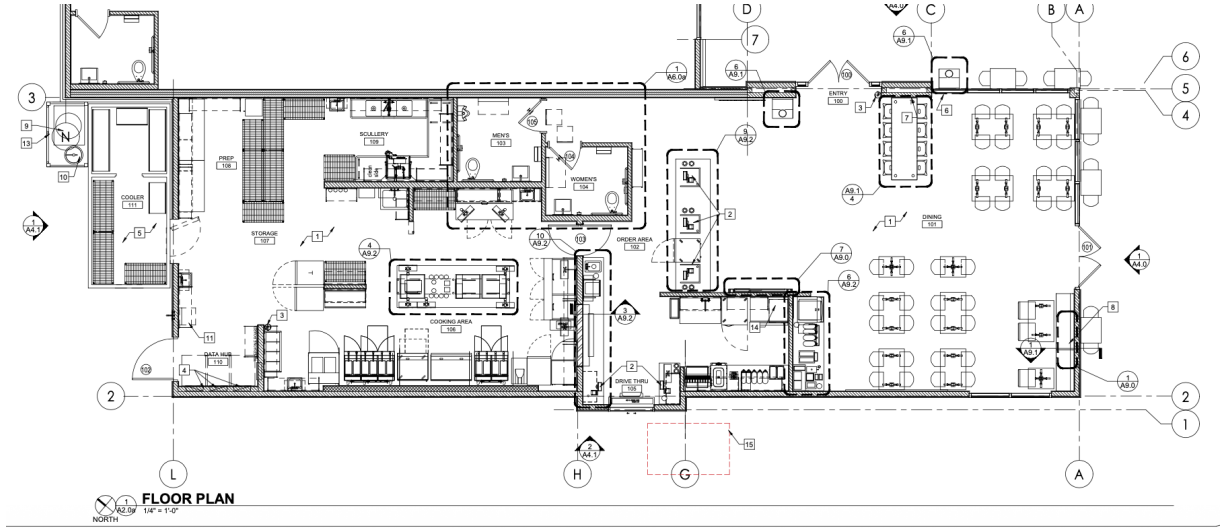
COMMUNITY BENEFITS • TIMELINE • NEXT STEPS

COMMUNITY & ECONOMIC BENEFITS

- New dining options enhancing Sienna Hills as a convenient destination.
- Expected 25–40 local jobs (management & crew).
- Local sales tax revenue supporting Washington City tax base.
- Proven operator with successful Culver's in the same development.
- Modern design and site improvements consistent with PCD standards.

PROJECT TIMELINE & STATUS

- Land: Closed on March 30th.
- GC Bidding: 3 qualified contractors; bids due June 2026.
- Formal CUP Application: Filed.
- Financing: SBA loan application post-bid completion.
- Construction: ~6–7 months once permits and financing secured.
- Target Opening: Late 2026 / early 2027.



NEXT STEPS & REQUEST

We request feedback on the proposed development and CUP path. We are prepared to provide any additional information or revisions needed. We are committed to a collaborative process that delivers a high-quality addition while complying with all City standards.

Developer: Braden Hancock, Carter Restaurant Development | Engineer: Platt & Platt, Inc. | Architect: James D. Smith Architects

Full Architectural Permit Set, Civil Plans, and Brand Book provided separately. Thank you for your consideration.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	July 22nd, 2026
ACTION REQUESTED:	G-26-02 - A request to amend the General Plan Land Use Map from LD to NCOM located at 362 W 3650 S
APPLICANT:	Michael Welker
OWNER:	Kyle Redd
ENGINEER:	None at this time
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval to the City Council

Background

The applicant is proposing to amend the General Plan Land Use Map located at 362 West 3650 South covering a total of .76 acres. With the realignment of George Washington Blvd, this parcel has become isolated from the other residential lots and is next to the LDS church with street frontage along George Washington Blvd and 3650 South.

With that being said, the applicant is proposing to change the General Plan land use map from LD to NCOM for the purpose of developing the site into Administrative Professional type uses. The NCOM designation allows for two types of zoning designations which include Administrative Professional and C-1. Staff supports Administrative Professional type uses at this location and to give the city reassurance of what the end uses could be, the applicant has submitted a Zone Change application asking for the Administrative Professional zoning designation which we will discuss later as shown in the agenda.

Access for this parcel is not allowed from George Washington Blvd. Access will come from 3650 South which the applicant is aware of. Staff has reviewed the requested change and is comfortable with the proposal due to the location, double street frontage and the ability to conveniently serve area residents with administrative professional type uses.

Recommendation

On July 15th, 2026, the Planning Commission reviewed this request and unanimously

recommended approval of G-26-02, as outlined above and shown in the exhibits, onto the City Council.

July 15th, 2026 Planning Commission Minutes

https://youtube.com/live/7p5bi98pGeY?t=2039

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Mitchell made a motion to recommend approval to City Council General Plan Amendment G-26-02 with the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Davis	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Ure	Aye

GENERAL PLAN AMENDMENT NARRATIVE

Property: Lot 6, Temple View Subdivision, Washington City, Utah

Request: Amend the Future Land Use Map designation for Lot 6 from Residential to Commercial/ Professional Office to accommodate the proposed development of a single-story professional office building.

Lot 6 is uniquely situated and physically separated from the other five residential lots within the Temple View Subdivision by George Washington Boulevard, 3650 South, and an existing church parking lot. Due to its location and visibility, the property functions as a standalone parcel rather than as an integrated part of the surrounding residential subdivision.

The proposed General Plan amendment will allow for a professional office development that is compatible with surrounding land uses while providing valuable services and employment opportunities to the community. Professional office uses generate limited traffic, minimal noise, and operate primarily during normal business hours, making them an appropriate transition between nearby residential areas and major transportation corridors.

The requested amendment supports Washington City's long-term planning objectives by encouraging appropriate commercial and professional services in locations with excellent access and visibility. The proposed development will enhance the appearance of this prominent corner, contribute to the local economy, and create a high-quality gateway feature for the area.

For these reasons, the applicant respectfully requests approval of the proposed General Plan Amendment for Lot 6 of the Temple View Subdivision.

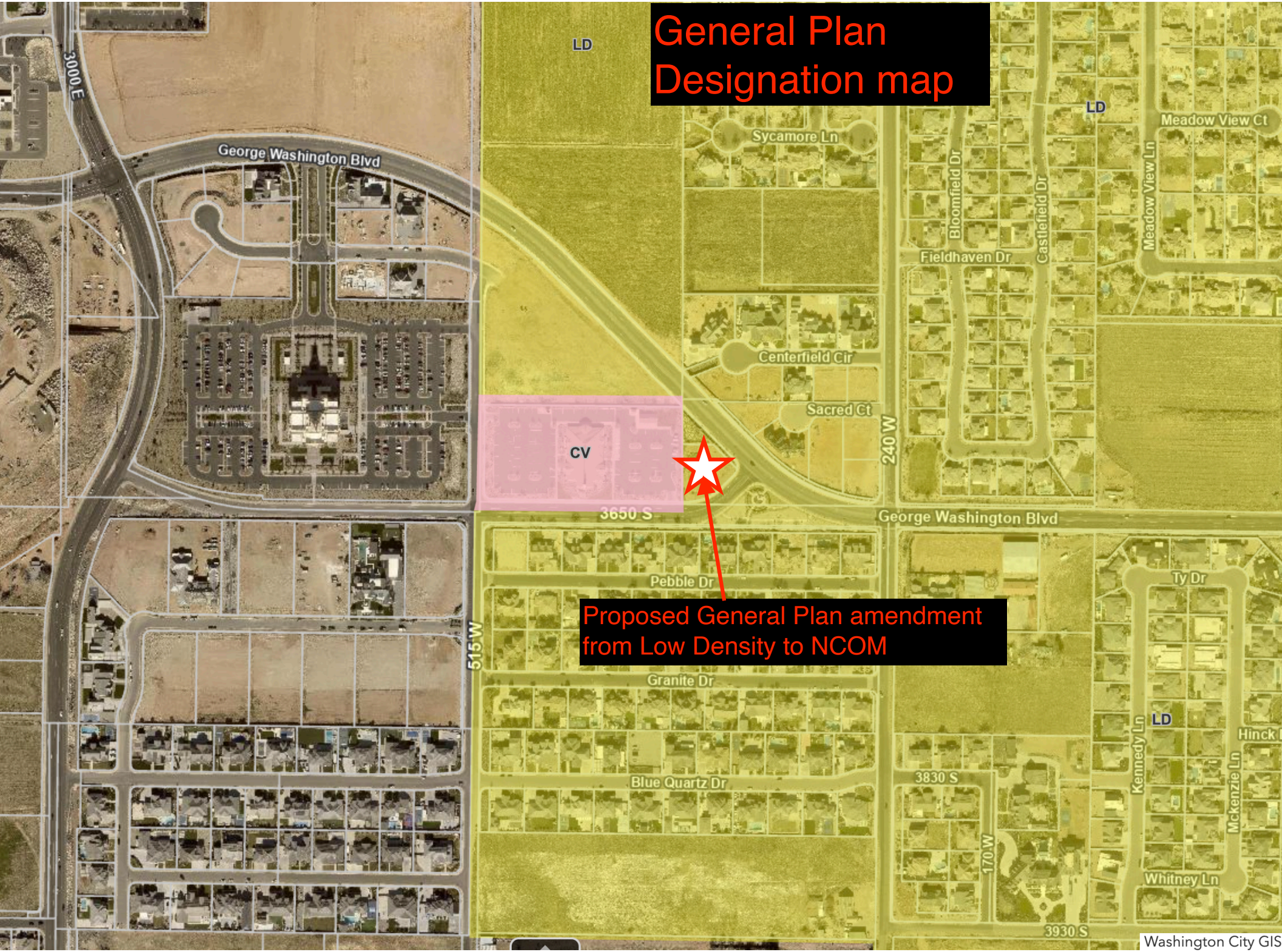
Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD: G-26-02-Temple View Lot 6
362 W 3650 South

Community Development	With the re-alignment of 3650 S and George Washington Blvd, this parcel is uniquely shaped and adjacent to an LDS church. The applicant is wishing to pursue the Administrative Professional (AP) zoning designations. Staff supports this General Plan amendment and the Administrative Professional zoning designation	
Public Works	Reviewed - OK to proceed to hearing. Please note that if this application proceeds, the conversion of a residential lot to commercial use may require some modifications to existing utility services, storm drainage and any proposed access.	
Engineer	Only hesitation would be the fire requirements for a secondary access. Would want to make sure the owner is aware of those and meets those with whatever they propose.	
Parks/Trails	Reviewed, no concerns	
Economic Dev	Staff supports the proposed General Plan amendment and finds the request consistent with the long-term vision for this area. The proposed NCOM designation is appropriate for the site and would accommodate a very low-impact commercial development that is compatible with surrounding uses.	


Proposed Location
3000 E
George Washington Blvd
Sycamore Ln
Centerfield Cir
Sacred Ct
Bloomfield Dr
Castlefield Dr
Fieldhaven Dr
Meadow View Ct
Meadow View Ln
240 W
20 E
3650 S
George Washington Blvd
Pebble Dr
515 W
Granite Dr
Blue Quartz Dr
Ty Dr
Kennedy Ln
Hinck Dr
Mckenzie Ln
Mitchell Dr
3830 S
170 W
Whitney Ln
3930 S
Washington City


General Plan Designation map
LD
CV
3000 E
George Washington Blvd
Sycamore Ln
Bloomfield Dr
Castlefield Dr
Meadow View Ln
Meadow View Ct
Fieldhaven Dr
Centerfield Cir
Sacred Ct
240 W
3650 S
George Washington Blvd
Pebble Dr
Proposed General Plan amendment from Low Density to NCOM
515 W
Granite Dr
Blue Quartz Dr
3830 S
170 W
3930 S
Ty Dr
Kennedy Ln
Mckenzie Ln
Whitney Ln
Hinck
Washington City GIS

ORDINANCE NO. 2026-XX

AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE DESIGNATION WITHIN WASHINGTON CITY, UTAH

WHEREAS, the Washington City Community Development Department has recommended the following General Plan Land Use Map designation be adopted; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on July 15th, 2026, which public hearing was closed, for the purpose of considering the proposed amended General Plan Land Use Map designation and the making of formal recommendation to the City Council; and

WHEREAS, the City Council, pursuant to applicable notice requirement, conducted a public meeting on July 22nd, 2026; and

WHEREAS, the City Council has reviewed this amendment and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

WHEREAS, the City Council of Washington City, Utah, desires to amend the General Plan Land Use Map of Washington City, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described property is hereby amended by General Plan Land Use Map request **G-26-02**, from the current LD to the NCOM designation, located at approximately 362 west 3650 south, and more particularly described as follows:

Parcel ID and Detailed Legal Description in Exhibit A.

PASSED AND ORDERED POSTED on this 22nd day of July, 2026.

Washington City

_____

Attest: Kress Staheli, Mayor

_____

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

Exhibit A

Subdivision: TEMPLE VIEW SUBDIVISION (W) Unit: 6

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	July 22nd, 2026
ACTION REQUESTED:	Z-26-13 - A request to rezone approximately .76 acres located at 362 W 3650 S from the current R-1-12 to a proposed AP zoning designation.
APPLICANT:	Michael Welker
OWNER:	Kyle Redd
ENGINEER:	None at this time
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 .76 acres, located at 362 W 3650 S. The requested change is from the current zoning of R-1-12 to a proposed Administrative Professional (AP) zoning designation. With the realignment of George Washington Blvd, this parcel has become isolated from the other residential lots and is next to the LDS church with street frontage along George Washington Blvd and 3650 South. Access for this parcel is not allowed from George Washington Blvd. Access will come from 3650 South which the applicant is aware of.

Due to the reasons described above, staff feels comfortable with the proposed zone change as it would blend in with the area and conveniently provide administrative professional type uses to area residents.

The General Plan Land Use designation for this parcel was previously heard proposing to change the designation to NCOM which supports the proposed zone change application. The surrounding zoning to this parcel is R-1-12 to the north and east, R-1-15 to the south and the LDS church to the west.

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 along with renderings of the proposed building.

Recommendation

On July 15th, 2026, the Planning Commission reviewed this request and unanimously recommended approval of Z-26-13, to 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.

July 15th, 2026 Planning Commission Minutes

https://youtube.com/live/7p5bi98pGeY?t=2301

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Davis made a motion to recommend approval to City Council Zone Change Z-26-13 with the findings and conditions of staff. Commissioner Ure seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Davis	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Ure	Aye

Zone Change Narrative – Lot 6, Temple View Subdivision

We are requesting a zone change for Lot 6 of the Temple View Subdivision from R1-12 (Single-Family Residential) to AP (Administrative Professional) to allow for the development of a single-story professional office building.

Although Lot 6 was originally approved as part of the six-lot Temple View Subdivision, it is physically separated from the other five residential lots by George Washington Boulevard, 3650 South, and an existing church parking lot. As a result, the property functions more as a standalone parcel than as an integrated part of the surrounding residential subdivision.

We believe the AP zoning designation is a more appropriate long-term use for this site. The proposed development consists of an attractive, single-level, double-fronted professional office building designed to complement the surrounding area while providing a high-quality entrance feature into Washington City.

Unlike many commercial uses, professional office space generates limited traffic, minimal noise, and operates primarily during normal business hours. As such, it serves as a quiet and compatible neighbor to nearby residential properties while providing valuable services and employment opportunities to the community.

The proposed office development will enhance the appearance of this highly visible corner, create a professional business hub, and provide a logical transition between the surrounding transportation corridors and adjacent residential uses.

Furthermore, the proposed AP zoning is consistent with the goals of the Washington City General Plan by encouraging appropriate commercial and professional services along major transportation corridors while preserving the character and integrity of established residential neighborhoods. The proposed use represents a low-impact, aesthetically pleasing development that will contribute positively to the community and the long-term vision for the area.

For these reasons, we respectfully request approval of the proposed zone change from R1-12 to AP for Lot 6 of the Temple View Subdivision.

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD: Z-26-13 - Temple View Lot 6
362 W 3650 South

Community Development	With this lot fronting George Washington Blvd and being next to an LDS church, Administrative Professional (AP) type uses are cohesive to the area.	
Public Works	Reviewed - OK to move forward for hearing. Please note that the conversion of a residential lot to commercial use may require some modifications to existing utility services, storm drainage and any proposed access.	
Engineer	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Economic Dev	Reviewed. Staff supports the proposed zone change to AP. The proposed use is a well-designed, low-impact commercial concept that is compatible with surrounding development patterns and is unlikely to generate significant traffic, noise, or other impacts. The project provides an opportunity for thoughtful investment in the property while maintaining the character of the area and expanding commercial services available to residents.	


Proposed Location
3000 E
George Washington Blvd
Sycamore Ln
Bloomfield Dr
Castlefield Dr
Meadow View Ln
Meadow View Ct
Fieldhaven Dr
Centerfield Cir
Sacred Ct
240 W
20 E
3650 S
George Washington Blvd
Pebble Dr
515 W
Granite Dr
Blue Quartz Dr
3830 S
170 W
Ty Dr
Kennedy Ln
Mckenzie Ln
Hinck Dr
Whitney Ln
3930 S
Mitchell Dr
Washington City

Zoning Designation Map

Proposed Zone Change from R-1-12 to Administrative Professional (AP)

3000 E
George Washington Blvd
3323 S
Sage Ln
RA-1
R-1-15
RA-1
Meadow View Ct
Bloomfield Dr
Castlefield Dr
Meadow View Ln
Fieldhaven Dr
R-1-1
Swallowtail
Centerfield Cir
R-1-12
Sacred Ct
240 W
20 E
A-20
R-1-15
3650 S
George Washington Blvd
RA-2
Ty Dr
Stonehedge D
A-20
Brade Ln
Mitchell Dr
R-1-15
Granite Dr
R-1-12
Hinck Dr
Kennedy Ln
McKenzie Ln
Stoney Hill Rd
Blue Quartz Dr
3830 S
RA-1
RA-1/2
170 W
Whitney Ln
A-20
3930 S

Washington City GIS

ORDINANCE NO. 2026-XX

AN ORDINANCE AMENDING THE ZONING DESIGNATION WITHIN WASHINGTON CITY, UTAH

WHEREAS, the Washington City Community Development Department has recommended the following Zone Change be adopted; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on July 15th, 2026, which public hearing was closed, for the purpose of considering the proposed Zone Change and the making of formal recommendation to the City Council; and

WHEREAS, the City Council, pursuant to applicable notice requirement, conducted a public meeting on July 22nd, 2026; and

WHEREAS, the City Council has reviewed this amendment and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

WHEREAS, the City Council of Washington City, Utah, desires to amend the Official Zoning Map of Washington City, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described property is hereby amended by Zone Change request **Z-26-13**, from the current R-1-12 to the AP zoning designation, located at approximately 362 West 3650 South., and more particularly described as follows:

Parcel ID and Detailed Legal Description in Exhibit A.

PASSED AND ORDERED POSTED on this 22nd day of July 2026.

Washington City

_____

Attest: Kress Staheli, Mayor

_____

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

Exhibit A

Subdivision: TEMPLE VIEW SUBDIVISION (W) Unit: 6