

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: August 5, 2026

ACTION REQUESTED: C-26-07 - A request for a Conditional Use Permit for a Child Care facility, located at 723 E Bulloch Street

APPLICANT: Dulce Sanzhez

OWNER: Dulce Sanchez

REVIEWED BY: Sebastian Ferguson - City Planner

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to operate a childcare facility out of their residence, located at 723 E Bulloch Street. The childcare facility will run from 7:30 a.m. to 5:30 p.m. Monday through Friday. The applicant is requesting the maximum number of children (16) to be approved for this childcare facility. If the number of children exceeds 8, a second caregiver is required to be on-premises at all times. The home will be required to be inspected by both the Building and Fire Departments and given approval for the proposed use. A drop off and pick up plan consisting of 5-minute intervals is shown and will need to remain in place to mitigate traffic congestion in the area.

The childcare facility will be held in the basement of the home in the designated areas as shown in the exhibits. Additionally, recreation will occur in the backyard; the outdoor fencing meets state fencing requirements.

Recommendation

Staff recommends the Planning Commission approve C-26-07 allowing for an in-home childcare facility at 723 E Bulloch Street, based on the following findings and subject to the following conditions.

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. The site, including new improvements, shall meet all City and State adopted codes.

2. The childcare facility will be limited to operating hours of 7:30 am to 5:30 pm Monday to Friday

3. The maximum number of children will be no greater than sixteen (16), as outlined in the state regulations (including a second caregiver on the premises if more than 8 children).

4. The children shall be kept in the home or backyard area during operating hours (unless arriving or departing at the beginning or end of each day).

5. A copy of the approved State of Utah license for the childcare facility will be kept current and on file with the City if applicable

6. A Washington City Business license shall be in place prior to opening for business.

6. Inspections by both the Building and Fire Department will need to be approved before the childcare operations begin.

7. A drop-off/pick-up plan will need to be provided to city staff in the Community Development Department (and approved) before any childcare sessions begin.

8. An official food handlers permit from the Southwest Utah public Health Department will need to be presented to the Recorder's office during the application for a business license.

This is to describe the business. Include your experience, number of employees, hours of operation etc. If this is a daycare/preschool, identify how many children are to be cared for.

Type of business: Home Childcare with preschool included

Hours of operation: Monday to Friday, from 7:30am – 5:30pm

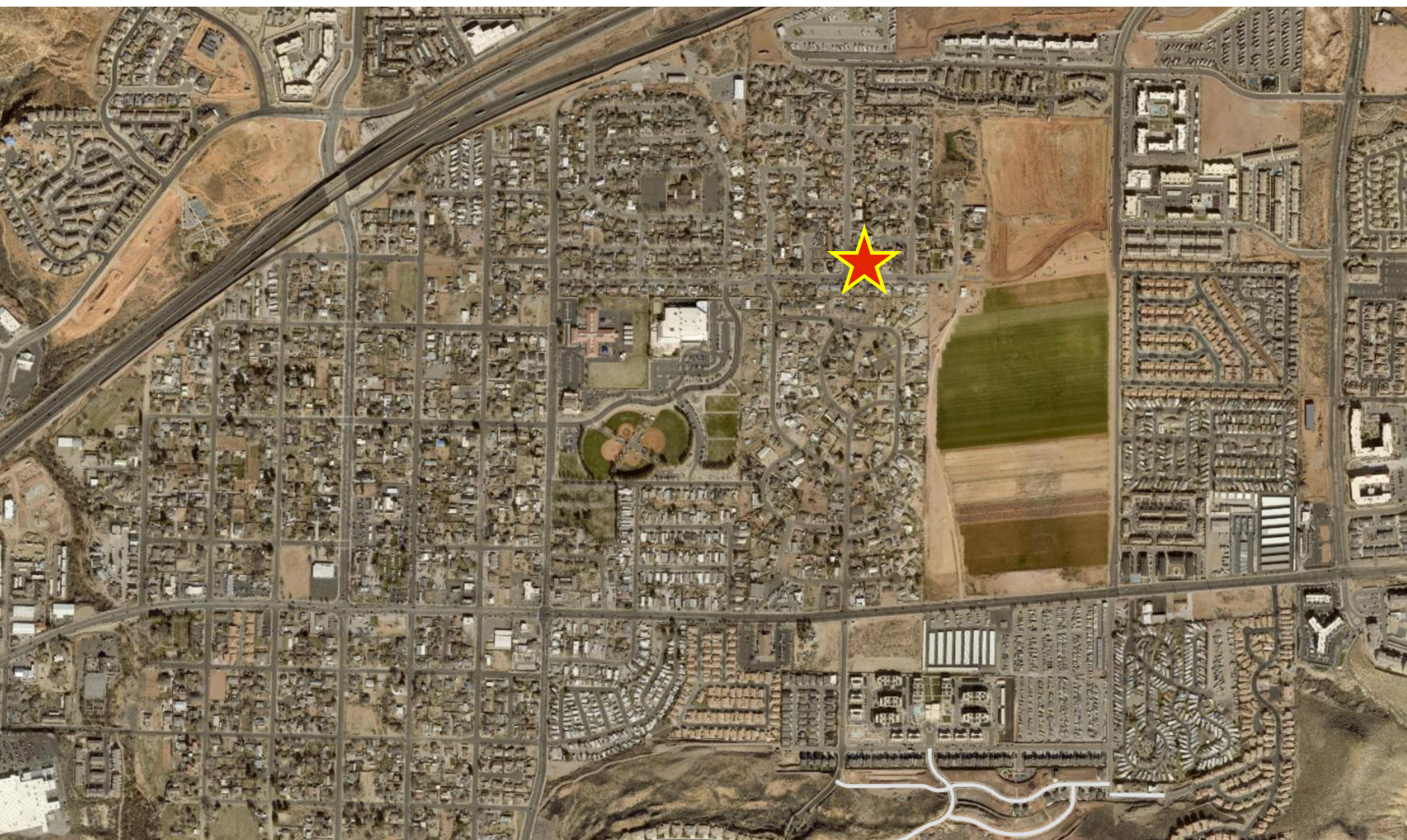
Number of children: 16 kids, from 12 months up to 6 years of age.

Employees: One provider for up to 8 children, from 9 to 16 children,
a second provider is required.

Portion of the home that will be used: 50% (the basement).

Experience: I have over 25 years of experience doing childcare in the state of Utah

Food preparation: I have a current food handler training certificate. I provide Breakfast, Lunch, and snack.





395 N

Lot 22

700 E

396 N

Lot 19

385 N

Lot 23

723 E

Lot 18

747 E

Lot 17

Drop off/pick up area

700 E
375 N

Bulloch St

Daycare Itinerary

This is to describe the typical daily activities in 30 minute or 1-hour increments and can include an outline of the curriculum.

8:00 am-9:00 am greet parents and children, breakfast, free play.

9:00 am – 9:45am clean up, use the bathroom, check diapers, and get ready for circle time.

9:45 am -10:45 am preschool time: Reading, recognizing colors, numbers, letters, shapes.

10:45am – 11:15 am time to check diapers, get something to drink, free play.

11:15 am – 12:15 pm outdoor play (weather permitting)

12: 15 pm – 1:00 pm wash hands and eat lunch

1:00 pm – 1:30 pm Use bathroom in preparation for nap and quiet time

1:30 pm – 3:30 pm Nap and quiet time

3:30 pm – 4:30pm Snack time plus free play (outside weather permitting)

4:30 pm – 5:30 pm Wash hands, and get ready to go home by watching an educational TV Program.

Daycare food menus

Daycare Menu

Meal Pattern	Monday	Tuesday	Wednesday	Thursday	Friday
Mid - Morning Snack	Waffles Apple Slices	Cereal Milk and Bananas	Apple Sauce Graham Crackers	Muffins Milk and Apple slices	Yogurt Fresh Fruit
Lunch	Tuna Melts & Fresh Vegetables	BBQ Meatballs Mashed Potatoes Beans	Chicken Ranch Wraps and Corn	Loaded Potato Soup Cheese Biscuit Fresh Vegetables	Pepperoni Pizza Caesar Salad
Meator Alternative	Tuna	Ground Beef	Chicken	Turkey	Pepperoni
Grain Products	Pita	Whole Wheat Bread	Tortilla	Homemade Biscuits	Pita
Vegetable	Celery, tomatoes, Carrots, Cucumbers	Potatoes Green Beans	Romaine Lettuce Corn	Carrot, cucumber, tomatoes	Romaine Lettuce
Milk Product	Milk Cheese	Milk Cheese	Milk Cheddar Cheese	Milk Cheese	Milk Cheese
Fruit	Fresh Fruit	Fresh Fruit	Fresh Fruit	Fresh or Canned Fruit	Fresh or Canned Fruit
Mid - Afternoon Snack	Teddy Grahams & Oranges	Cheese Ritz Crackers Grapes	Banana Bread Juice and sliced cucumbers	Turkey Cream Cheese Wraps Fruit	Homemade Cookies Milk and Berries

Parent drop off and pick up plan

Provide a document of the drop off and pick up plan showing roadways in the vicinity. Drop off plan shall show where children will be dropped off and picked up. This should also include 3-5 minute time slots for children to be dropped off/picked up to reduce traffic congestion

8:00am—8:05am

8:05am—8:10am

8:10am—8:15am

8:15am—8:20am

8:20am—8:25am

8:25am—8:30am

8:30am—8:35am

Pick up

5:00pm—5:05pm

5:05pm—5:10pm

5:10pm—5:15pm

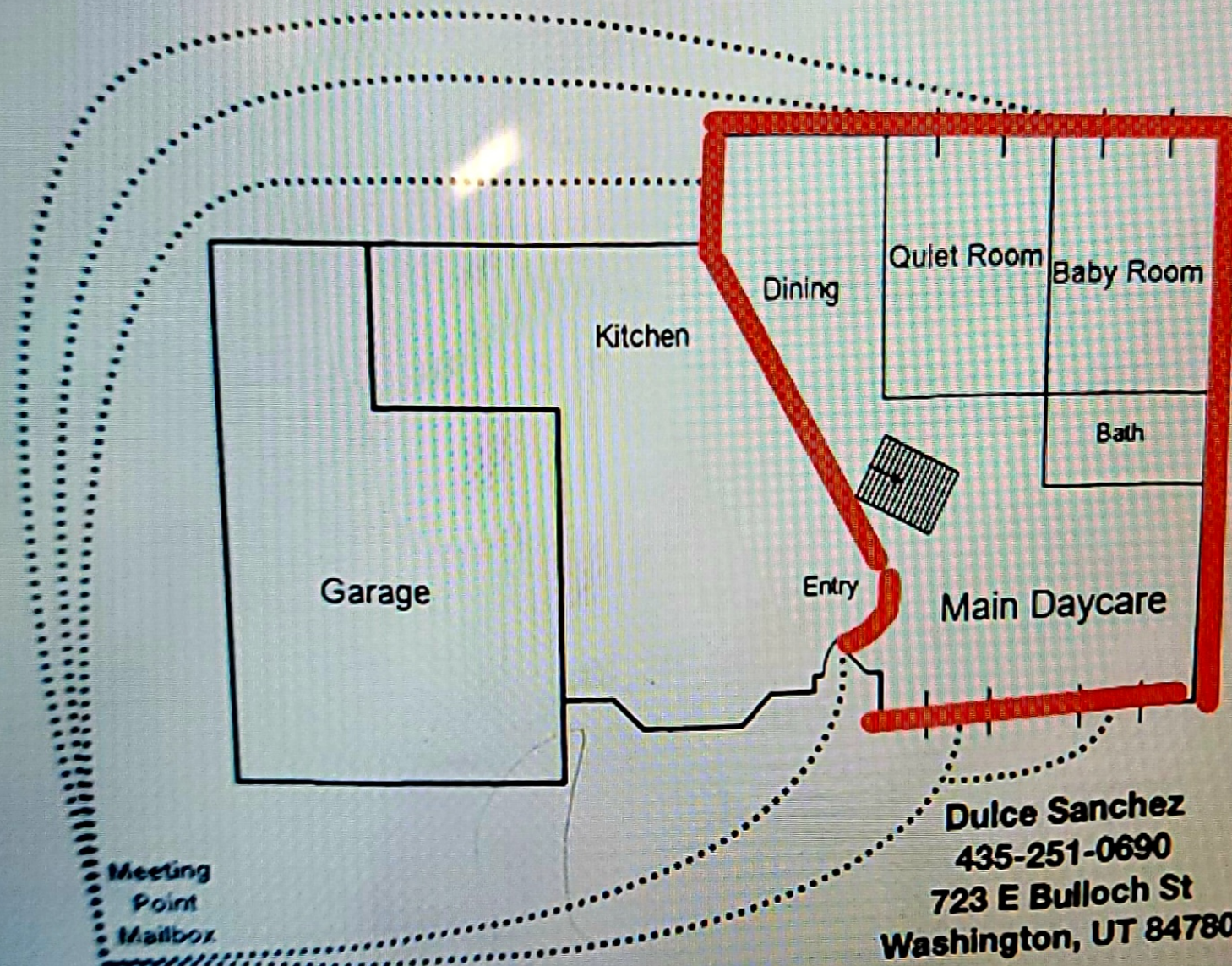
5:15pm—5:20pm

5:20pm—5:25pm

5:25pm—5:30pm

EVACUATION PLAN FOR NEW AWAKENINGS CHILDCARE & PRESCHOOL

DCFS: 435-652-2960



Meeting
Point
Mailbox

Dulce Sanchez
435-251-0690
723 E Bulloch St
Washington, UT 84780

Emergency: 911

Poison: 1-800-222-1222





Backyard and shaded play area

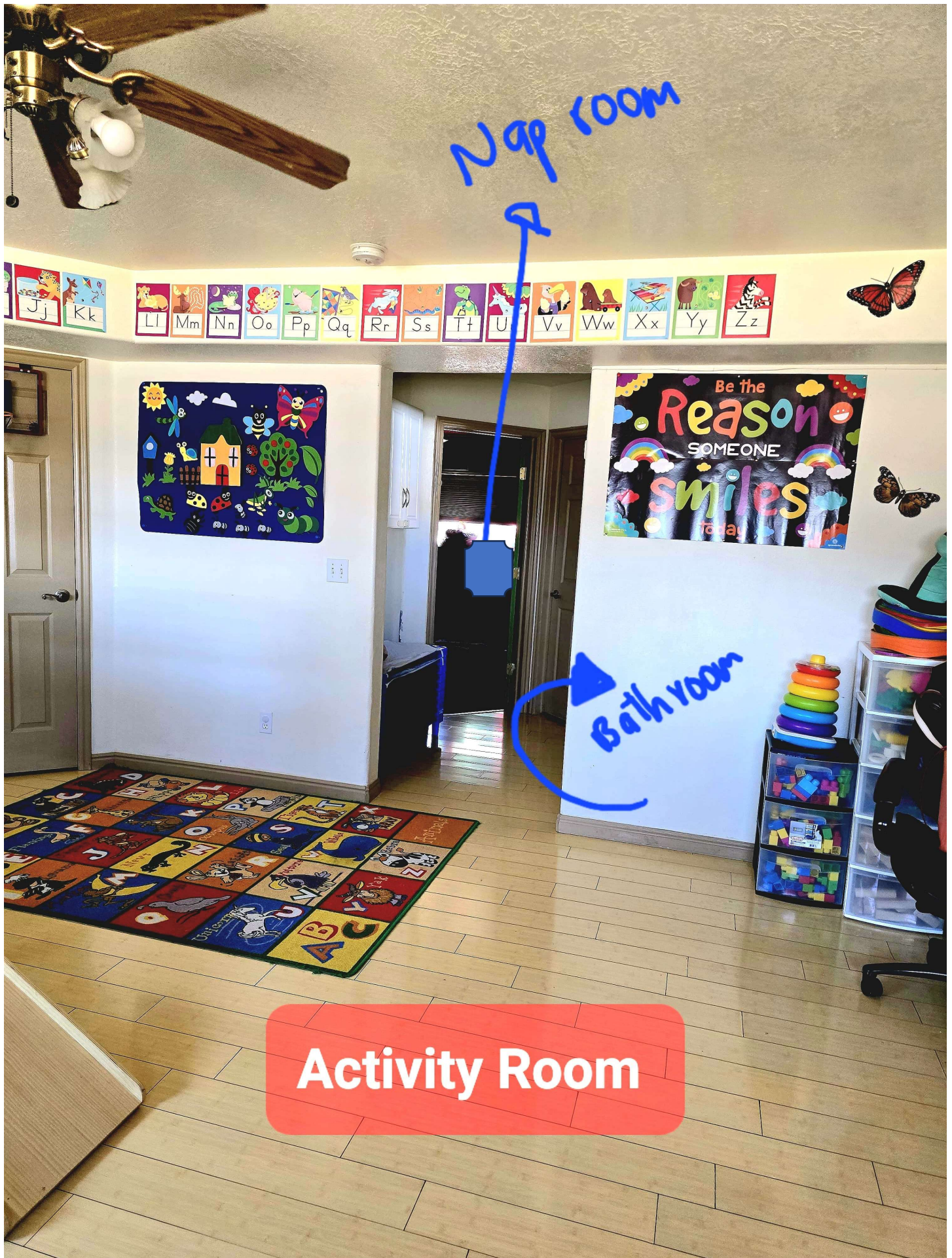


Exit

Fire
extinguisher

Dulce Sanchez
435-862-0492

Activity Room

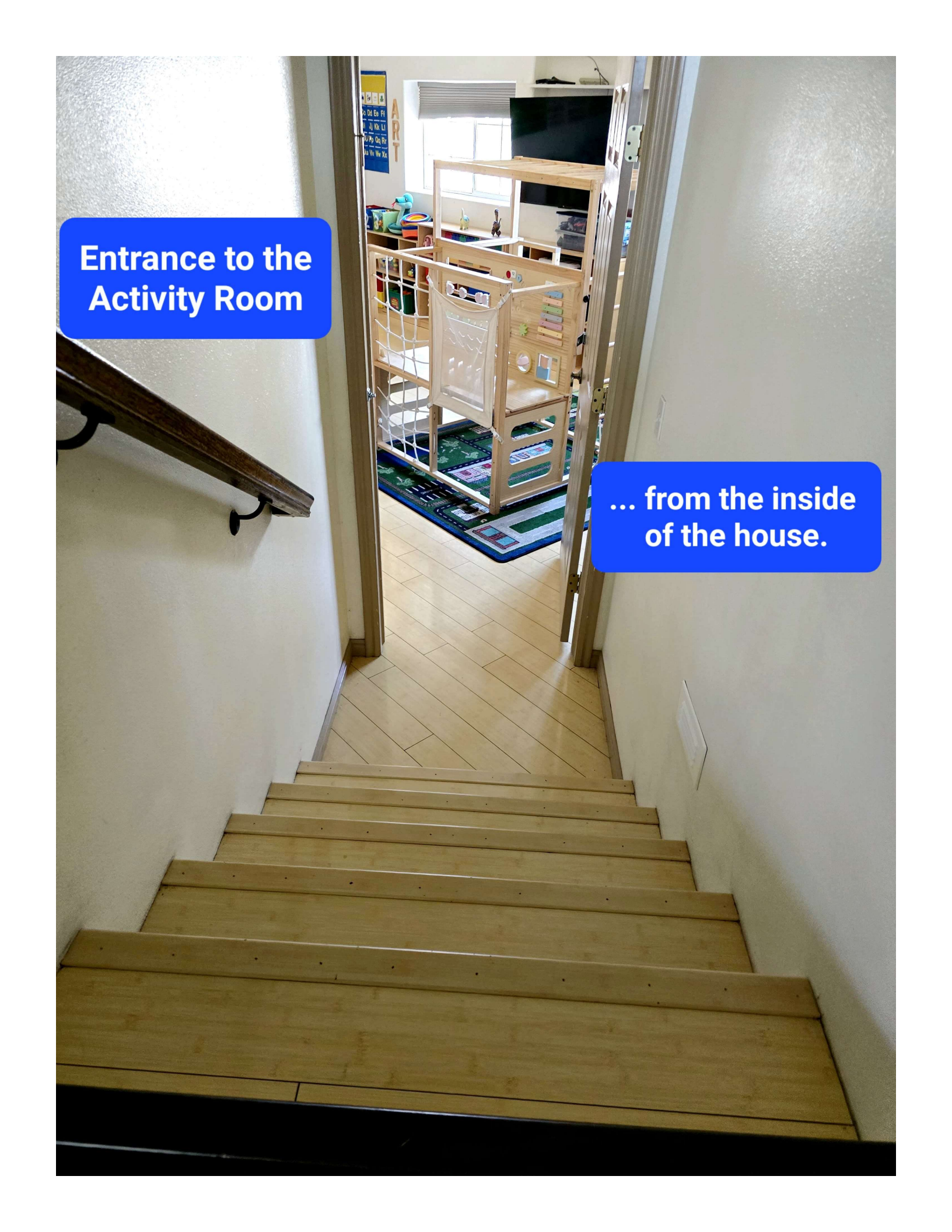


Nap room



Bath room

Activity Room

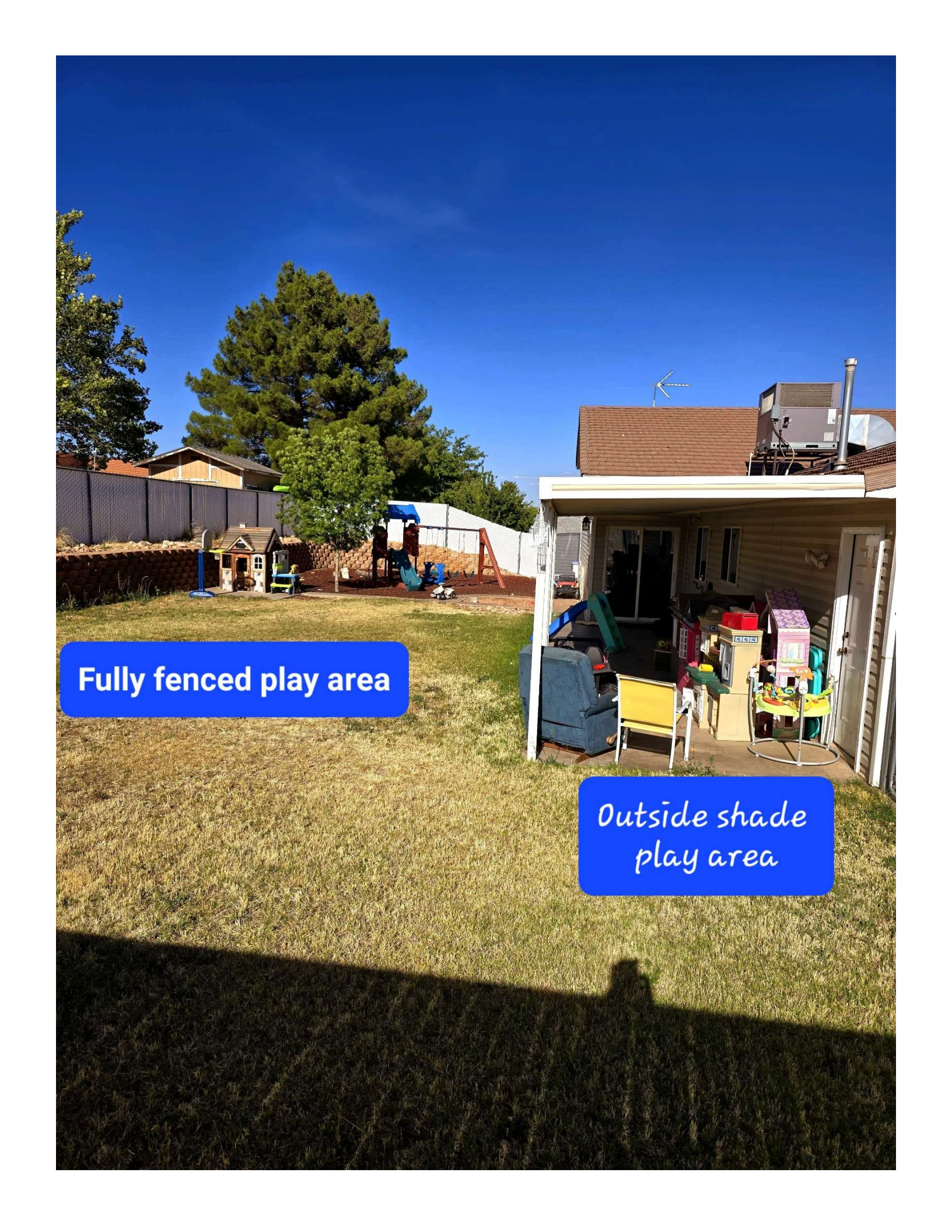


**Entrance to the
Activity Room**

**... from the inside
of the house.**

Activity Room!



A photograph of a residential backyard. In the foreground, there is a large, dry, yellowish-brown lawn. To the right, a covered patio area is visible, featuring a blue armchair, a yellow chair, and various children's toys like a playhouse and a baby walker. In the background, a fenced-in area contains a swing set and a small playhouse. A large, green tree stands behind the fence. The sky is clear and blue. A shadow of the person taking the photo is cast on the lawn in the bottom left corner.

Fully fenced play area

Outside shade
play area



**Front of the house,
and place where
parents park**

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: August 5th, 2026

ACTION REQUESTED: G-26-03 - A request to amend the General Plan Land Use Map from OS to LD located at approximately 1608 North 590 West

APPLICANT: Jeff Mathis, MRW Design

OWNER: Stake Properties

ENGINEER: Joseph William, Alliance Consulting

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 approximately 1608 North 590 West covering a total of approximately .83 acres. When the land adjacent to this proposal (Last Sun at Green Springs) was developed, this piece of property was encumbered by the floodplain which is a reason why this property was not included in the original development and the land owner made the decision to leave this land undeveloped. Since this time, the floodplain line at this location has been reduced removing the requirement that the developer obtain CLOMR approval and amend the LOMR maps.

With that being said, the applicant is proposing to change the General Plan land use map from OS to LD for the purpose of developing the site into a Single Family residential lot consisting of .83 acres. The applicant has noted in the application that they intend to build a single family home (single story with walkout basement).

This property is in the Hillside Overlay Zone and on April 20th, 2026 the Hillside Review Board (HRB) reviewed development plans and recommended approval noting the land be graded for a walkout basement along with all proposed retaining walls be constructed with natural material that blends in and matches the surrounding land.

Staff supports the recommendation of the HRB allowing for one single family residence (one story with a walk out basement) at this location. With this agenda item concerning itself with the General Plan, it should be known that the zoning designation at this location also needs to be

updated to a residential. The applicant has submitted a Zone Change application which is on this evening's agenda to be discussed at that time.

Recommendation

Staff recommends that the Planning Commission recommend approval of G-26-03, as outlined above, and as shown in the exhibits, onto the City Council.



73 East 100 South
St. George, UT 84770
(435) 628-2377

June 19, 2026

Washington City
111 North 100 East
Washington, UT 84780

RE: Millcreek Ridge Estate General Plan Amendment.

Washington City Planning Department

Stake Properties LLC requests that Washington City consider a General Plan Amendment for the Millcreek Ridge Estate property. The request is to amend the future land use designation from Open Space to Low Density Residential.

A portion of the subject property is already designated Low Density Residential, while the majority of the property is currently designated Open Space. Historically, Washington City has applied Open Space designations as broad planning areas that may be reconsidered and modified through the General Plan Amendment process when appropriate development proposals are presented.

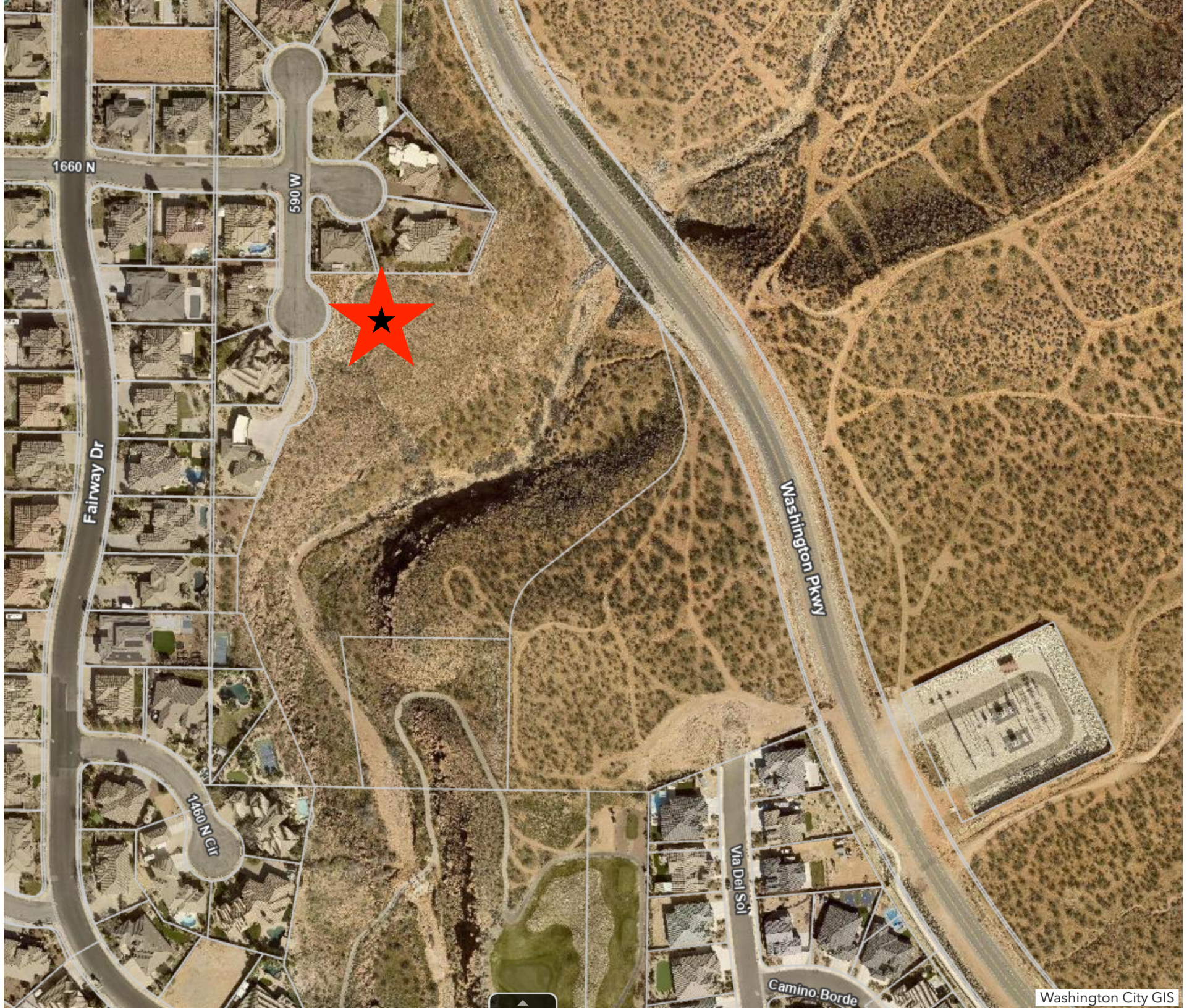
The proposed property has been reviewed through the Hillside Review Committee and has been recommended for one single-family residence. The proposed home will be designed to fit in the surrounding community and minimize visual impacts, presenting as a single-story structure from the street while incorporating walk-out levels below the street grade to accommodate the site's natural topography.

The requested amendment would allow for the development of one single-family residence consistent with the surrounding residential character and the recommendation of the Hillside Committee. The proposal represents a low-impact residential use that is compatible with adjacent land uses and the overall vision for the area.

Stake Properties LLC respectfully requests approval of the General Plan Amendment to change the land use designation from Open Space to Low Density Residential.

Sincerely,

Jeff Mathis 
Architect
MRW Design Associates





Manmade slope from
previous development

Proposed lot in
this location

Google Maps

Image captured Apr 2022 © 2022 Google United States Terms Privacy Report a problem

Fairway Dr

590 W

▼ ☒ Hillside Slope Percent

 Slope Percent

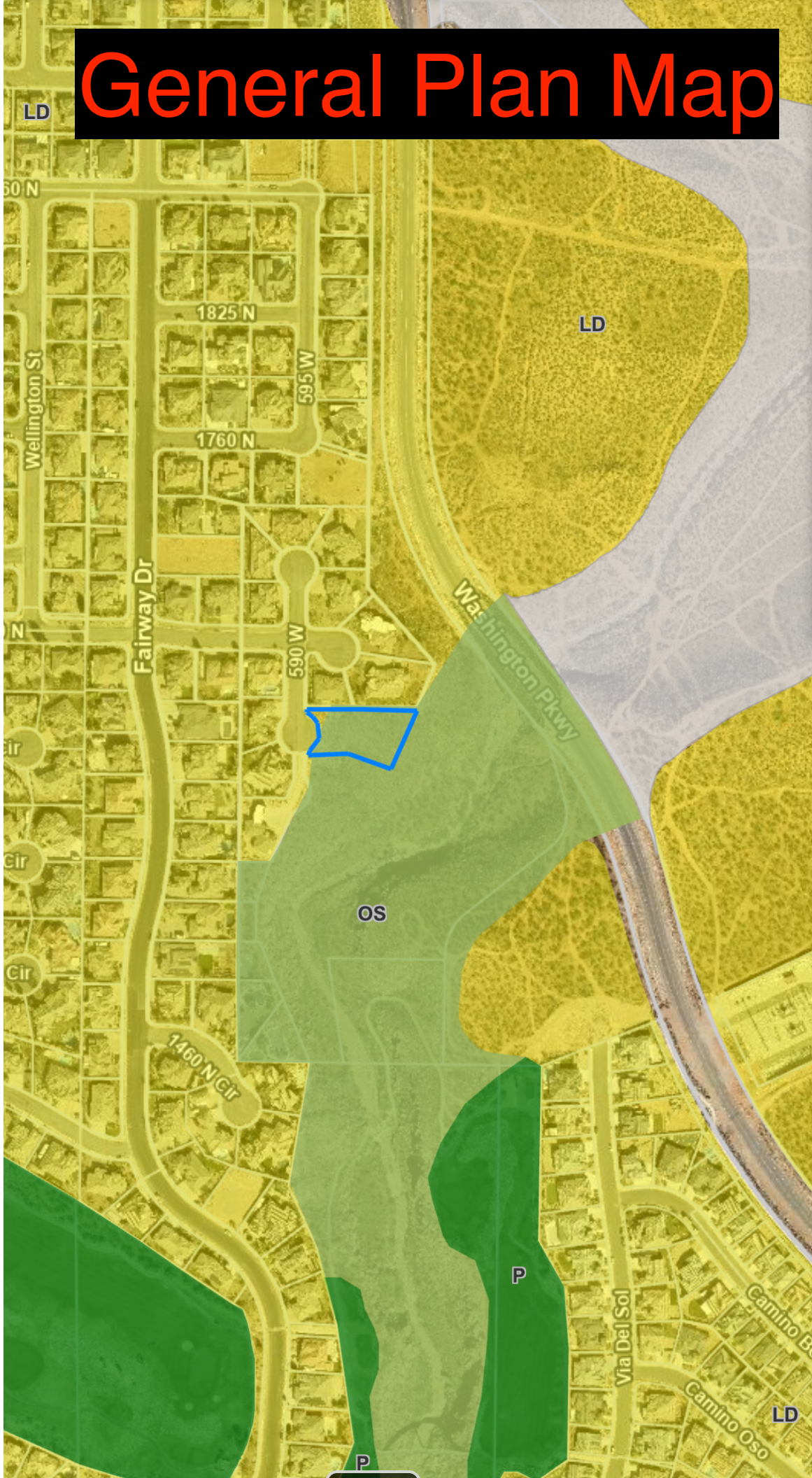
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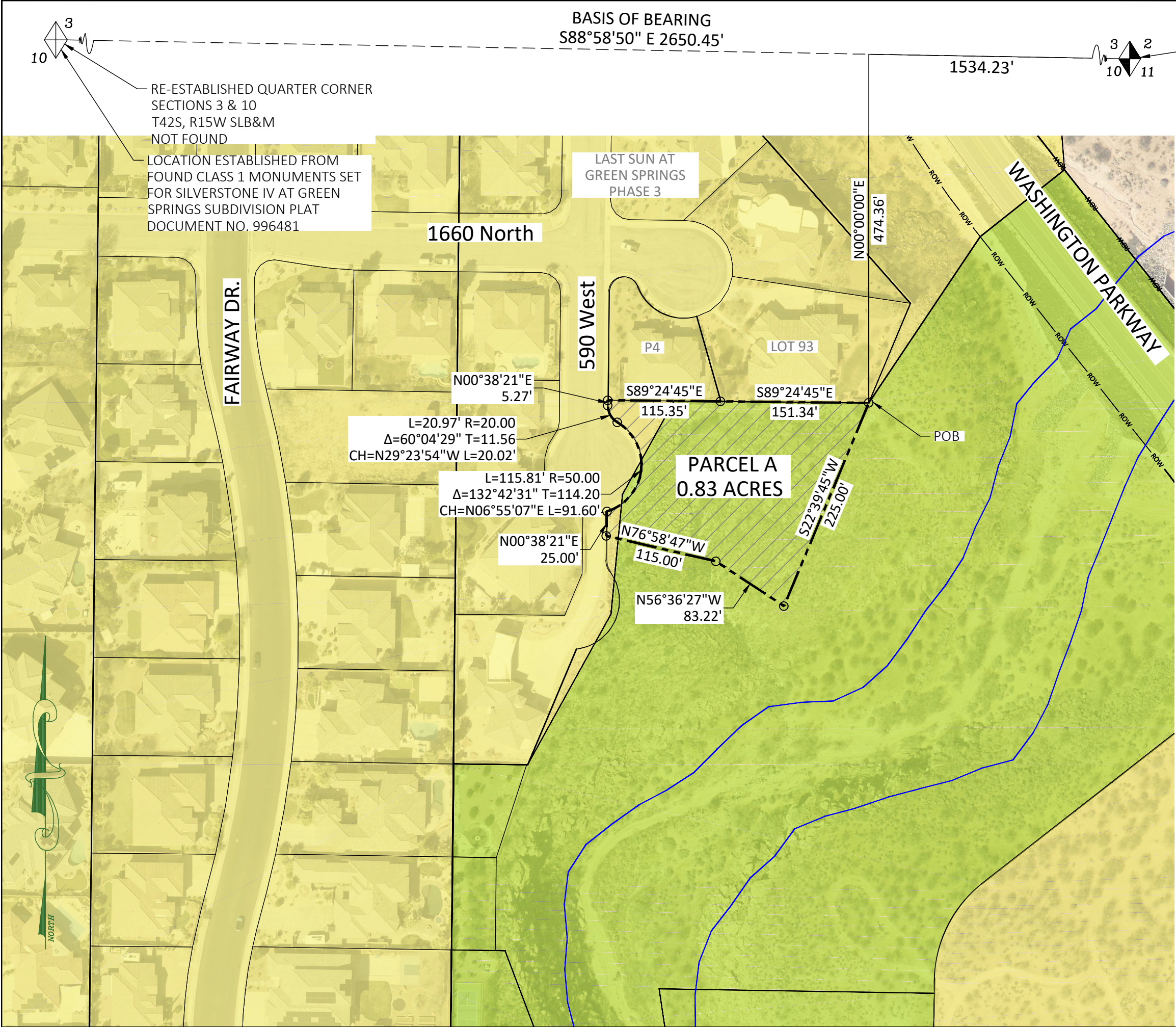
 25% to 30%

 30% to 40%

 40% and Higher

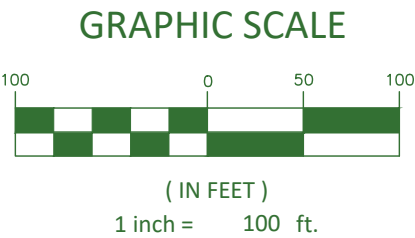
General Plan Map





SECTION CORNER
SECTIONS 2, 3, 10, & 11
T42S, R15W SLB&M
FOUND 3" WASH. CO. 1988 A.C.

- LEGEND**
- FOUND SECTION CORNER MONUMENTATION AS DESCRIBED
 - NOT FOUND SECTION CORNER MONUMENTATION
 - POINT NOT FOUND OR SET
 - SECTION LINES
 - PROPERTY BOUNDARY
 - EXISTING RIGHT OF WAY
 - EXISTING LOW DENSITY
 - EXISTING OPEN SPACE
 - AREA TO BE LOW DENSITY




ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM

**MILLCREEK RIDGE ESTATE
GENERAL PLAN AMENDMENT**

FOR
STAKE PROPERTIES LLC
LOCATED IN
WASHINGTON CITY
WASHINGTON COUNTY, UT 84780

Drawn By: CC	Date: 6-19-26
Client No. 4654	Project No. 4654
File Name: SITLA Property General Plan Amendment.dwg	
Drawing Sheet	
SHEET 1	
Sheet 1	of 2 Sheets

BOUNDARY DESCRIPTION

Beginning at a point which is North 88°58'50” West 1534.23 feet along the North Section line and South 00°00'00” East 474.36 feet from the Northeast corner of Section 10 Township 42 South Range 15 West of the Salt Lake Base and Meridian said point being the Southeast corner of lot 93 of the Last Sun at Green Springs Phase 3 subdivision as shown on the official plat thereof recorded as Document No. 20070024225 in the office of the Washington County Recorder in said County in the State of Utah and running thence South 22°39' 45” West 225.00 feet; thence North 56°36'27” West 83.22 feet; thence North 76°58'47” West 115.00 feet to the said Last Sun at Green Springs Phase 3 Subdivision plat; thence along said subdivision plat for the following four (4) courses: North 00°38'21” East 25.00 feet to a point on the arc of a non-tangent curve to the left having a radius of 50.00 feet; thence Northeasterly 115.81 feet along the arc of said curve through a central angle of 132°42'31”, the chord of which bears North 06°55'07” East for a distance of 91.60 feet, to the point of reverse curvature of a curve to the right having a radius of 20.00 feet; thence Northwesterly 20.97 feet along the arc of said curve through a central angle of 60°04'29”, the chord of which bears North 29°23'54” West for a distance of 20.02 feet, to the point of tangency; thence North 00°38'21” East 5.27 feet to the Southwest corner of the Last Sun at Green Springs Phase 4 subdivision as shown on the official plat thereof recorded as Document No. 20070024228 in the office of said Washington County Recorder; thence along the Southerly boundary of said Last Sun at Green Springs Phase 4 subdivision South 89°24'45” East 115.35 feet to the Southwesterly corner of Lot 93 of said Last Sun at Green Springs Phase 3 subdivision; thence along the boundary of said Last Sun at Green Springs Phase 3 subdivision South 89°24'45” East 151.34 feet to the point of beginning.

Contains: 36,294 sq.ft., 0.83 acres.



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A PLANNING AND ENGINEERING FIRM

MILLCREEK RIDGE ESTATE
GENERAL PLAN AMENDMENT

FOR
STAKE PROPERTIES LLC
LOCATED IN
WASHINGTON CITY
WASHINGTON COUNTY, UT 84780

Drawn By: CC	Date: 6-19-26
Client No. 4654	Project No. 4654

File Name: SITLA Property General Plan
Amendment.dwg
Drawing Sheet

SHEET 2

Sheet 2 of 2 Sheets

9. SITE PICTURES



Looking Southeast from 590 West Street at Fill slope



Looking East from 590 West Street at slopes less than 25%



Looking northeast from 590 West Street at slopes less than 25%



Looking northwest from bottom of manmade slope



Looking northwest from bottom of manmade slope and the proposed site.



Looking east at natural wash which will NOT be disturbed.

If you have any questions, please let us know.

Sincerely Craig Coats

Alliance Consulting



April 20th, 2026
Millcreek Single Lot

In Attendance: Councilman Ivie, Eldon Gibb, Sebastian Ferguson, Jason Bright, Victoria Winspear Dave Black, Jason Smith, Craig Coats

The hillside application was reviewed by the HRB. It was observed that the sloped area over the %30 is manmade from the previous development to support the public roadway. It was discussed that a walkout basement would reduce retaining wall heights on the land which the HRB was in favor of. Discussion was had about removing the hillside or keeping it in place. The HRB found value in leaving the hillside overlay in place.

Dave Black made a motion to recommend approval of the proposed 1 lot subdivision in that the proposed lot stay within the hillside overlay zone and be graded for a walkout basement. Lastly, any/ all proposed retaining walls shall be constructed with natural material that blends in and matches the surrounding land. Jason Smith second the motion which passed unanimously.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: August 5th, 2026

ACTION REQUESTED: Z-26-17 - A request to rezone approximately .83 acres located at approximately 1608 North 590 West from the current OS to a proposed R-1-10 zoning designation.

APPLICANT: Jeff Mathis, MRW Design

OWNER: Take Properties

ENGINEER: Joseph William, Alliance Consulting

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is proposing to change the zoning located at approximately 1608 North 590 West covering a total of .83 acres. When the land adjacent to this proposal (Last Sun at Green Springs) was developed, this piece of property was encumbered by the floodplain which is a reason why this property was not included in the original development and the land owner made the decision to leave this land undeveloped. Since this time, the floodplain line at this location has been reduced removing the requirement that the developer obtain CLOMR approval and amend the LOMR maps.

With that being said, the applicant is proposing to change the Zoning map from OS to R-1-10 for the purpose of developing the site into a Single Family residential lot consisting of .83 acres. The applicant has noted in the application that they intend to build a single family home (single story with walkout basement).

This property is in the Hillside Overlay Zone and on April 20th, 2026 the Hillside Review Board (HRB) reviewed development plans and recommended approval noting the land be graded for a walkout basement along with all proposed retaining walls be constructed with natural material that blends in and matches the surrounding land.

This application is contingent upon the decision of the General Plan amendment previously discussed as the General Plan must be amended for the zoning to be changed. The

surrounding zoning to this parcel is R-1-10 to the north / west and OS to the east / south.

Recommendation

Staff supports this request and recommends that the Planning Commission recommend approval of Z-26-17, onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.



73 East 100 South
St. George, UT 84770
(435) 628-2377

July 10, 2026

Washington City
111 North 100 East
Washington, UT 84780

RE: Millcreek Ridge Estate Zone Change.

Washington City Planning Department

Stake Properties LLC requests that Washington City consider a zone change for the Millcreek Ridge Estate property. The request is to amend the designation from Open Space to R-1-10.

We are requesting the zone change be submitted with the general plan amendment to an R-1-10 Zone. This does match the adjacent zonings.

The proposed property has been reviewed through the Hillside Review Committee and has been recommended for one single-family residence. The proposed home will be designed to fit in the surrounding community and minimize visual impacts, presenting as a single-story structure from the street while incorporating walk-out levels below the street grade to accommodate the site's natural topography.

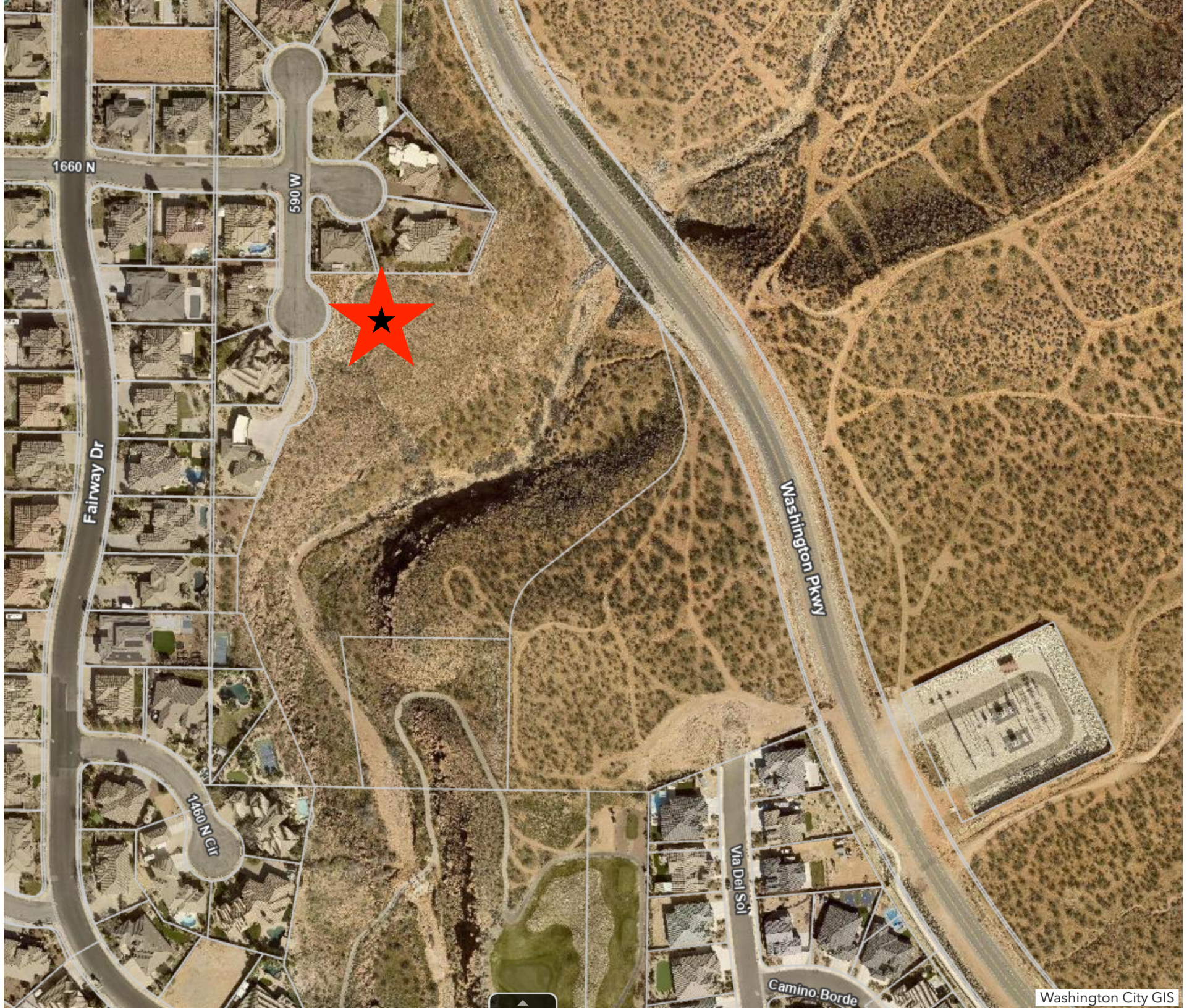
The requested amendment would allow for the development of one single-family residence consistent with the surrounding residential character and the recommendation of the Hillside Committee. The proposal represents a low-impact residential use that is compatible with adjacent land uses and the overall vision for the area.

Stake Properties LLC respectfully requests approval of the zone change to R-1-10.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Mathis'.

Jeff Mathis
Architect
MRW Design Associates





Manmade slope from
previous development

Proposed lot in
this location

Google Maps

Image captured Apr 2022 © 2022 Google United States Terms Privacy Report a problem

Fairway Dr

590 W

▼ ☒ Hillside Slope Percent

 Slope Percent

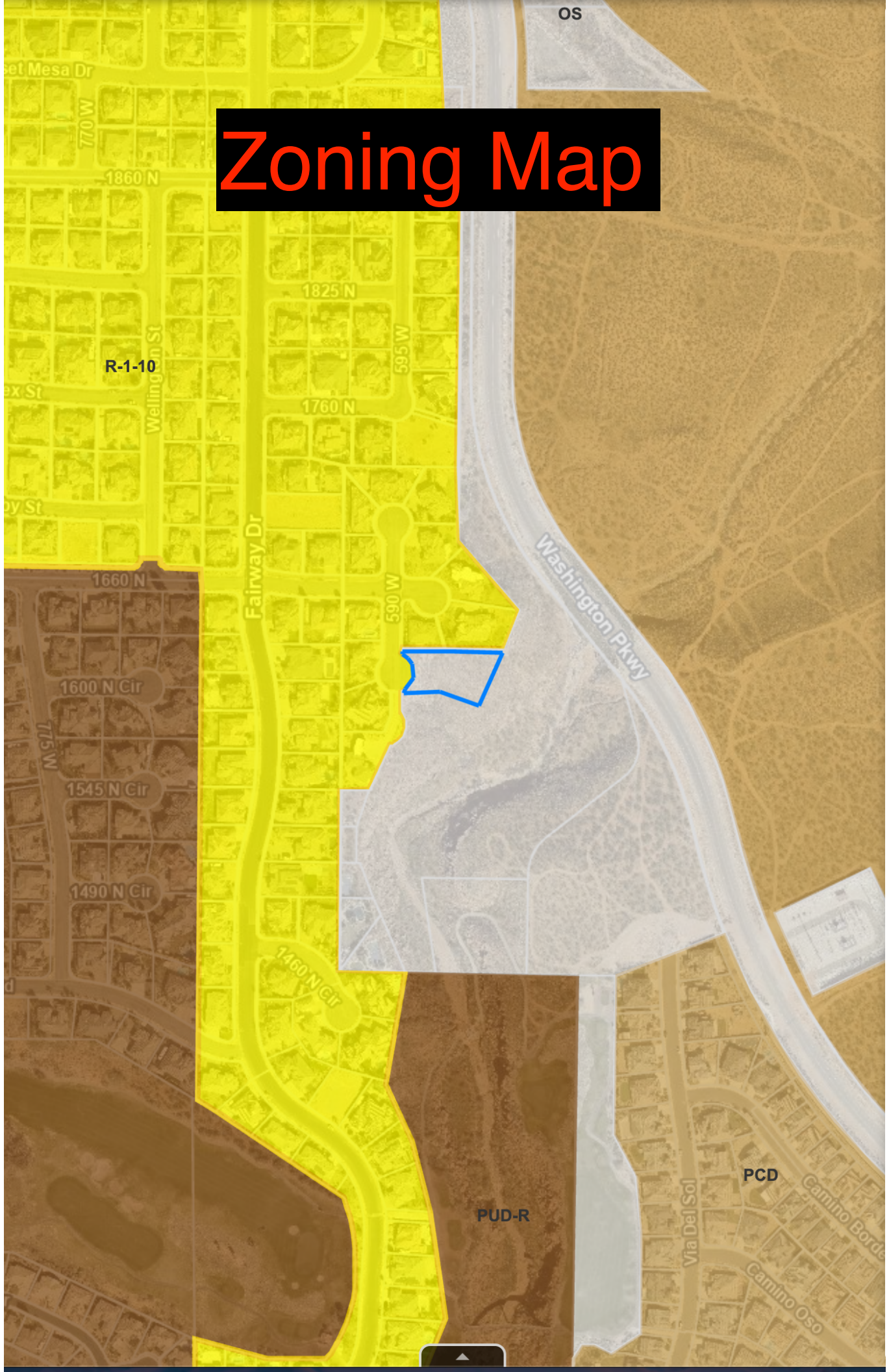
 20% to 25%

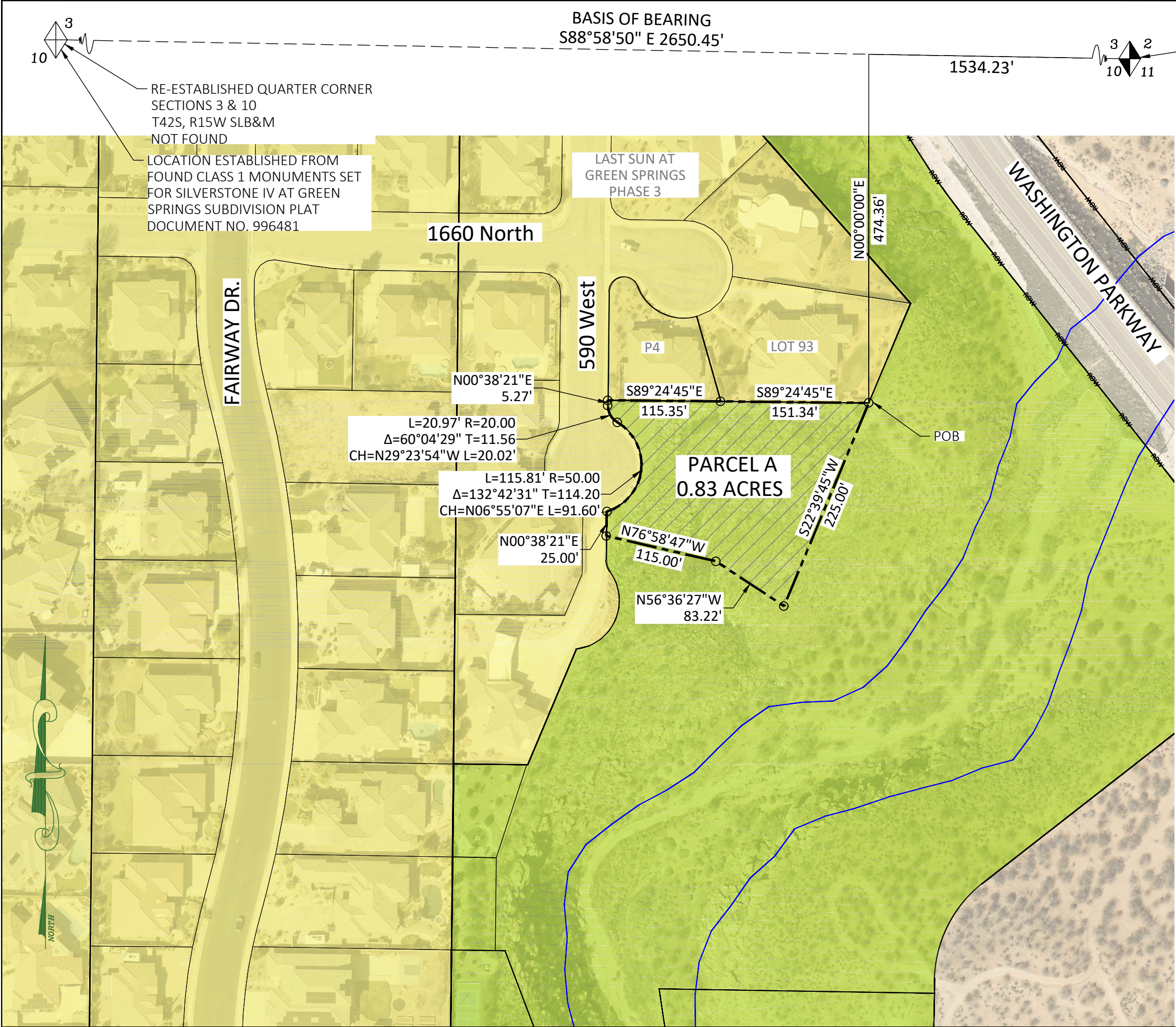
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 30% to 40%

 40% and Higher

Zoning Map





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GENERAL PLAN AMENDMENT

FOR
STAKE PROPERTIES LLC
LOCATED IN
WASHINGTON CITY
WASHINGTON COUNTY, UT 84780

Drawn By: CC	Date: 6-19-26
Client No. 4654	Project No. 4654

File Name: SITLA Property General Plan
Amendment.dwg
Drawing Sheet

SHEET 2

Sheet 2 of 2 Sheets

9. SITE PICTURES



Looking Southeast from 590 West Street at Fill slope



Looking East from 590 West Street at slopes less than 25%



Looking northeast from 590 West Street at slopes less than 25%



Looking northwest from bottom of manmade slope



Looking northwest from bottom of manmade slope and the proposed site.



Looking east at natural wash which will NOT be disturbed.



April 20th, 2026
Millcreek Single Lot

In Attendance: Councilman Ivie, Eldon Gibb, Sebastian Ferguson, Jason Bright, Victoria Winspear Dave Black, Jason Smith, Craig Coats

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Dave Black made a motion to recommend approval of the proposed 1 lot subdivision in that the proposed lot stay within the hillside overlay zone and be graded for a walkout basement. Lastly, any/ all proposed retaining walls shall be constructed with natural material that blends in and matches the surrounding land. Jason Smith second the motion which passed unanimously.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	August 5th, 2026
ACTION REQUESTED:	Z-26-14 - A request to rezone approximately 9.14 acres located at approximately Antigua Ln and George Washington Blvd from the current C-1 & R-1-10 to a proposed C-2 zoning designation.
APPLICANT:	Jason Ward, Rosenberg Associates
OWNER:	Capital Funding LTD
ENGINEER:	Rosenberg Associates
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval to the City Council

Background

The applicant is seeking approval of a zone change to the C-2 zoning designation located at the north east corner of George Washington Blvd and Antigua Ln. The proposed property is approximately 9.14 acres with 5.26 acres currently designated as C-1 and 3.88 acres designated as R-1-10. The applicant is proposing to change these zoning designations to C-2.

The General Plan for this area was recently changed to CCOM up to the north property line which is the back yard line of the residential homes that front Galilee Way. During the General Plan Amendment, the commercial footprint was reduced to help transition between the land uses. This reduction is reflected in this zone change application and in line with the recent General Plan amendment.

The proposed C-2 zoning designation is intended to provide community retail and service type activities that conveniently serve area residents. Surrounding zoning includes OS to the east, C-3 to the south, OS and R-1-10 to the west and R-1-10 to the north. Antigua Lane is planned to continue south intersecting with George Washington Blvd.

The C-2 request is for the purpose of developing the 9.14 acres into a commercial development. If this zone change is approved, the next step for this development would require the applicant to obtain Conditional Use Permit approval which will show site specific details for the

commercial development.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-26-14, onto the City Council, based on the following findings below.

Findings

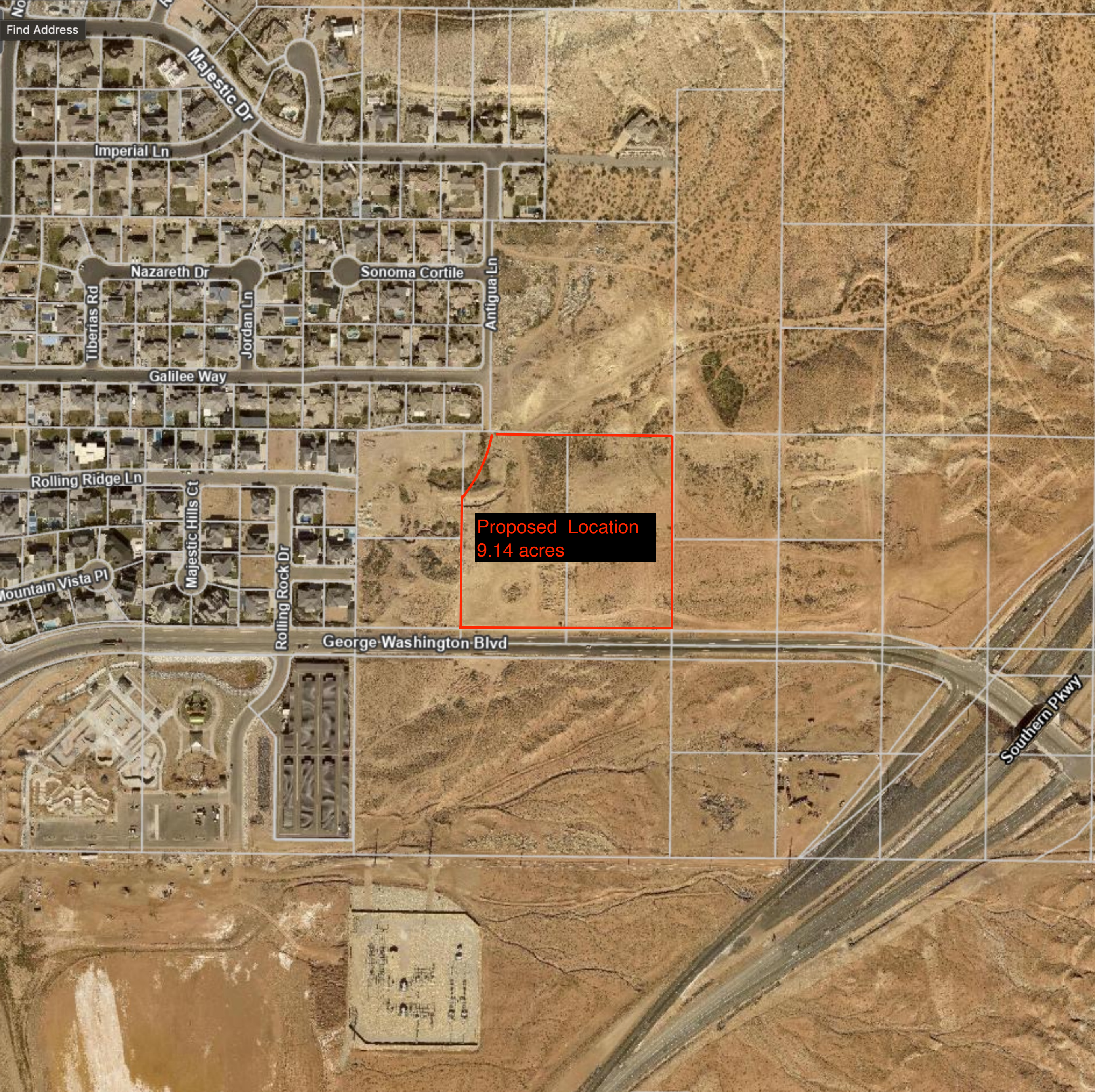
1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development are readily accessible to the site.

Narrative

The purpose of this Zone Change is to change 3.88 acres of the existing R-1-10 and 5.26 acres of the existing C-1 zoning to C-2 zoning. The proposed parcel consists of approximately 9.14 acres of commercial property.

This Zone Change will expand commercial opportunities along George Washington Boulevard near the SR-7 interchange and will support future commercial services in this area.

Thank you for your consideration.



Find Address

Majestic Dr

Imperial Ln

Nazareth Dr

Sonoma Cortile

Antigua Ln

Tiberias Rd

Jordan Ln

Galilee Way

Rolling Ridge Ln

Majestic Hills Ct

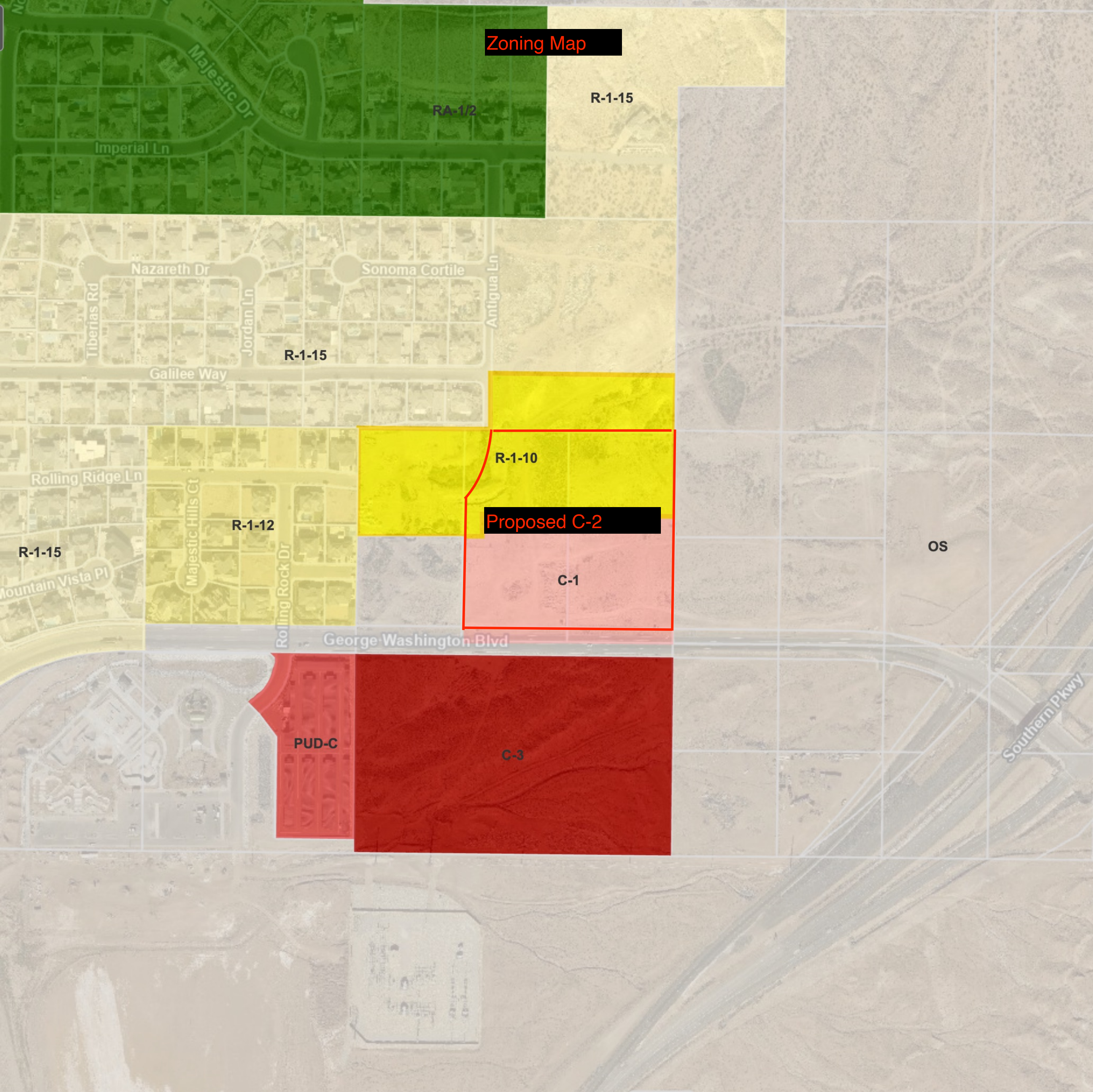
Rolling Rock Dr

Mountain Vista Pl

George Washington Blvd

Southern Pkwy

Proposed Location
9.14 acres



Zoning Map

RA-1/2

R-1-15

R-1-15

R-1-10

Proposed C-2

C-1

OS

R-1-12

R-1-15

PUD-C

C-3

Southern Pkwy

George Washington Blvd

Majestic Dr

Imperial Ln

Nazareth Dr

Sonoma Cortile

Antigua Ln

Jordan Ln

Galilee Way

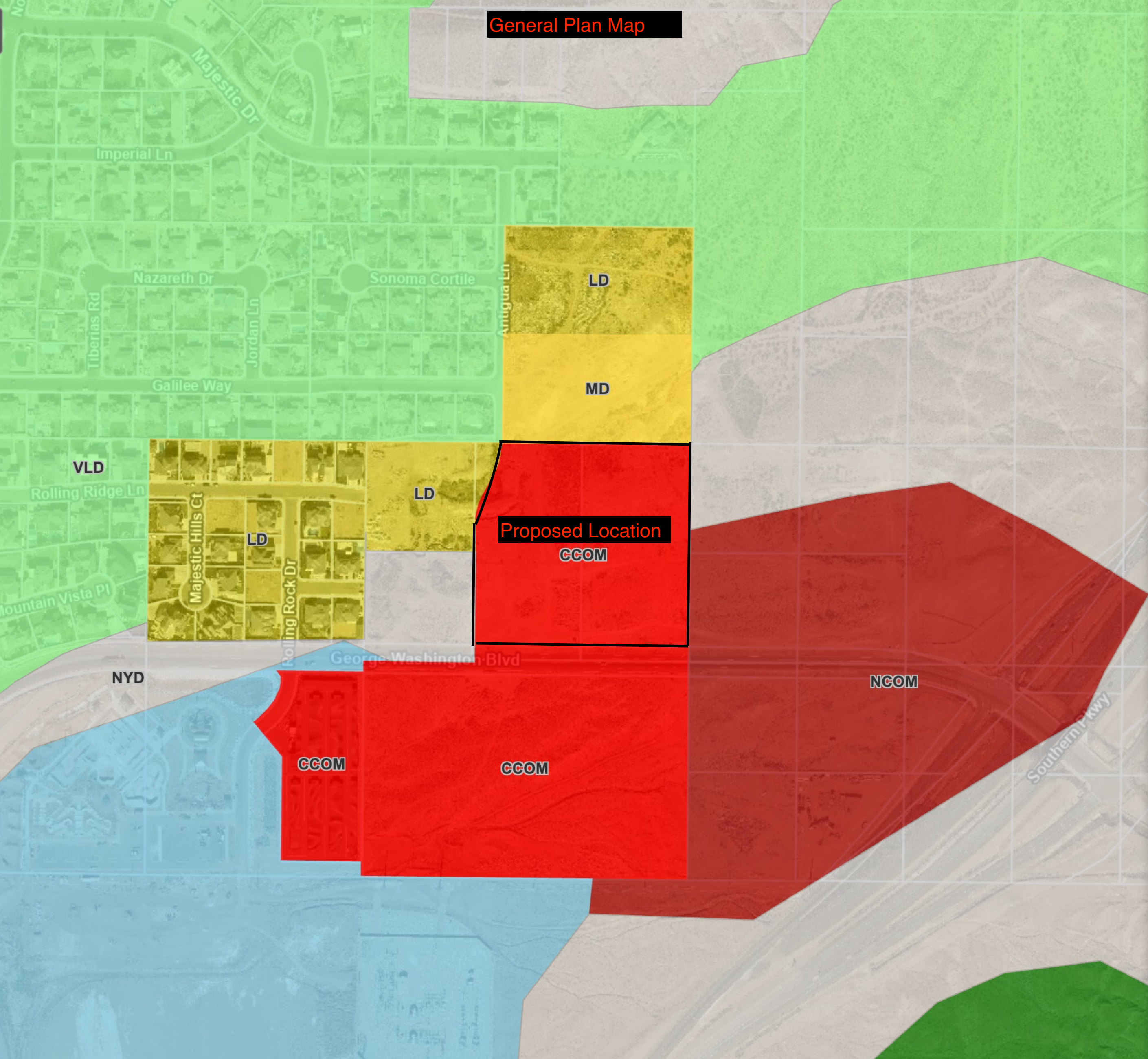
Rolling Ridge Ln

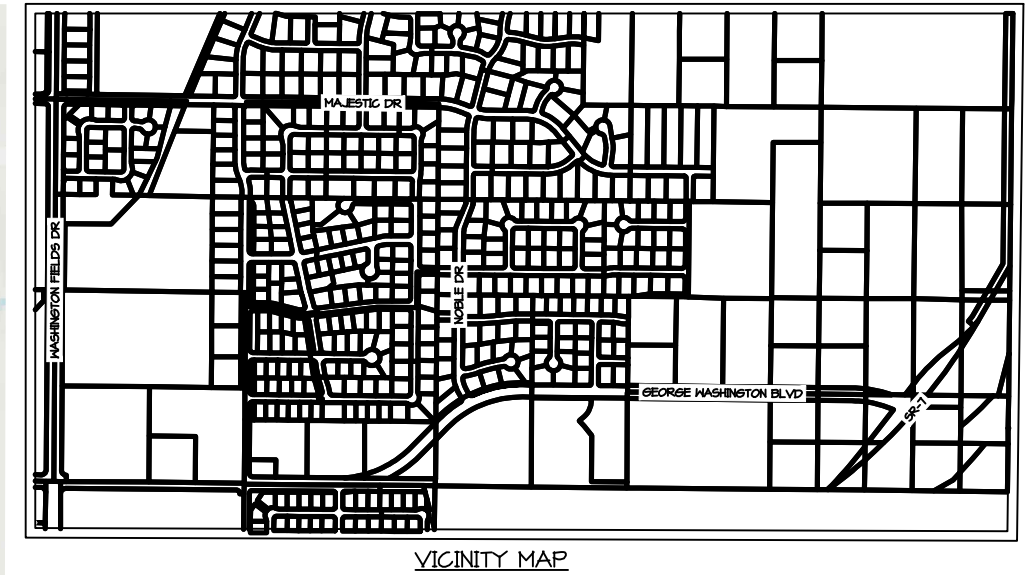
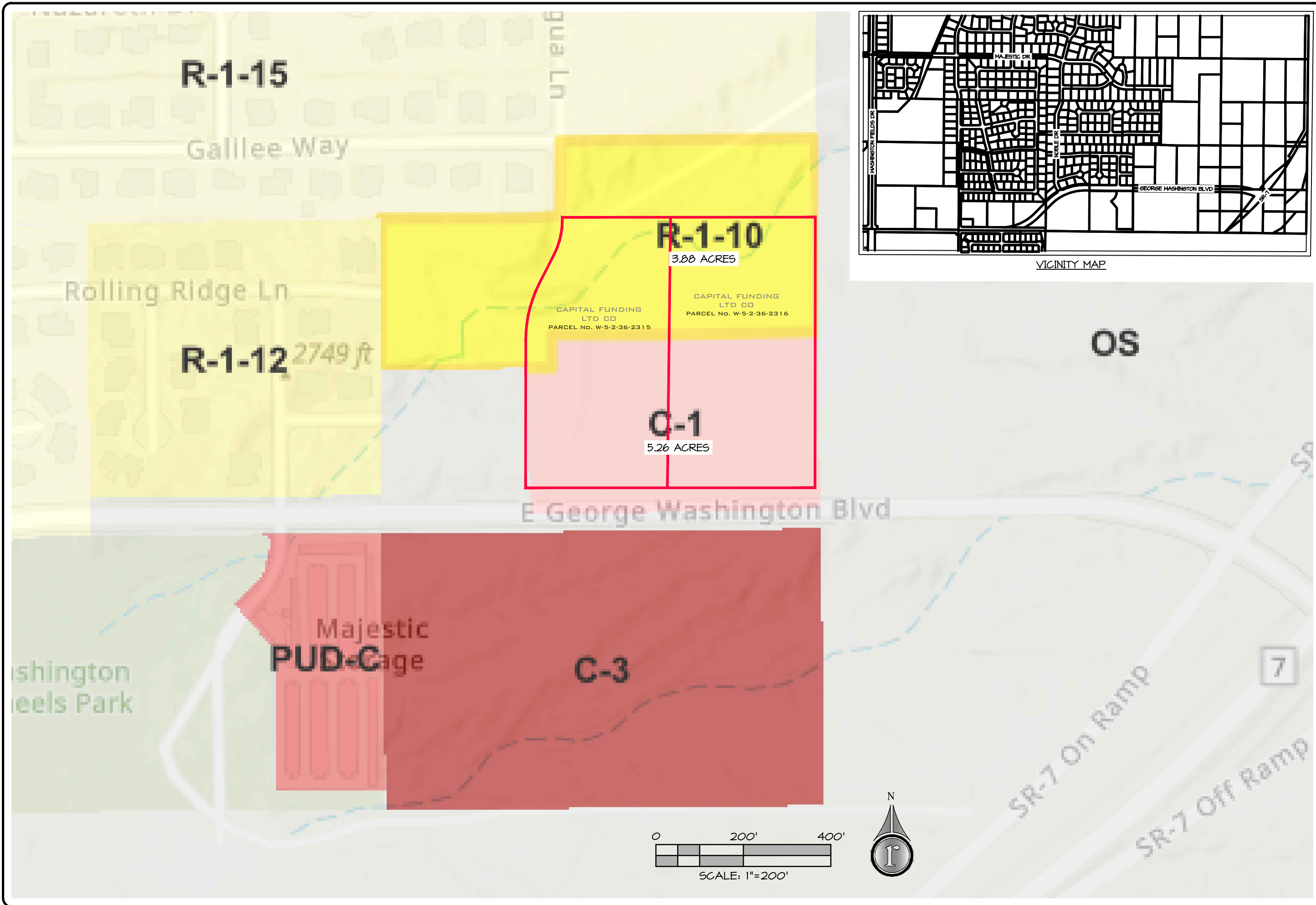
Majestic Hills Ct

Rolling Rock Dr

Mountain Vista Pl

General Plan Map





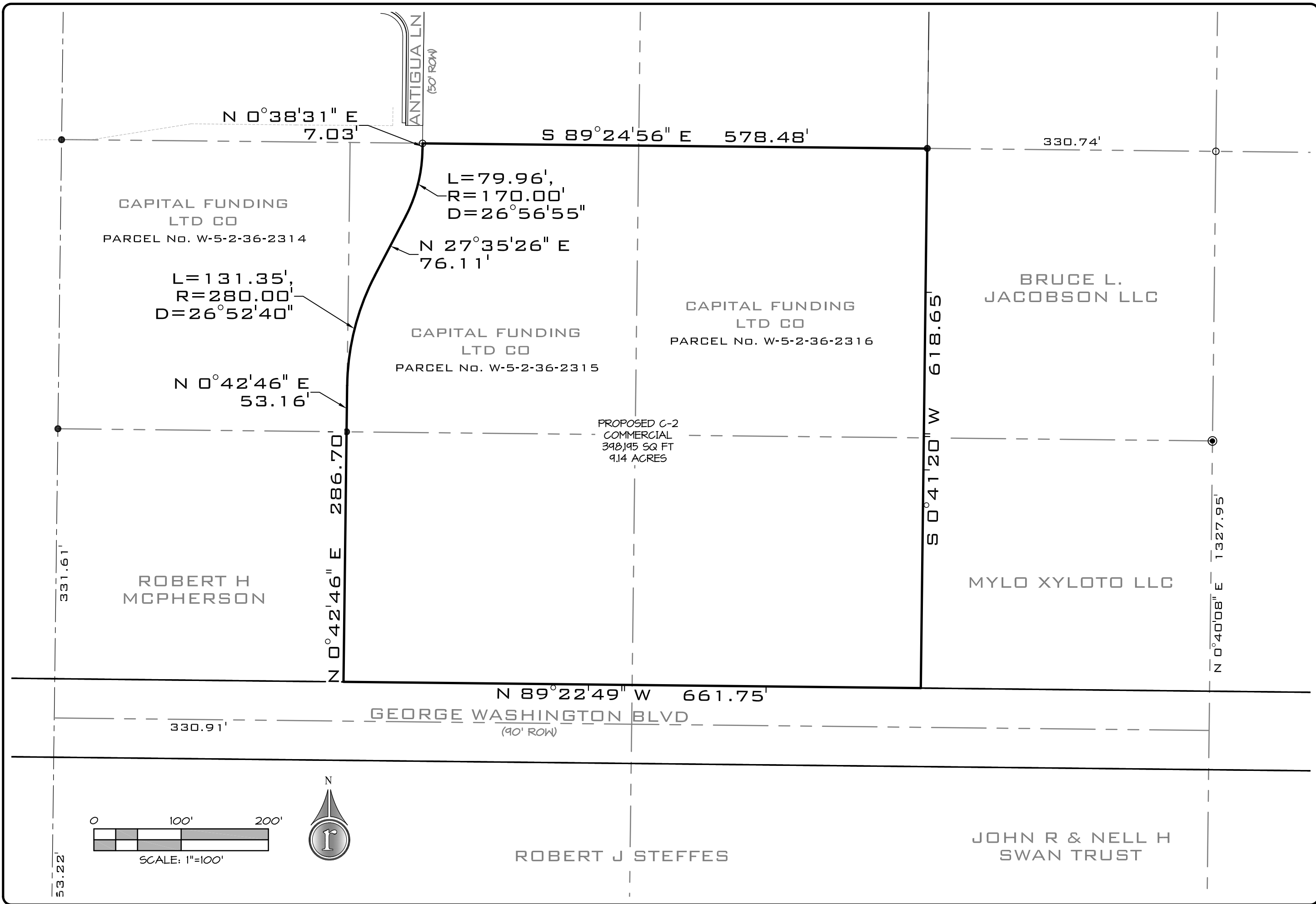
DATE: 6/1/2026	
JOB NO: 4462-25-003	
DESIGNED BY: JLN	
CHECKED BY: JSS	
DWG: Legal	
DATE	
REVISIONS	

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

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

Curent Zoning
FOR
Seville Development
Commercial Development
Washington, Utah

SHEET
EX 1
1 OF 1 SHEETS



DATE:	6/1/2026
JOB NO.:	4462-25-003
DESIGNED BY:	JLH
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Site Plan
FOR
Seville Development
Commercial Development
Washington, Utah

SHEET
EX 2
2 OF 2 SHEETS

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	August 5th, 2026
ACTION REQUESTED:	Z-26-15 - A request to rezone approximately 11.76 acres located at approximately the east end of Foundry Drive from the current OS zoning designation, to a proposed I-2 zoning designation.
APPLICANT:	Ryan Lay, Bush & Gudgell
OWNER:	CST Ventures Inc.
ENGINEER:	Rick Meyer, Bush & Gudgell, Inc
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval onto City Council

Background

The applicant is seeking approval of a zone change to the I-2 zoning designation located at approximately the east end of Foundry Drive. The proposed property is approximately 11.76 acres in size and currently designated as OS. The applicant is proposing to change the zoning designations to I-2.

This particular location has a General Plan designation of Industrial and the surrounding zoning is Industrial. The purpose of the zone change is to develop the land into an industrial development.

The proposed Zone Change is in the Hillside Overlay Zone which was reviewed by that criteria on December 4th, 2025 and on January 28, 2026 Washington City Council removed the proposed area from the hillside overlay zone with the condition that the Construction Drawings be approved by the HRB.

On April 20th, 2026 the HRB reviewed construction drawings for the proposed development. The HRB recommended the proposed construction drawings and easterly cut be approved noting that drainage mitigation be looked at by the city during the submission of construction drawings to verify drainage is mitigated in the area and remind the applicant truck traffic be covered along with no Jake Brakes be used to minimize noise impact to surrounding residential areas. These conditions will be noted during the entitlement of the preliminary plat.

Recommendation

Staff recommends the Planning Commission recommend approval of Z-26-15, onto City Council based on the following finding below:

Findings

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

Hillside Review Board Minutes **December 4th, 2025**

In Attendance: Eldon Gibb, Sebastian Ferguson, Jason Bright, Jeff Cottle, James Dotson, Dave Black, Jason Smith, JP Excavation - owner, Rick Meyer, Bob Hermandson

The committee met at City Hall to review the plans. City Staff reviewed the purpose and intent of the Hillside Review Board (HRB) and looked at how the proposed plan fits in with the current zoning, hillside percentages and surrounding development noting that the majority of the proposal is in the 30% percent slope and above which does not allow development in the hillside.

Bob Hermandson reviewed the proposal in depth noting the disturbance to the land that has occurred in the area near the proposed lots 605 - 611. Bob stated this proposal will help clean up these disturbed areas blending the uses into the existing industrial development to the west and prior hillside approval to the north. Bob discussed the applicant's intent to raise the pads of the proposed development approximately 20' feet which would reduce the impact of this development into the hillside. The Master Planned roadways for this area were discussed noting the river crossing from Long Valley Rd entering into the pit looping next to this proposed development and then tying into Hurricane City.

The HRB discussed the pad elevations of the proposed development noting the elevation changes / steps that occur while moving east through the development. The HRB felt comfortable with the idea of removing this area out of the Hillside Overlay Zone with the easterly cut meeting IBC guidelines.

The HRB met on site to discuss the project. The proposed Road A was staked along with the easterly cut which was discussed. The disturbed areas were discussed along with the undisturbed areas. The HRB discussed the uses in this area along with the look and feel. The HRB felt the proposal would clean up the disturbed areas and that if the easterly cut were done to IBC guidelines they could recommend approval to remove this area out of the hillside.

Dave Black made a motion that the HRB acknowledges the application is to remove this area from the hillside which they support due to the amount of disturbance that has occurred on this land. If the proposal is successful in being removed from the hillside overlay zone, the details of the easterly cut shall be brought back to the HRB for review prior to the next submittal and/or any work being done in the area. Furthermore, the grading for this cut shall be done to IBC guidelines addressing drainage, slope percentage, terracing etc. If the proposal is unsuccessful from being removed from the hillside, the applicant shall bring back any updated plans for review including the phasing plan. The motion was second and approved unanimously

Hillside Review Board Minutes
April 20th, 2026
Sunrise Valley Easterly Cut

In Attendance: Councilman Ivie, Eldon Gibb, Sebastian Ferguson, Jason Bright, Victoria Winspear Dave Black, Jason Smith, Bob Hermandson, Rick Meyer

The hillside application was reviewed by the HRB specifically the easterly cut looking at drainage, retaining, engineering, daylighting and the layout of the land. Phasing was discussed by the applicant noting the smaller cut separating phases 5 and 6 which involve two property owners will need to be coordinated with them and on their time table.

Jason Smith made a motion to recommend approval of the proposed plan with the condition that drainage mitigation be looked at with construction drawings to verify drainage is mitigated in the area and remind the applicant truck traffic be covered and no Jake Brakes used to minimize noise impact to surrounding residential areas. Dave Black second the motion which passed unanimously



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

July 14, 2026

RE: Zone Change from OS to I-2 — Sunrise Valley Industrial Park

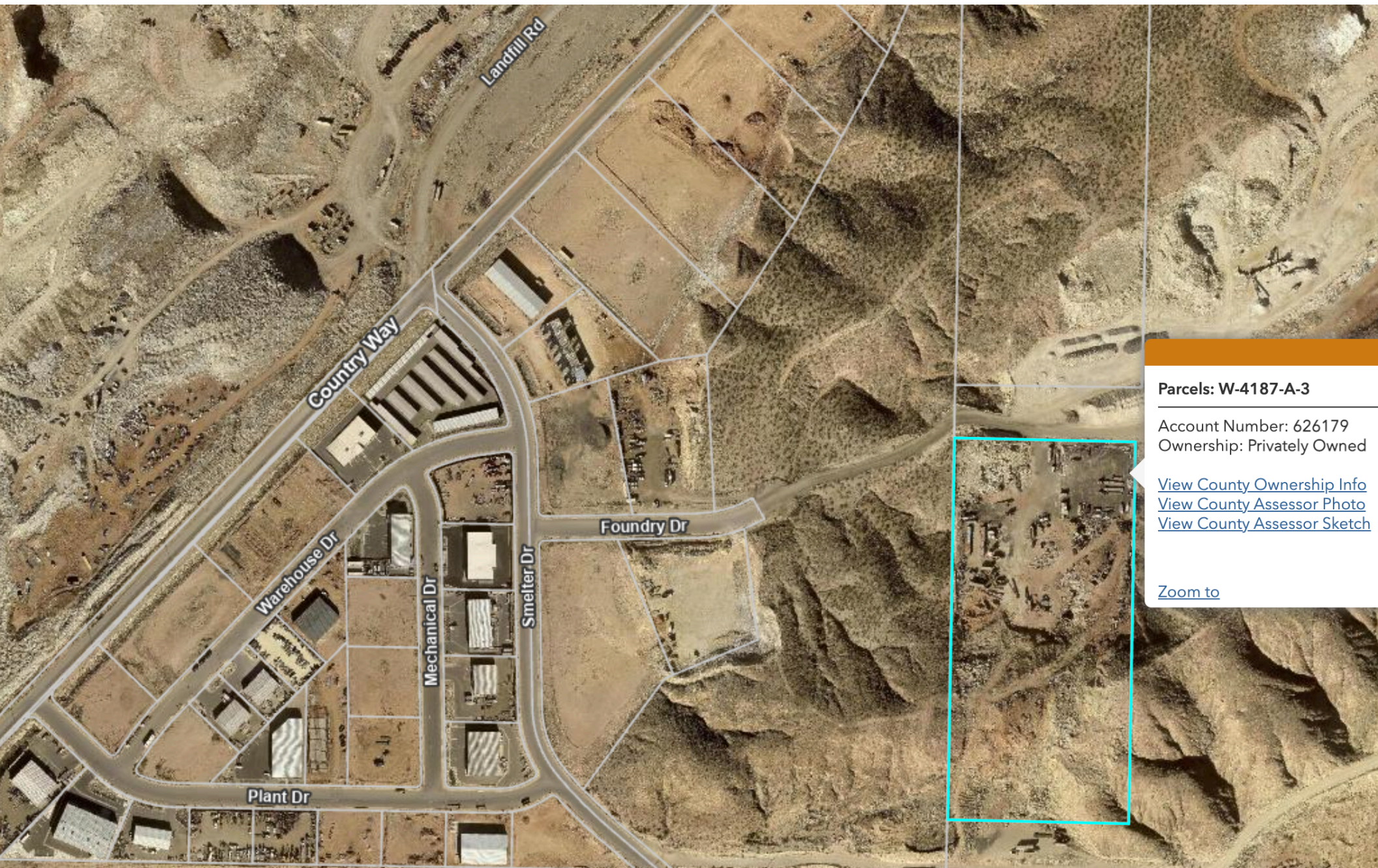
Dear Mr. Gibb,

Please find the attached application for a Zone Change to change ± 11.76 acres from OS to match the surrounding I-2 Zoning. The ± 11.76 acres is a portion of Washington County Parcel No. W-4187-A-3 and is owned by CST Ventures (810 S 1900 E). The property is proposed for development as a 12-lot industrial subdivision within Sunrise Valley Industrial Park. The portion of the parcel that is currently zoned OS is uniquely shaped and does not match the surrounding zoning. The desire of this request is to put the land to its highest and best use and bring it into conformance with the use of the surrounding land.

Your consideration of these requests is greatly appreciated.

Sincerely,

Bob Hermandson
President
Bush & Gudgell, Inc.



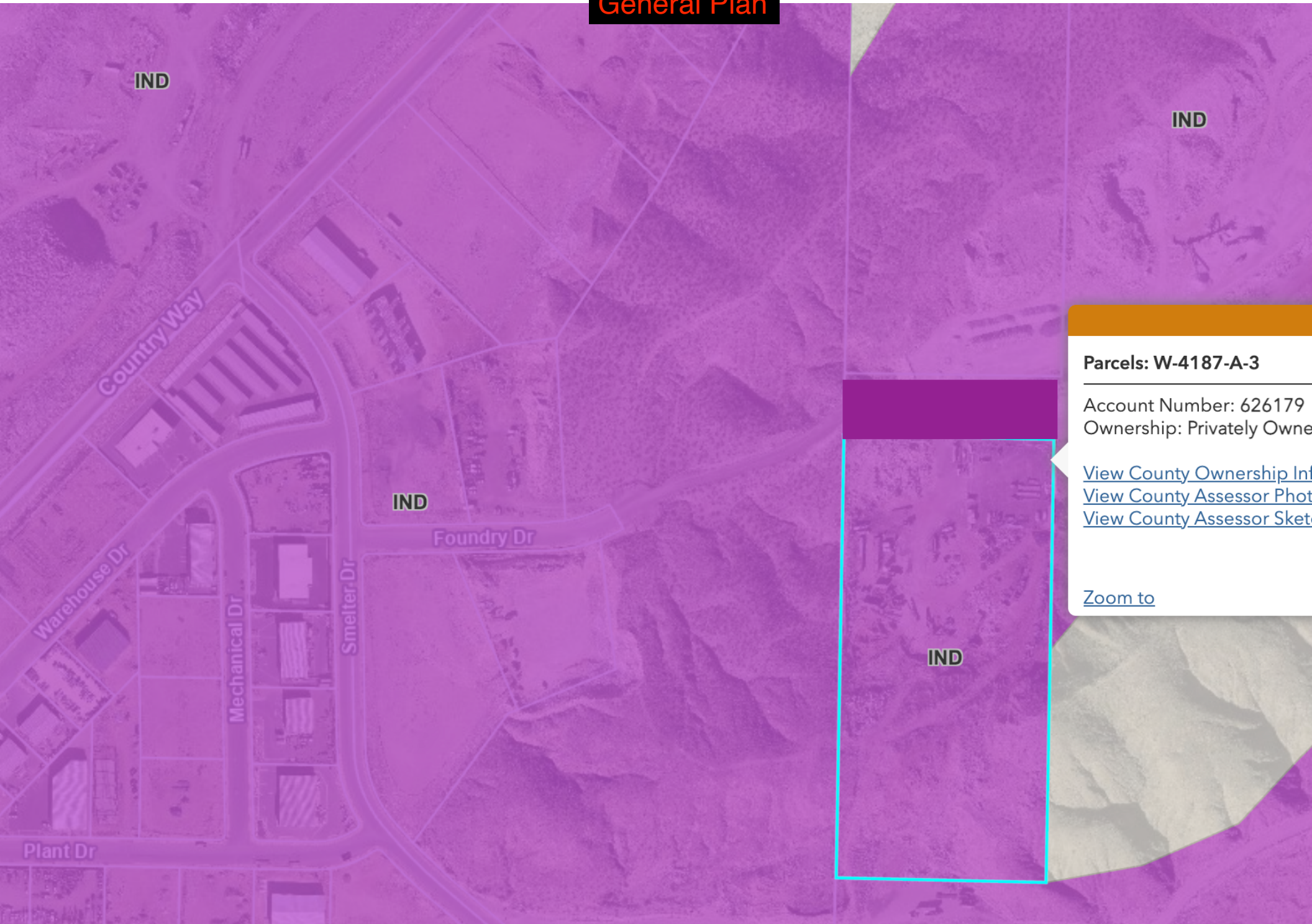
Parcels: W-4187-A-3

Account Number: 626179
Ownership: Privately Owned

[View County Ownership Info](#)
[View County Assessor Photo](#)
[View County Assessor Sketch](#)

[Zoom to](#)

General Plan



Parcels: W-4187-A-3

Account Number: 626179

Ownership: Privately Owned

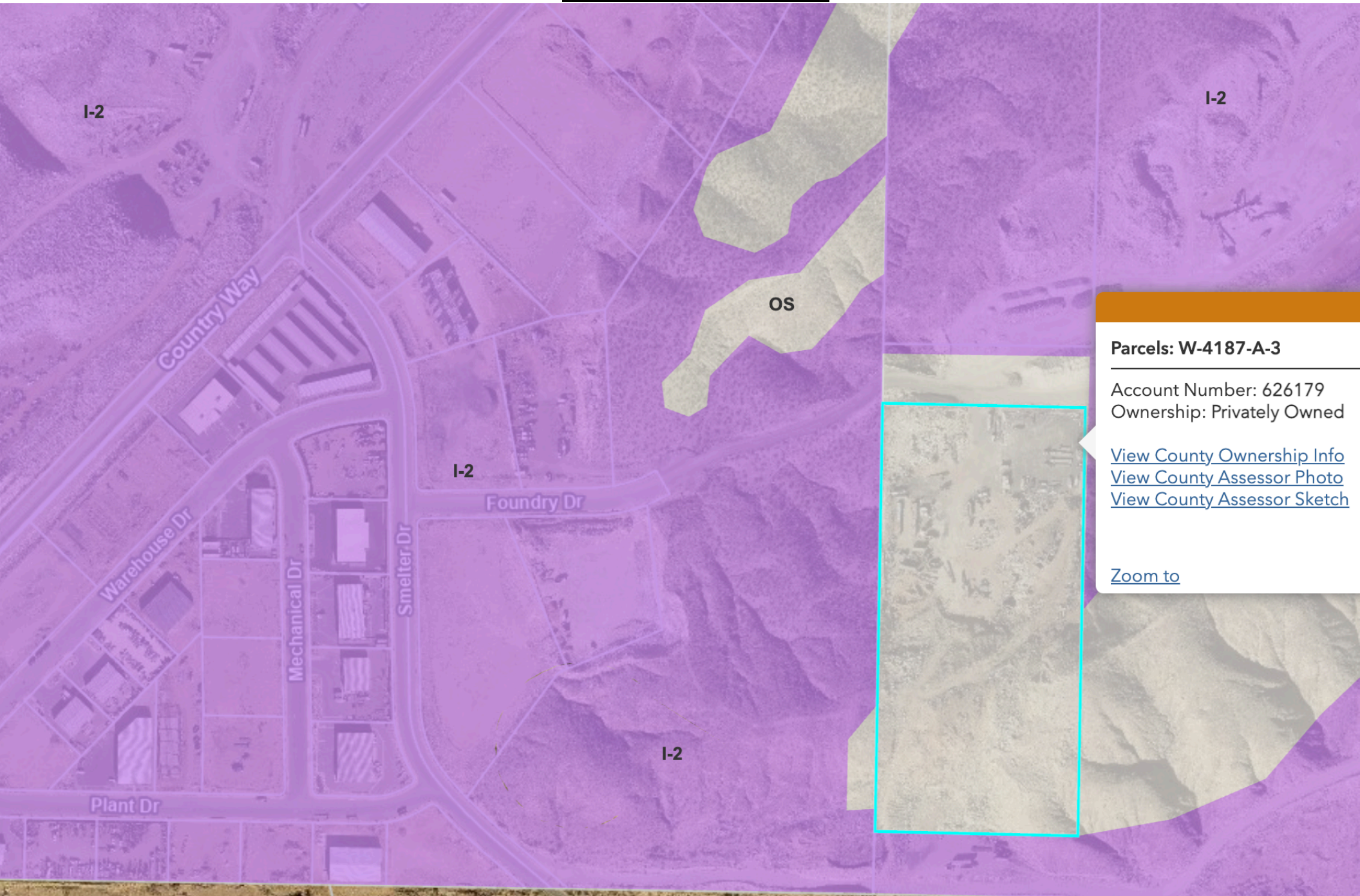
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[Zoom to](#)

Zoning Designation



Parcels: W-4187-A-3

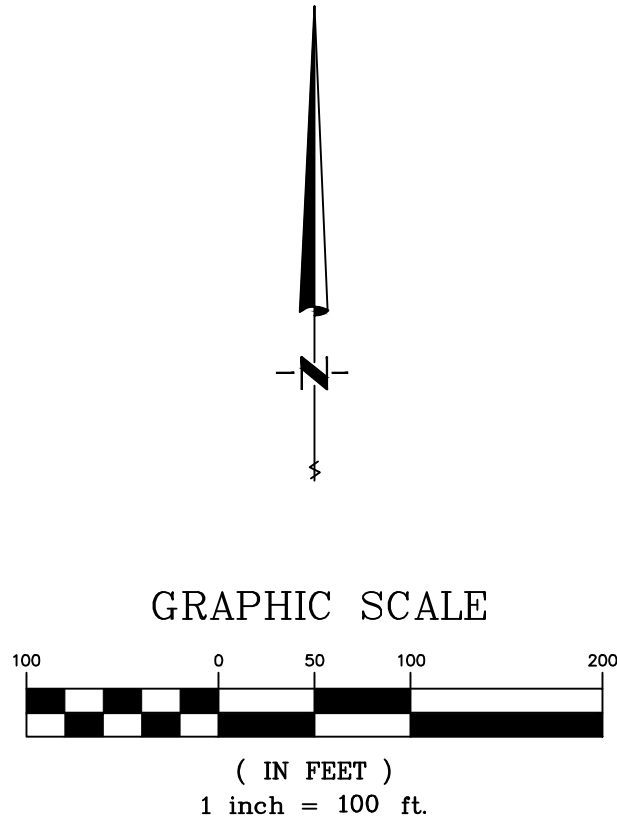
Account Number: 626179
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[Zoom to](#)

BASIS OF BEARING (SW COR. MON. TO N 1/4 COR. MON.) N0°07'35"E 2645.89' (MEASURED)
N10°00'10"E 2645.88' (CALC.)

WEST QUARTER CORNER SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, 1978 BLM BRASS CAP (CO. REF. NO. P5-42-14)



CENTER CORNER SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, (CALCULATED)

PLUM HOLDINGS SG LLC
W-4187-A-1

PLUM HOLDINGS SG LLC
W-4187-A-4

S88°47'04"E 495.01'

EXISTING OPEN SPACE ZONE
PROPOSED 1-2 ZONE
CONTAINING 514,509 S.F.
OR 11.81 ACRES.

S102°58'W 1038.88'

N13°09'E 1040.01'

N13°09'E 2630.14' (SEG. COR. TO SEC. COR.)
1440.03'

POINT OF BEGINNING

N88°56'16"W 495.05'

PLUM HOLDINGS SG LLC
W-4187-A-4

SOUTH QUARTER CORNER SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN (CALCULATED)

S89°01'20"E 2641.92'

WITNESS CORNER SOUTHWEST CORNER SEC 17, T 42 S, R 14 W, SLB&M, (FOUND 1978 BLM BRASS CAP N0°02'02"W 29.52' FROM SW COR SEC. 17)

SOUTHWEST CORNER SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, 2013 BLM ALUM. CAP (CO. REF. NO. N5-42-14)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 01°03'08" EAST ALONG THE QUARTER SECTION LINE 150.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 01°03'08" EAST ALONG SAID QUARTER SECTION LINE 1040.01 FEET; THENCE SOUTH 88°47'04" EAST 495.01 FEET; THENCE SOUTH 01°02'58" WEST 1038.68 FEET; THENCE NORTH 88°56'16" WEST 495.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 514,509 SQUARE FEET OR 11.81 ACRES.

LEGEND

 EXISTING OPEN SPACE ZONE
PROPOSED 1-2 ZONE
CONTAINING 514,509 S.F. OR 11.81 ACRES.

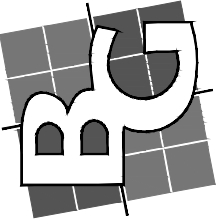
ZONE CHANGE EXHIBIT

LOCATED IN
SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

ZONE CHANGE EXHIBIT

LOCATED IN
SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN
WASHINGTON COUNTY, UT

Drawn : BRS Date : 12-09-2025
Email : battalton@bushandgudgell.com
Checked : BRS
Approved : BRH
Scale : 1"=100'
Job No : 251062



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SHEET
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SHEETS
FILE: 251062ZC