

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: August 19th, 2026

ACTION REQUESTED: G-26-04, A request to amend the General Plan Land Use Map from LD, OS and NCOM to LD, MD, MHD and CCOM located at approximately 2000 South and 20 East

APPLICANT: Jason Ward

OWNER: Adams Family Farms, LLC

ENGINEER: Rosenberg Associates

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend Approval onto City Council

Background

The applicant is proposing to amend the General Plan Land Use Map located at approximately 2000 South and 20 East covering a total of 140.32 acres. The current Land Use designation at this location is OS, LD and NCOM. The applicant is proposing the following changes:

- 7.56 acres of OS to a proposed LD. LD allows single family homes with a 3-4 d.u/acre ratio. This is the bright yellow area on the map and is in the Hillside Overlay. This area has visible hillside scarring. Changing the general plan from OS to LD will allow future development to include this area and address hillside mitigation efforts.

- 50.32 acres of LD to a proposed MD. MD also allows single family residences with a 4.5 - 6 d.u/acre ratio. This is the mild yellow area on the map and is seen in three different areas on the map. As shown on the map, the MD will act as a buffer transitioning from the LD to the more dense and commercial use areas.

- 41.79 acres of LD to a proposed MHD. MHD allows attached single family residences and multifamily with a 7-12 d.u/acre ratio. This is the orange area on the map and is seen in two different areas, specifically the corner of 2000 South and 20 East and next to the intermediate school on the corner of 240 West and 3090 South.

- 40.65 acres of LD and NCOM to a proposed CCOM. CCOM allows AP, C-1 and C-2

type uses. This is the pink area on the map and fronts Merrill Rd intended to conveniently serve area residents.

The surrounding General Plan Land Use designations are OS, LD, VLD and NCOM. Staff has reviewed the requested change and is comfortable with the proposal as it incorporates land use buffering and compatibility transitions. Furthermore, it appropriately locates higher-density residential and commercial uses along major public roadways and the intermediate school.

Recommendation

Staff recommends the Planning Commission recommend approval of G-26-04, as outlined above and shown in the exhibits, onto the City Council.

Date: August 3, 2026

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

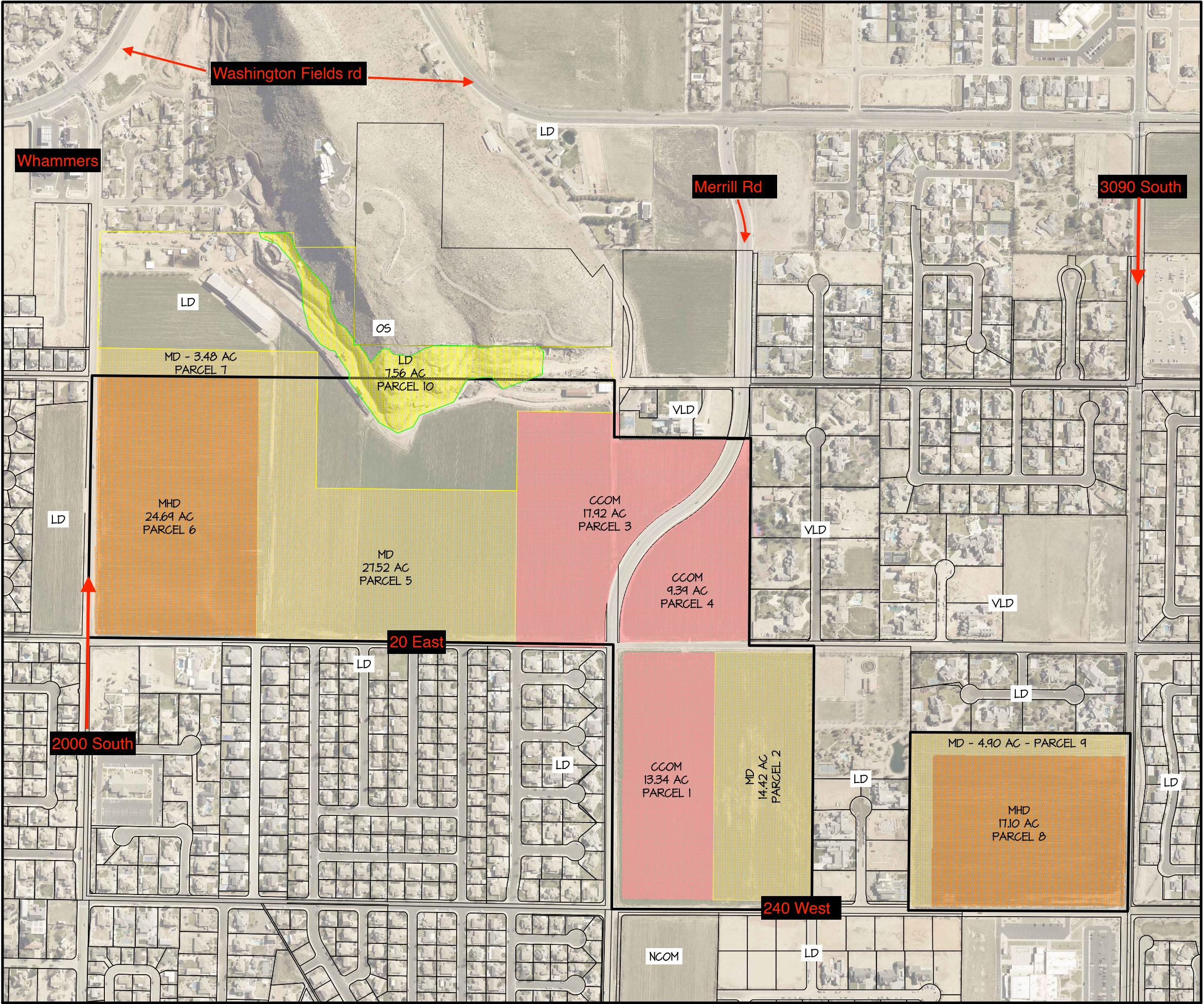
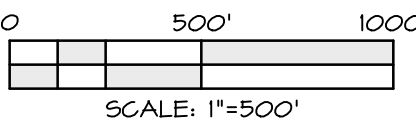
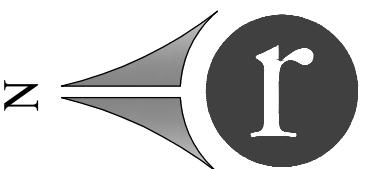
From: Jason S. Smith, PE,
Principal Engineer

Subject: **Adams Family
General Plan
Project Number: 14573-24**

This document has been prepared for Adams Family Farm LLC and the Adams Family Trust, in support of the proposed General Plan Amendment, to facilitate the beneficial use for the parcels, and surrounding community, and associated utility and roadway improvements located south of 2000 South and east of 20 East, in addition to a parcel southwest of the intersection of Merrill Road and 20 East, and a separate parcel to the northeast of the intersection of 3090 South and 240 West. (Parcels W-5-2-26-2401, & W-5-2-26-2402, W-5-2-26-203, 6325, 6326, 6327, 6328, 6330, 6539-B-1, 6542, 6540-B, 6540-C) in Washington, Utah. The proposed project is comprised of 40.65 acres of community commercial, 41.79 acres of medium high density residential, 50.32 acres of medium density residential, and 37.63 of low density residential. Access and utility services will be provided along 2000 South, 20 East, Merrill Road, 240 West and 3090 South.

LEGEND:

- COMMUNITY COMMERCIAL ZONE
40.65 AC
- MEDIUM HIGH DENSITY RES. ZONE
(7-12 UNITS PER ACRE)
41.79 AC
- MEDIUM DENSITY RES. ZONE
(4.5-6 UNITS PER ACRE)
50.32 AC
- LOW DENSITY RES. ZONE
(3-4 UNITS PER ACRE)
7.56 AC



DATE: 12/04/2025
JOB NO: 14513-24
DESIGNED BY: JLM
CHECKED BY: JSS
DWG: Wash Fields
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) 673-8386 Fax (435) 673-8397
www.rachill.com

General Plan Exhibit
FOR
Adams Farm Master Plan
Adams Family Farm
Washington City

SHEET
EX 2
2 OF 2 SHEETS



Washington Fields RD

Whammers

200 South

North

Merrill Rd

3090 South

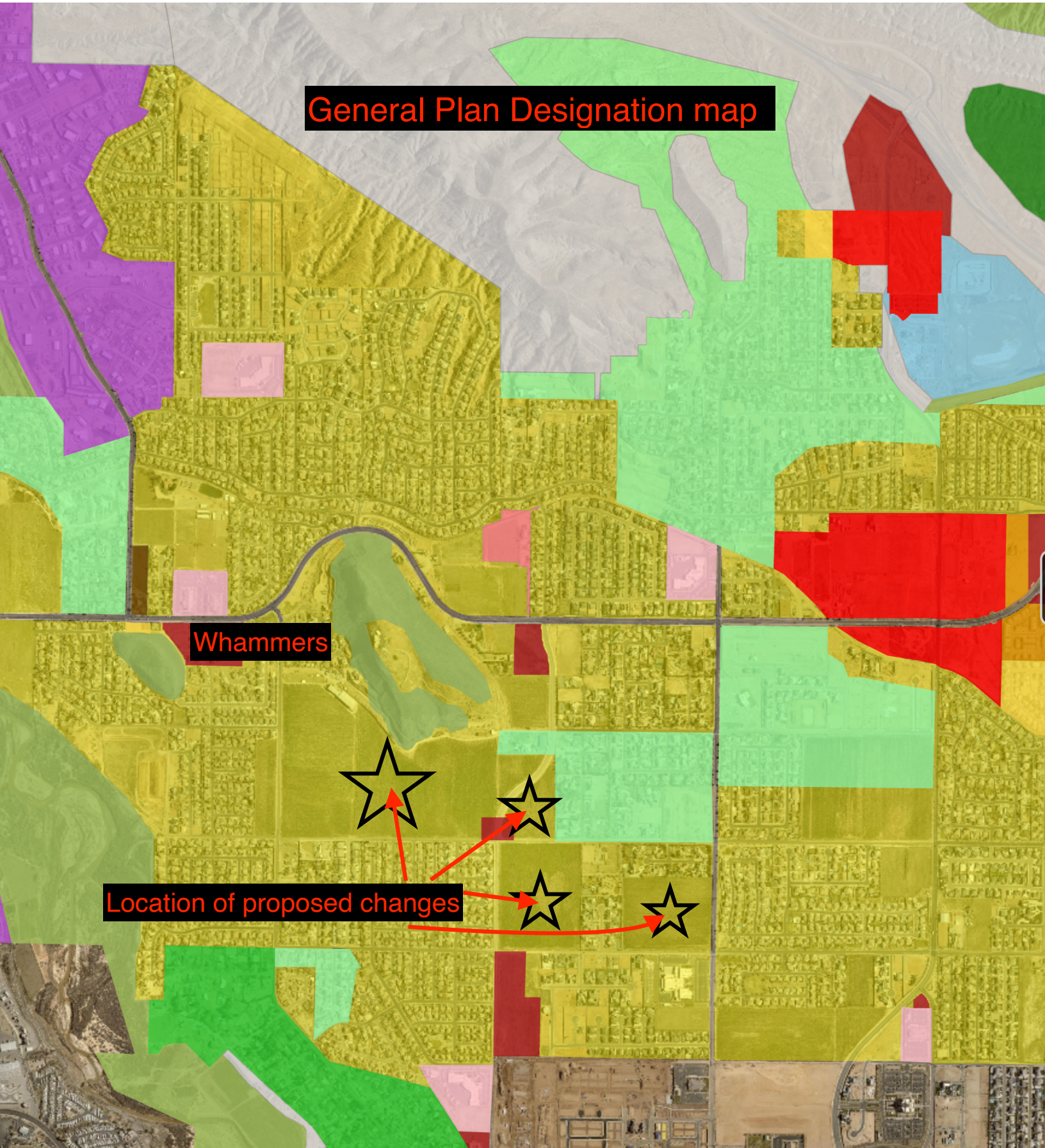
20 East

240 West

General Plan Designation map

Whammers

Location of proposed changes



WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	August 19th, 2026
ACTION REQUESTED:	Z-26-16 - A request to rezone approximately .71 acres located at approximately 100 East 550 North from the current R-1-6 to a proposed PUD-R zoning designation.
APPLICANT:	Brown Consulting Engineers / USA Project Valor
OWNER:	UDOT / USA Project Valor, Inc
ENGINEER:	Brown Consulting Engineers
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is proposing to change the zoning of approximately .71 acres, located at approximately 100 East and 550 North. The requested change is from the current zoning of R-1-6 to a proposed PUD-R zoning designation.

Utah Department of Transportation (UDOT) acquired the .71 acres for the Main street to I-15 connection along with the need to relocate access to the residences located at 446 N and 456 N Main street. Now that the Main street to I-15 project is complete and the .71 acres are not needed by UDOT, UDOT has agreed to a 99 year land lease to the applicant - USA Project Valor. USA Project Valor is a non-profit organization focused on providing affordable housing to retired veterans.

The surrounding zoning to this parcel is OS (I-15) to the north and west, Mobile Home and PUD-R to the east with PUD-R and R-2 to the south. The General Plan Land Use designation is MHD, which carries a 7-12 density / unit per acre ratio. This development is proposing a 8.45 d.u./ac. ratio, which is within the general plan allowance.

The proposal includes 5 detached units (400 sq. ft in size) and one manager's unit (600 sq. ft in size). Each of the 5 units will be provided with a 10' by 10' shed and front patio area. Provided parking is 2 stalls for each unit with an additional 2 visitor parking stalls for a total of 14 spaces. The manager's unit will have an attached 1 car garage. Parking is adequate as shown. The

USA Project Valor, Inc.
Michael Fortune
560 Garden Drive
Providence, UT 84332
435-512-1506
michaelfortune@gmail.com

July 31, 2026

Washington City
Planning & Zoning
111 North 100 East
Washington, UT 84780

RE: Project Valor Development Narrative - Zone Change from R-1-6 to PUD-R

Dear Planning & Zoning Official,

USA Project Valor, Inc. respectfully requests approval of a zone change for the proposed Project Valor development from R-1-6 to PUD-R. The PUD-R designation would allow the buildings, parking, utilities, landscaping, and management features to be reviewed as one coordinated residential development.

Project Valor is intended to provide stable housing for retired military veterans in a small residential setting. The development would include five units for veterans and one manager's unit with a two-car garage, for a total of six dwelling units. The on-site manager would assist with the operation and maintenance of the property.

The development would provide two parking stalls per building, plus one visitor parking stall for every 3.25 dwelling units. Based on six units, two visitor stalls would be provided. Parking and internal circulation would be arranged to provide convenient access and minimize parking impacts on surrounding streets.

The proposed sewer would connect to the existing line in Main Street, and electrical service would connect near Unit 4 of the Prada Pacana Subdivision. The water line would loop through the alleyway from Main Street to 100 East. Final utility design and connections will be coordinated with Washington City and the applicable utility providers.

The proposed use remains residential in character, and the limited number of units is intended to be compatible with the surrounding neighborhood. Site lighting, drainage, fire access, landscaping, and other development requirements will be addressed through the City's review process. The requested PUD-R zoning would support housing for retired veterans while allowing the City to review the development under a project-specific plan. USA Project Valor, Inc. respectfully requests favorable consideration of the zone change.

Sincerely,

Michael Fortune
USA Project Valor, Inc.

applicant is asking for setback relief for both covered parking structures as they are shown with a 0' foot setback next to the alley way. The covered parking setback will need to be approved by the city. Amenities for the project include two memorial flag pole areas and raised garden beds.

Recommendation

Staff recommends that the Planning Commission recommend approval, as shown in the exhibits, onto City Council, and based on the findings and conditions below:

Findings

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

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone..
2. If requested by public works, a traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
4. The development including exterior building elevations shall build out as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the city's water conservation ordinance and approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
6. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
7. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.
8. All lighting will be directed inward into the sight.

9. All signage will be in accordance with the city's sign ordinance.
10. All amenities shall be completed with and at the same time of the residential units.
11. The developer shall work and comply with public works standards for bringing utilities to the site.
12. All parking stalls shall be hard surfaced with asphalt or concrete

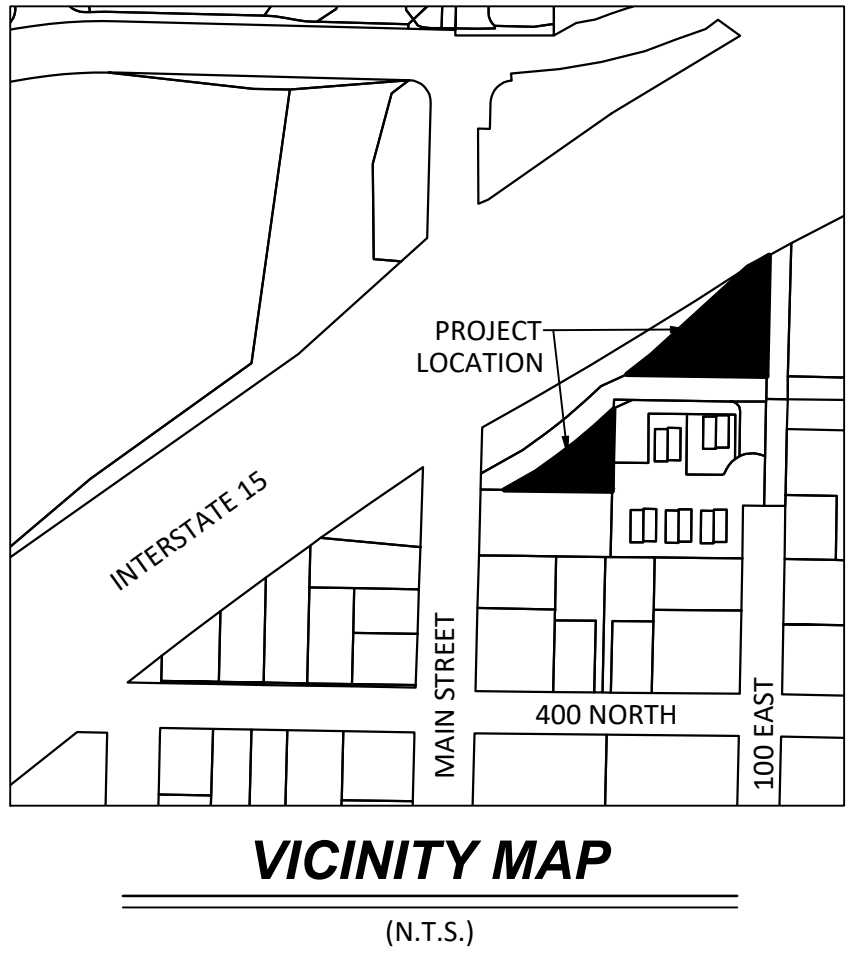
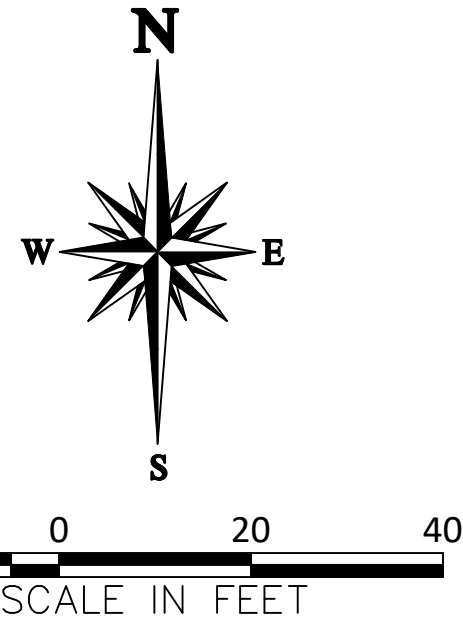
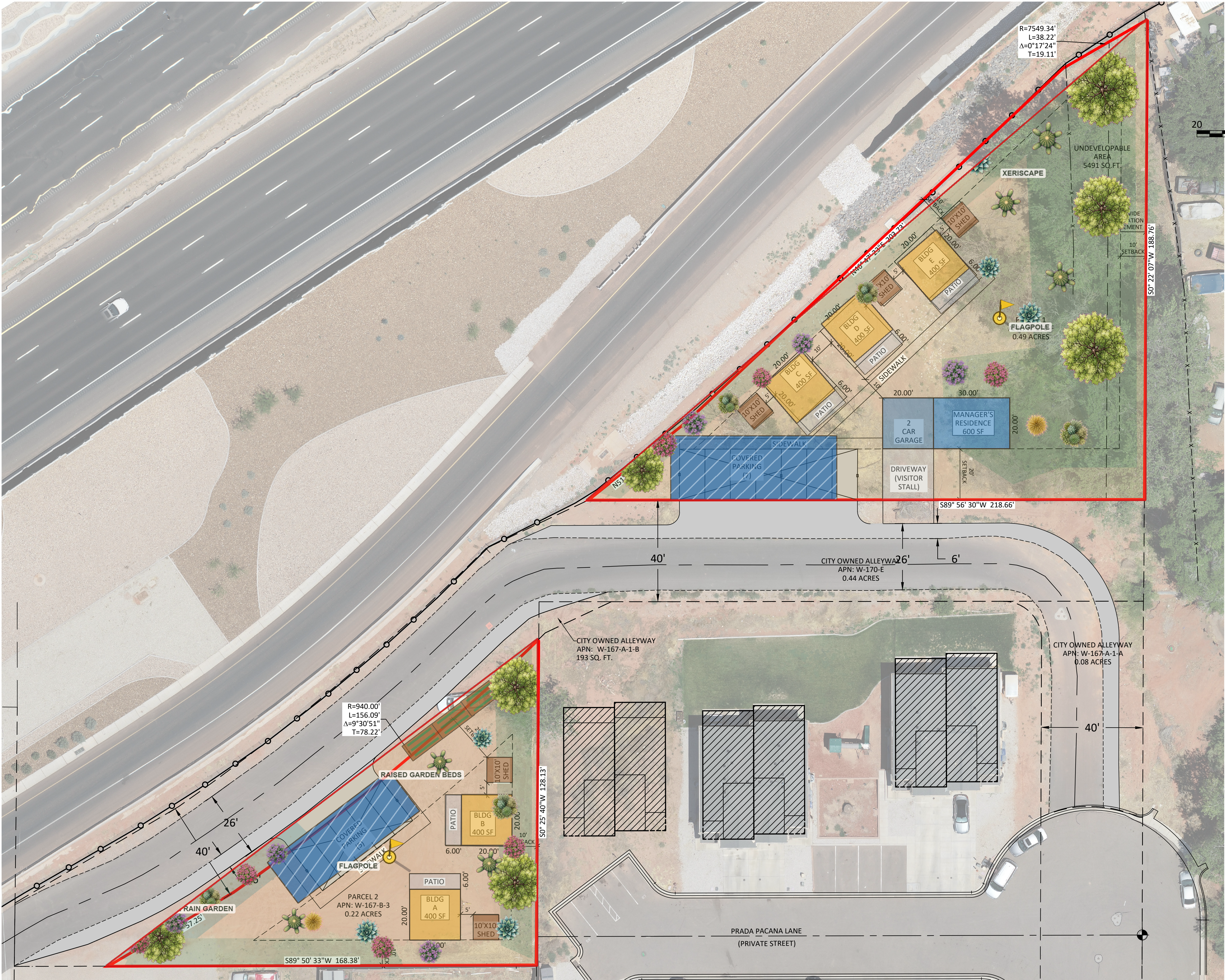


Project Location

LANDSCAPE CONCEPT PLAN - PARCELS 1 & 2

New planting concept drawn from C-S1 engineered footprints; civil dimensions govern.

Residential Management Covered parking Desert planting



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- CENTER LINE
- INTERSTATE 15 FENCE
- EXISTING FENCE
- EASEMENT LINE
- SETBACK LINE
- EDGE OF ASPHALT
- PROPOSED ASPHALT

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION FOR PARCEL 1

BEGINNING AT A POINT N0°13'00"E, 1164.42 FEET ALONG THE CENTERLINE OF MAIN STREET; THENCE N0°40'00"E ALONG THE CENTERLINE OF MAIN STREET, 534.07 FEET; AND S89°20'00"E 270.36 FEET FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF 200 NORTH AND MAIN STREET (BASIS OF BEARING BEING N0°13'00"E ALONG THE CENTERLINE OF MAIN STREET BETWEEN THE CENTERLINE MONUMENT AT THE INTERSECTION OF TELEGRAPH AND MAIN STREET AND 200 NORTH AND MAIN STREET AS SHOWN ON THE WASHINGTON CITY STREET CONTROL MAP DATED APRIL 2, 1969);

RUNNING THENCE N51°31'28"E, 48.88 FEET; THENCE N46°47'23"E, 203.73 FEET TO A POINT ON A 7549.34 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS POINT BEARS S30°05'14"E); THENCE 38.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°17'24"; THENCE S0°22'07"W, 188.76 FEET; THENCE S89°56'30"W, 218.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,259 SQ. FT. (0.488 ACRES)

LEGAL DESCRIPTION FOR PARCEL 2

BEGINNING AT A POINT N0°13'00"E, 1167.40 FEET ALONG THE CENTERLINE OF MAIN STREET; THENCE N0°40'00"E ALONG THE CENTERLINE OF MAIN STREET, 348.52 FEET; AND S89°20'00"E 83.65 FEET FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF 200 NORTH AND MAIN STREET (BASIS OF BEARING BEING N0°13'00"E ALONG THE CENTERLINE OF MAIN STREET BETWEEN THE CENTERLINE MONUMENT AT THE INTERSECTION OF TELEGRAPH AND MAIN STREET AND 200 NORTH AND MAIN STREET AS SHOWN ON THE WASHINGTON CITY STREET CONTROL MAP DATED APRIL 2, 1969);

RUNNING THENCE N59°29'41"E, 57.25 FEET TO A POINT ON A 940.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARS N34°54'44"W); THENCE 156.09 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°30'51"; THENCE S0°25'40"W, 128.13 FEET; THENCE S89°50'33"W, 168.38 FEET TO THE POINT OF BEGINNING.

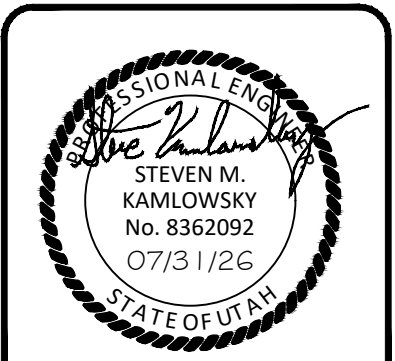
CONTAINS 9,739 SQ. FT. (0.224 ACRES)

SITE DATA	
PARCEL #	
PARCEL 1:	W-170-F
PARCEL 2:	W-167-B-3
SITE AREA:	
PARCEL 1:	0.49 ACRES
PARCEL 2:	0.22 ACRES
	0.71 ACRES TOTAL
EXISTING USE:	NONE
PROPOSED USE:	VETERAN HOUSING
EXISTING ZONE:	R-1-6
PROPOSED ZONE:	PUD-R
UNITS:	
PARCEL 1:	4 UNITS
PARCEL 2:	2 UNITS
	6 UNITS TOTAL
DENSITY:	
PARCEL 1:	8.16 DU/AC
PARCEL 2:	9.09 DU/ AC
	8.45 DU/AC OVERALL
LAND USE:	
PARCEL 1:	BUILDINGS 4,260 SQ. FT. (20%) LANDSCAPE 12,078 SQ. FT. (57%) OPEN SPACE 5,006 SQ. FT. (23%)
PARCEL 2:	BUILDINGS 2,140 SQ. FT. (22%) LANDSCAPE 7,443 SQ. FT. (78%) OPEN SPACE 0 SQ. FT. (0%)
PARKING REQUIRED: (2 PER UNIT + 1 VISITOR PER 3.25 UNITS)	
PARCEL 1:	8 STALLS + 2 VISITOR = 10
PARCEL 2:	4 STALLS + 1 VISITOR = 5
PARKING PROVIDED:	
PARCEL 1:	10 STALLS
PARCEL 2:	5 STALLS

REVISIONS		NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
706 SOUTH 800 EAST SUITE 8105
ST. GEORGE, UTAH 84790
(435) 628-4700

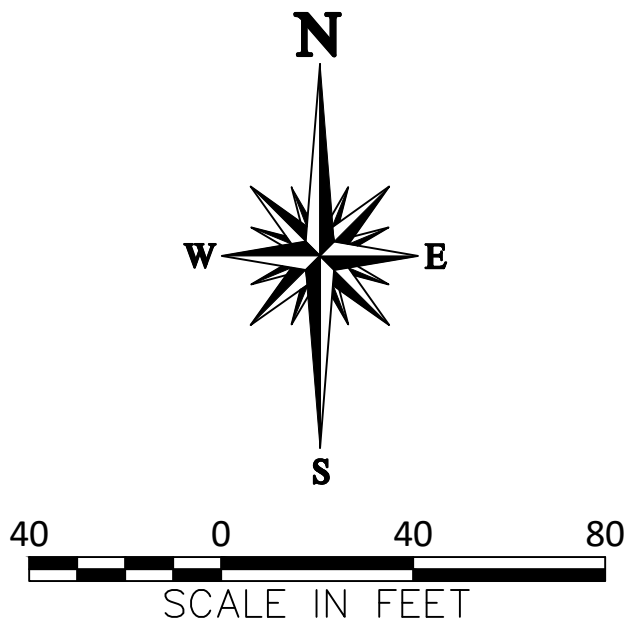
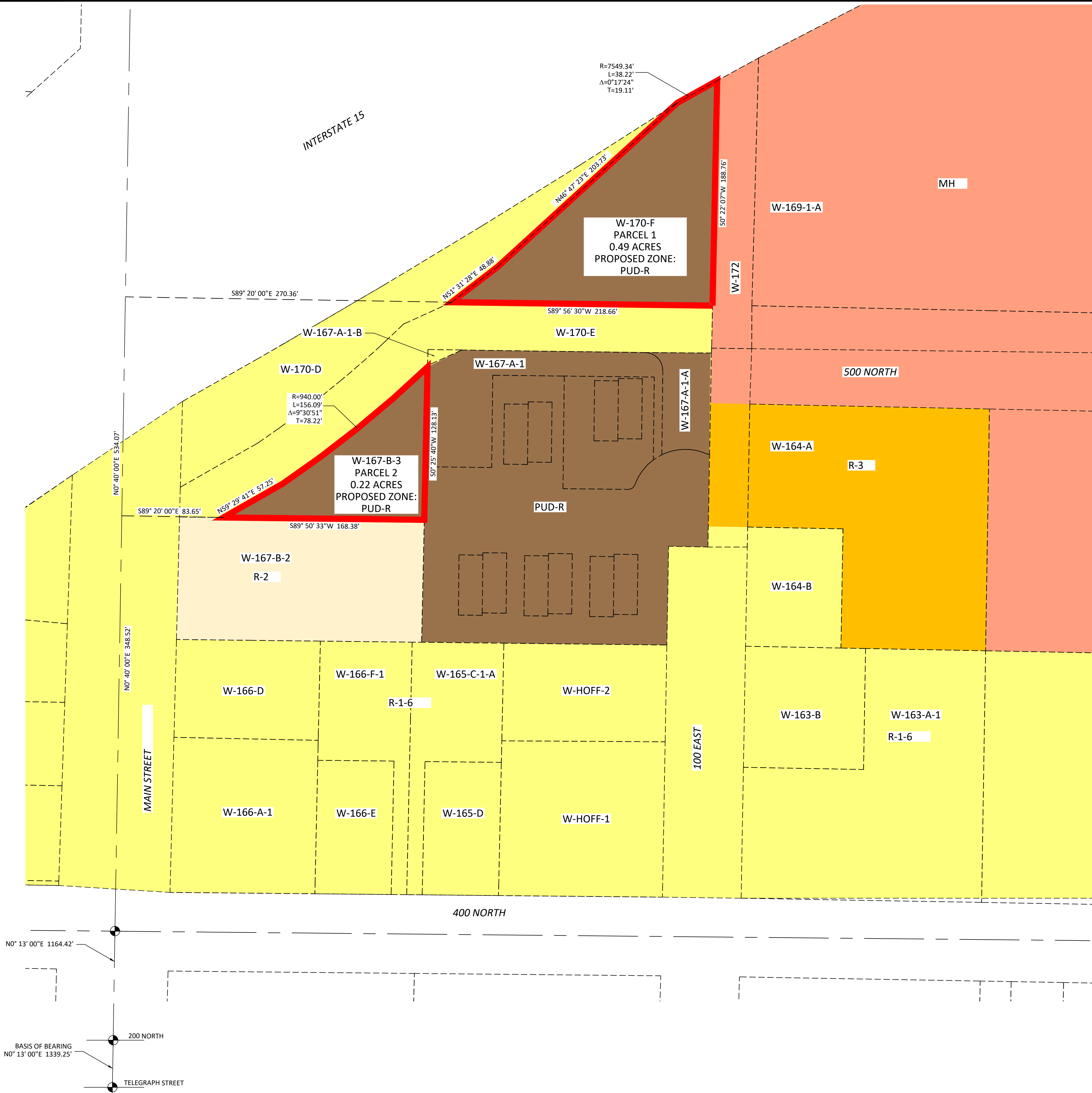
LANDSCAPE PLAN
FOR
USA PROJECT VALOR
LOCATED IN THE NW 1/4 SEC 14, T42N, R15W, SLB+M
WASHINGTON CITY, UTAH



CHECKED BY: SK
DRAWN BY: TF
DATE: 07/31/26
JOB NO.: 26-60

SCALE:
1"=20'

SHEET NO.:
C-L1



LEGAL DESCRIPTIONS

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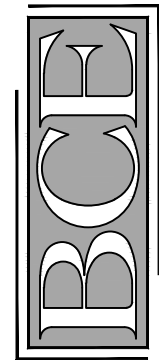
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CONTAINS 9,739 SQ. FT. (0.224 ACRES)

REVISIONS		DATE	BY
NO.	DESCRIPTION		

**BROWN CONSULTING ENGINEERS, P.C.**
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
706 SOUTH 800 EAST SUITE B105
ST. GEORGE, UTAH 84790
(435) 628-4700

ZONE CHANGE
FOR
USA PROJECT VALOR
LOCATED IN THE NW 1/4 SEC 14, T42N, R15W, SLB+M
WASHINGTON CITY, UTAH

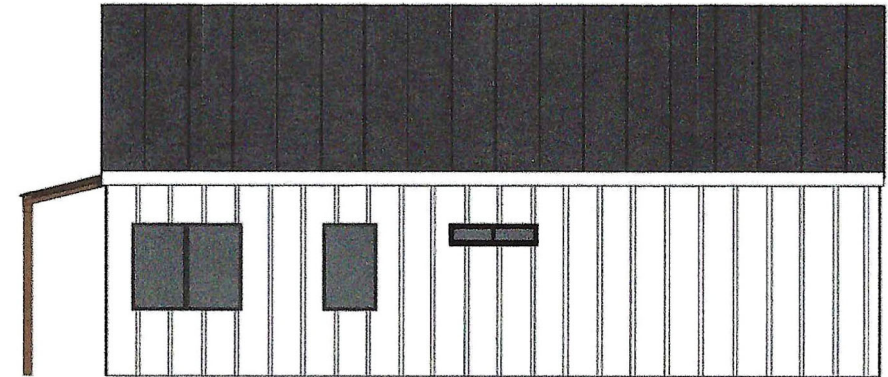
**STEVEN M. KAMOLOWSKY**
No. 8362092
07/31/26
STATE OF UTAH

CHECKED BY : SK
DRAWN BY : SK
DATE : 7/31/26
JOB NO. : 26-60

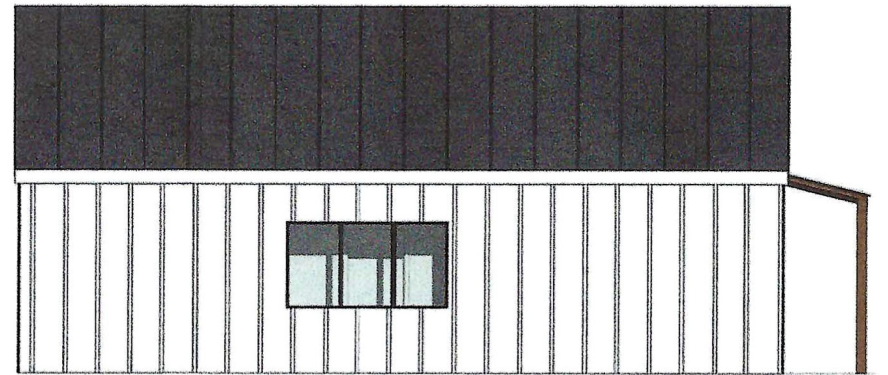
SCALE :
1"=20'

SHEET NO. :
1 OF 1

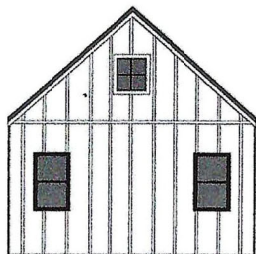
(VETERAN HOMES)
AS
FREEDOM POINTS
(5 to 6 Homes)



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

MANAGER'S HOME AT FREEDOM POINTE

