

Public Notice
Washington City Planning Commission
Regular Meeting
December 15, 2021

PUBLIC NOTICE is hereby given that the Planning Commission of Washington City will host a meet on Wednesday December 15, 2021 at 5:30 PM. The Planning Commission will be held in the City Council Chambers of the Washington City Offices 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

- a. Approval of the agenda for December 15, 2021.

2. APPROVAL OF MINUTES

- a. Approval of the minutes from December 1, 2021.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. PRELIMINARY PLAT

- a. Public Hearing for consideration and recommendation to City Council for the Indian Rivers Preliminary Plat located at approximately 1150 South Indian Springs Drive. Applicant: James Jessop

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for consideration and recommendation to City Council for the Frontier Subdivision Phase 2 Preliminary Plat located at approximately 2200 East Washington Dam Road. Applicant: Desert Sands LLC

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

5. GENERAL PLAN AMENDMENT

- a. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-21-04 to change from Open Space, Neighborhood Commercial, Medium Density and Medium High Density to Industrial located approximately Northeast of Western Rock Pit on Landfill Road. Applicant: JP Excavating, Inc.

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- b. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-21-05 to change from Community Commercial to Planned Unit Development Residential and Planned Unit Development Commercial located approximately 2000 North along I-15. Applicant: Elevate Development Partners

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- c. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-21-06 to change from Medium Density to Planned Unit Development Residential and Commercial located approximately 600 South 100 East. Applicant: Millcreek Estates LLC

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

- d. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-21-07 to change from Open Space and Very Low Density to Very Low Density located approximately east end of Wild Horse Ridge. Applicant: Short Term Inv. LLC and Mike Stewart

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

POSTED this 7th day of December, 2021
Kathy Spring
Zoning Technician

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 Zoning Technician at 656-6325 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 4a

HEARING DATE: December 15, 2021

ACTION REQUESTED: Preliminary Plat approval for the Indian Rivers Subdivision, located at approximately Indian Springs Drive & Seminole Way.

APPLICANT: James Jessop

OWNER: Sunwood Homes of Southern Utah Inc.

ENGINEER: Civil Science

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Preliminary plat for the Indian Rivers Subdivision, located at approximately Indian Springs Drive & Seminole Way. This particular subdivision is proposing 3 lots on an area covering 1.85 acres. The zoning designation at this location was recently rezoned to Residential / Agriculture ½ acre minimum (RA-½ acre). The surrounding zoning is RA - ½ to the north and east, Agriculture-20 to the south and Planned Unit Development to the west

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Indian Rivers Subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the

proposed area.

2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. 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.

2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.

3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.

4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.

5. At the time of final plat submittal, the following documents shall also be submitted:

A. A title report

B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).

6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.

8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.

9. Driveway locations are to be approved by the Public Works Department.

10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4b
HEARING DATE:	December 15, 2021
ACTION REQUESTED:	Preliminary Plat approval for the Frontier, Phase-2 Subdivision, located at approximately 2200 East Washington Dam Road.
APPLICANT:	Desert Sands LLC
OWNER:	Landworkx LLC
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a Preliminary plat for the Frontier, Phase-2 subdivision, located at approximately 2200 East Washington Dam Road. This particular subdivision is proposing 6 lots on an area covering 6 acres. The zoning designation at this location was recently rezoned to include Residential / Agriculture ½ acre minimum (RA-½ acre) to the south of the public utility easements and Residential / Agriculture 2 acre minimum (RA-2) to the north of the public utility easements. The surrounding zoning is open space to the north, RA-2 to the east, RA-5 and R-1-30 to the south and RA-1 to the west.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Frontier, Phase-2 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

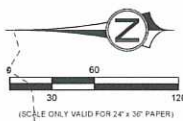
Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. 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.
2. A preliminary and final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawing for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners an/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscape plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.

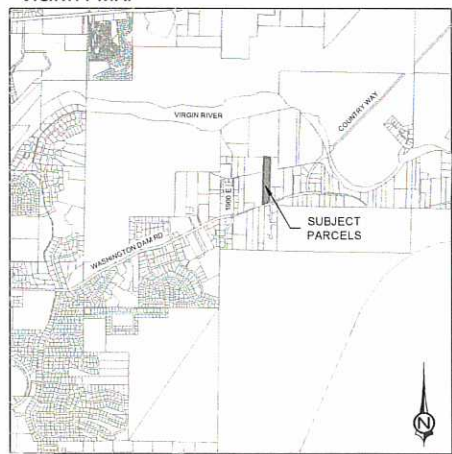
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.

11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

12. An LID Stormwater Quality Report needs to be submitted for review and approval to the Public Works Department before any final plat application can be submitted.



VICINITY MAP



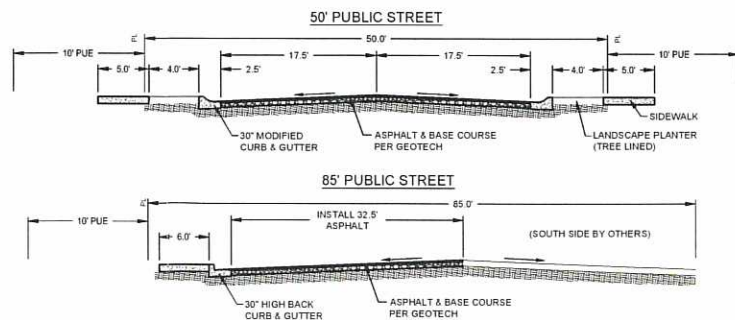
LEGAL DESCRIPTION

BEGINNING AT A POINT S 88°5'10\"/>

CONTAINS 261,481 SQ FT OR 6.00 ACRES MORE OR LESS

GENERAL NOTES

1. A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREET SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED [REDACTED]. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
3. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
5. THIS PROPOSED SUBDIVISION IS NOT LOCATED WITHIN A DESIGNATED AIRPORT APPROACH.



LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GROUND CONTOUR
- FINISH GRADE CONTOUR
- PROPOSED SEGMENTED BLOCK RETAINING WALL
- PROPOSED FIRE HYDRANT
- DRAINAGE FLOW DIRECTION
- COMMON / OPEN SPACE AREA
- AREA TO BE DEDICATED TO CITY (TRAIL & UTILITY EASEMENTS)

PROJECT INFO
TOTAL AREA: 6.0 ACRES
TOTAL LOTS: 6
ZONE: RA-1/2 & RA-1
PUBLIC STREETS

APPLICANT
DESERT SANDS LLC
683 S 990 W
HURRICANE, UT 84737
DAVE_EVESKI@YAHOO.COM

FRONTIER SUBDIVISION PHASE 2

LOCATED IN
SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE & MERIDIAN

PROJ. #: FF21247.00
DRAWN BY: BLW
DATED: 11/30/2021
CHECKED BY: [REDACTED]
SCALE: AS SHOWN
HOR. SCALE: 1\"/>

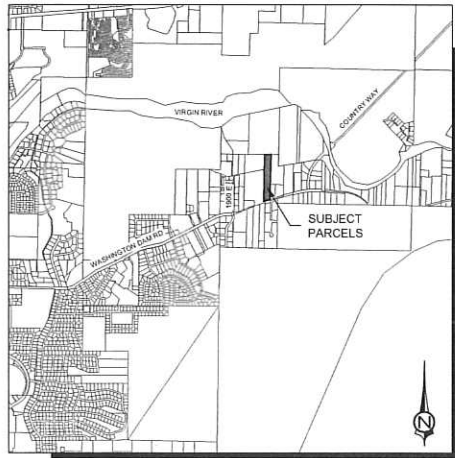
FRONTIER SUBDIVISION PHASE 2
PRELIMINARY PLAT

SHEET
1
OF
1
12-1-2021

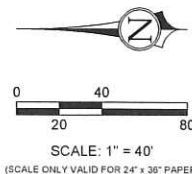
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



PATH: L:\UTAH\PROJECTS\ACTIVE 2021\1251257.DWG - FRONTIER SUBDIVISION PHASE 2\109 - CAD\DESIGN\1257_NP_USE.DWG



VICINITY MAP
(N.T.S.)



SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

CONTACT
DESERT SANDS LLC
683 S 990 W
HURRICANE, UT 84737
DAVE_EVESMJ@YAHOO.COM

FIRE DEPARTMENT NOTES:

1. HYDRANTS MUST BE INSPECTED, TESTED AND APPROVED PRIOR TO COMMENCING COMBUSTIBLE CONSTRUCTION. TESTING IS TO BE COMPLETED BY THE INSTALLING CONTRACTOR AND VERIFIED BY THE FIRE MARSHAL. TEST DATA SHALL INCLUDE A STATIC PRESSURE VALUE, A RESIDUAL PRESSURE VALUE AND A FLOW (PITOT) PRESSURE.
2. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLIES FOR FIRE PROTECTION IS/ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.

WATER NOTES:

1. ALL WATERLINE WORKS MUST BE INSTALLED BY A CONTRACTOR THAT HAS BEEN PRE-QUALIFIED BY THE WASHINGTON CITY WATER DEPARTMENT.
2. ALL CONSTRUCTION SHALL CONFORM TO THE "WASHINGTON CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE UNIFORM PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY WASHINGTON CITY.
3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACKFLOW PER THE INTERNATIONAL PLUMBING CODE (IPC) SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
5. ALL BACKFLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH WASHINGTON CITY.
6. 12 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
7. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGES MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY WASHINGTON CITY WATER SERVICES ENGINEER.

LEGEND

- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER LATERAL & SERVICE WITH BOX
- EXISTING WATER LINE
- C-800 CLASS 150 WATER LINE
- 6" UNLESS SIZE NOTED OTHERWISE



Know what's below.
Call before you dig.

FIRE & LIFE SAFETY PLAN

FRONTIER SUBDIVISION PHASE 2
LOCATED IN WASHINGTON, UTAH



REUSE OF DRAWINGS

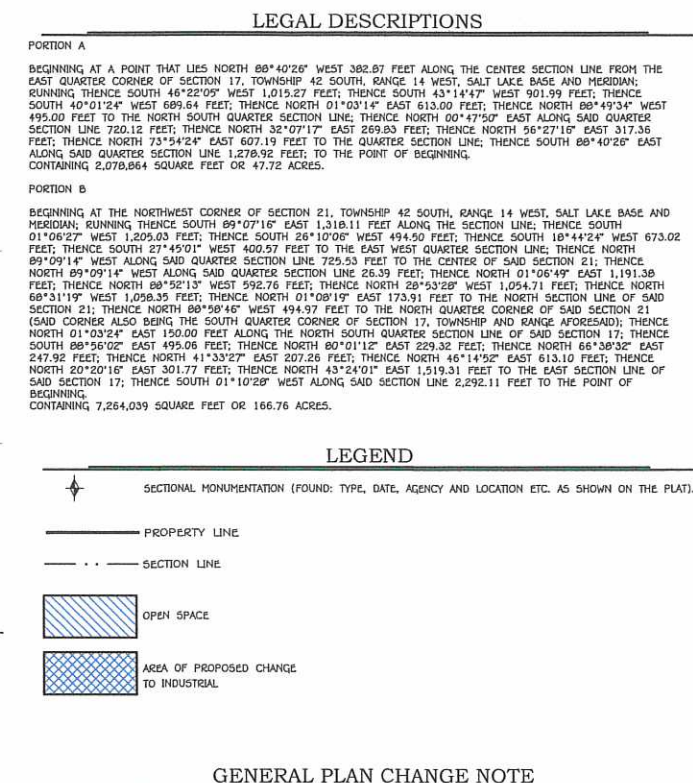
THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE. NO PART OF THIS DOCUMENT OR ANY PART OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, INC.

NO.	DESCRIPTION	BY	DATE

NOT FOR
CONSTRUCTION

PROJ.#: 15-21247
DATE: 11/04/2021
DESIGN BY: AWS
CHECKED BY: KCS
SCALE OF SHEET: 1" = 40'
HOR SCALE: 1" = 40'
VER SCALE: N/A
SHEET

C8

[illegible]

**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE:	10/21/2021
JOB #	ALC-21-043
DRAWN BY:	SSA
CHECKED BY:	ARC

SUNRISE VALLEY

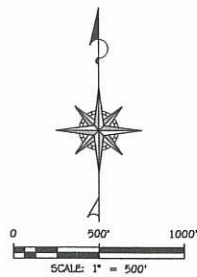
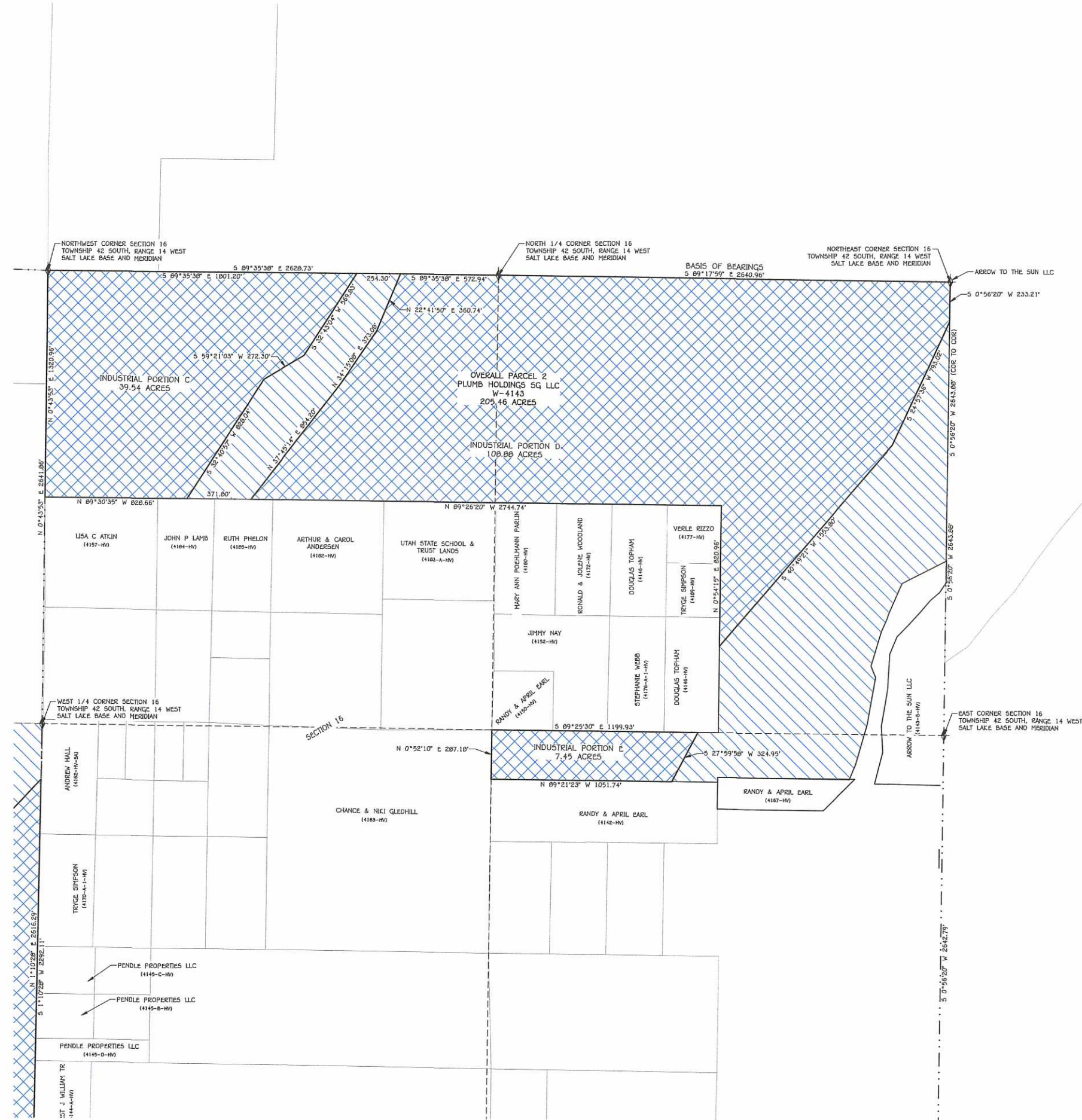
GENERAL PLAN

WASHINGTON, UTAH

WASHINGTON, UTAH
SECTION 17. TOWNSHIP 42 SOUTH. RANGE 14 WEST SLB & M

G-2

SHEET:	2	of	3
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PARCEL 2 LEGAL DESCRIPTION

PORTION C
BEGINNING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 09°35'30" EAST ALONG THE SECTION LINE 1,801.20 FEET; THENCE SOUTH 32°43'04" WEST 269.83 FEET; THENCE SOUTH 59°21'03" WEST 272.30 FEET; THENCE SOUTH 32°40'57" WEST 828.04 FEET; THENCE NORTH 09°30'35" WEST 828.66 FEET TO THE SECTION LINE; THENCE NORTH 00°43'53" EAST ALONG THE SECTION LINE 320.96 FEET TO THE POINT OF BEGINNING, CONTAINING 1,722,074 SQUARE FEET OR 39.53 ACRES.

PORTION D
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 09°17'59" EAST ALONG THE SECTION LINE 2,640.96 FEET TO THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 00°56'27" WEST ALONG THE SECTION LINE 233.21 FEET; THENCE SOUTH 24°57'36" WEST 793.02 FEET; THENCE SOUTH 40°49'21" WEST 1,553.80 FEET; THENCE NORTH 00°54'19" EAST 820.96 FEET; THENCE NORTH 09°26'20" WEST 2,744.74 FEET; THENCE NORTH 37°45'14" EAST 854.20 FEET; THENCE NORTH 34°19'08" EAST 373.88 FEET; THENCE NORTH 22°41'51" EAST 360.74 FEET TO THE SECTION LINE; THENCE SOUTH 09°35'30" EAST ALONG THE SECTION LINE 572.94 FEET TO THE POINT OF BEGINNING, CONTAINING 4,747,783 SQUARE FEET OR 108.99 ACRES.

PORTION E
BEGINNING AT THE CENTER OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT LINES SOUTH 00°52'09" EAST 2,649.65 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 16; RUNNING THENCE SOUTH 09°25'30" EAST 1,199.93 FEET; THENCE SOUTH 27°59'50" WEST 324.95 FEET; THENCE NORTH 09°21'23" WEST 1,051.74 FEET; THENCE NORTH 00°52'10" EAST 287.18 FEET TO THE POINT OF BEGINNING, CONTAINING 324,068 SQUARE FEET OR 7.44 ACRES.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- PROPERTY LINE
- SECTION LINE
- OPEN SPACE
- AREA OF PROPOSED CHANGE TO INDUSTRIAL

GENERAL PLAN CHANGE NOTE

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE SHOWN PARCELS FROM OPEN SPACE, NEIGHBORHOOD COMM, MEDIUM DENSITY AND MEDIUM HIGH DENSITY TO INDUSTRIAL.

PRELIMINARY
NOT FOR
CONSTRUCTION



DATE: 10/21/2021
JOB #: ALC-21-043
DRAWN BY: SSA
CHECKED BY: ARC

SUNRISE VALLEY
GENERAL PLAN
WASHINGTON, UTAH
SECTION 16, TOWNSHIP 42 SOUTH, RANGE 14 WEST SLB & M



November 15, 2021

RE: Sunrise Valley – Industrial General Plan Map Change

To Whom it May Concern:

We are submitting this General Plan map change to change the Current General plan on the attached property from open space, Neighborhood Commercial, Medium Density, and Medium High Density, to industrial to better match the uses around it. We have excluded many of the portions that are in steep hillside.

Thank you for your consideration on this Project.

Respectfully Submitted

Adam Allen
President
American Land Consulting

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	December 15, 2021
ACTION REQUESTED:	G-21-04, A request to amend the General Plan Land Use Map in the area located at approximately northeast of the Western Rock Pit and Landfill Road, from the current Open Space (OS), Neighborhood Commercial (NCOMM), Medium Density Residential (MD) and Medium High Density Residential (MHD) designations to a new proposed Industrial (I) General Plan Land Use designation.
APPLICANT:	JP Excavating, Inc.
OWNER:	Plumb Holdings SG, LLC
ENGINEER:	American Land Consulting
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval to the City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately northeast of Western Rock Gravel Pit and Landfill Road. The requested area covers approximately 370.35 acres. The current Land Use designations are Open Space (OS), Neighborhood Commercial (NCom), Medium Density Residential (MD) and Medium High Density Residential (MHD). The applicant is seeking approval to have the Land Use designations changed to Open Space (OS) and Industrial (I) for the possibility of developing the area into future Industrial project(S).

The surrounding General Plan Land Use designations are Open Space (OS) and Medium Density Residential (MD) to the north, Medium Density Residential (MD) and Open Space (OS) to the east, Medium High Density Residential (MHD) and Neighborhood Commercial (NCom) to the south, and Industrial (I), Open Space (OS) and Medium High Density Residential (MHD) to the west.

Staff has reviewed the requested change and finds no problem with the request from the current designations to the proposed Industrial (and open space in areas of difficult terrain). The city is in need of more industrial properties and this area (which is not very developed and more

challenging for residential or commercial), is a good location for such uses. They are close to the landfill and roadway systems for great access to Highway 9 and Interstate 15.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-04 application, to amend the General Plan Land Use Map from the current Open Space (OS), Neighborhood Commercial (NCOMM), Medium Density Residential (MD) and Medium High Density Residential (MHD) designations, to the proposed Open Space (OS) and Industrial (I) designations, as outlined above and shown on the exhibit attached hereto, onto the City Council.

For the parcels W-4-6-321 and W-4-2-7-441 the amendment proposed is to incorporate a master plan that allows for commercial development along the freeway in the lower North West portion of the property. A large main road will run through the middle of the parcel from the southwest portion up to the top of the plateau. The breakdown of new property use will be approximately 50/50 for commercial and residential. On the portion of the property that is on top of the North East plateau there will be single family homes, similar to, and cohesive with, what Cole West is doing on the adjacent property on top of the plateau.

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE:	December 15, 2021
ACTION REQUESTED:	G-21-05, A request to amend the General Plan Land Use Map in the area located at approximately 2000 North 2000 East (along I-15), from the current Community Commercial (CCom) designation to a new proposed Planned Unit Development - Residential & Commercial (PUD-R/C) General Plan Land Use designation.
APPLICANT:	Elevate Development Partners
OWNER:	Sullivan Family Partnership
ENGINEER:	Rosenberg Associates
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend approval to the City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 2000 North 2000 East (along I-15). The requested area covers approximately 100.00 acres. The current Land Use designation is Community Commercial (CCom). The applicant is seeking approval to have the Land Use designation changed to Planned Unit Development - Residential & Commercial (PUD-R/C) for the possibility to develop the area into a future mixed use project.

The surrounding General Plan Land Use designations are Open Space (OS) to the north and east, Open Space (OS) and Medium Density Residential (MD) to the south, and Open Space (OS) and Regional Commercial (RCom) to the west.

Staff has reviewed the requested change and finds no problem with the request from Community Commercial to the Planned Unit Development - Residential and Commercial.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-05 application, to amend the General Plan Land Use Map from the current Community Commercial (CCom) to

the proposed Planned Unit Development - Residential & Commercial (PUD-R/C) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.

ESTATE

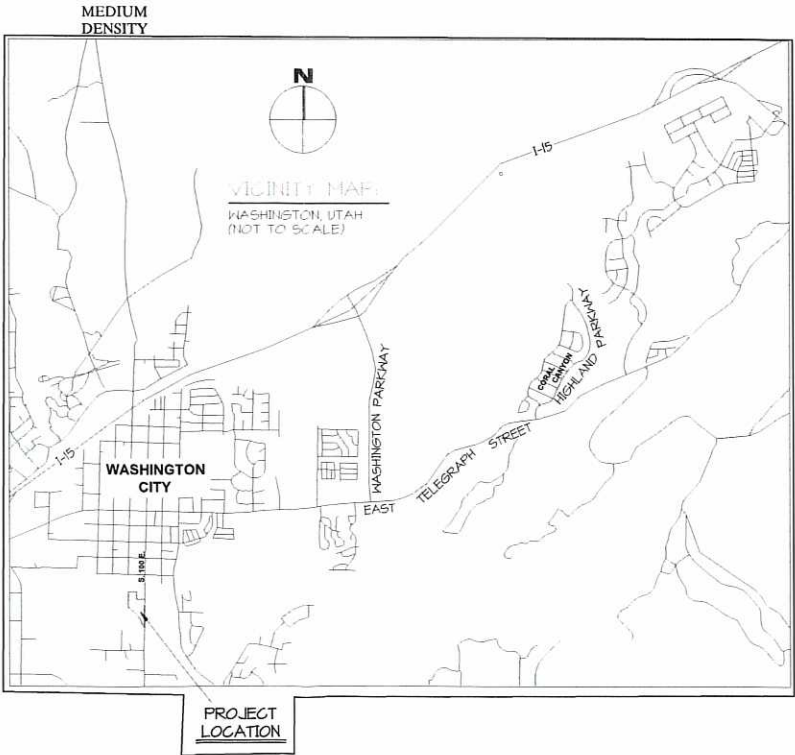
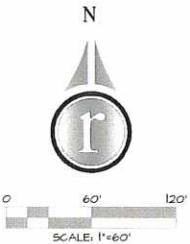
MEDIUM
DENSITY

PROPOSED
PLANED DEVELOPMENT

1
250341 sq ft
5.75 acres

ESTATE

NEIGHBORHOOD
COMMERCIAL



DATE:	11/11/2021
JOB NO:	12245-20
DESIGNED BY:	JLH
CHECKED BY:	JSS
DWG:	General Plan Map

DATE	
REVISIONS	



352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.rzsch2.com

General Plan Amendment
FOR
Cherry Orchard Homes
600 South 100 East
Washington, Utah

For Parcels W-5-23-4313 and W-5-23-4312 the proposed amendment is from medium density to planned development. This change will help facilitate a design that will integrate Washington City's master plan (transportation) and incorporate the natural amenities with the project (Millcreek).

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: December 15, 2021

ACTION REQUESTED: G-21-06, A request to amend the General Plan Land Use Map in the area located at approximately 600 South 100 East, from the current Open Space (OS) and Medium Density Residential (MD) designations to a new proposed Planned Unit Development (PUD) General Plan Land Use designation.

APPLICANT: Millcreek Estates LLC

OWNER: Millcreek Estates LLC

ENGINEER: Rosenberg Associates

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately 600 South 100 East. The requested area covers approximately 5.75 acres. The current Land Use designation is Open Space (OS) and Medium Density Residential (MD). The applicant is seeking approval to have the Land Use designation changed to Planned Unit Development (PUD) for the possibility to develop the area into a future residential project.

The surrounding General Plan Land Use designations are Medium Density Residential (MD) to the north, Medium Density Residential (MD) and Open Space (OS) to the south and west, and Medium Density Residential to the east.

Staff has reviewed the requested change and finds no problem with the request from Open Space and Medium Density Residential, to the Planned Unit Development designation.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-06 application, to amend the General Plan Land Use Map from the current Open Space (OS) and Medium Density Residential (MD) to the proposed Planned Unit Development (PUD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.



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

Drew Ellerman
Director: Community Development
Washington City Planning and Zoning
Washington City, UT

November 15, 2021

RE: General Plan Amendment Request

Dear Mr. Ellerman,

With this standard General Plan Amendment request, the applicant desires to amend the Washington City General Plan on a portion of the subject parcels (W-5-2-36-419 and W-5-2-36-422) to match adjacent portions of the Washington City General Plan. Currently, both subject parcels have mixed designations (VLD and OS). We desire to amend the designation of the parcels such that the all of parcel W-5-2-36-419 would be designated as VLD and approximately the western ½ of parcel W-5-2-36-422 would also be amended to reflect the same. The eastern ½ of the latter would remain designated OS. Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Sincerely,

Ryan Lay
Project Manager
Bush and Gudgell

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: December 15, 2021

ACTION REQUESTED: G-21-07, A request to amend the General Plan Land Use Map in the area located at approximately the East end of Wild Horse Ridge, from the current Open Space (OS) and Very Low Density Residential (VLD) designations, to a new proposed Very Low Density Residential (VLD) General Plan Land Use designation.

APPLICANT: Short Term Inv. LLC & Mike Stewart

OWNER: Same as above

ENGINEER: Alpha Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately the East end of Wild Horse Ridge. The requested area covers approximately 2.20 acres. The current Land Use designation is Open Space (OS) and Very Low Density Residential (VLD). The applicant is seeking approval to have the Land Use designation changed to Very Low Density Residential (VLD) for the possibility to add onto their currently zone R-1-15 properties.

The surrounding General Plan Land Use designations are Open Space (OS) to the north and east, Very Low Density Residential (VLD) to the south, and west, and Very Low Density Residential (VLD) and Low Density Residential (LD) to the west.

Staff has reviewed the requested change and finds no problem with the request from Open Space and Very Low Density Residential to the Very Low Density Residential designation.

Recommendation

Staff recommends that the Planning Commission recommend approval for G-21-07 application, to amend the General Plan Land Use Map from the current Open Space (OS) and Very Low Density Residential (VLD) to the proposed Very Low Density Residential (VLD) designation, as outlined above and shown on the exhibit attached hereto, onto the City Council.