

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

Item # 5 a

HEARING DATE: September 7, 2022

ACTION REQUESTED: Z-22-18 - A request to rezone approximately 0.10 acres located at approximately the far-east end of Wild Horse Ridge, from the current Open Space (OS) zoning, to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation.

APPLICANT: Kent Rasmussen / Omni Development Group

OWNER: Same

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to change the zoning of approximately 0.10 acres, located at approximately the far-east end of Wild Horse Ridge. The requested change is from the current zoning of Open Space (OS) zoning, to a proposed Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15) zoning designation.

The R-1-15 request is for the purpose of adding usable/buildable square footage (acreage) to the already existing lot.

This particular location has a General Plan Land Use designation of Very Low Density Residential (LD), which allows for the R-1-15 and larger zoning districts. The surrounding zoning to this parcel is OS to the north, R-1-15 to the east and south, and R-1-10 to the west.

Staff has no concerns with the proposed zone change as outlined. The application is in harmony with surrounding land uses and the General Plan.

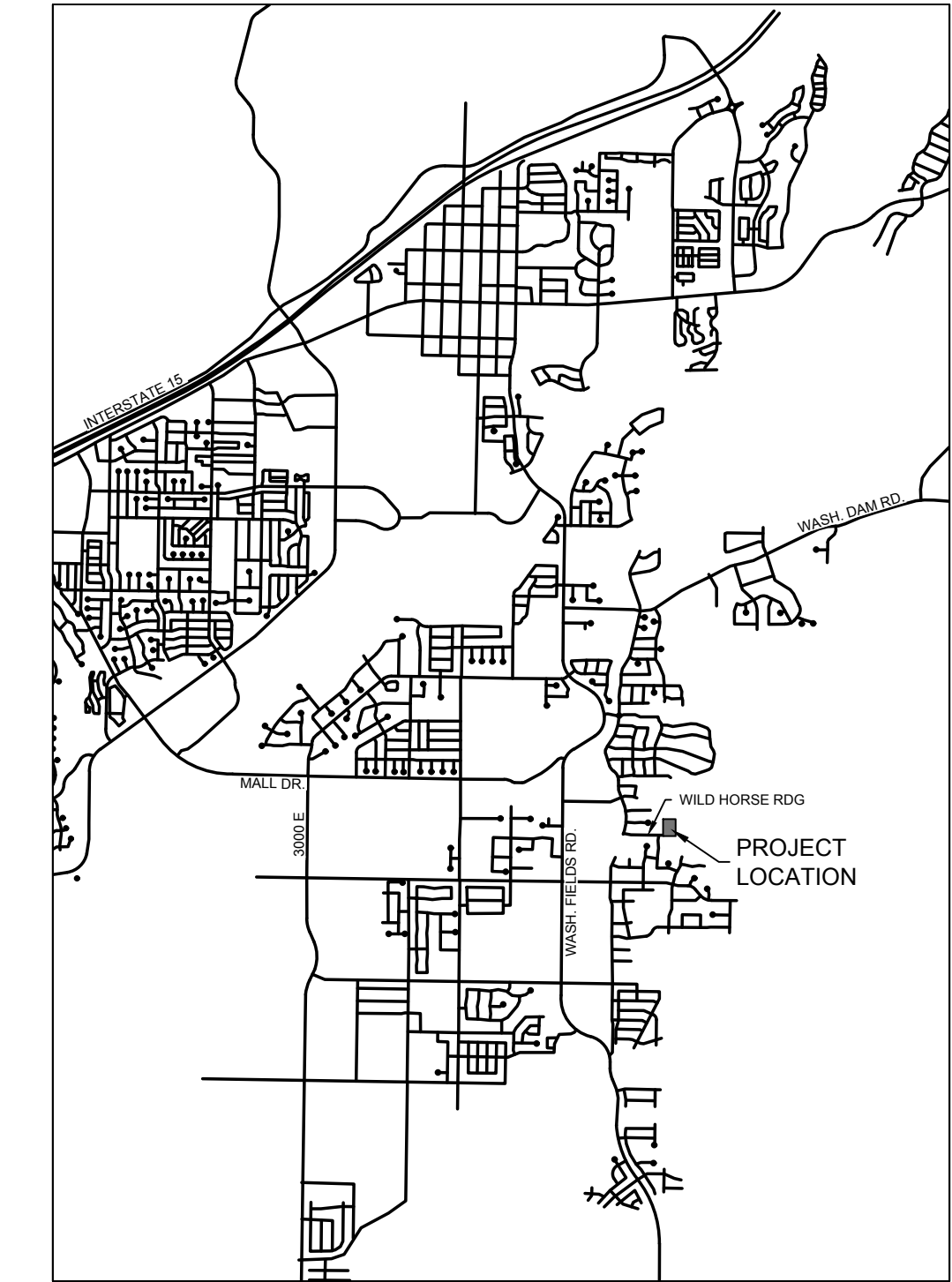
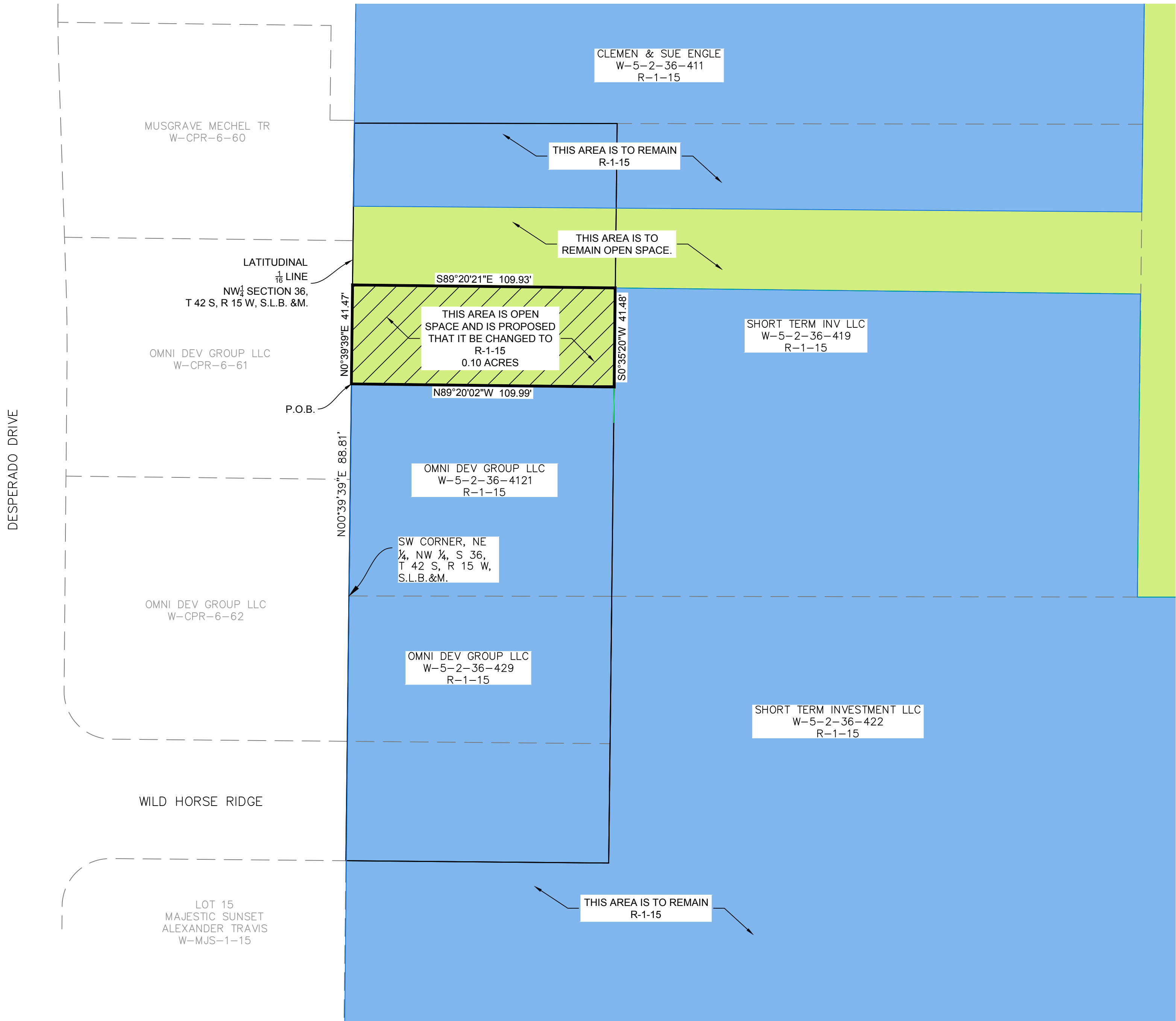
Recommendation

Staff recommends that the Planning Commission recommend approval of Z-22-18, for the zone change request from Open Space (OS), to the proposed Single-Family Residential -

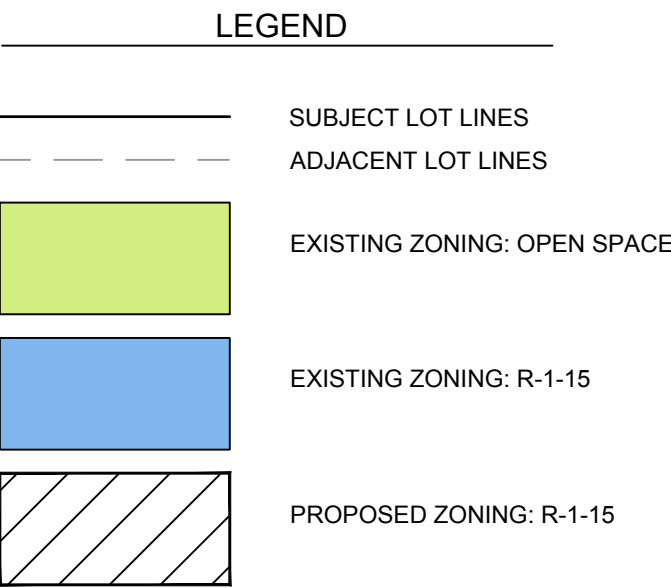
15,000 Sq. Ft. Min. (R-1-15) onto the City Council, based on the following findings below.

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.



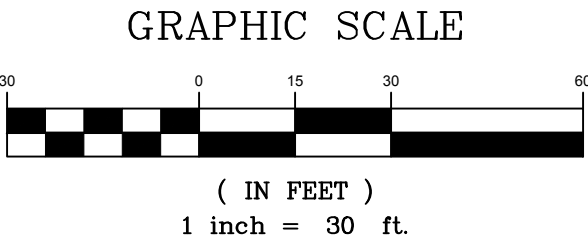
VICINITY MAP
NOT TO SCALE



OWNER / DEVELOPER
OMNI DEVELOPMENT GROUP, LLC

KENT RASMUSSEN
(435) 669-3200
2107 E. 2620 S.
ST. GEORGE, UTAH 84790

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770
RICK MEYER - PROJECT MANAGER
(435)-673-2337

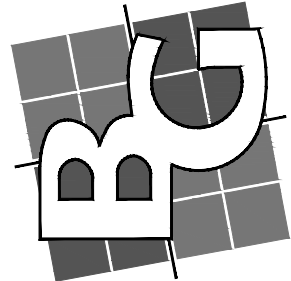


BOUNDARY DESCRIPTION OF ZONE CHANGE AREA

BEGINNING AT A POINT THAT LIES NORTH 00°39'39" EAST 88.81 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°39'39" EAST 41.47 FEET; THENCE SOUTH 89°20'21" EAST 109.93 FEET; THENCE SOUTH 00°35'20" WEST 41.48 FEET; THENCE NORTH 89°20'02" WEST 109.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,560 SQUARE FEET OR 0.10 ACRES.

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: JULY 2022
DRAWN: CSW
APPROVED: WFM
SCALE: 1" = 30'
JOB NO.: 221148

ZONE CHANGE
OMNI DEVELOPMENT GROUP
WASHINGTON, UTAH

SHEET 1 OF 1 SHEETS
FILE: 221148 ZC



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

St. George

www.bushandgudgell.com

July 18, 2022

Washington City
Community Development Department
111 North 100 East
Washington City, UT

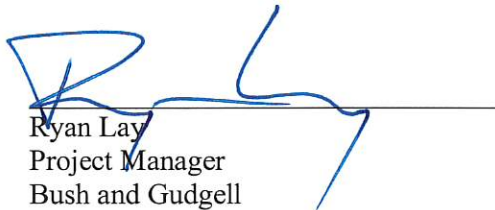
Re: Zone Change Parcel W-5-2-36-4121

To whom it may concern:

We are submitting this application for a Zone Change. We desire to change the Zone from Open Space to R-1-15 in order to accommodate an existing structure.

We appreciate your consideration.

Sincerely,
Bush and Gudgell, Inc.



Ryan Lay
Project Manager
Bush and Gudgell