

**WASHINGTON COUNTY COMMISSION  
MEETING MINUTES  
JUNE 3, 2025**

The Regular Meeting of the Board of the Washington County Commission was called to order by Chairman Victor Iverson at 4:00 p.m. on June 3, 2025, in the Washington County Commission Chambers, and via Zoom 111 East Tabernacle, St. George, Utah. Those in attendance were Commissioner Victor Iverson, Commissioner Gil Almquist, Deputy County Attorney Victoria Hales, County Administrator Nicholle Felshaw and Deputy Clerk Sarah Lloyd.

Commissioner Adam Snow was excused.

**INVOCATION BY: Pastor Greg Wright, Westside Baptist Church**

**PLEDGE OF ALLEGIANCE: Deputy Dave Crouse**

**CONSENT AGENDA:**

The Consent Agenda is a means of expediting the consideration of routine matters. If a commissioner requests that items be removed from the consent agenda, those items are placed at the beginning of the regular agenda. Other than requests to remove items, a motion to approve the items on the consent agenda is not debatable.

- Consideration of Auditor-Approved Claims for Payment for May 7, 2025, through June 3, 2025
- Consideration of Regular Commission Meeting Minutes of May 6, 2025
- Consideration of Special Commission Meeting Minutes of May 13, 2025
- Consideration of Administrative Adjustments: Real Property
- Consideration of Administrative Adjustments: Personal Property
- Consideration of Proof of Publication of Ordinances 2025-1289-O, 2025-1290-O, 2025-1291-O and 2025-1292-O, Published on Wednesday, May 14, 2025
- Consideration of Authorization of Execution of the Glen Cove Estates Phase 2 Final Plat (Applicant Lemuel Leavitt)
- Consideration of Authorization of Execution of the Carter Subdivision Final Plat (Applicant Peggy & James Carter)
- Consideration of Authorization of Execution of the amended Gardner Lakeview Heights Subdivision Plat (Applicant Doran Barton)
- Consideration of Authorization of Execution of the Amended Pine Valley Mountain Farms Subdivision Plat (Applicant Michelle DePrizio)
- Consideration of Resi Contract Amendment
- Consideration of Greater Zion Co-Funding Project Letter of Support
- Consideration of Renewal of Bailiff Agreement for Fifth District Court
- Consideration of Application(s) for Property Tax Abatement (2): Isaac Saavedra, A/N 48739; Kirby Sorensen A/N 990898

**MOTION:** Motion by Commissioner Almquist to Approve the Consent Agenda as Outlined. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**REGULAR AGENDA ITEMS FOR CONSIDERATION:**

**CONSIDERATION AND RATIFICATION OF PURCHASE REQUESTS:**

Auditor, Work Stations (Ratification) .....	(\$14,124.27)
Legacy Park, 2025 Fair Books .....	(\$15,875.91)
Legacy Park, Fair Hotel Rooms .....	(\$17,078.35)
Legacy Park, Promo Items for Fair .....	(\$38,862.40)
Library, Computers (Grant Funded) .....	(\$33,451.88)
Legacy Park, Fencing Reimbursement .....	(\$16,905.00)
Tourism, LPGA Production Videos .....	(\$13,968.00)
Legacy Park, Panels .....	(\$13,841.05)
Public Works, Reimbursement for Old Highway 91 Project .....	(\$71,120.00)
Facility Maintenance, HVAC Unit for Jail .....	(\$14,591.18)
Roads, Road Base for Chipping Enterprise Area .....	(\$25,000.00)
Roads, Road Base for Pine Valley Area Paving .....	(\$45,200.00)
Sheriff, Staff Lockers for PCF Employee Bathroom Remodel .....	(\$46,510.00)
Sheriff, Two Patrol Vehicles .....	(\$69,198.00)
Auditor/Recorder/Library, Mobile Storage Teardown and Installation .....	(\$23,495.00)

*All purchases are budgeted, bonded, or paid for through grant funds.*

**MOTION:** Motion by Commissioner Almquist to Approve the Purchase Requests as Outlined. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF ORDINANCE NO. 2025-1293-O, AN ORDINANCE AMENDING WASHINGTON COUNTY CODE CHAPTER 14, IN ORDER TO DEFINE AND DESIGNATE THE BOUNDARIES OF ELECTION PRECINCTS IN WASHINGTON COUNTY, STATE OF UTAH AND COMPLY WITH STATE LAW REGARDING VOTER TOTALS**

Chief Deputy Clerk Genna Goodwin explained this ordinance would simplify current election ordinances to include map references for election precincts instead of quasi-legal descriptions.

**MOTION:** Motion by Commissioner Almquist to Adopt Ordinance No. 2025-1293-O, An Ordinance Amending Washington County Code Chapter 14, In Order to Define and Designate the Boundaries of Election Precincts in Washington County, State of Utah and Comply with State Law Regarding Voter Totals. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF ORDINANCE NO. 2025-1294-O, AN ORDINANCE AMENDING WASHINGTON COUNTY ORDINANCE, TITLE 8 CHAPTER 5 REGARDING TRANSIENT ROOM TAX**

Deputy County Attorney Victoria Hales stated a state law allows for an increase in transient room tax rates from 4.25% to 4.5% as early as October 1, 2025. This Ordinance would implement the allowed increase but not go into effect until July 1, 2026.

**MOTION:** Motion by Commissioner Almquist to Adopt Ordinance No. 2025-1294-O, An Ordinance Amending Washington County Ordinance, Title 8 Chapter 5 Regarding Transient Room Tax. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF ORDINANCE NO. 2025-1295-O, AN ORDINANCE AMENDING THE MODERATE INCOME HOUSING ELEMENT OF THE GENERAL PLAN (AMENDMENTS - JUNE 2025)**

Community Development Planner Reid Walkenhorst stated the Moderate Income Housing Plan of the County's General Plan is being updated to comply with state reporting requirements including timelines moving up into 2028.

**MOTION:** Motion by Commissioner Almquist to Adopt Ordinance No. 2025-1295-O, An Ordinance Amending the Moderate Income Housing Element of the General Plan (Amendments – June 2025). Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF ORDINANCE NO. 2025-1296-O, AN ORDINANCE APPROVING VACATION OF W. CARSON CIRCLE, A PLATTED RIGHT-OF-WAY IN WASHINGTON COUNTY, UTAH**

Mr. Walkenhorst explained that West Carson Circle is in the Dixie Deer Estates Subdivision and was originally a platted right-of-way with no improvements. The plat has recently been amended to combine lots which have access and a more favorable roadway.

**MOTION:** Motion by Commissioner Iverson to Adopt Ordinance No. 2025-1296-O, An Ordinance Approving a Vacation of W. Carson Circle, a Platted Right-of-Way in Washington County, Utah. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2025-3515, A RESOLUTION APPROVING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT FOR ELECTION SERVICES BETWEEN WASHINGTON COUNTY AND THE SOUTHWESTERN SPECIAL SERVICE DISTRICT**

Ms. Goodwin stated this is the last interlocal for election services, and Washington County now services all nineteen Municipalities and Special Service Districts in the County.

**MOTION:** Motion by Commissioner Almquist to Adopt Resolution No. R-2025-3515, A Resolution Approving the Execution of an Interlocal Cooperation Agreement for Election Services Between Washington County and the Southwestern Special Service District. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2025-3516, A RESOLUTION APPROPRIATING FUNDING FOR SUNRISE ENGINEERING'S PROPOSAL TO PROVIDE PROFESSIONAL DESIGN SERVICES FOR PHASE II OF THE ZION SEWER EXTENSION PROJECT**

Regional Tourism Regulatory Affairs Director Heath Hansen explained Phase I of the Zion Sewer Extension Project has finished and should be under construction within the year. This Resolution would have Sunrise Engineering provide professional design services for Phase II.

**MOTION:** Motion by Commissioner Iverson to Adopt Resolution No. R-2025-3516, A Resolution Appropriating Funding for Sunrise Engineering's Proposal to Provide Professional Design Services for Phase II of the Zion Sewer Extension Project Subject to Attorney Review. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2025-3517, A RESOLUTION APPROVING A CONTRACT WITH IMA, INC. FOR HEALTH AND WELFARE BENEFIT PLAN STRATEGIC CONSULTING**

Human Resources Director Joel Tucker stated the County has worked with NFP recently, however, many consultants formerly with NFP have moved to IMA. In moving to IMA, the County would see significant savings in annual contract pricing and pharmacy benefits.

**MOTION:** Motion by Commissioner Almquist to Adopt Resolution No. R-2025-3517, A Resolution Approving a Contract with IMA, Inc. for Health and Welfare Benefit Plan Strategic Consulting. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2025-3518, A RESOLUTION APPROVING AN AGREEMENT WITH THE TOWN OF COLORADO CITY FOR HOUSING INMATES AT THE PURGATORY CORRECTIONAL FACILITY**

Deputy County Attorney Victoria Hales explained this is an intergovernmental agreement that would terminate the old inmate housing agreement and would update the rate-per-day cost for housing Colorado City inmates. This is a five-year agreement with an option to extend it for another five years.

**MOTION:** Motion by Commissioner Iverson to Adopt Resolution No. R-2025-3518, A Resolution Approving an Agreement with the Town of Colorado City for Housing Inmates at the Purgatory Correctional Facility. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2025-3519, A RESOLUTION APPROVING A CONTRACT WITH HORROCKS ENGINEERS LLC REGARDING THE “FEDERAL AID AGREEMENT FOR LOCAL AGENCY PROJECT” BETWEEN UDOT AND WASHINGTON COUNTY REGARDING THE GUNLOCK ROAD PROJECT**

Public Works Director Todd Edwards stated this is an engineering portion of a 2.1-million-dollar project for safety on Gunlock Road. Horrocks Engineers has been chosen for engineering and consulting services.

**MOTION:** Motion by Commissioner Almquist to Adopt Resolution No. R-2025-3519, A Resolution Approving a Contract with Horrocks Engineers LLC Regarding the “Federal Aid Agreement for Local Agency Project” Between UDOT and Washington County Regarding the Gunlock Road Project. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2025-3520, A RESOLUTION APPROVING THE COUNCIL OF GOVERNMENTS RECOMMENDATIONS**

Mr. Edwards explained the Council of Governments (COG) is engaged in comprehensive transportation planning and serves as a recommending body to Washington County. The COG recommends the approval of a Santa Clara City request for \$156,000 from the Preservation Fund to pay for an alignment study on the Western Corridor within Santa Clara City limits.

**MOTION:** Motion by Commissioner Iverson to Adopt Resolution No. R-2025-3520, A Resolution Approving the Council of Governments Recommendations. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.



**CONSIDERATION OF RESOLUTION NO. R-2025-3521, A RESOLUTION APPROVING AN AGREEMENT WITH PROVALUE ENGINEERING, INC. FOR THE UPPER KOLOB TERRACE ROAD REHABILITATION PAVEMENT PROJECT**

Mr. Edwards stated that this agreement is for the upper 5.33 miles of road on Kolob Terrace Road for engineering and surveying services, bid and contract documents, and staking and project representations.

**MOTION:** Motion by Commissioner Almquist to Adopt Resolution No. R-2025-3521, A Resolution Approving an Agreement with Provalue Engineering, Inc. for the Upper Kolob Terrace Road Rehabilitation Pavement Project. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2025-3522, A RESOLUTION APPROVING TWO UTAH OUTDOOR RECREATION GRANT AGREEMENTS FOR FUNDING PHASE III OF THE REVENANT TRAIL SYSTEM AND PHASE III OF THE CLIFFROSE TRAIL SYSTEM**

Greater Zion Destination Development Manager Leslie Fonger stated that the Revenant Trail system is currently 14 miles of trail including beginner to expert flow and Phase III will add approximately 6 miles of downhill trail and improve parking. Phase III of the Cliffrose Trail System will add approximately 9 miles of advanced level riding and connect the trail system to the Blake Gubler Trailhead.

**MOTION:** Motion by Commissioner Iverson to Adopt Resolution No. R-2025-3522, A Resolution Approving Two Utah Outdoor Recreation Grant Agreements for Funding Phase III of the Revenant Trail System and Phase III of the Cliffrose Trail System. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2025-3533, A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE BLM ST. GEORGE FIELD OFFICE DESIGNATING WASHINGTON COUNTY AS A COOPERATING AGENCY FOR THE DEVELOPMENT OF THE SR-9 DISPERSED CAMPING MANAGEMENT ENVIRONMENTAL ASSESSMENT**

Ms. Fonger explained the BLM is entering into an environmental assessment to improve camping along SR-9 with formal alternatives. This Memorandum of Understanding would allow Washington County to be a cooperating agency for the development of the BLM property.

**MOTION:** Motion by Commissioner Almquist to Approve Resolution No. R-2025-3533, A Resolution Approving a Memorandum of Understanding with the BLM St. George Field Office Designating Washington County as a Cooperating Agency for the Development of the SR-9 Dispersed Camping Management

**Environmental Assessment. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting to table.**

**CONSIDERATION OF RESOLUTION NO. R-2025-3534, A RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING A PORTION OF THE DESERT COLOR NICA PROJECT**

Ms. Fonger explained that Sunrise Engineering has been chosen to help design a viable staging area for the Desert Color NICA Project. This agreement would help facilitate the design, access, parking and staging to host high school mountain biking championship events.

**MOTION: Motion by Commissioner Almquist to Adopt Resolution No. R-2025-3534, A Resolution Approving a Professional Services Agreement for Engineering a Portion of the Desert Color NICA Project. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.**

**CONSIDERATION OF RESOLUTION NO. R-2025-3535, A RESOLUTION APPROVING A PROFESSIONAL SERVICES AND PROJECT MANAGEMENT AGREEMENT FOR THE DESERT COLOR NICA PROJECT**

Ms. Fonger stated this Resolution goes in conjunction with the previous Resolution. This agreement is with Trailhaus, who has designed the Cliffrose Trail System, and it is for new professional services and project management for the Desert Color NICA Project.

**MOTION: Motion by Commissioner Iverson to Adopt Resolution No. R-2025-3535, A Resolution Approving a Professional Services and Project Management Agreement for the Desert Color NICA Project. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.**

**CONSIDERATION OF RESOLUTION NO. R-2025-3536, A RESOLUTION APPROVING AN ADJUSTMENT OF 2025 PROPERTY TAXES FOR A PARCEL OWNED BY WORLD SENIOR GAMES, INC., A UTAH NONPROFIT CORPORATION**

Clerk/Auditor Ryan Sullivan explained that World Senior Games purchased a building and has an active building permit to remodel. Senior Games did miss the deadline to file an exemption; however, they do qualify for an adjustment due to having an active building permit.

**MOTION: Motion by Commissioner Almquist to Adopt Resolution No. R-2025-3536, A Resolution Approving an Adjustment of 2025 Property Taxes for a Parcel Owned by World Senior Games, Inc., a Utah Nonprofit Corporation. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.**

**CONSIDERATION OF RESOLUTION NO. R-2025-3537, A RESOLUTION APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT WITH SPECTRUM ENGINEERS FOR AV DESIGN FOR THE JUSTICE COURT BUILDING**

County Administrator Nicholle Felshaw stated the Boulevard Building is currently in remodel phase for the Federal Courts and the Justice Court. Spectrum Engineering has done AV design for the Federal Courts, and Washington County needs AV Design for the three Justice Courtrooms.

**MOTION:** Motion by Commissioner Iverson to Adopt Resolution No. R-2025-3537, A Resolution Approving a Professional Design Services Agreement with Spectrum Engineers for AV Design for the Justice Court Building. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

**CONSIDERATION OF RESOLUTION NO. R-2025-3538, A RESOLUTION ACCEPTING AND SELECTING THE RFP PROPOSAL PREPARED BY NORRIS DESIGN AND PRIEFERT COMPLEX DESIGNS FOR THE LEGACY PARK MASTER PLAN**

Ms. Felshaw explained that Legacy Park is a 14,000-acre multi-use event space that hosts a number of activities. Legacy Park has aged and has significant facility needs to meet both the growing demand and improve current infrastructure. Norris Design and Priefert Complex Designs have the expertise and experience to conduct the feasibility study and provide a master plan for the future of the Legacy Park Facility.

**MOTION:** Motion by Commissioner Almquist to Adopt Resolution No. R-2025-3538, A Resolution Accepting and Selecting the RFP Proposal Prepared by Norris Design and Priefert Complex Designs for the Legacy Park Master Plan. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Iverson and Almquist voting aye.

Having no other business, the meeting was adjourned at 4:58 p.m.



SARAH LLOYD  
DEPUTY CLERK



VICTOR IVERSON  
COMMISSION CHAIR



Account Number	Tax ID No.	Tax Year	Owner	Pre Adj Taxes	Post Adj Taxes	Difference	Comments	MeetingDate
372246 SG-LVR-5		2024	LUTUI ALEXIS / LUTUI VILLIAMI	4,618.56	2,543.27	2,075.29	Assessment level changed to primary.	06/03/25

**Board of Equalization  
Personal Property  
Commission Meeting  
6/3/25**

[illegible]

County Commission Review - Veteran/Circuit/County Property Tax Relief

Account #	Last Name	First Name	App Type	Reason for Review	Hardship Form	Notes	Over Income Limit (42,623) - Y/N	Over Liquid Assets - Y/N	Staff Recommendation	Commission Mtg Date
48739	Saavedra	Isaac	Veteran	80% Disability Rating		Wrote letter asking to go back one year as VA back-dated his disability to 2024.	N/A	N/A	Approve	6/3/2025
990898	Sorensen	Kirby	Veteran	Increase to 70% Disability Rating		Wrote letter asking to go back one year as VA back-dated his disability rating increase to 2024.	N/A	N/A	Approve	6/3/2025