



## WASHINGTON COUNTY PLANNING COMMISSION MEETING AGENDA

**October 14, 2025**

**NOTICE:** The regular meeting of the Washington County Planning Commission will be held on **October 14, 2025**, beginning at **1:30 p.m.** in the **Commission Chambers** in the **Washington County Administration Building, 111 East Tabernacle, St. George, Utah** and via Zoom. Access to this meeting is:

Washington County is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81322653233?pwd=GNLR3DfCXH0JpsLa0AMv3fYIGXZ6Ku.1>

Meeting ID: 813 2265 3233

Passcode: 557543

All applications must be reviewed at the Staff Joint Development meeting which are conducted as noticed, usually the first Tuesday of the month. The following complete applications, determined by staff to be ready to proceed to the Planning Commission, are on the Planning Commission agenda and will be heard in the following order:

*(Please note: Any public hearing item comments will be limited to 2 minutes per person per item and will be strictly adhered to. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed.)*

- 1. BOUNDARY LINE ADJUSTMENT (Public Meeting – Administrative):** Review a proposed Boundary Line Adjustment for the Onpala PDC (Planned Development Commercial) project. Parcels included in this application include 1135-6-HV, 1135-7-HV, 1135-8-HV, 1135-9-HV, 1135-10-HV, 1135-11-HV, and a portion of 1135-2-HV. The Boundary Line Adjustment will formally bring an additional 5 acres into the Onpala PDC (Planned Development Commercial) project area, represented as the Moyle Conveyance. The applicant is Pala Holdings.
- 2. ZONE CHANGE AND PROJECT PLAN (Public Hearing – Legislative):** Review and make a recommendation regarding approval, modification, or denial of a requested Zone Change and Project Plan for a Planned Development Residential Project known as Solara 75 in the unincorporated County at 1850 W Mills Ln by Leeds, Utah. The applicant proposes 60 townhomes, and 14 single family lots, with an overall project density of 7.39 dwellings/acre. To obtain the proposed density, 5 units will be deed restricted as moderate income housing units. The applicant is Solara Communities, LLC.
- 3. ZONE CHANGE AND PROJECT PLAN (Public Hearing - Legislative):** Review and make a recommendation regarding approval, modification, or denial of a requested Zone Change and Project Plan for a Planned Development Residential and Commercial Project known as Silver Cliffs PDR-PDC in the unincorporated County at 900 North and Main Street near Leeds, Utah. The applicant proposes 110 townhomes, 30 patio homes, 53 single family lots, and not to exceed 9600 sq. ft. in commercial space. All units will be deed restricted as affordable housing. The applicants are Babylon Lands, LLC and Silver Cliffs Annex, LLC.

4. **GENERAL PLAN - WATER USE AND PRESERVATION ELEMENT (Public Hearing - Legislative):** Review proposed language and make recommendations for the Water Use and Preservation Element of the Washington County General Plan. Review, discuss, hold a public hearing and make recommendations to the County Commission.
  5. **MINUTES:** Consider approval of the minutes of the regular Planning Commission meetings held on August 12, 2025 and September 9, 2025.
  6. **COUNTY COMMISSION ACTION REVIEW:**
    - Zone Change Approvals:
      - Dean Terry Property – Enterprise
      - Don Wallace Property – Enterprise
      - Bryce Christensen Property - Central
  7. **COMMISSION & STAFF REPORTS:**
  8. **ADJOURNMENT**
- 

**REASONABLE ACCOMMODATION: Washington County will make efforts to provide reasonable accommodations to disabled members of the public in accessing County programs. Please contact the Washington County Community Development Department in advance if you have special needs (435) 301-7250.**

---

I, Reid Walkenhorst, certify that the above agenda was bulletined in the Washington County Administration Building at 111 E. Tabernacle, St. George, Utah, in the County Branch Libraries – Enterprise; Hurricane; Hildale; New Harmony; Santa Clara; Springdale; St. George; and Washington City. The State Public Meeting Notice website at <http://pmn.utah.gov> on October 10, 2025.

*Reid Walkenhorst*

Reid Walkenhorst  
Community Development Planner  
Washington County

**Posted: October 10, 2025**