

Washington County Land Use Authority Meeting

September 9, 2025

The Regular Meeting of the Planning Commission of Washington County was called to order by Chairman Brian McMullin at 1:30 p.m. on September 9, 2025, in the Washington County Commission Chambers and via Zoom, at 111 East Tabernacle Street in St. George, Utah. The Commissioners in attendance were Brian McMullin, Mark Owens, Kevin Jones, Brad Gaston, Brandon Anderson, and Olivia Anderson. The Washington County Staff in attendance: Scott Messel, Director of Community Development, Victoria Hales, Washington County Deputy Attorney; Todd Edwards, Public Works Director; Elliott Taylor, Public Works Engineer; Lance Gubler, Building Inspector, Sinalei Tutagalevao, Administrative Permits Assistant; Emerson Rivera, Zoning & Code Compliance Specialist; and Reid Walkenhorst, Community Development Planner.

MEETING OPENING AND WELCOME.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Chairman McMullin.

ROLL CALL / STATEMENTS OF CONFLICT OF INTEREST.

Chairman Brian McMullin: No Conflict
Vice Chairman Mark Owens: No Conflict
Commissioner Kevin Jones: No Conflict
Commissioner Brad Gaston: No Conflict
Commissioner Olivia Anderson: No Conflict
Commissioner Brandon Anderson: No Conflict
Commissioner Keith Kelsch: Absent

- 1. ZONE CHANGE (Public Hearing – Legislative).** Review a zone change request for a parcel in the Enterprise area. The parcel affected by this application is 7004-A-1-D-NC, approximately located at 3350 E 1350 N, Enterprise UT 84725. The property has been subdivided by Holt Canyon Road and Bench Road, creating 3 individual lots. The applicant received approval from the Washington County Commission to dedicate a portion of these roads, and in doing so, will be granted 3 standalone building lots. Current zoning is A-20 (Agricultural 20 acre minimum lot size). The applicant is proposing Parcel 1 be rezoned to RA-2.5 (Residential Agricultural 2.5 acre minimum lot size), Parcel 2 be rezoned to RA-5 (Residential Agricultural 5 acre minimum lot size), Parcel 3 be rezoned to RA-1 (Residential Agricultural 1 acre minimum lot size). Parcel 3 contains an area of approximately 0.31 acres on the South side of Bench Road, which is noted on the Record of Survey as non-buildable. The applicant is Dean Terry.

Mr. Messel gave an overview of the property location being considered for zone change. A zone change is being requested to bring the three parcels into zoning compliance. Parcel one will be rezoned to RA-2.5, parcel two will be rezoned to RA-5, and parcel three will be rezoned to RA-1.

Mr. Messel reviewed the recommendations:

- The public hearing was properly noticed and was held on September 9, 2025 in the regularly scheduled Planning Commission Meeting.
- If approved, the zone change will support the creation of 3 additional building lots in Washington County.
- The proposal meets the County's application requirements.
- The proposal meets the applicable Washington County Codes.
- Notes have been added to the survey document to memorialize non-buildable areas of Parcel 3. Hashlines will be added to the survey plat to aid in the identification of this area



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- The survey document will include language to specifically acknowledge all three lots require advanced septic systems.
- The language on the Record of Survey is subject to approval by the County and the County Attorney's office.
- The applicant will record the Road Dedication Plat approved as Resolution R-2025-3576.

Chairman McMullin opened the Public Hearing.

None wished to speak.

Chairman McMullin closed the Public Hearing.

MOTION:

Commissioner Gaston motioned to send a POSITIVE recommendation of the zone change request to the County Commission. An additional condition was added to require proof of culinary water prior to issuance of building permits. Commissioner Jones SECONDED the motion. All Commissioners voted in favor, the motion passed.

2. ZONE CHANGE AND BOUNDARY LINE ADJUSTMENT – (Public Hearing - Legislative).

Review a proposal for a zone change and boundary line adjustment in the Enterprise area. The parcels included in this application are 7004-A-4-NC, 7006-A-5-B-NC, and 7006-A-1-NC. All parcels are currently zoned A-20 (Agricultural 20 acre minimum lot size). If approved, the boundary line adjustment will reduce the size of lot 7004-A-4-NC to 10.76 acres, which will necessitate a rezoning to A-10 (Agricultural 10 acre minimum lot size). Parcel 7006-A-1-NC will be eliminated, and the remaining parcel 7006-A-5-8-NC will total 30.80 acres. The applicants are Don Wallace and Joseph Stevenson.

Mr. Messel gave an overview of the property, and the reason the applicants are seeking a zone change and boundary line adjustment.

The Boundary Line Adjustment will also result in Flag Lot which requires approval from the Planning Commission.

Staff recommendations are as follows:

- The public hearing was properly noticed and was held on September 9, 2025 in the regularly scheduled Planning Commission Meeting.
- The property owners find the proposed change beneficial to the enjoyment of their respective properties.
- The proposal meets the County's application requirements.
- The proposal meets the applicable Washington County Codes.



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- The language on the record of survey for the Boundary Line Adjustment and conveying documents are subject to approval by the County and the County Attorney's office.

Chairman McMullin opened the Public Hearing.

Mr. Josh Harrington asked if this application would create a need for additional access easements.

Ms. Hales stated both lots will have access to public roadway to the North.

Chairman McMullin closed the Public Hearing.

MOTION:

Commissioner Jones motioned to send a POSITIVE recommendation of the zone change request to the County Commission and APPROVAL of the flag lot. Commissioner Anderson SECONDED the motion. All Commissioners voted in favor, the motion passed.

3. **AMENDED AND EXTENDED PLAT (Public Meeting - Administrative).** Review a proposed Amended and Extended Plat of the Diamond Valley Acres subdivision plat. The property is located approximately at 1146 W Diamond Valley Dr, Diamond Valley UT 84770. Parcel DVA-21-A-DA. Zoning is RE-40 (Residential Estate 40000 sq ft minimum lot size). The applicant is proposing the creation of a Flag Lot for the parcel his home is built on, allowing frontage to W Diamond Valley Dr and restoring lot 21 of the Diamond Valley acres subdivision plat to a zoning compliant acreage, to ensure it remains a buildable lot. The applicant is Ben Flake.

Mr. Messel explained the location of the property and the goal to re-establish the original lot 21 to a buildable lot, through the creation of a flag lot for the rear lot on which the home was built.

Mr. Messel further explained the applicant has received the applicable will serve letters to ensure utility connections are available for both lots.

Mr. Messel also stated the applicant is proposing a flag lot be created to ensure access is available to both lots from Diamond Valley Drive.

Commissioner Anderson asked if the utility and/or drainage easements needed to be maintained.

Ms. Hales stated she would like to add as a condition of approval that the utility and drainage easement be maintained on the plat to the County's satisfaction. If it's not needed we won't make them keep it, but if it is, it will be maintained and shown on the plat document.

Staff recommends approval based on the following findings and conditions:



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- The amended plat and public meeting were properly noticed.
- The public meeting was held on September 9, 2025 in the regularly scheduled Planning Commission Meeting.
- The proposed amendment allows the properties to be used in a beneficial way.
- Approval of this land use application supports incremental improvements related to lot configurations and legality in Washington County.
- The applicant will need to acquire an additional water share from the Diamond Valley Water Company before building permits for Diamond Valley Acres lot 21 will be considered. The water district has provided a will serve letter, indicating a share will be made available.
- The amended and extended plat will be reviewed by county staff prior to recording with language acceptable to the County and Washington County Attorney's Office.

MOTION:

Commissioner Anderson motioned to APPROVE the amended and extended subdivision plan and APPROVE the flag lot. Commissioner Owens SECONDED the motion. All Commissioners voted in favor, the motion passed.

4. **AMENDED PLAT (Public Meeting - Administrative).** Review an application to amend the Grassy Meadows Sky Ranch Phase 5C Subdivision to combine 29 hangar parcels, located at 4500 S 1500 W, Hurricane, UT. These airplane hangar units are currently zoned PD (Planned Development). The applicant is Avigation LC.

Mr. Messel explained the location of the property as hangar units at Grassy Meadows Sky Ranch. He further explained the applicant is wanting to amend the plat so that the individual hangar blocks are combined to create 6 hangar units which can be sold individually.

Staff has reviewed the amended plat application and recommends approval based on the following findings and conditions:

- The amended plat and public meeting were properly noticed.
- The public meeting was held on September 9, 2025, in the regularly scheduled Planning Commission Meeting.
- The amended plat will support the creation of 6 individual hangar units which can be sold individually.
- The hangar structure is one large contiguous structure with fire walls separating each hangar. A building permit for the structure has been issued (Permit 9428) but a final inspection and C/O have not been completed. The last inspection was for Drywall Nailing in January of 2025.
- Amended plat will be reviewed and approved by the County with language acceptable to County Staff and the Washington County attorney's office.

MOTION:



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Commissioner Jones motioned to APPROVE the amended plat. Commissioner Owens SECONDED the motion. All Commissioners voted in favor, the motion passed.

5. **AMENDED PLAT (Public Meeting - Administrative).** Review an application to amend the Dixie Deer Estates subdivision plat. Parcels affected by this amendment are DDE-1-13-4, DDE-1-13-5, DDE-1-13-9, DDE-1-13-10, DDE-1-13-11, and DDE-1-13-12. The applicant is proposing to combine the six lots. The parcels are approximately located at 210 Hunter Lane Central UT 84722. The zoning designation is FR-0.5 (Forest Residential 0.5 acre minimum lot size). The applicant is John Bare.

Mr. Messel described the location of the property in the Dixie Deer Estates Subdivision. Further describing the intent of the property owner to combine six lots into one large lot.

Staff have reviewed the application and recommend approval based on the following findings and conditions:

- The amended plat and public meeting were properly noticed.
- The public meeting was held on September 9, 2025, in the regularly scheduled Planning Commission Meeting.
- The new lot configurations will meet the acreage requirement of the FR-0.5 (Forest Residential 0.5 acre minimum lot size) zone.
- The amended plat will allow for more flexibility and enjoyment of the applicant's property
- The applicant will create and illustrate a 10' public utility easement for the existing power lines on the property, which will be represented on the amended plat document.
- The amended plat and mylar are subject to approval by the County and the County Attorney's office.

MOTION:

Commissioner Anderson motioned to APPROVE the amended plat. Commissioner Owens SECONDED the motion. All Commissioners voted in favor, the motion passed.

6. **ZONE CHANGE (Public Hearing - Legislative).** Review a proposal for a zone change in the Central area. The property is located approximately at 300 W 300 S, Central UT 84782. Parcel C-8-A-2-DD-NW, which totals 36.95 acres. The zoning designation is currently A-20 (Agricultural 20 acre minimum lot size). The applicant is proposing a zone change to M-G (Mining and Gravel 20 acre minimum lot size). The purpose of the zone change is to enable the applicant to excavate, extract, and transport cinders. Access to the property is accomplished by an easement providing access to Frontier Rd. The applicant is Bryce Christensen.



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Commissioner McMullin stated the public hearing was closed during the last public meeting in August.

Commissioner Gaston mentioned the site visit was helpful in seeing and understanding how the impacts of a mining and gravel operation could potentially be mitigated.

Commissioner Jones asked about how the hillside ordinance would apply to a mining and gravel operation.

Ms. Hales stated the hillside ordinance would be administered by Public Works when the mining plan is reviewed. There is no requirement to comply with the hillside ordinance at the time of zone change.

Mr. Messel stated the Planning Commission and County Commission have received numerous emails and letters from residents expressing their concerns with the mining and gravel operation being proposed.

Commissioner Owens asked if the mining and gravel operation would be considered a large scale operation under state law as it exceeds 20 acres.

Ms. Hales stated the state code around mining of cinders is somewhat unique with its requirements.

Commissioner Gaston commented on concerns with back up alarms as being a potential nuisance.

Mr. Rivera stated there was not a measurement of decibels during the site visit, but the audible noise produced from back up alarms as experienced from the road, was considered minimal by the group in attendance.

Mr. Messel submitted a signed petition from the landowners in the Central area opposing the approval of the zone change.

Commissioner Anderson shared information she researched related to zone change and compatibility with existing uses. She shared specific verbiage as it relates to zoning decisions being based on compatibility.

Ms. Hales stated as a point of clarification the planning commission is the recommending body to the County Commission, who are the land use authority for zone change applications. The planning commission can recommend approval, modification, or denial.

Commissioner Owens shared his thoughts on the scarcity of resources in Washington County, and how we haven't seen the gravel plan to know with certainty how the resource will be developed.

Commissioner Anderson made mention of her concerns for residents, and also the land rights of the applicant, Bryce Christensen.

Mr. Kass Long approached the podium with ChyAnn Christensen.

Mr. Kass Long shared his understanding of the hillside ordinance only being applicable on



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slopes in excess of 20%. He further mentioned the requirement of the mining plan and reclamation plan, but it does not fall into the jurisdiction of state oversight.

Mr. Long shared the intention of the mining and gravel development to mitigate concerns brought forward during the meeting and comments from the residents.

ChyAnn Christensen approached the stand to share the reason why Christensen Excavating is wanting to develop the site. She shared estimates on daily traffic with trucks, and expected operating hours with vehicle inspections are delivery schedules.

Commissioner Anderson responded to audience members who were speaking out of turn in a distracting manner.

MOTION:

Commissioner Gaston motioned to send a POSITIVE recommendation to the County Commission for the zone change from the A-20 zone to the Mining and Gravel zone. Commissioner Owens SECONDED the motion. Five Commissioners voted in favor, one voted not in favor, the motion passed.

7. **MINUTES:** Minutes from August 12, 2025 were not complete and available for approval.

8. **COUNTY COMMISSION ACTION REVIEW:**

- Road Dedication Plats
Holt Canyon and Bench Rd (approved)
Oak Valley Road (approved)
- Zone Change Approvals
Curtis Graff – OST-20 to A-10
Roger Barker – A-20 to AEO

9. **COMMISSION & STAFF REPORTS**

- Mr. Messel expressed his appreciation for those who were able to attend the Planning Commission work meeting on August 26, 2025, during which the Water Element of the General Plan was discussed.

10. **ADJOURNMENT.**

MOTION:

Commissioner Jones motioned to ADJOURN the meeting, the motion was seconded by Commissioner Anderson. The motion passed.

Meeting adjourned at 2:40 pm.

Reid Walkenhorst
Community Development Planner