



Washington County Land Use Authority Meeting October 14, 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 October 14, 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, Olivia Anderson and Keith Kelsch. The Washington County Staff in attendance: Scott Messel, Director of Community Development, Victoria Hales, Washington County Deputy Attorney; Elliott Taylor, Public Works Engineer; Leslie Fonger, Destination Development Manager; Trista Nielson, Greater Zion Visitor Center; 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: No Conflict

Chairman McMullin asked Mr. Rivera about flooding concerns coming in from the public.

Mr. Rivera stated calls from property owners have been coming in about damage caused by flooding. New Harmony and Pine Valley seem to have been the worst hit by the storms.

Commissioner Owens provided an update on the situation in Pine Valley. He stated the community was working together and public works was up there with equipment.

Mr. Messel stated the New Harmony area was impacted more severely than many other areas within the County, receiving over 5 inches.

Commissioner Jones stated he monitored a home weather device in Veyo and it collected over 2" of rain in a two hour period.

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.

Mr. Messel gave an overview of the property location being considered for the boundary adjustment and the recommendations from the staff report. The additional piece will be used for the septic system and drain field to support the project. The need to formerly add the 4.9 acres under consideration was described as a condition of approval when the Onpala project was approved originally.

Mr. Messel reviewed the recommendations:

- 1) The Boundary Adjustment and public meeting were properly noticed.
- 2) The public meeting was held on October 14, 2025, in the regularly scheduled Planning Commission meeting.
- 3) Approval will be subject to completion of the Boundary Adjustment agreement and conveyance documents with language acceptable to the county, and upon final review by the County Attorney's office.
- 4) The Boundary Adjustment record of survey will be recorded as the graphical exhibit of all properties affected by the adjustment.

MOTION:

Commissioner Owens motioned to APPROVE the boundary line adjustment. Commissioner Anderson seconded the motion. All Commissioners voted in favor, the motion passed.

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.

Mr. Messel gave an overview of the Solara property and what they hope to accomplish with the Solara 75 project plan and zone change. Solara 75 is comprised of a 10 acre area on the southern portion of the parcel. They are proposing a mix of townhomes and single family residences, with an added component of deed restricted attainable housing, which allowed them to qualify for a density bonus. The project will be built out in two phases. Mr. Messel reviewed the site plan and layout of the property. The developer is proposing a PID as a financing tool to help with the cost of infrastructure coming into the property.



Chairman McMullin pointed out there were some inconsistencies within the packet with the phasing plans represented. He asked for clarification on which was correct.

Mr. Towler was asked to approach the podium and address this concern.

Mr. Rick Meyer joined Aron Towler at the podium and explained the phase plans had been updated, but an old rendering was represented in the packet.

Chairman McMullin asked about the status and location of the sewer.

Mr. Meyer indicated the sewer line was being expanded as adjacent projects were completed. Solara has been working with neighboring developers and Ash Creek to ensure sewer will be available to support their project as it becomes available.

Commissioner Anderson asked if there were updates from previous discussion related to dumpster locations.

Commissioner Kelsch shared a concern about the potential impact from the lift station. He would like to make sure there is an effort made to reduce the impact of the lift station by landscaping around it, or pushing it further back onto the lot.

Commissioner Owens expressed a concern with the height of the block walls. Some of which exceed the limits set forth in County Ordinance.

Chairman McMullin opened the public hearing:

Mr. Corey Rob is the landowner adjacent to this project. Corey expressed concern about the condition of Mills Lane. He also expressed concerns related to ingress/egress to and from the project. He would like to better understand who will be responsible for maintaining the road.

Mr. Allen Roberts spoke about his concerns regarding the project area being within the Leeds annexation boundary, and as such, more consultation with Leeds to ensure road connectivity and long range planning are taken into consideration.

Chairman McMullin closed the public hearing:

Ms. Hales stated the county does allow up to 75 units off of one access. If they seek approval for a 76th unit, they will need two full accesses.

Ms. Hales stated the county has an obligation to process complete applications and cannot force a developer to annex into a city.

Commissioner Anderson asked for details regarding the buildout of attainable housing.



Ms. Hales stated the development agreement requires the attainable units to be built by the time the 50th unit is permitted.

Commissioner Owens identified a typo on the excavation sheets.

Chairman McMullin expressed his concern with moving this application forward with the errors within the packet.

Ms. Hales stated the Planning Commission can Table, Modify, Approve, or Deny.

Commissioner Owens stated he would be more comfortable asking the applicant to address the errors within the packet and table to a date certain.

Staff recommendations are as follows:

- 1) The zone change and public hearing were properly noticed.
- 2) The Public Hearing was held on October 14, 2025, in the regularly scheduled Planning Commission Meeting.
- 3) Will Serve letters from utility and service providers have been provided.
- 4) A development agreement and phasing plan will be finalized with language acceptable to Washington County prior to Project Plan and Zoning approval by the Washington County Commission. A development agreement must be approved at the same time as the final land use decision.
- 5) Project engineering and infrastructure improvements, and geologic hazards, will be accomplished and completed as required by Washington County Public Works Department.

MOTION:

Commissioner Owens motioned to TABLE the recommendation to a date certain. Commissioner Kelsch seconded the motion. All Commissioners voted in favor, the motion passed. The public hearing will continue on November 13, 2025, allowing the applicant to make corrections.

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.

Mr. Messel gave an overview of the project. He described the overall project as being partially in the Leeds jurisdiction and part in the county's jurisdiction.

Mr. Messel further went through the commercial uses being proposed by the applicant.

Mr. Messel reviewed the site plan and explained the applicant has applied for a disconnect



from the town of Leeds, which is scheduled for October 23, 2025. The developer may abandon the disconnect if a development agreement can be completed by the time of the disconnect public hearing.

Mr. Messel explained the applicant has received vesting from the town of Leeds to support the mixed use plan being proposed.

Mr. Messel talked about their plans to have dining overlooking the Grapevine wash area.

Mr. Messel talked about the trails and open space aspects of the project. The trail system would also include a bridge over the grapevine wash, promoting connectivity.

Mr. Messel shared the developers landscape plan and their intention of adhering to the water conservation standards adopted by the County.

Commissioner Jones asked about a potential scenario in which the Leeds portion of the project is not allowed to develop. Would the number of accesses currently available be adequate to allow full development of the project.

Ms. Hales stated the county does consider the additional accesses on 900 N as qualifying access points for the overall master plan.

Commissioner Jones expressed concern because the accesses don't internally connect.

Ms. Hales reaffirmed the access points as illustrated meet the requirements of the code.

Commissioner Owens asked for Elliott's input on the traffic impact study.

Mr. Taylor indicated he was satisfied with the traffic impact study and the recommendations. He did state each development looks at the impact of their specific project, rather than looking at the impact of multiple projects in a big picture view.

Mr. Paul Morris approached the podium to discuss the unique nature of the Silver Commons development. He expressed his desire to keep the approval process on track for the sake of getting into the bond market at the appropriate time.

Ms. Hales wanted clarification on the number of affordable units in relation to the overall project. Paul indicated he was planning on 137 affordable units.

Chairman McMullin opened the public hearing:

Ms. Susan Savich approached the podium. She expressed her concerns with drainage and safety concerns of putting homes and people adjacent to Grapevine Wash. She's concerned for families and young people being in danger during flooding events. She advises the Planning Commission to not allow homes on the edge of the wash.

Mr. Alan Roberts reminded the planning commission of the annexation boundary for Leeds. He voiced his concern with disconnecting land from Leeds. He feels the project would be more successful if the entire project was in Leeds.

Mr. Alan Howard spoke about his business, Crystal Springs water and the reason his land has not been developed, which is to protect the spring. He also shared a concern about low flying aircraft being over the development area. His airstrip is positioned in such a



way that aircraft will be approaching and departing the airport. He doesn't want the aircraft to become a nuisance to new residents coming into the area.

Commissioner Owens asked Mr. Howard if he felt the new development would impact the spring.

Mr. Howard stated he did not believe the development activity would negatively impact the spring.

Commissioner Owens asked if there had been any geotechnical engineering evaluation completed on the wash.

Mr. Adam Allen stated no studies had been completed at this time.

The staff report recommendations are as follows:

- 1) The zone change and public hearing were properly noticed.
- 2) The Public Hearing was held on October 14, 2025, in the regularly scheduled Planning Commission Meeting.
- 3) A development agreement and phasing plan will be finalized with language acceptable to Washington County prior to Project Plan and Zoning approval by the Washington County Commission. A development agreement must be approved at the same time as the final land use decision.
- 4) Project engineering and infrastructure improvements, and geologic hazards, will be accomplished and completed as required by Washington County Public Works Department.
- 5) Commercial uses will be agreed upon within the development agreement and mutually agreed upon between the developer and Washington County.
- 6) Regional culinary water agreements with the Washington County Water Conservancy District will be required to support the development proposed under the Grapevine Wash Local District service area prior to submission of this Project Plan and Zone Change to Washington County Commission.

MOTION:

Commissioner Anderson motioned to send a POSITIVE recommendation to the County Commission for the Zone Change and Project Plan. Commissioner Owens seconded the motion. All Commissioners voted in favor, the motion passed.

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.

Mr. Messel presented the draft to the Planning Commission. He referenced the work completed by GIS to create a story map with links to a variety of conservation programs, landscape recommendations, and rebate programs. He further asked for



input from the Planning Commission if they had any questions or would like additional information included.

Commissioner Owens asked about incentives that would apply to residents in rural areas, which are not part of the Washington County Water Conservancy District service area.

Ms. Hales stated the wording could be changed to reference state incentive programs, which any resident can apply for.

Commissioner Jones stated each entity could have their own programs, fee's, incentives, etc.

Ms. Hales reminded the planning commission the general plan is not mandatory, but rather a recommending document. She also spoke briefly on secondary water being used for irrigation water, but this requires infrastructure to capture reuse water.

Chairman McMullin opened the public hearing:

Mr. Elliott Taylor spoke about AI and data centers as being very high volume water users to support evaporative cooling. He advises the planning commission to be proactive in preventing these types of businesses from operating in areas where water is a restriction.

Commissioner Jones stated his experience with a data center required one million gallons of water per day, which was reused, but it still required a lot of water.

MOTION:

Commissioner Gaston motioned to send a POSITIVE recommendation to the County Commission. Commissioner Jones seconded the motion. All Commissioners voted in favor, the motion passed.

5. **MINUTES:** Consider approval of the minutes of the regular Planning Commission meeting held on August 12, 2025 and September 9, 2025.

MOTION:

Commissioner Jones motioned to APPROVE minutes. Commissioner Anderson seconded the motion. All Commissioners voted in favor, the motion passed.

6. **COUNTY COMMISSION ACTION REVIEW:**

- Zone Change Approvals
 - Dean Terry Property – Enterprise
 - Don Wallace Property – Enterprise
 - Bryce Christensen Property - Central

7. **COMMISSION & STAFF REPORTS**

- Warner Valley Annexation is being noticed.



8. **ADJOURNMENT.**

MOTION:

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

Meeting adjourned at 3:30 pm.

Reid Walkenhorst
Washington County Planner

Approved: