

**WASHINGTON COUNTY COMMISSION
MEETING MINUTES
DECEMBER 2, 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 December 2, 2025, in the Washington County Commission Chambers, and via Zoom 111 East Tabernacle, St. George, Utah. Those in attendance were Commissioner Adam Snow, Commissioner Gil Almquist, Deputy County Attorney Devin Snow, County Administrator Nicholle Felshaw and Deputy Clerk Sarah Lloyd.

INVOCATION BY: Sharon Shores, Universal Life Church Ministries

PLEDGE OF ALLEGIANCE: Jason Bradley, Emergency Operations Director

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 November 19, 2025, through December 2, 2025
- Consideration of Regular Commission Meeting Minutes of November 18, 2025
- Consideration of Special Commission Meeting Minutes of November 18, 2025
- Consideration of Administrative Adjustments: Real Property
- Consideration of Administrative Adjustments: Personal Property
- Consideration of Proof of Publication of Ordinances No. 2025-1309-O and 2025-1310-O, Published on Sunday, November 23, 2025
- Consideration of Amended Plat Map for Pine Valley Ranchos
- Consideration of the 2026 Participation Agreement for the Utah Cooperative Wildfire System

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

REGULAR AGENDA ITEMS FOR CONSIDERATION:

PRESENTATION: DIXIE CONSERVATION DISTRICT

Stuart Bowler with the Dixie Conservation District updated the Commission on the programs happening within the Board and the Agricultural Protection Area Advisory Board and thanked the Commissioners for their support.

(See attached flyer.)

CONSIDERATION OF PURCHASE REQUESTS:

Emergency Services, Bi-Directional Amplifier (\$18,000.00)
Sheriff, Thermal Drones (\$19,306.00)

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

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

CONSIDERATION OF ORDINANCE NO. 2025-1311-O, AN ORDINANCE REZONING A CERTAIN PORTION OF WASHINGTON COUNTY LOCATED AT APPROXIMATELY 1850 W MILLS LANE NEAR LEEDS FROM THE A-20 ZONE (AGRICULTURAL 20 ACRE MINIMUM LOT SIZE), TO THE PDR ZONE (PLANNED DEVELOPMENT RESIDENTIAL), HEREINAFTER FULLY DESCRIBED IN THIS ORDINANCE (APPLICANT – SOLARA COMMUNITIES, LLC)

Community Development Director Scott Messel explained the next two items are in regards to the same project. He stated there is a 10 acre portion of a nearly 200 hundred acre parcel near Leeds that will include a total of 74 residential units consisting of 60 townhomes and 14 single family lots. This is a rezone of 10 acres only and isn't dependent on any other rezone or the proposed PID. Mr. Messel explained these first 75 lots can be approved with one access, but any further development would need to add further access points in the future.

MOTION: Motion by Commissioner Snow to Approve Ordinance No. 2025-1311-O, An Ordinance Rezoning a Certain Portion of Washington County Located at Approximately 1850 W Mills Lane Near Leeds from the A-20 Zone (Agricultural 20 Acre Minimum Lot Size), to the PDR Zone (Planned Development Residential), Hereinafter Fully Described in This Ordinance (Applicant – Solara Communities, LLC). Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson, Snow and Almquist voting aye.

CONSIDERATION OF RESOLUTION NO. R-2025-3631. A RESOLUTION APPROVING THE PLANNED DEVELOPMENT PROJECT PLAN AND DEVELOPMENT AGREEMENT FOR SOLARA 75 (APPLICANT – SOLARA COMMUNITIES, LLC)

Mr. Messel reviewed descriptive slides and stated the project plan includes all details including construction plans, density phasing, open space and landscaping plans for the project. The development agreement has to be approve concurrently with the other approvals and controls the legal aspects of the development.

MOTION: Motion by Commissioner Snow to Approve Resolution No. R-2025-3631, A Resolution Approving the Planned Development Project Plan and Development Agreement for Solara 75 (Applicant – Solara Communities, LLC). Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson, Snow, and Almquist voting aye.

CONSIDERATION OF RESOLUTION NO. R-2025-3632, A RESOLUTION APPROVING A REIMBURSEMENT AGREEMENT WITH WASHINGTON COUNTY FLOOD CONTROL AUTHORITY REGARDING THE UPPER SANTA CLARA RIVER PROJECT

Public Works Director Todd Edwards explained this project has been ongoing with the Flood Control Authority for some time. Washington County agrees to complete flood control improvements including vegetation and wood removal from the Santa Clara River channel, with the Flood Control Authority agreeing to reimburse the County for the cost of the project up to \$80,000.

MOTION: Motion by Commissioner Almquist to Approve Resolution No. R-2025-3632, A Resolution Approving a Reimbursement Agreement With Washington County Flood Control Authority Regarding the Upper Santa Clara River Project. Motion seconded by Commissioner Snow and carried by unanimous vote, with Commissioners Iverson, Snow and Almquist voting aye.

CONSIDERATION OF RESOLUTION NO. R-2025-3633, A RESOLUTION APPROVING A CONTRACT WITH GENASYS FOR EMERGENCY MANAGEMENT SOFTWARE SERVICES

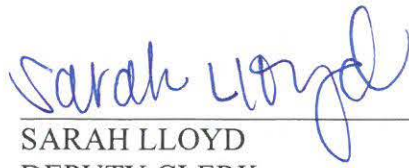
Emergency Operations Manager Jason Bradley stated Washington County has needed evacuation zones for some time with Genasys software creating those evacuation zones for the public in case of emergency. He explained this is a homeland security reimbursement project, with the County being able to recoup most of these costs.

MOTION: Motion by Commissioner Snow to Approve Resolution No. R-2025-3633, A Resolution Approving a Contract with Genasys for Emergency Management Software Services. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Iverson, Snow, and Almquist voting aye.

COMMISSIONER'S REPORT

Nothing presented.

Having no other business, the meeting was adjourned at 4:36 p.m.

A handwritten signature in blue ink, reading "Sarah Lloyd", written over a horizontal line.

SARAH LLOYD
DEPUTY CLERK

A handwritten signature in blue ink, reading "Victor Iversen", written over a horizontal line.

VICTOR IVERSON
COMMISSION CHAIR

**Board of Equalization
Personal Property
Commission Meeting
12/02/25**

[illegible]

Account Number	Tax ID No.	Tax Year	Owner	Pre Adj Taxes	Post Adj Taxes	Difference	Comments	MeetingDate
1139081	W-MUS-2-42	2025	14 HANDS LLC	2400.61	1320.33	-1080.28	Assessment level changed to primary.	12/02/25
1200565	E-BLTH-7	2025	7-8 BLACKRIDGE TH LLC	2057.21	1131.47	-925.74	Assessment level changed to primary.	12/02/25
1200572	E-BLTH-8	2025	7-8 BLACKRIDGE TH LLC	2057.21	1131.47	-925.74	Assessment level changed to primary.	12/02/25
698897	I-RENS-A-4	2025	ABHOLD RANDOLPH W / ABHOLD XIMENA S	7704.40	4237.42	-3466.98	Assessment level changed to primary.	12/02/25
1166180	H-HHT-4-186	2025	AFFLECK BRADLEY A	2958.22	1627.02	-1331.20	Assessment level changed to primary.	12/02/25
60734	SG-ZV-13	2025	AGUIRRE FRANCISCO TR / AGUIRRE EVELIA TR	3217.60	1769.68	-1447.92	Assessment level changed to primary.	12/02/25
904844	W-MCS-2-232	2025	AJPW LLC	2716.30	1493.97	-1222.33	Assessment level changed to primary.	12/02/25
848472	AV-SZE-3-1	2025	ANDERSON CHALLIS	4118.25	2265.04	-1853.21	Assessment level changed to primary.	12/02/25
1119216	SG-CCD-2-69	2025	ARCE BRIAN JOSE SOTO / RAMIREZ MARIA FERNAN	4691.10	2580.11	-2111.00	Assessment level changed to primary.	12/02/25
561491	LV-SSES-10	2025	ATWOOD URIAH	2959.49	1627.72	-1331.77	Assessment level changed to primary.	12/02/25
1184548	W-QUE-2-206	2025	BARTLETT CHAD A	9363.67	5150.02	-4213.65	Assessment level changed to primary.	12/02/25
578818	W-LEGS-2-20	2025	BOGGS NANCY E TRUSTEE / BOGGS FAMILY TRUST	3931.07	2162.09	-1768.98	Assessment level changed to primary.	12/02/25
911318	W-HOB-4-63	2025	BRODEUR REBECCA	4319.12	2375.51	-1943.61	Assessment level changed to primary.	12/02/25
989517	SG-SUR-42-2000	2025	BROWN CONNIE L	4007.68	2204.22	-1803.46	Assessment level changed to primary.	12/02/25
51428	SG-RRMHE-2-42	2025	BUTCHEREIT PRICILA / AGUILAR EDMUNDO	1264.79	695.63	-569.16	Assessment level changed to primary.	12/02/25
1119223	SG-CCD-2-70	2025	CAMIS AARON / CAMIS ALYSSA	4587.73	2523.25	-2064.48	Assessment level changed to primary.	12/02/25
1187972	W-QUE-3-308	2025	CAMPBELL SETH M / CAMPBELL STEFANIE	10166.73	5591.70	-4575.03	Assessment level changed to primary.	12/02/25
1192952	W-SPLV-3-37-PT-A	2025	CARD RYAN / THOMAS KAYLA	3195.11	1757.31	-1437.80	Assessment level changed to primary.	12/02/25
1062554	SG-VINE-2-57	2025	CARTER BRYAN / CARTER EMILY	5267.20	2896.96	-2370.24	Assessment level changed to primary.	12/02/25
1174804	H-LOR-J-301	2025	CASTILLO NATHALIE	1791.28	985.21	-806.07	Office error. Missed codes. Assessment level changed to primary.	12/02/25
1037406	W-ESCO-1-75	2025	CHRISTENSEN JON TRUSTEES / CHRISTENSEN IRENI	3484.49	1916.47	-1568.02	Assessment level changed to primary.	12/02/25
1100397	W-STAM-19-PT-A	2025	COX TYSON L	8113.39	4462.36	-3651.03	Assessment level changed to primary.	12/02/25
1143640	SG-SAH-3-340	2025	CROCKETT KAMILLE BOSTON	4124.22	2268.32	-1855.90	Assessment level changed to primary.	12/02/25
297732	SG-SPV-1-6-M805	2025	CUTLER KENNETH N & HELEN F TRS	1648.63	906.75	-741.88	Assessment level changed to primary.	12/02/25
859739	H-DSHR-18	2025	DAVIS ROBERT & ALISHA	6812.84	3747.06	-3065.78	Assessment level changed to primary.	12/02/25
1039666	SG-AUB-1-116	2025	DESCOLOR LLC	2550.64	1402.85	-1147.79	Assessment level changed to primary.	12/02/25
106875	T-58-B-2-B	2025	ENGLISH MARK DON TRUSTEES / ENGLISH LISA ANI	3559.89	1957.94	-1601.95	Office error. Assessment level changed to primary.	12/02/25
635311	SC-WWRS-1	2025	FISHER MISTY WITTWER	4235.32	2329.43	-1905.89	Assessment level changed to primary.	12/02/25
1210331	H-SED-3-47	2025	FOUR SPRINGS LLC	3705.61	2038.08	-1667.53	Assessment level changed to primary.	12/02/25
1090555	I-MOM-1-B-68	2025	FRASER HEATHER TRUSTEE	4498.67	2474.27	-2024.40	Assessment level changed to primary.	12/02/25
1130534	SG-TKWD-3AND4-4:	2025	GARCIA ANDRES TRUSTEES / GARCIA SHAYLEE ANN	6390.43	3514.74	-2875.69	Assessment level changed to primary.	12/02/25
779168	H-COR-1-27	2025	GARIBAY LEONARDO DUENAS / DUENAS PATTY TA'	3648.29	2006.56	-1641.73	Assessment level changed to primary.	12/02/25
1171463	H-OKH-1-15	2025	GARRETT DAVID	6390.24	3514.63	-2875.61	Assessment level changed to primary.	12/02/25
602055	I-RMWT-1-26	2025	GRAFF KELLY	2648.21	1456.52	-1191.69	Assessment level changed to primary.	12/02/25
372659	SG-COTS-1-8A	2025	GRIFFITH TRE ROBERT / GOWLAND KIP DUANE / G	1969.93	1083.46	-886.47	Assessment level changed to primary.	12/02/25
842979	LV-81-E-1	2025	GUBLER ANN M TR	3216.77	1769.23	-1447.54	Assessment level changed to primary.	12/02/25
695760	SG-RBTS-1-13	2025	HARGRAVE DANE W & SHEILA K	3572.48	1964.86	-1607.62	Assessment level changed to primary.	12/02/25
608573	SG-EST-3-74	2025	HASLEM JOSEPH VERL / HASLEM JOHANNA D	3233.40	1778.37	-1455.03	Assessment level changed to primary.	12/02/25
507130	SG-DCS-2-55	2025	HUFFMAN STEVEN	2494.68	1372.07	-1122.61	Assessment level changed to primary.	12/02/25
1151270	SG-WOO-3-57	2025	JESSOP DON C	3046.42	1675.53	-1370.89	Assessment level changed to primary.	12/02/25
1052238	SG-TKWD-1-3	2025	JESSOP JAMES & MARIA	6947.44	3821.09	-3126.35	Assessment level changed to primary.	12/02/25
1196978	SG-SVPD-1-116	2025	JIJ FARMS LP	2761.33	1518.73	-1242.60	Assessment level changed to primary.	12/02/25
739162	SC-VBM-6	2025	JOHNSON CARRIE / JOHNSON BENJAMIN	7091.91	3900.55	-3191.36	Assessment level changed to primary.	12/02/25
1160492	LV-SPAT-1	2025	JONES PYPER CODY / JONES LORA K	2689.89	1479.44	-1210.45	Assessment level changed to primary.	12/02/25
390503	SG-CWT-4-20	2025	KELSCH KADEN / KELSCH SOPHIE	1900.14	1045.08	-855.06	Assessment level changed to primary.	12/02/25

Account Number	Tax ID No.	Tax Year	Owner	Pre Adj Taxes	Post Adj Taxes	Difference	Comments	MeetingDate
1136260	SG-VAR-3-137	2025	LAMEY RONALD L / LAMEY CHONG O	4027.43	2215.09	-1812.34	Assessment level changed to primary.	12/02/25
910214	S-MMIS-106	2025	LANDRE JOHN TRUSTEE / JOHN LANDRE REVOCABI	3166.92	1741.81	-1425.11	Assessment level changed to primary.	12/02/25
565625	SG-PSE-38	2025	LAWRENCE DAVID / LAWRENCE KATHY	5556.90	3056.29	-2500.61	Assessment level changed to primary.	12/02/25
391063	SG-MCC-1-83	2025	LEE DAVID ALAN / BAAK DANIEL C	2318.88	1275.39	-1043.49	Assessment level changed to primary.	12/02/25
365315	SG-VG-3-25	2025	MANNING JAY / MANNING KARI	3531.00	1942.05	-1588.95	Assessment level changed to primary.	12/02/25
499916	SG-RIOV-2-140	2025	MARKLE MITCH G	1267.42	697.08	-570.34	Assessment level changed to primary.	12/02/25
1102564	W-CRF-5-78	2025	MAZIARZ MICHAEL / MAZIARZ MALEAH	6655.27	3660.40	-2994.87	Assessment level changed to primary.	12/02/25
54224	SG-RHE-5	2025	MCBRIDE JOHANNA LORENTZEN / LORENTZEN JUL	2477.56	1362.66	-1114.90	Assessment level changed to primary.	12/02/25
1017213	SG-FOSS-7AND8-93	2025	MCDONALD KEATON & ASHLIE	2372.22	1304.72	-1067.50	Assessment level changed to primary.	12/02/25
1129051	W-DERT-1AAND1B-	2025	MCLAWS MICHAEL J / NUNLEY DEMORY A	2632.12	1447.66	-1184.46	Assessment level changed to primary.	12/02/25
1200527	E-BLTH-3	2025	MOODY JARED / MOODY BRENDEN	2057.21	1131.47	-925.74	Assessment level changed to primary.	12/02/25
404023	SG-RV-4-75	2025	NELSON SUSAN M	2212.88	1217.09	-995.79	Assessment level changed to primary.	12/02/25
1069207	SG-VISR-15-296	2025	PETER & LINDA VAN ORMAN LLC	2947.00	1620.85	-1326.15	Assessment level changed to primary.	12/02/25
953295	SG-TPE-2-45	2025	PETERSON ROEEN WALKER TR	3600.13	1980.07	-1620.06	Assessment level changed to primary.	12/02/25
812958	SG-HO-5	2025	PHAN ERICK / NGUYEN TYRA	3198.51	1759.18	-1439.33	Assessment level changed to primary.	12/02/25
132061	SG-BCC-4-41	2025	PHILLIPS RHETT THOMAS TRUSTEE / SPARTAN PHIL	2611.87	1436.53	-1175.34	Assessment level changed to primary.	12/02/25
928440	HD-SHCR-6-26	2025	PIPKIN ROSA ELLEN TRUSTEE / ROSA ELLEN PIPKIN	2918.00	1604.90	-1313.10	Assessment level changed to primary.	12/02/25
55882	SG-SRV-C-31	2025	RAMOS JAVIER	2172.72	1195.00	-977.72	Assessment level changed to primary.	12/02/25
776065	H-SKRS-7-G40	2025	RICHMOND ODELL B / RICHMOND SUSAN K	3415.21	1878.37	-1536.84	Assessment level changed to primary.	12/02/25
47723	SG-PHE-89	2025	SCOTT MIKEL / SCOTT VICKI	2368.26	1302.55	-1065.71	Assessment level changed to primary.	12/02/25
917518	SG-RIV-1-3	2025	SNOW PARKER DARIN / SNOW DARIN D	3483.59	1915.98	-1567.61	Assessment level changed to primary.	12/02/25
926019	SG-CFH-4-67	2025	SP MOESINGER HOLDINGS LLC	2030.51	1116.78	-913.73	Assessment level changed to primary.	12/02/25
1178611	SG-DESP-1-117	2025	SURE ROCK LLC	2532.21	1392.71	-1139.50	Assessment level changed to primary.	12/02/25
223290	H-DV-24	2025	THOMAS CHAD HAROLD / THOMAS TIFANY	5404.42	2972.43	-2431.99	Assessment level changed to primary.	12/02/25
332729	H-QLE-116	2025	THREE BARS LLC	2049.58	1127.27	-922.31	Assessment level changed to primary.	12/02/25
1173274	SG-CAD-4-42	2025	TUCKER DARYL RAY / TUCKER JANET RUTH	5779.44	3178.69	-2600.75	Assessment level changed to primary.	12/02/25
422157	W-CSP-4	2025	VAN WY CRAIG	901.71	495.94	-405.77	Office error. Missed codes. Assessment level changed to primary.	12/02/25
26693	SG-1549-A-1	2025	VICENTE MARDOQUEO JUAREZ / VICENTE ALEXAND	3027.32	1665.03	-1362.29	Assessment level changed to primary.	12/02/25
934036	SG-SYCS-6-69	2025	VOGEL TIFFINIE M	5659.61	3112.78	-2546.83	Assessment level changed to primary.	12/02/25
448152	W-CSP-3-104	2025	WEAVER DANIELA / PAUN TEODORA	1021.41	561.77	-459.64	Assessment level changed to primary.	12/02/25
452071	SG-WSPT-4-63	2025	WILSON WILLIAM / WILSON TERESA	2175.35	1196.44	-978.91	Assessment level changed to primary.	12/02/25
417454	GMSR-2-35-HV	2025	ENT INTERNATIONAL LIMITED LIABILITY CO	6964.57	3875.05	-3089.5181	Assessment level changed to primary.	12/02/25
140684	SG-BR-2-11-B	2025	LYLE ALLEN C & KAREN M TRS	4745.15	8621.09	3875.9396	Assessment level changed to non-primary.	12/02/25
387731	S-161-A-16	2025	MARSHALL MONTE L / MARSHALL GALE L	5236.96	2986.97	-2249.9853	Assessment level changed to primary.	12/02/25
322001	V-92-A-1-A-3	2025	MCCLEARY CHAD KENNETH TRUSTEES / MCCLEARY	5606.33	3157.19	-2449.1374	Assessment level changed to primary.	12/02/25
362569	H-QLE-116A	2025	THREE BARS LLC	203.28	111.80	-91.47754	Parcel is encumbered with account 0332729. Assessment level changed to primary.	12/02/25
152473	R-1197-B	2025	TIMMONS DOYLE L TR	2041.29	632.84	-1408.4509	Parcel was coded incorrectly on FAA abstracts. Correction to acreage as well.	12/02/25
152481	R-1198-B-1	2025	TIMMONS DOYLE L TR	2488.49	1088.31	-1400.178	Parcel was coded incorrectly on FAA abstracts during withdrawal.	12/02/25
140320	SG-BR-1-35	2025	WEBB KENNETH ARTHUR	5356.08	2950.29	-2405.7896	Assessment level changed to primary.	12/02/25



DIXIE CONSERVATION DISTRICTS ACCOMPLISHMENTS

Fy—25 / Fy —26 Y.T.D

- ◆ Hold monthly district meetings with appointed board and conservation partners.
- ◆ Serve as Agriculture Advisory Board for county and two municipalities.
- ◆ Hosted Conservation Tour in Kolob area.
- ◆ Co-sponsor Annual Farm Field Days at the Staheli Farms.
- ◆ Administer A.R.D.L. Program locally with applications and conservation planning.
- ◆ Co-sponsor Annual UT./AZ. Range Livestock Workshop and Tour.
- ◆ Co-sponsor Annual Conservation Local Work Group to develop priority resource concerns in Washington County.
- ◆ Promoted and assisted local landowners and irrigation companies with Water Optimization Grant Applications.
- ◆ Co-sponsored Annual Conservation Tree and Shrub Program for local customers in Washington County.
- ◆ Secured Soil Health Grant for small ATV No-Till Drill to rent to local landowners.
- ◆ Co-sponsored Annual Dixie Jr. Livestock Show for Washington County youth.
- ◆ Assist UDAF in marketing Grazing Improvement Program.
- ◆ Secured ISM Weed Grant for Grafton Heritage Area and Dalton Wash area.
- ◆ Secured Water Optimization Grant for the Veyo Irrigation Company for 950,000 from the Utah Department of Agriculture and Food.

Conservation District Job Description:

Conservation district officials serve on a multi member board that establishes and implements programs to protect and conserve soil, water, prime and unique farmland, rangeland, woodland, wildlife, energy and other renewable resources on local and non-federal lands.

Duties:

- Identify local conservation needs, and develop, implement, and elevate programs to meet them
- Educate and inform landowners and operators, general public, and local, state and federal legislators on conservation issues and programs.
- Supervise other volunteers and paid staff working with the districts; coordinate with cooperating agency personnel.
- Administer the district by delegation tasks through structure of board officers and members, committees, and others; raise and budget district funds and report on activities to the public.
- Coordinate assistance and funding from federal, state, and local government; district associations; and private groups.

Qualifications:

Interest and background in conserving renewable natural resources



Dixie Conservation District Project Goals

- ◆ Develop Natural Resource Concerns for FY-26 Local Work Group. (Open to the public)
- ◆ Co-sponsor Farm Field Days. Youth information and education.
- ◆ Assist irrigation companies with Water Optimization Program and application, and other available water quality and quantity program.
- ◆ Apply for ISM Grants
- ◆ Sponsor Soil Health Convention and Workshop.



Contact Us

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Ken Richens-Supervisor

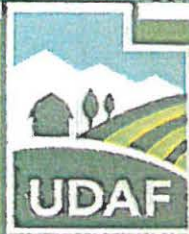
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Resource coordinator

Jake Benson-435.676.8189

Conservation Planner



Washington County, Utah

Dixie Conservation
District

Serving Washington County

