



SILVER CLIFFS SUMMIT MPDO PLAN

PREPARED FOR:

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PREPARED BY:

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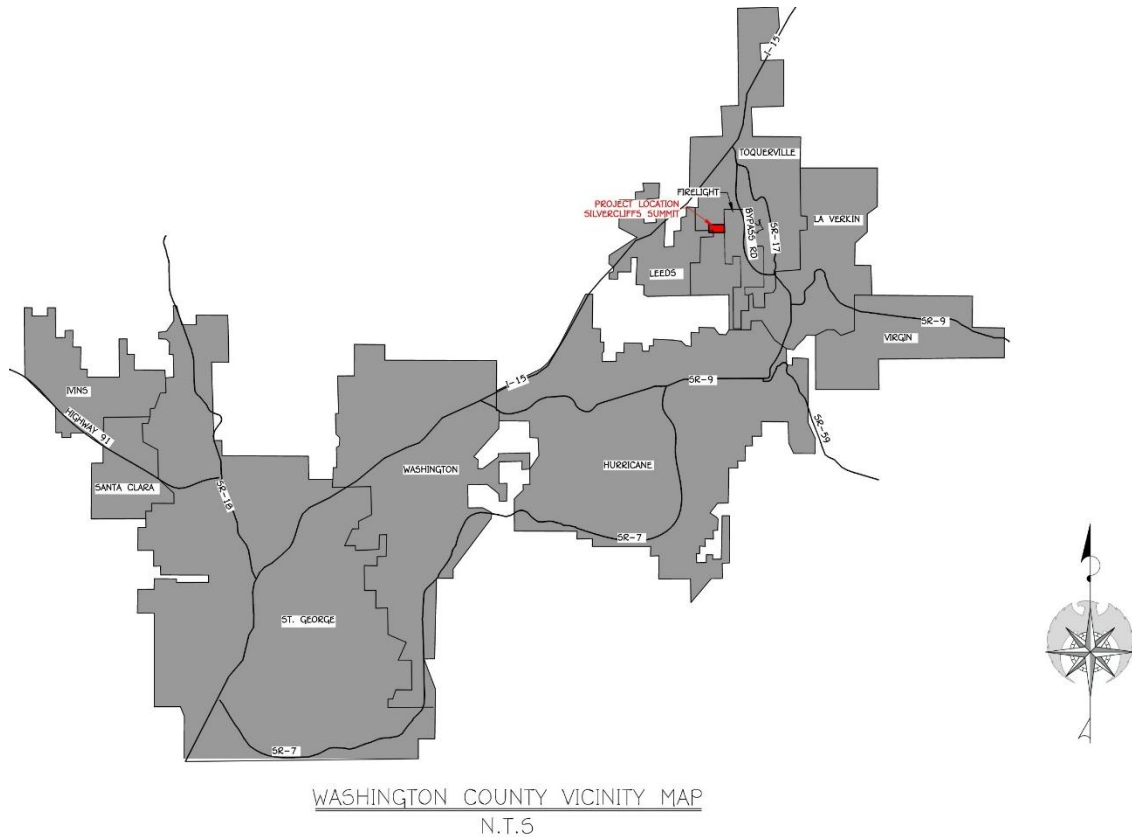
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1.0 INTRODUCTION

Silver Cliffs Summit (the “Project”) is a proposed 80-acre mixed-use development in Toquerville, Utah. Silver Cliffs Summit will include 2 development areas that have commercial and residential products. Silver Cliffs Summit has very unique physical characteristics and has the renowned Devil’s hole, which is intended to become a Public Recreation area. Silver Cliffs Summit lies west of Firelight and the New Bypass Road, at approximately 300 South. The site location is depicted on the vicinity map below.



With this development, the owners desire to provide the community with a well thought out plan to provide minimal housing on the Toquerville side of Devils hole, and commercial opportunity on the West side of Devils Hole, as well as providing public access to Devils Hole, a cherished local site.

The Project is divided into four (4) areas, 2 development Planning Areas and 2 large open space Areas. These areas may correspond with project phasing. The "Area Plan" (Exhibit-1) shows the delineation of these areas. The Project is 80.74 acres in total, and is divided as follows:

GENERAL PLANNING INFORMATION:**Residential Areas:**

Planning Area 1: - R-1-12 Homes: 48 lots 23.72 AC 1.87 DU. AC.

Commercial/Mixed-use

Planning Area 2: - Commercial/Mixed-use: 24.70 AC

Open Space

Open Space Area 1: 19.15 AC

Open Space Area 2: 8.48 AC

Conservation Easement: 4.69 AC

Total: 32.32 AC

Use Table:

Residential: 23.72 AC 32.24%

Commercial/Mixed-use: 24.70 AC 28.47%

Conservation Easement: 4.69 AC

Open Space: 27.63 AC 39.29%

Totals: 80.74 AC 100.00%

The current site is still in its natural state until public infrastructure is installed to serve this project.

The proposed development is conducive to the growth in the Toquerville and fulfills many of the needs of the city. The "Programming Concept Plan" (Exhibit-2) shows the current conceptual layout of the site. The Vicinity Map on the previous page shows the project location relative to Firelight and the Bypass Road.

1.1 Base Density:

Silver Cliffs Summit was recently re-zoned to a base zone of R-1-20. This provides for 2 ERU's per acre. The Base ERU = 159.58 (80.74x2=161.48)

1.2 Bonus Density:

Toquerville City Code, 10-15C-6 allows for the following Density and Bonus Density Guidance.

A. General Requirements:

1. Master planned developments may provide for a variety of housing types allowed in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be flexible relative to the number of units per acre that would be permitted by the zoning regulations otherwise applicable to the site.

2. In determining the densities in the MPDO, the planning commission and city council shall consider increased efficiency in the provision of public facilities and services based, in part, upon:

- a. The location, amount and proposed use of common open space;
- b. The location, design and type of dwelling units;
- c. The physical characteristics of the site;
- d. Particular distinctiveness and excellence in arrangement, design and landscaping;
- e. Other upgrades provided by the developer that are determined to be significant for the community.

B. Density Bonus: An applicant for a master planned development may be eligible for a density bonus based on additional amenities and creative land use. An applicant may include one or more of the following amenities in the design of the project and be considered for a density bonus. Each amenity is assigned a percentage increase in the total project density for providing that amenity. The bonus increase listed is the maximum allowed, and the planning commission may approve less than the maximum allowed. The sum total of all bonuses allowed may not exceed thirty percent (30%) of the base total density.

NOTE Density will be calculated as provided for by the Toquerville City Ordinance. Density may be accrued, moved and applied anywhere in the project by the Master Developer or assigns.

The following sections show how Silver Cliffs Summit meets the bonus density requirements.

Open Space:

As provided in 10-15C-6. Any undeveloped open space dedicated to the Public except for Parks, Trails, Bike Paths, Irrevocable reservation of property for public use, or Active recreation facilities that are separately being used for additional bonuses. Each 2% increase above the minimum base requirement/LOS will achieve 1% density bonus.

Net Bonus proposed through Open Space: 5%

Open Space maintenance note:

Open Space -1: (Devils Hole), and all trails, trailheads, etc. will be dedicated to and maintained by the city of Toquerville. Option B Road, should it be put in would be owned and maintained by the local district

Open Space -2: West side, will be owned and maintained by either Toquerville City, The Local District, or a separate PID Entity.

Private Open Space with conservation Easement: Will be owned and maintained by The Local District, a separate PID Entity, or in the case that an amphitheater gets built, will be owned and maintained by that entity.

Trails:

Silver Cliffs Summit will provide a Trailhead for Devils Hole, and Natural Surface trails on its 31.33 acres of open space. The Trails Minimum Level of Service (LOS): as shown in the Toquerville City Trails Master Plan (Trails and Parks Exhibit, PDF p. 76 of the Capital Facilities Plan Sept. 2021), Show no trails in this area.

Bonus Density allows for 1% bonus for each 1% above current LOS up to a maximum of 10%. NO trails are show in this area, but Silver Cliffs Summit will provide 2,650± LF of Natural Surface trails and a Trailhead/parking area dedicated to the public.

Net Bonus proposed through trails: 10%.

Irrevocable Reservation of Property for Public Use:

Silver Cliffs Summit proposes a 10% bonus from the 19.16 Acres of Open space for Devils hole committed to being granted under Irrevocable Reservation of Property for Public Use. Silver Cliffs Summit believes this natural Recreation area is a substantial public amenity and will be used broadly by all the citizens of Toquerville. The creation of this amount of Open Space/Natural Recreation area and Trailhead puts these facilities within easy reach of residents and will be one of the things that distinguish Silver Cliffs Summit as a desirable community.

Net Bonus proposed through Irrevocable reservation of property: 10%

Total Bonus Shown – 25%

Density Distribution Table (ERU/ERC)				
Area	Acreage	Base Density	Bonus Density	Total
PA-1	23.72	39	9.75	48.75
Pa-2	24.70	122.48	30.62	153.1
	Totals	161.48	40.37	201.85

MPDO Plan Note: Imagery and typical details used throughout this MPDO Plan are intended to portray conceptual design elements and may not represent all requirements as outlined within this MPDO unless otherwise noted.

2.0 PURPOSE AND INTENT

2.1 Preservation of Features

The development is being brought forth as an MPDO to preserve and enhance the natural features found on this property. This property is bisected by a large sandstone formation that has the natural feature known Colloquially as “Devils Hole”. This area has been visited by the community for hiking, biking and OHV riding. It is the intent of this development to dedicate 23.23 Acres for public use around Devils Hole, as well as provide greater access to this area.

2.2 Interconnectivity of Land Use/Phases

Each phase of the project shall not be isolated from an adjacent phase of land development. This site provides a significant challenge to that. The large geological feature that bisects this project, makes it difficult to connect the parcel together. Therefore, we have proposed two options for connectivity. OPTION A: The owners and Toquerville city have submitted an application to the BLM for a road leaves the property on the north edge, and runs along an existing dirt road, that would provide full access, and utilities. OPTION B: if for whatever reason, option A could not be secured through the BLM, the owners have proposed a smaller, emergency access only option that would provide access and utilities along the north end of the project, to PA-2, that would have the main access for PA-2 leaving through the neighbors to the south, and out to Leeds. See "Access Management Plan" (Exhibit-3)

2.3 General Private Covenants

The entire planned development shall be made subject to appropriate covenants, conditions, and restrictions that shall be recorded as running with the land to ensure the continuance and maintenance of the planned development by the approved plans and approved uses. A copy of the covenants, conditions and restrictions will be recorded at or before the approval of the first Final Plat.

2.4 Owner/Developer Responsibilities

Development and maintenance of general common areas shall be accomplished through the establishment of an appropriate owners' association. The owner/developer will also be responsible for the development of the management plan including management association setup and related responsibilities to ensure that ownership and management standards are met in full.

2.5 Utility Services

Utility Services Note:

Due to the Nature of the Terrain on this site, portions of this MPDO may need to be serviced by the Grapevine Wash Local District, and an agreement between Toquerville city and Grapevine Wash Local District may need to be executed.

Water: Water will be provided to the PA-1 via Toquerville city water facilities in coordination with the Washington County Water Conservancy District (WCWCD). And water for PA-2 may need to be provided via Grapevine Wash Local District in coordination with the

Sewer: Sewer service shall be provided by connecting to the Ash Creek Special Service District sewer systems when they become available.

Power: Power service will be provided by Rocky Mountain Power.

Drainage Study: A Drainage Study will be completed by American Consulting and Engineering. It uses a combination of a regional detention facility and on-site detention for each Area. This study will be amended as each area is developed.

2.6 Nearest Commercial Services

The nearest Commercial Services to this project are at Anderson Junction to the north, and in LaVerkin and Hurricane Cities to the South. After buildout, Firelight will provided commercial services adjacent to this parcel

2.7 Development Timeline

Silver Cliffs Summit would like to start horizontal construction on the Residential Planning area in 2026, and finish in 2 years. The commercial area is currently planned to be developed within the next 5 years.

3.0 Planning Area Descriptions

3.1 Planning Area 1 Single Family Residential

These lots will vary in size from 12,000-35,000 square feet each. This area again adds to the variety of the Project and allows for a diverse set of options for the residents. This will be the most expensive housing option within the Project. It will provide a beautiful setting for full-size homes and appropriate landscaping. This 25.71 Acre area will have 48 units for a density of 1.87 dwelling units per acre.

Architect Renderings of Southwestern Single-Family Designs



Architect Renderings of Modern Single-Family Designs



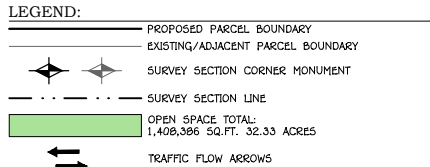
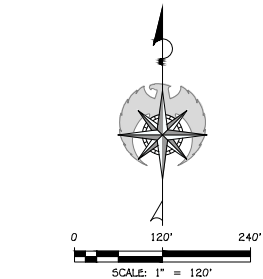
3.2 Planning Area 2 Commercial / Mixed-Use

The mixed-use / commercial planning area is intended to bring commercial uses that are complimentary to the area. This area will most likely be surrounded by a higher density product such as townhomes, or condos. The intent of this development is to hopefully bring extra tax dollars and revenue to the city of Toquerville, and put it in an area that is not visible to the residents to maintain the look and feel of Toquerville.

The allowed uses are outlined **Permitted Uses Table on Page 15**

Architect Renderings of Modern Designed Townhomes





SECONDARY ACCESS OPTION B NOTE:

THE DEVELOPER HAS SUBMITTED FOR A GRANT OF RIGHT OF WAY FROM THE BLM FOR ROAD OPTION A IF FOR ANY REASON WE ARE UNABLE TO GAIN ACCESS & UTILITIES THROUGH THE BLM WE WOULD NEED TO PROVIDE EMERGENCY ACCESS & A UTILITY CORRIDOR THROUGH A 20' EMERGENCY ACCESS ROAD SHOWN AS OPTION B.

PRELIMINARY
NOT FOR
CONSTRUCTION



SILVER CLIFFS SUMMIT
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M
TOUERVILLE, UTAH
SITE, ACCESS & TRAFFIC EXHIBIT

JOB # 25-506-4
DRAWN BY: SKA
CHECKED BY: ASA
DATE: 12.3.2025

EXHIBIT 2

SHEET: 2 OF 4



LEGEND:

PROPOSED PARCEL BOUNDARY
EXISTING/ADJACENT PARCEL BOUNDARY
SURVEY SECTION CORNER MONUMENT
SURVEY SECTION LINE
TRAILS
OPEN SPACE TOTAL:
1,408,386 SQ.FT. 32.33 ACRES
APPROXIMATE NATURAL TRAIL LENGTH:
2600' LINEAL FEET

SECONDARY ACCESS OPTION B NOTE:
THE DEVELOPER HAS SUBMITTED FOR A GRANT OF RIGHT OF WAY FROM THE BLM FOR ROAD OPTION A. IF FOR ANY REASON WE ARE UNABLE TO GAIN ACCESS & UTILITIES THROUGH THE BLM, WE WOULD NEED TO PROVIDE EMERGENCY ACCESS & A UTILITY CORRIDOR THROUGH A 20' EMERGENCY ACCESS ROAD SHOWN AS OPTION B.

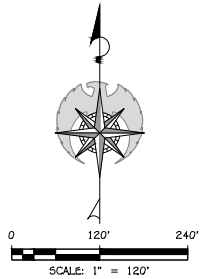
**PRELIMINARY
NOT FOR
CONSTRUCTION**



SILVER CLIFFS SUMMIT
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M
TOUERVILLE, UTAH
OPEN SPACE & TRAILS EXHIBIT

JOB # 25-506-4
DRAWN BY: SKA
CHECKED BY: ASA
DATE: 12.3.2025

EXHIBIT 3
SHEET: 3 OF 5



- LEGEND:
- ROW
 - STREET CENTER LINE
 - - - 3000 - - - EXISTING GROUND MAJOR CONTOUR
 - - - 3002 - - - EXISTING GROUND MINOR CONTOUR

SECONDARY ACCESS OPTION B NOTE:
THE DEVELOPER HAS SUBMITTED FOR A GRANT OF RIGHT OF WAY FROM THE BLM FOR ROAD OPTION A. IF FOR ANY REASON WE ARE UNABLE TO GAIN ACCESS & UTILITIES THROUGH THE BLM WE WOULD NEED TO PROVIDE EMERGENCY ACCESS & A UTILITY CORRIDOR THROUGH A 20' EMERGENCY ACCESS ROAD SHOWN AS OPTION B.

PRELIMINARY
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SILVER CLIFFS SUMMIT
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M
TOUERVILLE, UTAH
EXISTING CONDITIONS MAP

JOB #	25-506-4
DRAWN BY:	SKA
CHECKED BY:	ASA
DATE:	12.3.2025
EXHIBIT 4	
SHEET: 5	OF: 5

4.0 Planning Area Standards:

4.1 Commercial/Mixed-use

The commercial/ mixed-use area is designated to have a possible mix of higher density residential (such as townhomes) and commercial uses that are complimentary to the area. The intent is to provide commercial and higher density housing that surrounds it.

Development Standard:	Commercial/Mixed-use
LOT STANDARDS:	
Min Lot Area	No Requirements
Min Lot Width	80'
BUILDING STANDARDS:	
Max Height Main Building	50 feet
Max Height Accessory Building	20 feet
Distance Between Main Buildings	20 feet
Distance Between Main and Accessory Buildings	10 feet
SETBACK STANDARDS—FRONT YARD:	
All Buildings	25 feet
SETBACK STANDARDS—REAR YARD:	
Main Building & Accessory Building	10 feet
SETBACK STANDARDS—INTERIOR SIDE YARD:	
Main Building & Accessory Building	10 feet
SETBACK STANDARDS—STREET SIDE YARD:	
Main Building & Accessory Building	20 feet

Maintenance of any landscape, common areas, private roadways, etc in the commercial mixed use will be owned and maintained by the Local District, similar governing body, such as an owners association, or the private land owners.

4.2 Single Family Residential (PA-1)

- A. Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of desirable new residential development and protect existing residential uses. The following Setbacks are from the MPDO Clarification Ordinance passed by the Toquerville City Council As Ordinance 2025.05. The table below is not meant to supersede that document, but restate those same setbacks.

Pre-Approved Standards for Development – Single-Family Detached

1. Minimum Building Area: 900 sq ft
2. Maximum Lot Coverage: 60%
3. Minimum Open Space per lot (including decks or patios): 40%
4. Maximum Building Height: 35'
5. Minimum Frontage: 50'
6. Minimum Setbacks:
 - a. Front 20' – 25' garage setback
 - b. Side 8'
 - c. Rear 10'
 - d. Street Side Yard 20'
7. Minimum Building Separation
 - a. Single Story Side Separation 16'
 - b. Two Story Side Separation 16'
 - c. Single Story Rear Separation 20'
 - d. Two Story Rear Separation 20'
8. Accessory Structure
 - a. Maximum Height 18'
 - b. Front Setback 20'
 - c. Side Setback 5'
 - d. Rear Setback 5'
9. Parking
 - a. Two off-street parking spaces shall be required for all single-family detached homes.

Pre-Approved Standards for Development – Single-Family Attached and Multi-Family

1. Maximum Lot Coverage 60%
2. Maximum Building Height: 35'
3. Maximum Number of Attached Units: 6
4. Minimum Setbacks:
 - a. Front 20' garage setback
 - b. Rear 10'
 - c. Interior Side Yard 10'
 - d. Street Side Yard 20'
5. Minimum Building Separation
 - a. Single Story Side Separation 16'
 - b. Two Story Side Separation 20'
 - c. Single Story Rear Separation 20'
 - d. Two Story Rear Separation 20'
6. Accessory Structure
 - a. Maximum Height 18'
 - b. Front Setback 20'
 - c. Side Setback 5'
 - d. Rear Setback 5'

5.0 PERMITTED USES:

Residential:

Residential Building uses in this development follow the permitted uses by the Toquerville City Code, and any other uses that may be approved by the Land Use Authority as they see fit.

Commercial:

The proposed building uses shall follow the guidelines as described in the table below. Any other uses may be approved by the land use authority as they see fit.

Permitted Uses - Commercial	PC/Mixed-use
Agricultural Sales and Service	P
Animal hospital	P
Bank	P
Business equipment rental, sales service	P
Car wash	P
Child daycare	P
Church or place of Worship	P
Club or service organization	P
Convenience store	P
Cultural service	P
Golf Course	P
Hospital	P
Hotel	P
Laundromat	P
Post Office	P
Public or quasi-public uses for essential public services	P
Public utility uses	P
Reception center	P
Restaurant/fast food establishment	P
Shopping center	P
Vehicle, sales and service	P
Amphitheater	P
Auditorium	P
Motel	P
Dispersed Hotel	P
RV Resort (see 10-29)	CS
Residential treatment facility	C
Residential facility for persons with a disability (see 10-17-2)	CS
Tattoo Parlor	C
Tavern	C
Other uses similar to the above and judged to be in harmony with the character intent of the zoning district	C

COMMERCIAL ARCHITECTURE CONCEPTS



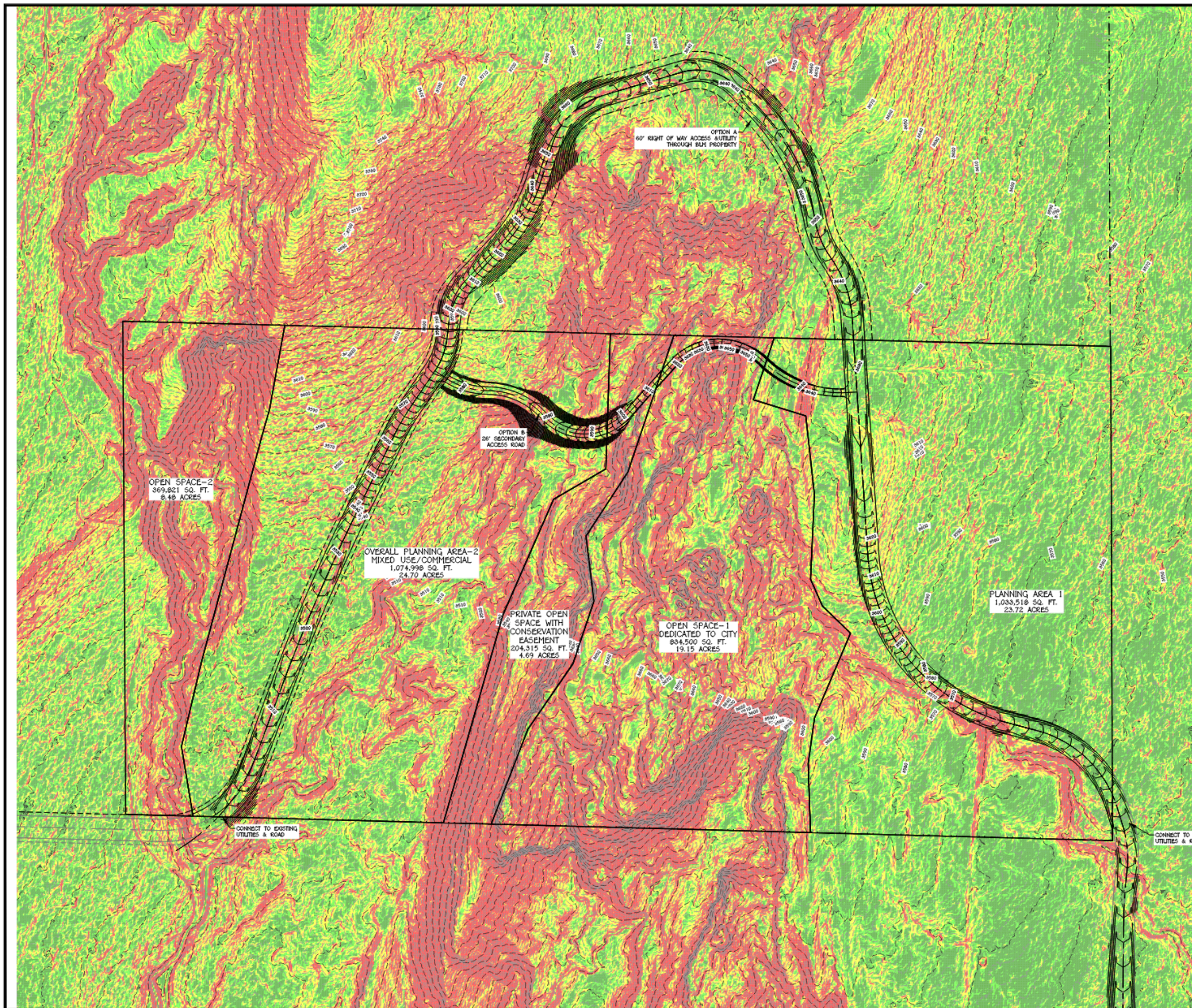
REVISIONS			
NO.	DATE	DESCRIPTION	

PRELIMINARY
NOT FOR
CONSTRUCTION



SILVER CLIFFS SUMMIT
SECTIONS 05 & 08 TOWNSHIP 41 S,
RANGE 13 W, SLB&M - WASHINGTON COUNTY
COMMERCIAL CONCEPTS
PDR/PDC ZONE CHANGE

JOB #	25-033
DRAWN BY:	JR
CHECKED BY:	TTC
DATE:	08/26/2025
EXHIBIT 5	
SHEET: 1	OF: 1



LEGEND:

- ROW
- - STREET CENTER LINE
- AREAS EXCEEDING 30% SLOPE
- 23.01%-30.00% SLOPE
- 16.01%-23.00% SLOPE
- 10.01%-16.00% SLOPE
- 0.00%-10.00% SLOPE

SECONDARY ACCESS OPTION B NOTE:

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SLOPES NOTE

ALL LAND OUTSIDE OF OPEN SPACE 1 & OPEN SPACE 2 ARE NOT SUBJECT TO HILLSIDE ORDINANCE.

**PRELIMINARY
NOT FOR
CONSTRUCTION**



SILVER CLIFFS SUMMIT
SECTION 4, TOWNSHIP 41 S, RANGE 13 W SLB&M
TOUERVILLE, UTAH
SLOPE MAP

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	12/03/2025
EXHIBIT 6	
SHEET:	4 OF 5



American Consulting & Engineering, LLC has been in business for just under five years and is a successful full-service Consulting, Planning, Civil Engineering and Land Surveying Company. We have expertise in all types of large planning, public infrastructure projects and land development projects. In that time we have grown to fourteen employees, and we expect to continue to grow. Combined we have over 60+ years of Planning, Engineering and Surveying experience, which we will utilize to support Hurricane City to deliver a successful project. The reason for our success is our talented and experienced staff who have all maintained an excellent reputation in the planning, engineering and surveying industry. Our principals and a brief list of similar project experience is summarized below. Our pride in our work, years of experience, client satisfaction, reputation, and overall character are the keys to our success and the backbone of our qualifications.

Adam Allen – Principal:

Adam is a licensed Professional Land Surveyor with over 20 years of experience in the construction and civil engineering industry. Adam graduated with an A.S. in Geomatics and Surveying from Salt Lake Community College. Prior to starting American Land Consulting, Adam was the Operations Manager for Bush and Gudgell Engineering for five years, managing the entire Bush and Gudgell team and company with Bob Hermanson. Before that, Adam spent five years as a manager at Nolte Associates. Adam has worked in civil design as well as surveying for his entire career. He understands all aspects of the surveying and engineering process. Adam has worked on and managed numerous engineering projects throughout his career and has completed right of way acquisition for numerous public infrastructure and private land development projects.

Austin Chappel – Principal:

Austin is a licensed Professional Engineer with 18 years of experience in the civil engineering industry. Austin graduated with a B.S. in Civil Engineering from the University of Utah and holds active professional engineering licenses in Utah, Nevada, and Arizona. Austin has worked on hundreds of projects ranging from airport design for Salt Lake City International Airport, heavy highway design and construction management for multiple state DOT agencies, civil/utility design for multiple municipalities, and land development civil design for multiple private entities. Austin is experienced in roadway design, storm drain design and modeling, utility system design (both pressure and gravity), construction management (both public and private projects), and all aspects of land development civil engineering for all types of development projects (multi-family, single family, commercial, etc.).

Notable Large Planning and Design Projects that the principals of American Consulting and Engineering have worked on over the Years:

Daybreak – South Jordan Utah
Powder Mountain Ski Resort and Community – Weber County, Utah
Desert Color – St. George, Utah
Coral Canyon – Washington, Utah
Brio – Washington, Utah
Long Valley – Washington, Utah
Firelight – Toquerville, Utah



JZW Architects
Nick Hammer

45 E Center Street, Suite 202
North Salt Lake, UT 84054
(801) 936-1343

November 12, 2025

To Whom It May Concern,

Founded just before the turn of the century, JZW Architects began with a focus on residential design and quickly expanded into retail, medical, industrial, education, and resort projects throughout the Wasatch Front. With a commitment to strong client relationships and responsive service, the firm has grown to include over fifty staff across 5 offices, with licensure in 48 states.

JZW's portfolio includes long-standing partnerships with corporate, developer, franchisor, and hospitality clients, throughout the country. Our hands-on, client-focused approach and national experience reflect our dedication to thoughtful design and enduring relationships.

We're excited at the opportunity to present these qualifications on behalf of JZW Architects for working within your community from our St George office and team. Should you need any additional information, I would be happy to provide further examples of our work or discuss our experience in greater detail.

Sincerely,

Nick Hammer
Associate Principal
JZW Architects
1575 S River Rd
St George, UT 84790
nickh@jzw-a.com
(801) 936-1343

CSLA

Cody Schmitt Landscape Architect

UT RLA # 7164969-5301

54 South 2110 East Circle

St. George, Utah 84790

Mobile: 435-703-1942

Email: codyschmitt.la@gmail.com



Cody Schmitt is a seasoned Landscape Architect with over two decades of experience in the field. As a licensed Landscape Architect based in Southern Utah, Cody provides comprehensive site planning and landscape design services from concept through construction. Having worked extensively in the area, he brings a strong understanding of local climate, soils, and plant zones to ensure sustainable, low-maintenance designs. Cody collaborate closely with developers, architects, and engineers to deliver cohesive, high-quality projects that enhance both aesthetic appeal and long-term value.

After graduating, Cody worked under the mentorship of Stan Southwick at Southwick Landscape Architects in Las Vegas, where he learned the importance of desert-wise landscaping. His expertise continued to grow while working for David Trueblood at David Trueblood and Associates, a design-build firm in Southern Utah. In 2005, Cody founded his own firm, Cody Schmitt Landscape Architect, bringing his design vision and sustainable landscaping solutions to the region. Outside of his professional life, Cody enjoys spending time outdoors with his family, supporting his children, and continuing to cultivate his passion for thoughtful, functional landscape design.

Design Projects - St George Utah Area

Highland Hills Entry at Coral Canyon - Washington Utah

Solace Townhomes - Ivins Utah

Suniva Community Development - St George Utah

Greek Orthodox Church at Coral Canyon - Washington Utah

The Perch Resort - Hurricane Utah

FKC Medical Office - Santa Clara Utah

Entrada Residential Design - Multiple Residences

Sunpro Truss Shop - St George Utah

Home 2 Home Suites Hotel at Sunriver - St George Utah

Riverside Automotive - St George Utah

Willowbend Townhome Community - St George Utah

Tonaquint Townhomes - St George Utah

Marriott Residence Inn - Washington Utah

Zions Gateway RV Park - La Verkin Utah

Matt Ence, Legal Council

Matt Ence is a shareholder with the law firm of Snow Jensen & Reece, PC, whose practice is focused on real estate, land use, and municipal law, including representation of special districts throughout Utah. A southern Utah native, Matt combines his love for history and appreciation for tradition, with his recognition of the benefits of economic growth and leveraging technology for better results. Matt is a graduate of the J. Reuben Clark Law School at BYU.

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