

**WASHINGTON COUNTY COMMISSION
MEETING MINUTES
MARCH 17, 2026**

The Regular Meeting of the Board of the Washington County Commission was called to order by Chairman Adam Snow at 4:00 p.m. on March 17, 2026, 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, Commissioner Victor Iverson, Deputy County Attorney Devin Snow, County Administrator Nicholle Felshaw and Deputy Clerk Sarah Lloyd.

INVOCATION BY: Reverend Buddy Herrington, Interfaith Council President

PLEDGE OF ALLEGIANCE: Commander Johnathan Liddle

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 March 4, 2026 through March 17, 2026
- Consideration of Regular Commission Meeting Minutes of March 3, 2026
- Consideration of Administrative Adjustments: Real Property
- Consideration of Administrative Adjustments: Personal Property

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

REGULAR AGENDA ITEMS FOR CONSIDERATION:

PRESENTATION: 4-H YOUTH

MOTION: Motion by Commissioner Iverson to Amend the Agenda Until the Youth Arrive. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

PRESENTATION: EMPLOYEE LONGEVITY

Josh Wadsworth recognized David Miller on his 35 years of service in the Assessor's Office, and Nicholle Felshaw recognized Johnathan Liddle on his 10 years of service to Washington County.

PRESENTATION: 4-H YOUTH

The 4-H Youth of Washington County introduced themselves and presented the annual 4-H report.

(See attached report.)

SEARCH AND RESCUE REPORT: WASHINGTON COUNTY SHERIFF’S OFFICE

Lieutenant Danny Kroff with the Washington County Sheriff’s Office reported there were twenty-two (22) total calls from January 1st, 2026 through March 16th, 2026 with a total of 1007 total man hours.

(See attached report.)

CONSIDERATION OF PURCHASE REQUESTS:

Fair, Sound Equipment Rental	(\$12,600.00)
Fair, Toilet Rental	(\$13,425.00)
Fair, Tent Rental	(\$15,535.65)
Legacy Park, Gutter System Repair	(\$15,000.00)
Dixie Center, HVAC Unit Replacement	(\$95,221.80)
Dixie Center, Drape for East Exhibit Hall	(\$18,067.00)
Sheriff, Vehicle for Court Support Services	(\$26,193.00)
Roads, Diesel Fuel	(\$39,131.08)

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

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

PUBLIC HEARING TO CONSIDER CHANGES TO TITLE 10 ZONING REGULATIONS, CHAPTER 9 PLANNED DEVELOPMENT ZONES, BY ADDING A NEW ZONE: PLANNED DEVELOPMENT MULTIFAMILY. THE PD MULTIFAMILY ZONE WOULD ALLOW FOR DENSITY OF UP TO 18 DWELLING UNITS AN ACRE, IN AN AREA ALONG I-15 AS REPRESENTED ON A ZONING MAP. IT WOULD ALLOW FOR ATTACHED OR DETACHED RESIDENTIAL DWELLINGS INCLUDING DUPLEXES, TOWNHOUSES, PATIO HOMES, CONDOMINIUMS, AND APARTMENT BUILDINGS. OTHER MISCELLANEOUS DETAILS AND CHANGES TO TITLE 10 ARE INCLUDED IN THIS PROPOSAL

Deputy County Attorney Victoria Hales stated that state regulations task Washington county to increase housing availability and pricing. This zone is a result of multiple planning Commission Meetings to meet those state regulations. There is no current request for a Planned Development Multifamily Zone, this hearing is to create the zone.

MOTION: Motion by Commissioner Iverson to Open the Public Hearing. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

Mayor Dan Catlin of Toquerville stated 18 units per acre is far too high of density and would negatively affect traffic in both Toquerville and Leeds.

Wayne Olsen of Toquerville spoke of losing the view off of the side of the freeway with the suggested height of buildings.

Mayor Wayne Peterson of Leeds stated Leeds is supportive of affordable housing within the County, however, spoke against losing the visual appeal along I-15 and requested the buildings align with the cities design standards.

Alan Cook spoke regarding building along fire lines and the consideration of these units being second homes.

Susan Savage suggested private land owners should have been notified and spoke of every community doing their own part to enhance affordable housing. She also spoke of noise along the I-15 corridor and losing the beauty of the corridor.

Don Fawcett stated he has lived in Leeds for 55 years and wanted to reiterate the wind issue along the corridor and suggested homes along I-15 would create a bigger fire hazard. He stated those that live in the area live out there due to the distance from both St. George and Cedar City and suggested public transportation.

Paul Taylor applauded the ideas of affordable housing and townhomes near Leeds for people such as himself who would want to move back to the area but would be unable to afford it at this time.

Jeff Allen spoke of detrimental value of constraints near Leeds and that affordable housing should be distributed in small packets and spoke of commercial areas near affordable housing.

Martha Hamm thanked the Community Development department to their hard work and spoke of a smaller development interspersed among other types of housing. She encouraged looking at less units.

Ron Cundick stated these developments need to be family friendly to draw families to be able to integrate into the community.

Rochelle Gardner thanked the Commissioners for the opportunity to express their opinions. She questioned traffic studies, environmental studies and costs for developers. She stated many mixed family developments have failed in the past.

Patrick Collins stated the geology of affordable housing is what makes it possible, however, he doesn't believe Leeds is capable of that due to their geology.

Gina Cober stated this is a good start and Washington County has the opportunity to create successful affordable housing by dispersing it throughout the County. She suggested starting smaller.

Amberly Judy thanked Victoria Hales and stated she appreciated what has happening to help with becoming part of the community.

Jared Westhoff thanked the County for the framework that pushes quality and tries to balance affordability and how he doesn't understand how a patio home at \$400,000 - \$450,000 is affordable for those just starting out.

MOTION: Motion by Commissioner Iverson to Close the Public Hearing. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF ORDINANCE NO. 2026-1318-O, AN ORDINANCE AMENDING THE WASHINGTON COUNTY CODE, TITLE 10 ZONING REGULATIONS, BY ADDING SECTION 10-9-8, THE PLANNED DEVELOPMENT MULTIFAMILY ZONE, AND MAKING OTHER MISCELLANEOUS CHANGES TO TITLE 10 CHAPTER 9

Ms. Hales commented on interspersing the density so there is not a high concentration of apartments. Commissioner Iverson suggested the unit count apply to the zone, not the development and also suggested this be along the east side of the freeway, not both sides of the freeway. Commissioner Snow asked Ms. Hales to cap the height at 35 feet, eliminate the northwest side of the map from the zone and limit to fifteen dwelling units per acre to be more in line with Toquerville city limits.

MOTION: Motion by Commissioner Iverson to Adopt Ordinance No. 2026-1318-O, An Ordinance Amending the Washington County Code, Title 10 Zoning Regulations, by Adding Section 10-9-8, the Planned Development Multifamily Zone, and Making Other Miscellaneous Changes to Title 10 Chapter 9 With the Changes Discussed Verbally. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

MOTION: Motion by Commissioner Iverson to Table Items 11-20. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3721, A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT REGARDING A PARK IN CENTRAL

Ms. Hales stated the Washington County Water Conservancy District has offered land in Central to use for recreation enhancements. This MOU would be subject to final approval of the document by the County Attorney.

MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3721, A Resolution Approving a Memorandum of Understanding with the Washington County Water Conservancy District Regarding a Park in Central. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

PUBLIC HEARING TO CONSIDER AN AGREEMENT WITH THE CENTRAL COMMUNITY PARK NONPROFIT FOR CONSTRUCTION AND LONG-TERM MAINTENANCE OF THE PARK, WITH THE POSSIBILITY THAT A SPECIAL SERVICE DISTRICT WITH ASSESSMENTS MIGHT BE USED IN THE FUTURE IF THE NONPROFIT MODEL ISN'T SUCCESSFUL. NO SPECIAL SERVICE DISTRICT IS BEING CREATED AT THIS TIME.

MOTION: Motion by Commissioner Almquist to Open the Public Hearing. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

Seeing no one come forward, Commissioner Almquist moved to close the public hearing.

MOTION: Motion by Commissioner Almquist to Close the Public Hearing. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3722, A RESOLUTION APPROVING A PARK CONSTRUCTION AND MAINTENANCE AGREEMENT WITH CENTRAL COMMUNITY PARK NONPROFIT REGARDING THE CENTRAL COMMUNITY PARK

MOTION: Motion by Commissioner Almquist to Approve Resolution No. R-2026-3722, A Resolution Approving a Park Construction and Maintenance Agreement with Central Community Park Nonprofit Regarding the Central Community Park. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

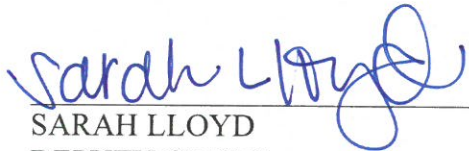
MOTION: Motion by Commissioner Almquist to Table Items 11-20. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

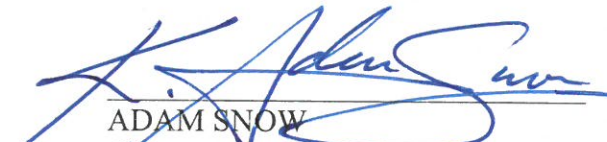
CONSIDERATION OF RESOLUTION NO. R-2026-3723, A RESOLUTION ACCEPTING THE PROPOSAL OF RUNBECK ELECTION SERVICES AND AUTHORIZING AN AGREEMENT FOR ELECTION EQUIPMENT AND SERVICES

Clerk/Auditor Ryan Sullivan stated a Request for Proposal was issued for election equipment and services, and Runbeck was chosen from that RFP.

MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3723, A Resolution Accepting the Proposal of Runbeck Election Services and Authorizing an Agreement for Election Equipment and Services. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

Having no other business, the meeting was adjourned at 6:04 p.m.


SARAH LLOYD
DEPUTY CLERK


ADAM SNOW
COMMISSION CHAIR

Account Number	Tax ID No.	Tax Year	Owner	Pre Adj Taxes	Post Adj Taxes	Difference	Comments	MeetingDate
364623	SG-VR-1-6	2025	ROSARIO RITA	1748.05	961.43	-786.62	Assessment level changed to primary.	03/03/26
494586	SG-SCTH-1-2	2025	MERRY ARTHUR BRUCE / MERRY TERRY ANN	2809.39	1,545.17	-1,264.22	Assessment level changed to primary.	03/03/26
1163833	W-CP-3-109	2025	KSM CRIMSON 2 LLC	2553.85	1,404.62	-1,149.23	Assessment level changed to primary.	03/03/26
1164773	SG-SAH-4-439	2025	KUEBER BRITNI JO / KUEBER PHILIP THOMAS JR	3350.6	1,842.83	-1,507.77	Assessment level changed to primary.	03/03/26
1175807	H-HVIL-B-638	2025	DAVIS KOBE / MORGAN SARA ELIZABETH	2946.76	1,620.72	-1,326.04	Assessment level changed to primary.	03/03/26
1195975	W-RACC-1A-8-CC	2025	HOWELL JOSHUA MILAN	3134.93	1,724.21	-1,410.72	Assessment level changed to primary.	03/03/26
1212212	SG-SDT-3-309	2025	REID ROBERT A / REID APRIL M	2404.48	1,322.46	-1,082.02	Assessment level changed to primary.	03/03/26



Town of Leeds

218 North Main Street
PO Box 460879
Leeds, UT 84746-0879
Phone: 435-879-2447

March 16, 2026

via Email

Dear Commissioner Almquist, Commissioner Iverson and Commissioner Snow,

We are writing to you as the Leeds Town Council to share our thoughts with you in advance of the Public Hearing you will be holding on Tuesday, March 17, regarding amendments to Chapter 9, Planned Development Zones.

We are **supportive of affordable housing being developed in the County**, and a portion of it being in the Leeds vicinity, but it is important to do it the right way, so that it adds to the community and property values, not detracts from them.

We are **supportive of affordable housing, as it is needed to support the local economy**. The continued growth of the Washington County economy, particularly as tourism expands, necessitates an employment pool to support it. We are concerned, however, that affordable housing, in order for it to succeed, has demonstrated a need for it to be located close to employment opportunities and mass transit connecting to employment opportunities. Neither of those conditions are present along the proposed corridor one mile on either side of I-15 from milepost 16 to milepost 31 ("the corridor"). Additional nearby amenities that help affordable housing succeed are schools and medical care. Again, neither of those conditions are present along the corridor. Planning must address not only housing units, but also commercial space, entertainment space, traffic, services, policing and infrastructure impacts from the increased population that higher density housing in volume will create.

Tourism is a major part of the Washington County economy. It is **important to us to not destroy the visual appeal of I-15, which serves as a gateway to the natural beauty that is central to Greater Zion's appeal to tourists, who visit here in such substantial numbers and which drew many of us to live here**. Care must be taken to thoroughly disperse dense development throughout Washington County, instead of concentrating dense development in the proposed corridor.

Much of the corridor is occupied by hills, some of which are protected by Municipal and County hillside ordinances. Do not level the hills with development but rather **develop to fit the natural beauty of the existing terrain**. Development projects with lower density than 18 units per acre and less than 50 units in total should be included to allow for smaller developers, frequently local, to design and scale a project to complement the existing terrain. Larger scale projects are frequently undertaken by national homebuilding companies who are interested in quickly, and in a cost-effectively driven way, replicating a large project already built elsewhere in the country, not in working with the local topography.

We support the concept of spacing Planned Development Multifamily zones but believe there should be two modifications to the proposal. Section 10-9-8-B-2 proposes: A Planned Development Multifamily zone with 100 or more approved units will be limited in proximity to any other PD Multifamily zone seeking approval or expansion of 100 or more units. Using the outside perimeter of all approved PD Multifamily zones, no other PD Multifamily zone will be approved or expanded within 0.5 miles.

The first modification is to **have the proximity rule apply to all Planned Development Multifamily zones**. The use of Roman numerals would make it quite easy for a series of 99-unit zones to be developed adjacent to each other, complying with the proximity rule as currently written. The second modification is to **have the proximity rule apply between any Planned Development Multifamily zone and the boundary of an existing municipality**. This would allow for a graduated transition between an existing municipality's boundary, a municipality built over many decades with a look and feel defined greatly by its zoning, and before that how the municipality had grown before the first zoning ordinance was introduced, and the much higher density of the newly proposed Planned Development Multifamily zone.

We are **very mindful of the Wildland Urban Interface ("WUI") in which we live**. Much of the corridor through and near Leeds is high risk WUI. We have been told by the Hurricane Valley Fire District, of which we are a part, that nearly every residence within the Town of Leeds should expect to receive a letter from the State within the next few months, notifying them that their home is high risk WUI and subject to the WUI fee mandated by House Bill 48, passed in 2025. The most recent evacuation of a significant portion of Leeds took place in 2021, when a flat tire incident, just north of Exit 16 in Hurricane, ignited a fire that was pushed by strong winds out of the south to just south of Exit 22 in Leeds, where an aerial assault hooked the fire away from the populated areas just in time. Chain dragging, flat tires, and other vehicle causes, ignite a large percentage of wild fires, making I-15 like a match running down the proposed two-mile wide corridor from milepost 16 to milepost 31, which contains a significant amount of high risk WUI land.

Of particular note, in 2007 Leeds adopted the International WUI Code, 2006 edition, which required exterior walls of buildings or structures be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials. It is particularly concerning that the proposed Section 10-9-8-B-2 in the County Ordinance only requires "Building Materials: A minimum of 50 percent of exterior materials shall be masonry products (such as brick, stone, or stucco) for durability and low maintenance in Washington County's climate," and that there is no reference to WUI Code or fire concern, just durability and low maintenance.

We believe **design standards need to be more objectively, not just subjectively defined**. Section 10-9-8-E-1 in the County Ordinance requires "Projects shall demonstrate variation in building heights, styles, forms, materials, setbacks, and floor plans. Design shall be site-specific, scaled appropriately, not an afterthought to stock plans, and create a cohesive aesthetic development." For example, the maximum building height of 40 feet set in Section 10-9-8-D-1 in the County Ordinance exceeds the current maximum building height of 35 feet in most, if not all, of the municipalities in the corridor. We believe it is preferable to not exceed nearby municipal building code's maximum height restrictions. However, if it is determined that 40 feet in height is required, in addition to requiring "variation in building heights," specify that no more than 40%, for example, of buildings may be between 35 and 40 feet in height. Another example is parking, where in Section 10-9-8-H-1-a in the County Ordinance the requirement is "two spaces per unit (one covered and designated for a unit, one may be in common parking areas interspersed throughout the project)." Objectively defining "interspersed", and prohibiting "interspersed" to include any part of any setback would reduce the chances of the "aesthetic development" looking like a used car lot. As a final example, lighting standards should be stricter. Section 10-9-4-B-13 of the existing code requires "Efforts to eliminate off-site light pollution shall be

incorporated into the lighting design and construction." Those "efforts" ought to result in measurable limits being reached. In the past communities along the corridor have hosted "star party" events, where the limited light pollution in the area provided an appropriate setting.

We believe **nearby, light commercial development that provides services to higher density housing should be actively sought when the zone is assigned.** It is one thing to permit it in the zone, as is proposed, and another to strongly encourage it, so that residents will be able to access basic, needed services without having to travel extensively to obtain them.

We believe **water needs to be thoughtfully consumed.** Section 10-9-8-1-2-a in the County Ordinance addresses landscaping and requires a "Minimum 25% of open space shall be landscaped (max. 10% water-intensive)," while Section 10-9-8-1-2-c in the County Ordinance requires that the landscaping "Follow Washington County Water Conservancy District ultra-efficient landscaping requirements." While subsections "a" and "c" may or may not be consistent with each other, we believe the current water situation **requires a thorough review of any use of water-intensive landscaping.**

In summarizing the situation, we believe the Town of Leeds has concerns that are not unique and that should apply Countywide. **Our intent is not to shift development pressure onto other cities and towns, but to promote standards that benefit all municipalities.** Higher density housing should be evenly dispersed across the County, not concentrated in one corridor. Dispersal helps address transportation, employment, and services concerns, and existing community impacts.

Keeping all of the issues we have raised in mind, we believe **a Planned Development Multifamily zone located in the unincorporated County near Leeds would best be located to the south of Leeds,** with the 0.5 proximity rule applied to the Town boundary. Reiterating, we are supportive of affordable housing being developed in the County, and a portion of it being in the Leeds vicinity, but we do not want Leeds or any part of Washington County to become the Santquin of Southern Utah.

Thank you for your time and consideration of these important issues.

Sincerely,

Wayne Peterson

Mayor

In Consultation with the Leeds Town Council