

Washington County Land Use Authority Meeting February 10, 2026

The Regular Meeting of the Planning Commission of Washington County was called to order by Chairman Brian McMullin at 1:30 p.m. on February 10, 2026, 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, Brad Gaston, Mark Owens, Kevin Jones, 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; Todd Edwards, Public Works Director; Elliott Taylor, County Engineer; Emerson Rivera, Zoning & Code Compliance Specialist, Lance Gubler, Building Inspector, David Wilkins, Planner I and Sinalei Tutagalevao, Administrative Permits Assistant.

MEETING OPENING AND WELCOME.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commissioner Bradley Gaston.

ROLL CALL / STATEMENTS OF CONFLICT OF INTEREST.

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

1. **ELECTION OF CHAIR & VICE CHAIR (Public Meeting – Administrative):** New chair and vice chair to be elected by Planning Commissioners.

MOTION:

Commissioner Kevin Jones moved to **NOMINATE** Mark Owens as Chairman and Olivia Anderson as Vice Chair to the Planning Commission Board.
Commissioner Brandon Anderson seconded the motion.

Motion Passed.

2. **APPROVAL OF MEETING DATES FOR PLANNING COMMISSION MEETINGS 2026 (Public Meeting – Administrative):** Review and approve proposed Planning Commission Dates for 2026.

MOTION:

Commissioner Brandon Anderson moved to APPROVE meeting dates for the Planning Commission Meetings for the year 2026. Commissioner Kevin Jones seconded the motion.

Motion Passed.

3. **MAJOR HOME OCCUPATION (Public Meeting – Administrative):** Review an application for a Major Home Occupation for a property in Diamond Valley located at 1383 W Diamond Valley Drive. The current zone for the property is A-5 (Agricultural 5-acre minimum lot size). The applicant is requesting approval of a business license to operate **Flying W Construction, LLC** from his residence. He proposes to operate a small-scale residential construction contracting and project management business. All construction-related activities occur exclusively at off-site residential locations, with no building, fabrication, or construction conducted on the subject property. There are no advertisements from the residence, the owner subcontracts the majority of trades, and provides limited supplemental labor as needed. Only small tools and equipment are stored within the enclosed garage, and no outdoor storage is proposed. The applicant Justin Wanless.

Staff Report and Recommendation:

Mr. Messel provided the staff report for Flying W Construction as follows:

Staff have reviewed the major home occupation application and recommends that the Planning Commission review and determine if the proposed Major Home Occupation for Flying W Construction, LLC should be approved, approved with conditions, or denied. If approved, the Planning Commission should review, revise and adopt findings and conditions for the Major Home Occupation business license, suggested as follows:

1. Home occupations are a permitted use in the A-5 (Agricultural 5 acres minimum lot size) zone, if judged by the Planning Commission to be in harmony with the zone.
2. Parcel DVA-2-A-83-B-DA is a zoning compliant parcel in the A-5 (Agricultural 5 acres minimum lot size) zone with 6.06 acres of lot area.
3. Major home occupations shall be secondary in nature to the primary residential use.
4. The business will maintain a Washington County Business license and renew annually. Any expansion of activities shall require re-approval from the Planning Commission.

5. The home occupation shall maintain the residential character of the residential neighborhood as defined in County Code. No other home occupations are approved at this time.
6. The home occupation shall not be the source of nuisance complaints from neighboring property owners with traffic, noise, or outdoor storage of materials.
7. Failure to comply with all of the conditions, including the following, may result in revocation or non-renewal of the Major Home Occupation business license, or other enforcement action under federal, state, or local laws and regulations:
 - All business-related materials, equipment, and supplies shall be stored entirely indoors.
 - A maximum of three work vehicles and three work trailers may be parked on the property outside of the front setback.
 - No other buildings or structures shall be used in the Major Home Occupation business.
 - Except family members, all employees shall live and park off-site.
 - No delivery of supplies or equipment by semi-trucks or semi-trailers. Delivery only by vehicles customarily used for residential deliveries.
 - No lease or transfer of the use or license to any other person or entity.
 - No solicitation of sales or visits by the general public.
 - No signs or advertising displayed on the property.
 - No noise, fumes, smoke, odor, dust, lighting, traffic, or on-street parking above what is customary for the residential lot.
 - No increased demand for utility services beyond normal residential use, including trash collection, water, sewer, power, or fire protection.
 - Comply with all building and fire codes.
 - Designees of the Community Development department have inspection authority to determine eligibility and compliance.

MOTION:

Commissioner Brad Gaston moved to APPROVE item three subject to staff conditions and recommendations. The motion was seconded by Commissioner Kevin Jones.

Motion Passed.

4. **MAJOR HOME OCCUPATION (Public Meeting – Administrative):** Review an application for a Major Home Occupation for a property located at 1510 Cinder Cone in Diamond Valley, the current zone is RE-40 (Residential Estates 40,000 square fee minimum lot size). The applicant is requesting approval for his business **Hymas 5 Enterprises** which is a long-

established landscape maintenance business providing landscape maintenance, snow removal, and noxious weed control services. All work is performed at off-site locations, with no customer visits. Traffic and operational impacts are minimal and limited to employee arrival and departure and travel to job sites. All equipment and vehicles are parked off-road within a fenced rear area, and deliveries are limited to standard residential carriers, with rare large truck deliveries sent directly to job sites. The applicant is Michael Hymas.

Mr. Scott Messel presented the staff report and recommendations follows:

Staff recommends that the Planning Commission review and determine if the proposed Major Home Occupation for Hymas 5 Enterprises should be approved, approved with conditions, or denied. If approved, the Planning Commission should review, revise and adopt findings and conditions for the Major Home Occupation business license, suggested as follows:

1. Home occupations are a permitted use in the RE-40 (Residential Estate 40,000 square foot minimum lot size) zone, if judged by the Planning Commission to be in harmony with the zone.
2. Parcel PAE-21-DA is a zoning compliant parcel in the RE-40 (Residential Estate 40,000 square foot minimum lot size) zone with 0.92 acres of lot area.
3. Major home occupations shall be secondary in nature to the primary residential use.
4. The business will maintain a Washington County Business license and renew annually. Any expansion of activities shall require re-approval from the Planning Commission.
5. The home occupation shall maintain the residential character of the residential neighborhood as defined in County Code. No other home occupations are approved at this time.
6. The home occupation shall not be the source of nuisance complaints from neighboring property owners with traffic, noise, or outdoor storage of materials.
7. Failure to comply with all of the conditions, including the following, may result in revocation or non-renewal of the Major Home Occupation business license, or other enforcement action under federal, state, or local laws and regulations:
 - All business-related materials, equipment, and supplies shall be stored entirely indoors except for some aggregate that is kept in the fenced backyard
 - A maximum of 2 work vehicles and six work trailers may be parked on the property outside of the front setback behind the house and in the fenced back yard.
 - No other buildings or structures shall be used in the Major Home Occupation business.
 - Except family members, all employees shall live and park off-site.
 - No delivery of supplies or equipment by semi-trucks or semi-

trailers. Delivery only by vehicles customarily used for residential deliveries.

- No lease or transfer of the use or license to any other person or entity.
- No solicitation of sales or visits by the general public.
- No signs or advertising displayed on the property.
- No noise, fumes, smoke, odor, dust, lighting, traffic, or on-street parking above what customary for the residential lot is.
- No increased demand for utility services beyond normal residential use, including trash collection, water, sewer, power, or fire protection.
- Comply with all building and fire codes.

Designees of the Community Development department have inspection authority to determine eligibility and compliance.

MOTION:

Commissioner Keith Kelsch motioned to APPROVE the Major Home Occupation subject to staff conditions. Motion was seconded by Commissioner Olivia Anderson.

Motion passed.

5. MAJOR HOME OCCUPATION (Public Meeting – Administrative): Review an application for a Major Home Occupation for a property located at 7886 N Sapphire Dr. in Diamond Valley which is currently zoned RE-40 (Residential Estate 40,000 square feet minimum lot size). The applicant is requesting approval of a business license to operate MBR Construction Services, LLC from his residence. **MBR Construction Services LLC** is a small, family-owned plumbing company that primarily focuses on new construction. The company's business is generated through word-of-mouth referrals with contractors. All work is performed off-site and employees report to their assigned job sites. The property is fully fenced, with no business equipment, materials, tools, vehicles, or other business-related property stored on-site. The operation does not generate customer visits, deliveries, or traffic beyond what is typical for residential use. The applicant is Michael Riding.

Mr. Scott Messel provided the following staff report and recommendation:

Washington County Code requires a business license for any person who, whether directly or indirectly, transacts, engages in, or operates a business within the unincorporated areas of the County.

Staff have reviewed the major home occupation application and recommends that the Planning Commission review and determine if the proposed Major Home Occupation for **MBR Construction Services, LLC** should be approved, approved with conditions, or denied. If approved, the Planning Commission should review, revise and adopt findings and conditions for the Major Home

Occupation business license, suggested as follows:

1. Home occupations are a permitted use in the RE-40 (Residential Estate 40,000 square foot minimum lot size) zone, if judged by the Planning Commission to be in harmony with the zone.
2. Parcel DVA-2A-A-156-DA is a zoning compliant parcel in the RE-40 (Residential Estate 40,000 square foot minimum lot size) zone with 0.88 acres of lot area.
3. Major home occupations shall be secondary in nature to the primary residential use.
4. The business will maintain a Washington County Business license and renew annually. Any expansion of activities shall require re-approval from the Planning Commission.
5. The home occupation shall maintain the residential character of the residential neighborhood as defined in County Code. No other home occupations are approved at this time.
6. The home occupation shall not be the source of nuisance complaints from neighboring property owners with traffic, noise, or outdoor storage of materials.
7. Failure to comply with all of the conditions, including the following, may result in revocation or non-renewal of the Major Home Occupation business license, or other enforcement action under federal, state, or local laws and regulations:
 - All business-related materials, equipment, and supplies shall be stored entirely indoors.
 - A maximum of three work vehicles and three work trailers may be parked on the property outside of the front setback.
 - No other buildings or structures shall be used in the Major Home Occupation business.
 - Except family members, all employees shall live and park off-site.
 - No delivery of supplies or equipment by semi-trucks or semi-trailers. Delivery only by vehicles customarily used for residential deliveries.
 - No lease or transfer of the use or license to any other person or entity.
 - No solicitation of sales or visits by the general public.
 - No signs or advertising displayed on the property.
 - No noise, fumes, smoke, odor, dust, lighting, traffic, or on-street parking above what is customary for the residential lot.
 - No increased demand for utility services beyond normal residential use, including trash collection, water, sewer, power, or fire protection.
 - Comply with all building and fire codes.
 - Designees of the Community Development department have inspection authority to determine eligibility and compliance

MOTION:

Commissioner Keith Kelsch moved to APPROVE the Major Home Occupation for MBR Construction Services, LLC subject to staff recommendations and conditions.

Motion unanimously.

6. **MAJOR HOME OCCUPATION (Public Meeting – Administrative):** Review an application for a Major Home Occupation for a property located at 1369 N Canyon Trails Dr, Dammeron Valley, UT. It is currently zoned RE-40 (Residential Estate 40,000 square foot minimum lot size) and the applicant is seeking approval for a business license to run **D. Berg Construction Inc.** from his home. The company is a small residential construction business that will operate only as an administrative home-based office. The applicant is Dana Berg

Mr. Messel provided the following staff report:

Washington County Code requires a business license for any person who, whether directly or indirectly, transacts, engages in, or operates a business within the unincorporated areas of the County. Mr. Dana Berg is requesting approval of a business license to operate D. Berg Construction Inc. from his residence. D. Berg Construction Inc. is located at 1369 N Canyon Trails Dr, Dammeron Valley, UT 84783. D. Berg Construction Inc. is a small general construction business proposing to operate as a home-based business at the subject property. The business provides residential construction services, with all work occurring exclusively at client sites and no construction, fabrication, or assembly taking place at the residence. The applicant states that all tools and materials are transported directly to job sites and that no business-related storage occurs on the property, aside from routine monthly UPS deliveries. The business has no direct employees and operates entirely through subcontractors. No clients or customers will visit the residence, and the proposed operation functions solely as an administrative base, generating no on-site commercial activity beyond what is customary for a home-based business.

Staff Recommendations are as follows:

Staff have reviewed the major home occupation application and recommends that the Planning Commission review and determine if the proposed Major Home Occupation for D. Berg Construction, Inc. should be approved, approved with conditions, or denied. If approved, the Planning Commission should review, revise and adopt findings and conditions for the Major Home Occupation business license, suggested as follows:

1. Home occupations are a permitted use in the RE-40 (Residential Estate 40,000 square foot minimum lot size) zone, if judged by the Planning Commission to be in harmony with the zone.
2. Parcel CTDV-11-DVF is a zoning compliant parcel in the RE-40 (Residential Estate 40,000 square foot minimum lot size) zone with 1.33 acres of lot area.

3. Major home occupations shall be secondary in nature to the primary residential use.
4. The business will maintain a Washington County Business license and renew annually. Any expansion of activities shall require re-approval from the Planning Commission.
5. The home occupation shall maintain the residential character of the residential neighborhood as defined in County Code. No other home occupations are approved at this time.
6. The home occupation shall not be the source of nuisance complaints from neighboring property owners with traffic, noise, or outdoor storage of materials.
7. Failure to comply with all of the conditions, including the following, may result in revocation or non-renewal of the Major Home Occupation business license, or other enforcement action under federal, state, or local laws and regulations:
 - All business-related materials, equipment, and supplies shall be stored entirely indoors.
 - A maximum of three work vehicles and three work trailers may be parked on the property outside of the front setback.
 - No other buildings or structures shall be used in the Major Home Occupation business.
 - Except family members, all employees shall live and park off-site.
 - No delivery of supplies or equipment by semi-trucks or semi-trailers. Delivery only by vehicles customarily used for residential deliveries.
 - No lease or transfer of the use or license to any other person or entity.
 - No solicitation of sales or visits by the general public.
 - No signs or advertising displayed on the property.
 - No noise, fumes, smoke, odor, dust, lighting, traffic, or on-street parking above what customary for the residential lot is.
 - No increased demand for utility services beyond normal residential use, including trash collection, water, sewer, power, or fire protection.
 - Comply with all building and fire codes.
 - Designees of the Community Development department have inspection authority to determine eligibility and compliance.

Applicant approached the podium and stated their name as Dana Berg and gave a brief explanation about their business.

MOTION:

Commissioner Keith Kelsch moved to APPROVE the Major Home Occupation for D. Berg Construction Inc. subject to staff conditions and recommendations. Motion was seconded by Commissioner Olivia Anderson.

Motion passed.

7. **ZONE CHANGE AND BOUNDARY ADJUSTMENT CONVEYANCE (Public Hearing – Legislative; Boundary Conveyance Adjustment - Administrative)**: Review an application for zone change and discuss a boundary adjustment conveyance for a parcel in Veyo. The affected parcel is 7170-A-1-A-1-F-NW which is currently zoned MFG (Manufacturing). The applicant is proposing to expand the footprint of this parcel to encompass 8 acres, simultaneously expanding the MFG (Manufacturing) zoning designation. The zone change will be accompanied by a Boundary Adjustment Conveyance when reviewed through the staff, which will formally eliminate several parcels which were created as a result of agricultural splits. The parcels to be eliminated include: 7170-A-1-A-1-G-NW, 7170-E-2-NW, 7170-E-1-NW. Parcel 7170-J-NW will remain zoning compliant for the A-10 (Agricultural 10-acre minimum lot size) zone and will continue to be used for agricultural purposes. The applicant is John Leavitt.

Mr. Scott Messel provided the following report:

Zone Change: The applicant, John Leavitt, is requesting a zone change for property located at approximately 300 N Main Street, Veyo, Utah 84782, from A-10 (Agricultural, 10-acre minimum lot size) to MFG (Manufacturing). The public hearing was held on January 13, 2026. After closing the public hearing and some discussions, the planning commission unanimously motioned to table the item until the date certain, which was February 10, 2026. The public hearing requirement for a zone change was met. The Leavitt family has owned the subject property for an extended period of time. The applicant proposes to rezone approximately three acres to MFG, while the remaining acreage would retain the existing A-10 zoning designation. The MFG acreage is adjacent to property already zoned for manufacturing use. The applicant has submitted a rough conceptual site plan illustrating the proposed use of the property. The proposed use consists of storage rental units, which are a permitted use in the MFG zone. The site plan is provided for informational purposes only and is not being reviewed as part of this zone change application. A detailed site plan review would occur at a later date should the zone change be approved.

Boundary Adjustment: Over the years, portions of the property were divided into multiple parcels without completion of the formal subdivision process required by Washington County. The applicant is now working to correct this issue. The boundary line adjustment will combine the numerous small parcels into one parcel approximately eight acres in size. This would be done concurrently with the zone change, and in accordance with State law. It would be approved by Community Department staff as an administrative land use decision.

Staff Recommendations are as follows:

Staff recommends the Planning Commission review the updated information and determine if the zone change should be granted, revised, or denied, and then send its recommendation to the County Commission for its consideration of the zone change request from the A-10 (Agricultural 10 acre minimum lot size) zone, to the MFG

(Manufacturing) zone for three acres of parcel 7170-A-1-A-1-F-NW located in Veyo. The Planning Commission can consider the following findings and conditions:

1. The Public Hearing was properly noticed on December 16th, 2025.
2. The Public Hearing was held on January 13, 2026, in the regularly scheduled Planning Commission Meeting and after closing the public hearing, the item was continued to a date certain, February 10, 2026
3. The Planning Commission shall review the proposed zone change request and determine if it is appropriate for the area or if it should be modified as appropriate.
4. The proposed use of Storage Rental Units is a permitted use in the MFG (Manufacturing) zone.

The Planning Board engaged in an extensive discussion regarding the proposed dual zone designations and setting precedents. The applicant - John Leavitt, approached the podium and responded to questions from the Planning Commissioners concerning the rationale for his requested dual zone change proposal. He explained that the primary motivation for his proposal is related to the 8-acre septic system requirements and his current financial constraints, stating that he believes this is the only feasible means of making the parcels usable and profitable. The Board was divided regarding the applicant's proposed zone change but were in favor of keep the agricultural zone up against the neighbors and further engaged in length about the rationale for selecting split zone designation and having a manufacturing zone proposal rather than an agricultural one. Additional discussion addressed matters related to planning standpoints, storage units being a permitted use in a manufacturing zone and sales tax implications.

MOTION:

Commissioner Brandon Anderson moved to recommend a POSITIVE recommendation for the zone change of item number 7. The motion was seconded by Commissioner Mark Owens.

Roll Call Vote:

Commissioner Keith Kelsch:	Aye
Commissioner Mark Owens:	Aye
Commissioner Kevin Jones:	Abstain
Commissioner Olivia Anderson:	Aye
Commissioner Brad Gaston:	Aye
Commissioner Brian McMullin:	Nay
Commissioner Brandon Anderson:	Aye

Motion Passed.

8. **PRELIMINARY PLAT (Public Meeting – Administrative):** Review an application for a Preliminary Plat for the proposed Kolob Canyon View Estates project in New Harmony. The parcels under consideration are 3094-NS and a portion of 3091-A-2-NS, totaling approximately 95 acres. The zoning designation is RA-5 (Residential Agricultural 5-acre minimum lot size). The properties are approximately located at 100 S 1600 E New Harmony,

UT 84757. The applicant is proposing a 17-lot subdivision with individual septic systems for each lot. The applicant has received a feasibility letter from the SW Utah Health Department which describes septic requirements for each lot. The Washington County Water Conservancy District has provided a water will serve letter which was a requirement to enable the applicant to move forward to the Planning Commission Meeting. The applicant is Edwin Voskanian.

Mr. Scott Messel provided the following report:

The applicant, Edwin Voskanian / Deer Hollow Properties, proposes a 17-lot subdivision known as Kolob Canyon View Estates, located at approximately 1600 E 100 S, New Harmony, Utah 84757. The subject property consists of Parcel 3094-NS and a portion of Parcel 3091-A-2-NS and is currently zoned NHVOZ RA-5 (New Harmony Valley Overlay Zone – Residential Agricultural, 5-acre minimum lot size).

The project is located within the boundaries of the New Harmony Valley Overlay Zone (NHVOZ). Washington County Code 10-30-3 states All residential development in the NHVOZ where the density is less than five acres for each lot or parcel, shall be in a PDR zone and not by standard lot size development. All NHVOZ-PDR development shall have forty-nine percent (49%) open space. Permitted and conditional uses for this district are found in County Ord. § 10-9-5 (B) & (C), except "condotel or timeshare in residential properties" is not a conditional use in the NHVOZ-PDR zone. For single-family or two-family development where the base zone density is five acres or more, in order to get a density bonus of fifty percent (50%), an applicant may propose the preservation of forty-nine percent (49%) of the development area as open space. Clustering of the residential units is required to obtain the density bonus. Because the proposed parcels meet or exceed the five-acre minimum lot size, the subdivision is not required to proceed through the Planned Development (PD) process.

Culinary water service will be provided, and the applicant proposes an option for irrigation from existing agricultural ponds. Final approval was contingent upon receipt of required documentation from the Washington County Water Conservancy District (WCWCD) confirming water availability and service. The required Will Serve letter from the WCWCD was received on January 30, 2026.

Staff Recommendation:

Staff has reviewed the preliminary plat application and recommends the Planning Commission approve the preliminary plat for the Kolob Canyon View Estates based on the following findings and conditions:

1. The applicant has adhered to the application process requirements and paid applicable fees.
2. The proposed Preliminary Plat meets zoning requirements for RA-5 (Residential Agricultural 5-acre minimum lot size).
3. Each parcel has been verified to meet the zoning requirements for RA-5 (Residential Agricultural 5-acre minimum lot size).

4. On Lot 1 (corner of the main road in the proposed 1600 E), no access would be given onto the highway on the interior and the landscaping including the trail would be completed along the frontage of Lot 1.
5. Road names would need to be reviewed and addresses would be assigned to each lot.
6. The Preliminary Plat was drawn and wet stamped by a Professional Land Surveyor.
7. For Temporary turnarounds, the applicant will add language on the plat “automatically abandoned to adjacent lots when the street is extended”.
8. Easements will be added on the lot frontage of the retained future ROW and a setback note (25’ setback on street sides including this future ROW).
9. A note will be added to the retained future ROW that it is a “non-buildable future ROW”, not to be given a lot number in the subdivision.
10. A current title report will be reviewed by the County and must be acceptable to the County before a final plat is presented to or signed by the County.
11. The proposed subdivision plat meets the applicable Washington County

Commissioner Owens brought up drainage and remembered that Commissioner Olivia Anderson had questions Todd Edwards (Public Works Director) regarding the drainage design as a concern in that area.

Todd Edwards approached the podium.

Victoria Hales brought up the skinny strip along the ponds between the road and the ponds and asked if that was being fully dedicated as part of the right of way.

Mr. Edwards responded not as it is shown at present on the plat. At present it is shown as a 20-foot strip as a public utility. He said that he would rather have the property line brought over to the road and then just have an easement by a separate document or make it part of the lot.

Ms. Hales agreed that it needs to be part of the roadway dedication.

Commissioner McMullin asked if there was significant slope and if so, who would maintain that slope.

Mr. Edwards responded that there is some slope with the ponds, and if the slope was dedicated to the County that we would maintain it. If not, it would be the adjoining property owners that would have to maintain it.

Ms. Hales pointed out that there is another strip on the South, where there is a strip between the road and the property line. She reiterated that these need to be fixed before the final plat and is a legal condition of this approval.

Mr. Edwards suggested it would be easier to dedicate it to the County, alternatively they could sell or give that property to the adjoining property owner. He further stated that it should not be a separate non-conforming lot.

The applicant (Edwin Voskanian) approached the podium and stated that the 20-foot strip along the southern road that borders the Omega Subdivision, has been removed, as Omega was kind enough to round up his corner.

Commissioner Brandon Anderson voiced that he did that map and they did round out that corner, there should be no strip.

A discussion ensued among the Planning Commissioners regarding the conditions that must be applied to address the incorrect plat. Specifically, the two strips along 100 South and 1600 East require correction, and the final plat must accurately reflect these revisions, if they have already been completed.

Commissioner Olivia Anderson inquired about the 30-foot grading easement, specifically addressing the slope and responsibility for its maintenance. She asked whether the area currently consists of bare soil or functions as a drainage ditch. Drawing on her experience, she noted that drainage ditches can create maintenance challenges for neighboring properties, as debris such as tumbleweeds may accumulate and potentially contribute to flooding if not properly managed. She emphasized the importance of designing these areas to require minimal maintenance whenever possible.

Mr. Voskanian responded that it will not be an issue and liked her comments.

Commissioner Owens asked if the ponds would be fenced at any point.

The applicant responded that chain-link fencing is currently in place but indicated an intention to install more aesthetically designed fencing in the future.

MOTION:

Commissioner Mark Owens motioned to APPROVE the preliminary plat subject to staff findings and conditions 1 through 10 with the added condition of road alignment for 100 S and 1600 E. The motion was seconded by Commissioner Olivia Anderson.

Motion passed.

9. **PLANNED DEVELOPMENT AMENDMENT AND CONCEPT PLAN (Public Meeting – Administrative):** Review and discuss the planned development amendment and concept plan for the Red Reef Villas Project in the Leeds area located at approximately 1150 S Old Highway 91. The subject parcels include QCRV-1-HV through QCRV-75-HV, 4044-A-4-HV, 4044-A-21-HV, 4044-A-12-HV, and 4044-A-20-HV. The project acreage is 19.82 acres, and is currently zoned PD. The applicant is Silver Reef Resort LLC.

Mr. Messel introduced the Red Reef project and turned the time over to the applicants.

Representative of the applicants (Jared Westoff and Amberly) presented the Planned Development amendment and concept plan for the Red Reef project. Some of the points and or feedback brought forward:

- Dumpsters for multifamily, no individual garbage cans permitted
- Location for gang/mailboxes
- Height of town homes, obscuring the cuts.
- Parking for trailhead and sports court
- Protection of view of the ridge
- Detention pond
- Interconnectivity and practicality of sidewalk locations
- Project will be phased logically with how the sewer functions
- Cut slopes
- Landscape plan
- Ultra Water Efficiency Standards – desert scape
- Collaborative efforts between developers and board members commented
- Legislation of HB48 – WUI
 - Fire risk – top 5%
 - New fire maps
- Sewage issue in Leeds
- Water supply

10. TITLE 10 DRAFT ORDINANCE PD MULTI-FAMILY (Public Hearing - Legislative): Review, discuss and recommend to County Commission the draft ordinance for Title 10, Chapter 9 PD Multi-Family.

Mr. Scott Messel introduced this item and turned the time over to Victoria Hales.

Ms. Victoria Hales noted that the draft had previously been reviewed at the Planning Work Meeting in January and at JUD, and she summarized the revisions made to the PD Multi-Family draft ordinance.

The following key points were discussed, recommended and edited.

- Approval of the Multi-Family PD Ordinance is essential to facilitate higher-density development within unincorporated Washington County.
- PDR's need to comply with the amenity requirement.
 - Is this a need?
 - Amenities may only be needed if they are not individually platted and sold.
 - Do we want an HOA or an over arching property entity to own amenities?
- Multi-family PD is set up so that there is either a one owner or the investment group to maintain amenities, private roads, dumpsters, playgrounds, etc..
- Map discussion
 - PD Multifamily zone is permitted on both sides of the I-15 only from mile marker 16 to mile marker 31, and within one mile of the outside edge of the UDOT right-of-way.
- New map was created, swath was expanded to 1 mile and a half.
 - If inside the swath you could rezone it to multi-family.

- Discussions of pros and cons in a 1 mile verses 1 mile and a half swath.
- ADU's
- Sound transmission and impact insulation for sound mitigation.
- Maximum density
 - 18 dwelling units an acre
- Building Orientation
 - 50% of units be community facing and community oriented.
 - Garages be set back 22 feet.
 - Ms. Hales will check CLUDMA
 - Garage orientation
- Management and Administration
- Application Procedures and Requirements
- Phasing
- Time Limitation – 36 months of zone change approval, or zone automatically reverts to its previous zoning designation. A grading or excavation permit does not meet this requirement.
 - Development agreement discussion
 - Endless vesting discussion
- Dimensional Standards updated
 - Building setbacks

Commissioner Brian McMullin Opened Public Hearing.

Jared Westoff approached the podium and made the following points:

- Expressed that Multi-Family PD Ordinance is well written and thoughtfully prepared.
- It gives a lot of flexibility to make a really nice community and solve some needs.
- Raised concerns regarding the provision requiring the zoning to revert to its previous designation after 36 months and recommended its removal.
- Provided examples illustrating why such a provision may not be appropriate or effective.
- Emphasized the importance of adopting a plan that reflects current conditions and achieves broad support among stakeholders.
- Advised adding “unless otherwise negotiated” in the development agreement to work through the issues.
- No need for 50 feet, 40 feet is all that is needed.
- Expressed support for the proposed garage design, noting that it will contribute to a more attractive overall development.
- Specifically likes the width of 1.5-mile width due to a future project that falls within the 1.5-mile range.

Slade Hughes of Central approached the podium and expressed:

- Least amount of regulation is better.
- Disagrees with the zone reverting to it's original zone after 36 months

- Voiced that rezoning a property can require a substantial investment of time and effort—potentially taking up to six years—and that interest rates may increase significantly during that period.

Commissioner Brian McMullin Closed the Public Hearing.

Ms. Victoria Hales went over the lines in the Multi-Family PD draft that needed the Commissioners input and made the necessary changes according to their recommendations and suggestions.

MOTION:

Commissioner Mark Owen motioned to APPROVE the changes to the Title 10 draft for the Multi-Family PD. The motion was seconded by Commissioner Brandon Anderson.

Motion passed.

11. COUNTY COMMISSION ACTION REVIEW:

A draft mining and gravel plan was received from Bryce Christensen and will be forwarded to the Commissioners for consideration at the next agenda meeting.

12. COMMISSION & STAFF REPORTS:

13. ADJOURNMENT

MOTION:

Commissioner Brandon Anderson motioned to ADJOURN. The motion was seconded by Commissioner Kevin Jones.

Motion passed.

Meeting adjourned at 3:42 pm.