

Washington County Land Use Authority Meeting

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

MOTION:

Commissioner Olivia Anderson moved to amend the agenda by moving Item 10 to Item 1. The motion was seconded by Commissioner Owens.

Motion Passed.

- MINING AND GRAVEL PLAN (Public Meeting – Administrative):** Review and discuss the concept plan for a Mining and Gravel Pit in Central. The project is located approximately at 300 W 300 S, Central. The project parcel is C-8-A-2-DD-NW and is 36.95 acres in size. The current zoning for this parcel is M-G (Mining and Gravel 20-acre minimum lot size). The applicant is Bryce Christensen.

Mr. Scott Messel provided the following staff report:

Several months ago, the subject parcel was rezoned to the Mining and Gravel (M-G) Zone. Since that time, Bryce Christensen has submitted a Mining and Gravel Plan proposing the extraction of cinders from approximately 36.95 acres located on Washington County Parcel C-8-A-2-DD-NW, near Central, Utah, and within proximity to the greater St. George metropolitan area. The property was recently rezoned from A-20 to M-G to allow for mining activities. Surrounding land uses include U.S. Forest Service land to the west, PDC zoning to the south, C-3 and A-10 zoning to the east, and FR-0.5 and A-20 zoning to the north. The site is proposed to be operated by Bryce Christensen Excavating (BCX), a local company that owns and operates several aggregate quarries within the St. George area. The proposed operation focuses on the extraction of cinder (basalt) material. County staff reviewed the initial Mining and Gravel Plan and provided comments to the applicant, and multiple meetings have been held with BCX to discuss revisions and updates to the proposal. BCX submitted a revised Mining and Gravel Plan late last week (which was immediately sent out to the Planning Commissioners) and has requested approval by the Planning Commission. In addition, the County has received a significant number of public comments from community members expressing concerns regarding the proposed Mining and Gravel Plan. Staff compiled and shared all public comments received from the public with the Planning Commission for their review and consideration.

Staff Recommendation:

Staff recommend the Planning Commission review the Mining and Gravel Plan to ensure compliance with applicable County and State code. The applicant has made significant improvements to the Mining and Gravel Plan to address staff input prior to submitting this final Plan to the Planning Commission. The Planning Commission can approve, approve with modifications, or reject the Mining and Gravel Plan.

Mr. Messel has invited Bryce Christensen's representative to present the updated Mining and Gravel Plan.

Mr. Kass Wall, the applicant's attorney, approached the podium and presented the updated Mining and Gravel Plan. He summarized the key elements of the proposal and invited questions from the Planning Commission board throughout his presentation.

Mr. Kass provided an outline of the processes and procedures associated with each component and summarized how the operations will be conducted in a responsible manner, considering all the concerns associated with the mining process are outlined in the Mining Plan.

The planning commission board engaged in a discussion and a dialogue with Mr. Wall and Mr. Todd Edwards regarding conditions in the Mining and Gravel Plan. The commissioners requested to have more time to look at the Mining and Gravel plan.

MOTION:

Commissioner Keith Kelsch MOVED to table item number one to the April 14, 2026 Planning Commission Meeting. Motion was seconded by Commissioner McMullin.

Motion Passed.

2. **MAJOR HOME OCCUPATION (Public Meeting – Administrative)**: Review an application for a Major Home Occupation for a property in Veyo addressed at 250 S 300 W, Veyo, UT 84782. The current zone for the property is RA-1 (Residential Agriculture 1-acre minimum lot size). The applicant is requesting approval of a business license to operate **Oak & Stone** from his residence as an administrative office. The applicant is a licensed contractor constructing single-family residential homes within Washington County. Nearly all business operations occur at off-site job locations. Any equipment will be stored in a designated area located as far from neighboring residences as feasible. The applicant is Kyler Braunberger.

Mr. Scott 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. Kyler Braunberger is requesting approval of a business license to operate Oak & Stone Homes from his residence as an administrative office. Contractors and similar businesses are defined as major home occupations. The applicant is requesting approval of a Major Home Occupation Business License at 250 S 300 W, Veyo, Utah 84782. The applicant is a licensed contractor constructing single-family residential homes within Washington County. Nearly all business operations occur at off-site job locations. The residence serves solely as an administrative home office. No heavy equipment is operated on-site. The only business-related items stored on the property are construction trailers that have been owned for approximately five years. The applicant intends to acquire a skid steer for limited personal property maintenance and use at residential job sites. Any equipment will be stored in a designated area located as far from neighboring residences as practicable. Marketing will occur online and through word-of-mouth. All material deliveries are drop-shipped directly to job sites. No customer visits or supply deliveries will occur at the residence. Approximately 20 loads of gravel have been placed to reduce dust. A brick wall has been constructed along the property line adjacent to the nearest neighbor to minimize noise. Equipment and trailer parking are located at the furthest feasible point from neighboring homes. Home occupations are divided into two (2) categories, minor home occupation and major home occupation. (See Title 10-26-2).

Staff Recommendation:

Staff have reviewed the major home occupation application and recommends that the Planning Commission review and determine if the proposed Major Home Occupation for Oak & Stone Homes 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 RA-1 (Residential Agriculture 1 acre minimum lot size) zone, if judged by the Planning Commission to be in harmony with the zone.
2. Parcel OTH-2-8-NW is a zoning compliant parcel in RA-1 (Residential Agriculture 1 acre minimum lot size) zone with 1.00 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 Brian McMullin moved to APPROVE item two subject to staff findings and conditions. Motion was seconded by Commissioner Olivia Anderson.

Motion Passed.

3. **MAJOR HOME OCCUPATION (Public Meeting – Administrative):** Review an application for a Major Home Occupation for a property located at 54 W Canyon TRL, New Harmony UT 84757. The current zone is A-10 (Agricultural 10 acres minimum lot size). The applicant is requesting approval for his business **Keith Harmon Construction**; the applicant holds a Utah B-100 General Building Contractor license and proposes to use the residence strictly as a home office for administrative functions associated with his business. The company focuses primarily on residential remodeling, trim carpentry, and occasional home additions, with all construction activities occurring off-site at

customer properties. No outdoor storage of materials or commercial inventory is proposed. The applicant is Keith Harmon.

Mr. Scott 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. Keith Harmon is requesting approval of a business license to operate Keith Harmon Construction from his residence. Keith Harmon's residence is located at 54 W Canyon Trail, New Harmony, Utah. Mr. Harmon holds a Utah B-100 General Building Contractor license and proposes to use the residence strictly as a home office for administrative functions associated with his business. The company focuses primarily on residential remodeling, trim carpentry, and occasional home additions, with all construction activities occurring off-site at customer properties. The applicant advertises solely through word of mouth and referrals. No clients or customers will visit the home office, and the business will not generate additional employee traffic. No additional on-site parking is required beyond normal residential use. Materials and supplies are delivered directly to job sites rather than to the residence. As proposed, the use is not expected to generate traffic beyond that typical of a single-family dwelling. The applicant utilizes one GMC van to travel to project sites and transport tools. He also owns a John Deere skid steer and a 2001 wood-deck flatbed trailer, which are used occasionally. The van, skid steer, trailer, and all tools are stored on the property, primarily within the garage. No outdoor storage of materials or commercial inventory is proposed. Home occupations are divided into two (2) categories, minor home occupation and major home occupation. (See Title 10-26-2)

Staff Recommendation:

Staff have reviewed the major home occupation application and recommends that the Planning Commission review and determine if the proposed Major Home Occupation for Keith Harmon Construction 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-10 (Agricultural 10 acres minimum lot size) zone, if judged by the Planning Commission to be in harmony with the zone.
2. Parcel NCR-2-3-NS is a zoning compliant parcel in the A-10 (Agricultural 10 acres minimum lot size) zone with 10.24 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 Brian McMullin moved to APPROVE item three subject to staff findings and conditions. Motion was seconded by Commissioner Olivia Anderson.

Motion Passed.

4. **MAJOR HOME OCCUPATION (Public Meeting – Administrative):** Review an application for a Major Home Occupation for a property located at 914 W Diamond Valley Dr, St. George, UT 84770 and 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 **AllStone Construction Inc**, from his residence as an administrative office. He has been serving Southern Utah for approximately 15 years, providing a range of construction services including new construction, remodels, and currently focusing primarily on small home renovations. The company is properly licensed as a contractor in Utah, holding an R100 Residential & Small Commercial license Mr. Crane operates the business alone, with no employees. No materials or equipment are delivered to the home, and all construction work is performed offsite at clients' homes or businesses. The applicant is Benjamin Crane.

Mr. Scott 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. Benjamin Crane is requesting approval of a business license to operate AllStone Construction, Inc from his residence as an administrative office. Contractors and similar businesses are defined as major home occupations. AllStone Construction, Inc., owned by Mr. Benjamin Crane, is a general

contracting business operating from 914 W Diamond Valley Dr, St. George, UT 84770. AllStone Construction, Inc., owned by Mr. Benjamin Crane, has been serving Southern Utah for approximately 15 years, providing a range of construction services including new construction, remodels, and currently focusing primarily on small home renovations. The company is properly licensed as a contractor in Utah, holding an R100 Residential & Small Commercial license (License #7025523-5501). Mr. Crane operates the business alone, with no employees. He maintains one work truck and a 10-foot trailer, both used for transporting tools and equipment, which are stored in the truck. The work truck is parked on the wrap-around driveway, so it is not visible from the front of the house. No materials or equipment are delivered to the home, and all construction work is performed offsite at clients' homes or businesses. Home occupations are divided into two (2) categories, minor home occupation and major home occupation. (See Title 10-26-2)

Staff Recommendation:

Staff have reviewed the major home occupation application and recommends that the Planning Commission review and determine if the proposed Major Home Occupation for Allstone 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 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-178-DA is a zoning compliant parcel in RE-40 (Residential Estate 40,000 square foot minimum lot size) zone with 0.85 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 Brian McMullin moved to APPROVE item four subject to staff findings and 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 5565 N 2000 W St. George, UT 84770 in the Winchester Hills subdivision. 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 **KR Farnsworth** from his home. Mr. Farnsworth is a licensed contractor who has been in continuous operation for approximately 25 years. His business activities include the construction of new homes, residential remodels, and home additions. The business operates during standard hours, approximately 8:00 a.m. to 5:00 p.m., and all work is performed off-site at client properties. Mr. Farnsworth has no employees. All equipment is stored in the rear yard of the property, which is enclosed by a gated block wall. None of the equipment is visible from the front of the residence or the public right-of-way. The applicant is Kent Farnsworth.

Mr. Scott 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. Kent Farnsworth is requesting approval of a business license to operate KR Farnsworth, Inc from his residence as an administrative office. Contractors and similar businesses are defined as major home occupations. The applicant is requesting approval of a Major Home Occupation Business License at 5565 N 2000 W St. George, UT 84770. Mr. Farnsworth is a licensed contractor who has been in continuous operation for approximately 25 years. His business activities include the construction of new homes, residential remodels, and home additions. The business operates during standard hours, approximately 8:00 a.m. to 5:00 p.m., and all work is performed off-site at client properties. Mr. Farnsworth has no employees. The applicant maintains three work trailers, one mini excavator, and one skid steer. All equipment is stored in the rear yard of the property, which is enclosed by a gated block wall. None of the equipment is visible from the front of the residence or the public right-of-way. Mr. Farnsworth receives work-related deliveries at his home address infrequently, averaging approximately once per month. There is no customer or employee traffic to the residence associated with the business operations. Home occupations are divided into two (2) categories, minor home occupation and major home occupation. (See Title 10-26-2).

Staff Recommendation:

Staff have reviewed the major home occupation application and recommends that the Planning Commission review and determine if the proposed Major Home Occupation for KR Farnsworth, 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 WHS-5-288-SW is a zoning compliant parcel in RE-40 (Residential Estate 40,000 square foot minimum lot size) zone with 1.00 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 Brian McMullin moved to APPROVE item five subject to staff findings and conditions. Motion was seconded by Commissioner Olivia Anderson.

Motion Passed.

6. **MAJOR HOME OCCUPATION (Public Meeting – Administrative):** Review an application for a Major Home Occupation for a property located at 679 W Pine Circle Dr, Pine Valley UT 84781. It is currently zoned FR 13.5 (Forest Residential 13,500 sq ft minimum lot size) and the applicant is seeking approval for a business license to run **Accurate Air & Refrigeration** from his home as an administrative office. Mr. Gardner is the owner of Accurate Air & Refrigeration LLC, a licensed heating and air conditioning company and the business specializes in the repair and replacement of HVAC equipment for residential and commercial clients. All field work is performed off site at customers' homes and businesses. Suppliers utilized by the company are located in St. George, and no materials or equipment are stored at the residence. All equipment and parts are shipped directly to customer locations rather than to the home address, he employs only one employee who uses the business van and takes it home with him. The applicant is Michael Gardner.

Mr. Scott 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. Michael Gardner is requesting approval of a business license to operate Accurate Air & Refrigeration, LLC from his residence as an administrative office. Contractors and similar businesses are defined as major home occupations. The applicant is requesting approval of a Major Home Occupation Business License at 679 W Pine Circle Dr, Pine Valley UT 84781. Mr. Gardner is the owner of Accurate Air & Refrigeration LLC, a licensed heating and air conditioning company. The business specializes in the repair and replacement of HVAC equipment for residential and commercial clients. All field work is performed off site at customers' homes and businesses. Suppliers utilized by the company are located in St. George, and no materials or equipment are stored at the residence. All equipment and parts are shipped directly to customer locations rather than to the home address. In addition to residential HVAC services, the company performs commercial refrigeration repairs, including work on restaurant refrigeration systems and Sub-Zero equipment. There are no employees operating from the residence with one employee working for Mr. Gardner. All vehicles on the property are private vehicles, with the exception of one work van. The only business activity conducted at the home address is administrative in nature, limited to home office use. Home occupations are divided into two (2) categories, minor home occupation and major home occupation. (See Title 10-26-2).

Staff Recommendation:

Staff have reviewed the major home occupation application and recommends that the Planning Commission review and determine if the proposed Major Home Occupation for Accurate Air & Refrigeration, 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 FR 13.5 (Forest Residential 13,500 sq ft minimum lot size) zone, if judged by the Planning Commission to be in harmony with the zone.
2. Parcel PVR-A-F-3 is a zoning compliant parcel in FR 13.5 (Forest Residential 13,500 sq ft minimum lot size) zone with 0.50 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 Brian McMullin moved to APPROVE item six subject to staff findings and conditions. Motion was seconded by Commissioner Olivia Anderson.

Motion Passed.

7. **CONDITIONAL USE PERMIT (Public Meeting – Administrative):** TDS Broadband is seeking a conditional use permit to install fiber optic cable along roadway right of way in the Pinion Hills area of Dammeron Valley. TDS Broadband Service, LLC has an upcoming project to install approximately 13,500 feet of buried fiber optic cable and conduit within the County’s right-of-way along and across

the following streets: Homestead Dr. W, Orchard St., N Wild Herb Rd., W Coyote Wy., Meadow Lark Cir., N Pinion Ln., N Pinion Hills Dr., Sand Cove Trail W, Maize Cir., and W Winter Qtrs. The work will involve a combination of trenching and boring as needed, and a rock saw will be used where required. The applicant has worked with the Washington County Public Works Department on obtaining the necessary encroachment permits.

Mr. Scott Messel provided county ordinance code 10-18A-6 on Planning Commission Action.

Staff Recommendation:

Staff has reviewed the conditional use application and recommend that the Planning Commission approve TDS Broadband Service, LLC fiber optic cable installation project based on the following findings and conditions:

1. Public Utilities are a conditional use in all land use zones.
2. Notice of the proposed conditional use review was properly noticed.
3. The proposed conditional use meets the applicable standards of Washington County Code 10-18A-6.
4. The proposal enriches the infrastructure network in Washington County.
5. The proposal meets the County General Plan.
6. The proposal meets the applicable Washington County Codes.
7. The detrimental effects of the conditional use have been mitigated, and the use will not result in an unreasonable risk to the safety of persons or property or interfere with the lawful use of surrounding property. The use will not create a need for services which cannot be met by local service providers.

Commissioner Olivia Anderson raised the concern of Dammeron Valley residents not being aware of this project. It was discussed amongst the company representative, Commissioner and Mr. Messel the usual process of public notification and a contact person for the company should any issues arise between residents and this TDS fiber optic project.

MOTION:

Commissioner Brian McMullin moved to APPROVE item nine subject to staff findings and conditions. Motion was seconded by Commissioner Keith Kelsch.

Motion Passed.

8. **CONDITIONAL USE PERMIT (Public Meeting – Administrative):** Graveyard Wash Reservoir project, proposed by the City of St. George, consists of constructing an earth fill embankment dam, filter station, spillway, pump station, and associated piping to create an irrigation water storage reservoir as part of the City’s Reuse Project and Regional Reuse Purification System. The approximately 73-acre site is located near 3979 Santa Clara Drive in Santa Clara, directly northwest of the city and accessible from Utah State Route 8. The location was selected due to its favorable geographic position within the regional system, appropriate elevation for efficient pump operations, and suitable geologic conditions for an earth fill embankment dam.

Mr. Scott Messel provided the following:

The reservoir is necessary to provide operational storage for reuse water and to ensure consistent, continuous flow through the regional pipeline system. The pump station at the dam will improve system efficiency and long-term reliability. The project also includes the creation of a wetland area below the dam to enhance environmental function. Riparian, desert riparian, and upland plant species will be established to improve habitat and stabilize the area. In addition to its infrastructure purpose, the site is anticipated to offer passive recreational opportunities including hiking, biking, wildlife viewing, photography, and educational interpretation.

Mr. Scott Messel provided county ordinance code 10-18A-6 on Planning Commission Action.

Staff Recommendation:

Staff has reviewed the conditional use application and recommends that the Planning Commission approve the Graveyard Wash Reservoir Construction of a reservoir based on the following findings and conditions:

1. Public Utilities are a conditional use in all land use zones.
2. Notice of the proposed conditional use review was properly noticed.
3. The proposed conditional use meets the applicable standards of Washington County Code 10-18A-6.
4. The proposal enriches the infrastructure network in Washington County.
5. The proposal meets the County General Plan.
6. The proposal meets the applicable Washington County Codes.

The detrimental effects of the conditional use have been mitigated, and the use will not result in an unreasonable risk to the safety of persons or property or interfere with the lawful use of surrounding property. The use will not create a need for services which cannot be met by local service providers.

Mr. Glen Carneg of Alpha Engineering and the project engineer presented the Graveyard Wash Reservoir project and provided the purpose and outlined what the project entailed.

Commissioner Owens and Commissioner Olivia Anderson engaged in a dialogue with Mr. Carneg regarding timelines, infrastructure, storage, water permeation and other reservoir related queries.

MOTION:

Commissioner Keith Kelsch moved to APPROVE the conditional use permit for the Graveyard Wash Reservoir subject to staff findings and conditions. Motion was seconded by Commissioner Olivia Anderson.

Motion Passed.

9. **PRELIMINARY PLAT (Public Meeting – Administrative):** Review the preliminary plat for the Silver Cliff Commons Phase I project, located on parcels 3184-HV, 3282-J-HV and 3282-D-

1-HV near Leeds. The applicant proposes a mixed residential and commercial development intended to create a walkable neighborhood that complements surrounding development. The project includes commercial pads and associated parking areas overlooking Grapevine Wash, as well as designated common areas and open space integrated throughout the development. The applicant previously received approval of the Project Plan and Phasing Plan for the Planned Development zoning following a public hearing on October 14, 2025. Those approvals serve as the governing documents for the overall development. The request currently before the Planning Commission is the Preliminary Plat for Phase 1, which proposes approximately 36 single-family residential lots on 10.03 acres and represents the first phase of development under the previously approved project plan. The applicants are Babylon Lands LLC, Silver Cliff Annex LLC.

MOTION:

Commissioner Brian McMullin moved APPROVE; to move item nine subject to staff findings and conditions. Motion was seconded by Commissioner Keith Kelsch.

Motion Passed.

- 10. FINAL PLAT (Public Meeting – Administrative):** Review an application for Final Plat for the Pine Valley Legacy Subdivision in Pine Valley. The project parcel is 6199-D-1 with an approximate location of 1200 E Main Street in Pine Valley. The project area is 7.85 acres, currently zoned A-5 (Agricultural 5-acre minimum lot size and FR 13.5 (Forest Residential 13,500 square feet minimum lot size). The applicants are Pine Valley Legacy LLC/Nathan and Bryan Thiriot.

Mr. Scott Messel provided the following staff report:

The applicant, Pine Valley Legacy, LLC (Nathan and Bryan Thiriot), is requesting approval of a Final Plat for a six-lot standard subdivision located at approximately 1200 E. Main Street in Pine Valley on parcel 6199-D-1. The property is currently zoned A-5 (Agricultural 5 acre minimum lot size) along the rear portion of the property where the river corridor is located, and FR-13.5 (Forest Residential 13,500 square foot minimum lot size) along the frontage near Main Street. The property has been owned by the Thiriot family for over 100 years, and the applicants are proposing the subdivision in order to create a small residential development on the family property. Staff has received and reviewed the required construction plans and provided comments to the applicant. Updated plans addressing staff feedback have since been submitted. Staff has reviewed the Final Plat and associated materials and determined that the proposal meets the applicable requirements of Washington County Code Title 11 – Subdivisions. The applicants intend to develop the property as a six-lot residential subdivision, and staff recommends that the Planning Commission review the request.

Commissioner Kelsch raised a drainage concern and engaged in a discussion with Mr. Todd Edwards regarding drainage and culverts in that area. They engaged in a discussion regarding materials for culverts and storm drains.

Staff Recommendation:

Staff have reviewed the Final Plat and recommends that the Planning Commission approve the Final Plat for the Pine Valley Legacy subdivision based on the following facts, findings, and conditions:

1. The proposed subdivision meets the applicable Washington County Subdivision Codes and Standards.
2. The proposed lot sizes meet the requirements of the approved RA-5 zone (Residential Agricultural 5-acre minimum lot size) and FR-13.5 (Forest Residential 13,500 square foot minimum)
3. Each parcel has water, power, septic approval, and fire service available.
4. The final plat was drawn and wet stamped by a Professional Land Surveyor.
5. The final plat is consistent with the preliminary plat.
6. Comply with all requirements for obtaining signatures on the final plat and timely recording it including submitting a title report acceptable to the County Attorney's office.

Commissioner Owens queried about access coming on to the main road from the property. There was an engaged discussion between the Commissioner, Ms. Hales and applicant representative regarding access.

MOTION:

Commissioner McMullin moved to APPROVE. Motion was seconded by Commissioner Owens.

Motion Passed.

- 11. FINAL PLAT (Public Meeting – Administrative):** Review an application for Final Plat for the Juniper Ranch Subdivision in Dammeron Valley. The project parcel is 7205-N with an approximate location of 1750 E Hwy 144 in New Harmony. The project area is 17.96 acres, currently zoned RA-10 (Residential Agricultural 10-acre minimum lot size). The applicant is Will O'Dear.

Mr. Scott Messel provided the following staff report:

The applicant, Will O'Dear, is proposing a one-lot subdivision. The parcel was created without going through the proper subdivision process. The current property owner is working to bring the property into compliance. The property was recently rezoned to RA-10 (Residential Agricultural, 10-acre minimum lot size) zone. The Preliminary Plat was also recently approved. The applicant has now submitted the final plat. Documentation has been provided confirming adequate culinary water availability, septic feasibility, fire protection planning, and legal access to the property. Utilities and septic service are available for the proposed lot.

Staff Recommendation:

Staff have reviewed the Final Plat and recommends that the Planning Commission approve the Final Plat for the Juniper Ranch Subdivision based on the following findings, and conditions:

1. The proposed Final Plat meets the applicable Washington County Subdivision Codes and Standards.
2. The proposed lot sizes meet the requirements of the approved RA-10 (Residential Agricultural 10-acre minimum lot size).
3. The parcel has water, power, septic approval, and fire service available.
4. The final plat was drawn and wet stamped by a Professional Land Surveyor.
5. The final plat is consistent with the preliminary plat.

MOTION:

Commissioner Olivia Anderson Moved to APPROVE Final Plat for Juniper Ridge subject to staff findings and conditions. Motion was seconded by Commissioner Kelsch.

Motion Passed.

12. DISCONNECT FROM LEEDS – THE COVE DISCUSSION.

Mr. Messel provided the Planning Commissioners with information about The Cove disconnect from Leeds

A discussion amongst the Planners, Ms. Hales and Mr. Messel ensued regarding the State WUI requirements.

13. MINUTES: Consider approval of the minutes of the regular Planning Commission meetings held on January 13, 2026.

MOTION:

Commissioner Keith Kelsch moved to APPROVE minutes from January 13th, 2026. Motion was seconded by Commissioner Olivia Anderson.

Motion Passed.

14. COUNTY COMMISSION ACTION REVIEW:

O'Dear Re-zoning
Slade Hughes Re-zoning.

15. COMMISSION & STAFF REPORTS:

No comments.

16. ADJOURNMENT

MOTION:

Commissioner Brian McMullin motioned to ADJOURN the Planning Commission Meeting.

The motion passed unanimously.

Planning Commission Meeting adjourned at 3:47 pm.