

Washington County Land Use Authority Meeting

May 12, 2026

The Regular Meeting of the Planning Commission of Washington County was called to order by Chairman Mark Owens at 1:40 p.m. on May 12, 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, Brad Gaston, Kevin Jones (Via Zoom), Brandon 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; Merielle Redwine, GIS Supervisor; 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 Chairman Mark Owens.

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: No Conflict. – attended via zoom
Commissioner Brad Gaston: No Conflict
Commissioner Brandon Anderson: No Conflict
Commissioner Keith Kelsch: No Conflict

1. **PRELIMINARY PLAT (Public Meeting – Administrative):** Review the preliminary plat for Phase 2 of the Silver Commons Planned Development Residential (PDR), located southwest of Main Street at approximately 900 North in Leeds. The subject parcel (No. 3184-HV) encompasses 10.56 acres. The proposal includes 48 residential units, and the applicant is Babylon Lands LLC.

Staff Report:

Scott Messel provided that the Silver Cliff Commons project 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 2, 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.

Staff Recommendation:

Mr. Messel recommended the Planning Commission review and approved the proposed preliminary plat 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 PDR (Planned Development Residential).
3. The Preliminary Plat was drawn and wet stamped by a Professional Land Surveyor.
4. A current title report will be reviewed by the County and must be acceptable to the County before a final plat is present to or signed by the County.
5. The proposed Phase 2 preliminary plat is consistent with the previously approved Project Plan for the development.

There was discussion among the Planning Commission, Ms. Hales, Mr. Messel, and Mr. Taylor regarding the removal of the gap in front and between the subdivision and 900 North Road, and the addition of this requirement as a sixth condition of approval. Discussion also occurred regarding curb and gutter improvements, during which a percolation concern was raised. Additional discussion was held regarding wall height and the use of a rock wall, and Mr. Taylor was invited to provide comments concerning retaining walls.

MOTION:

Commissioner Brandon Anderson moved to APPROVE item one subject to staff recommendations and any added conditions as discussed. Motion was seconded by Commissioner Brian McMullin.

Motion Passed.

2. **PROJECT PLAN & ZONE CHANGE (Public Hearing – Legislative):** Review the project plan and zone change and conduct a public hearing for the **Red Reef Villas** planned development for a proposed multifamily zone, located off Old Highway 91 in Leeds and encompassing 19.74 acres. The property is currently zoned Planned Development (PD), with a proposed rezone to the Planned Development Multifamily designation. The applicant is Silver Reef Commons LLC.

Staff Report:

Mr. Messell provided the following: The applicant has submitted a Concept Plan to the Community Development Department for the proposed Red Reef Villas development, which includes parcels 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 proposed development consists of a mixed residential community featuring townhomes and single family patio home. The project site is located just north of the Gateway Industrial Park

and directly adjacent to approximately 62,000 acres of the Red Cliffs Desert Tortoise Reserve, which provides access to established hiking and biking trails for residents. The site is situated along Old Highway 91, just north of Harrisburg, and immediately east of Interstate 15. Red Reef Villas is strategically located to provide convenient access to major regional employment centers, including St. George, Cedar City, Zion National Park, Hurricane, Washington City, and other rapidly growing communities in Southern Utah. This central location makes the development well-suited for residents employed throughout the region.

Silver Reef Resort, LLC will work with Washington County to complete a Development Agreement that will outline the terms and conditions of the Planned Development. The future Project Plan and Development Agreement will serve as the governing documents for the development, phasing, and buildout of Red Reef Villas. The project encompasses approximately 19.739 acres, with a proposed total open space area of 8.95 acres. The Ash Creek Special Service District will have oversight of wastewater service for the east side of I-15. As part of the proposed development, Red Reef Villas will extend sewer infrastructure to serve the project area and improve service capacity in an anticipated area to require wastewater service for this project and in the future.

Zone Change:

The applicant, Silver Reef Resort, is requesting a zone change for parcels QCRV-1-HV through QCRV-75-HV, 4044-A-4-HV, 4044-A-21-HV, 4044-A-12-HV, and 4044-A-20-HV from Planned Development (PD) to Planned Development Multifamily (PD-MF). The purpose of the request is to allow for the development of a cohesive, well-designed residential community consistent with the intent of the PD-MF Zone. The PD-MF Zone is intended to encourage flexibility in site design, allow the integration of multiple housing types, promote the preservation of open space, and support high-quality, community-driven, master-planned development.

The proposed project consists of 119 residential units on approximately 19.74 acres, resulting in a density of approximately 14.34 dwelling units per acre. The proposed development aligns with the intent and purpose of the PD-MF Zone through its coordinated site design, integrated open space areas, and efficient land use planning. The proposed density is consistent with the Planned Development Multifamily zoning framework and supports the creation of a well-planned residential community.

Staff Recommendation:

1. The zone change and public hearing were properly noticed.
2. The public hearing was held on May 12, 2026, in the regularly scheduled Planning Commission Meeting.
3. The proposed zone change to the PD Multifamily (Planned Development Multifamily) zone would be in compliance with the County's zoning regulations relative to its existing multi-family use.
4. The zone change request would make incremental improvement within the county for multifamily housing.
5. The proposal is consistent with the Washington County General Plan.

Chairman Mark Owens Opened the Public Hearing:

No Comments

Chairman Mark Owens Closed the Public Hearing.

Chairman Mark Owens invited the Planning Commissioners to discuss the item. During the discussion, the issue of “Missing Middle” housing was raised. Additional discussion occurred regarding landscaping, including suggestions on how landscaping could be more effectively utilized given the County’s current water limitations. It was also noted that interactions with the developers throughout the project had been favorable and that the project had involved a strong collaborative effort. Speed limits and speed bumps were raised and discussed.

MOTION:

Commissioner Brian McMullin moved to give a POSITIVE recommendation to County Commission for the project plan and proposed zone change to the multi-family zone subject to staff conditions. The motion was seconded by Commissioner Brandon Anderson.

Motion Passed.

- 3. HILLSIDE DEVELOPMENT PERMIT (Public Meeting – Administrative):** Review an application for Hillside Development Permit for a property located near Leeds. The parcel number is 3151-A-HV, and the property is currently zoned A-20 (Agricultural 20-acre minimum lot size) and is approximately 420.47 acres in size. The applicant is requesting approval to construct a fourth single-family residence on the property. The proposed building site is located on sloped terrain that triggers the need for a Hillside Development permit under County ordinances due to grading and slope conditions. The project engineer is Paul Blackmore of Blackrock Engineering P.C.

Staff Report:

The staff report was provided by Mr. Elliott Taylor – County Engineer and Mr. Scott Messel as follows: Chapter 10-24 of the Washington County Code establishes hillside development standards intended to protect the public health, safety, and welfare by regulating development and grading activities on steeply sloped properties. The purpose of the ordinance is to minimize soil instability, erosion, slope failure, subsurface water issues, and visual impacts associated with hillside development while preserving the natural terrain and character of the county’s hillsides.

The code establishes disturbance limitations based on slope categories. Areas with slopes between 20% and 29% are required to retain at least 70% of the slope area in an undisturbed condition, while areas with slopes of 30% or greater are required to retain at least 90% of the slope area undisturbed. These calculations are based on the overall development area rather than individual lots.

Any development proposed on slopes exceeding 20% requires a hillside grading development permit and review by county staff, the land use authority, and approval by the County Commission. The ordinance also requires the submission of technical studies and plans including grading plans, drainage reports, geotechnical investigations, erosion control measures, and landscape restoration plans prepared by qualified professionals.

Additional standards address roadway design, drainage infrastructure, slope stabilization, building setbacks from ridgelines and plateaus, protection of no-disturbance areas, and architectural considerations intended to reduce visual impacts and preserve the natural hillside environment.

Staff Recommendation:

Based upon the materials submitted and staff review of the proposed project, staff finds that the development complies with the applicable requirements of Chapter 10-24, Hillside Development Standards, of the Washington County Code. The applicant has provided the required technical information, including grading, drainage, and geotechnical analysis, and the project has been designed to minimize disturbance to steep slope areas while addressing public safety, drainage, access, and slope stability concerns.

Staff further finds that the proposed development satisfies the intent and purpose of the hillside development standards by preserving significant portions of the natural terrain, mitigating potential geologic hazards, and incorporating appropriate engineering and site design measures. The project has received approval from the Hurricane Valley Fire District.

Therefore, staff recommends approval of the proposed project and associated hillside development permit, subject to all applicable county requirements and conditions of approval.

1. The applicant shall comply with all applicable requirements of Chapter 10-24, Hillside Development Standards, of the Washington County Code.
2. The applicant shall obtain all required approvals and permits from applicable reviewing agencies prior to commencement of construction activities.
3. Following final approval by the County Commission, the applicant shall submit and obtain approval of an excavation/grading permit prior to any land disturbance, grading, or construction activity on the site.
4. All grading, drainage, erosion control, and slope stabilization improvements shall be completed in accordance with the approved engineering and geotechnical reports and plans.
5. All “no disturbance” areas identified on the approved plans shall be clearly delineated and protected during construction in accordance with County requirements.

The Planning Commission, Mr. Elliott Taylor, and the project engineer, Mr. Paul Blackmore, engaged in discussion regarding various aspects of the project, including curb and gutter requirements, the height of the cut, fire department approval, and geotechnical reports.

MOTION:

Commissioner Brandon Anderson moved to give a POSITIVE recommendation to the County Commission for the Hillside Development Permit subject to staff conditions. Motion was seconded by Commissioner Gaston.

Motion Passed.

Chairman Mark Owens reminded Mr. Blackmore of the following:

1. No work may commence until County Commission approval has been granted.
2. A grading permit is required.
3. No deviations from the submitted plans are permitted unless reviewed and approved through Public Works first.

MOTION:

Commissioner Brandon Anderson moved to switch agenda items 6 and 7 with agenda items 4 and 5.

Motion Passed.

4. **MAJOR HOME OCCUPATION (Public Meeting – Administrative):** Review an application for a Major Home Occupation for a property at 512 Cottonwood Drive in Veyo. The applicant operates Bird Dog Contracting from his residence as an administrative office. The business is a General Contracting Company focusing on custom framing, new home builds, renovations, additions and any aspect of home improvements. The applicant is Corey Williams.

Staff Report:

Mr. Messell provided that the applicant's business is consistent with the intent of maintaining the residential character of the neighborhood while allowing for limited business activity.

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 Bird Dog Contracting 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. All vehicles, including semis and trailers, must be kept behind a sight-obscuring fence.
2. No vehicles or trailers may be on the property unless owned by the property owner and properly registered.
3. The applicant is permitted to keep a backhoe, gooseneck trailer, small utility trailer, skid steer, and small articulating forklift at the residence.

4. No vehicles or equipment may be parked within the front setbacks. This property has two front setbacks.
5. 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.
6. Parcel BKE-1-10-A-NW is a zoning compliant parcel in the RE-40 (Residential Estate 40,000 square foot minimum lot size) zone with 0.83 acres of lot area.
7. Major home occupations shall be secondary in nature to the primary residential use.
8. The business will maintain a Washington County Business license and renew annually, noting any expansion of activities which may require re-approval from the Planning Commission.
9. 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.
10. The home occupation shall not be the source of nuisance complaints from neighboring property owners with traffic, noise, or outdoor storage of materials.
11. Obtain a remanufacturing license through the Motor Vehicle Enforcement Department.
12. Failure to comply with the following conditions 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:
 - Vehicles, vehicle parts, equipment, and supplies shall be fully in the enclosed garage building.
 - No storage or display of goods shall be visible from outside of the garage building. No more than five vehicles or vehicle chassis may be worked on or assembled at one time.
 - No other buildings or structures shall be used in the Major Home Occupation business.
 - The business is limited to two non-family employees who shall park on-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 renting of bays or equipment to any other person or entity.
 - No solicitation of sales or visits by the general public. Customer visits only by appointment.
 - 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. Any noise emanating beyond the property line during daytime for a continuous period of ten minutes or more is prohibited if the average decibel level at or beyond the property line is 75 dB or more. As a condition of approval, the Planning Commission is requiring decibel monitoring and records retention by the owner with disclosure of the decibel readings to the Community Development department upon request.
 - 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 Olivia Anderson moved to APPROVE Bird Dog Contracting subject to staff conditions. Motion was seconded by Commissioner Brian McMullin.

Motion Passed.

5. **MAJOR HOME OCCUPATION (Public Meeting – Administrative):** Review an application for a Major Home Occupation for a property located at 53 E Cliffrose Ln in Brookside. The applicant proposes to operate Minds' Eye Concepts and Designs, out of her home. The business specializes in creating theatrical and cinematic designs for costumes, stage sets, prop building and so forth. All work is conducted indoors and has low impact on the neighborhood and no anticipation of additional traffic. The applicant is Jeremy Bird.

Staff Report:

Mr. Messel reported that activities at the home are low-impact in nature and primarily consist of design work and occasional prop creation. The proposed home occupation is not anticipated to generate additional traffic, noise, or other disturbances. No clients, employees, or deliveries are expected to visit the residence as part of the business operations. As such, the use is consistent with the intent of maintaining the residential character of the neighborhood while allowing for limited business activity.

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 Minds' Eye Concepts and Designs 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:

MOTION:

Commissioner Brian McMullin moved to **APPROVE** Minds' Eye Concept and Designs as a Major Home Occupation subject to staff conditions. Motion was seconded by Commissioner Brandon Anderson.

Motion Passed.

6. **MISCELLANEOUS TITLE 9 CHANGES (Public Hearing – Legislative):** Review and hold a public hearing regarding proposed miscellaneous revisions to Title 9, Buildings, Land and Construction Regulations. Consider, discuss, and receive public input, and make a recommendation to the County Commission. Proposed amendments to Title 9 include adding chapter 5, standards for earthen building, adobe, rammed earth, and compressed earth block construction, and other miscellaneous updates.

Ms. Victoria Hales led a discussion and review of miscellaneous revisions to Title 9, Buildings, Land Use, and Construction Regulations. She then invited Mr. Elliott Taylor, County Engineer, to present proposed standards for earthen construction methods, particularly adobe, rammed earth, and compressed earth block construction.

Mr. Taylor provided an example of an adobe brick he made from locally sourced clay to demonstrate the construction technique. He also presented information on adobe constructed homes and provided that the proposed standards were prompted by housing

affordability, due in part to the high cost of traditional building materials. Mr. Taylor provided different examples of local adobe buildings in the County and listed the beneficial properties of adobe as construction material. The planning commission board engaged in a discussion regarding:

- requirements to ensure stable adobe materials for construction
- inspection and testing process for adobe, rammed earth and compressed earth
- benefits of having checklists and references
- alternatives of adding this to our ordinance with references to the right ICC appendixes
- proposal to delay this approval for 30 days to allow reviewal from local structural engineers and to allow time to alternative resolutions

MOTION:

Commissioner Brian McMullin moved to extend item #6 to the next Planning Commission Meeting on June 9th, 2026. Motion was seconded by Commissioner Brad Gaston.

Motion Passed.

7. **MISCELLANEOUS TITLE 10 CHANGES (Public Hearing – Legislative):** Review and hold a public hearing regarding proposed miscellaneous revisions to Title 10, Zoning Regulations. Consider, discuss, and receive public input, and make a recommendation to the County Commission. Proposed amendments include revisions to the following provisions: chapter 4 definitions, chapter 11 manufacturing and industrial zone uses and performance standards, chapter 12 mining and gravel zone standards, chapter 13 front porch setbacks, chapter 24 hillside development, chapter 26 major home occupations, and other miscellaneous updates.

Ms. Victoria Hales led the discussion on miscellaneous changes to Title 10. Some of the changes discussed were:

- Front porches, encroaching 5 feet into the setback
- Various changes in Title 10, Chapter 11 – Manufacturing & Industrial Zone
- Data Centers – definition, size, water consumption, power consumption and performance standards
- Mining & Gravel Plan discussion
- Major Home Occupations

MOTION:

Commissioner Mark Owens moved to provide a POSITIVE recommendation to the County Commission regarding miscellaneous changes to Title 10 as discussed. Motion was seconded by Commissioner Brian McMullin.

Motion Passed.

8. **MINUTES:** Consider approval of the minutes of the regular Planning Commission meetings held on April 14th, 2026.

MOTION:

Commissioner Olivia Anderson moved to APPROVE minutes from April 14th, 2026.
Motion was seconded by Commissioner Keith Kelsch.

Motion Passed.

9. **COUNTY COMMISSION ACTION REVIEW:**

No comment

10. **COMMISSION & STAFF REPORTS:**

None to report.

11. **ADJOURNMENT**

MOTION:

Commissioner Mark Owens motioned to ADJOURN the Planning Commission Meeting. Motion was seconded by Commissioner

The motion passed unanimously.

Planning Commission Meeting adjourned at 4:14 pm.