

**WASHINGTON COUNTY COMMISSION
SPECIAL MEETING MINUTES
JULY 14, 2026**

The Special Meeting of the Board of the Washington County Commission was called to order by Chairman Adam Snow at 4:00 p.m. on July 14, 2026, in the Washington County Commission Chambers, and via Zoom 111 East Tabernacle, St. George, Utah. Those in attendance were Commissioner Adam Snow, Commissioner Gil Almquist, Commissioner Victor Iverson, Deputy County Attorney Devin Snow, County Administrator Nicholle Felshaw and Deputy Clerk Sarah Lloyd.

INVOCATION BY: Michael Kruse, Universal Unitarian Faith

PLEDGE OF ALLEGIANCE: Gary Webster

PUBLIC COMMENT:

(None presented.)

CONSENT AGENDA:

The Consent Agenda is a means of expediting the consideration of routine matters. If a commissioner requests that items be removed from the consent agenda, those items are placed at the beginning of the regular agenda. Other than requests to remove items, a motion to approve the items on the consent agenda is not debatable.

- Consideration of Auditor-Approved Claims for Payment for June 17, 2026, through July 14, 2026.
- Consideration of Regular Commission Meeting Minutes of June 16, 2026
- Consideration of Special Commission Meeting Minutes of July 7, 2026
- Consideration of Administrative Adjustments: Personal Property
- Consideration of Proof of Publication of Ordinance No. 2026-1322-O, Published Sunday, June 28, 2026
- Consideration of Approval of Disposal of Surplus Property
- Consideration of Renewal of the Memorandum of Understanding Between Washington County and the Drug Enforcement Administration

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

REGULAR AGENDA ITEMS FOR CONSIDERATION:

RECOGNITION REGARDING KOLOB RESERVOIR

Emergency Services Director Jason Bradley and the Commissioners recognized 12 year old Rawlings Turner and Adam Seegmiller on their bravery regarding extinguishing a fire on Kolob in early July.

EMPLOYEE LONGEVITY

Library Director Alan Anderson recognized Amanda Gardner on 10 Years of Service to the library, and Amanda Rowley to 20 years of service.

PRESENTATION: INTRODUCING HANK, SHERIFF'S OFFICE NEW K9

Sheriff Barry Golding and Deputy Daniel Montgomery introduced Hank, the newest K9 at the Washington County Sheriff's Office.

CONSIDERATION OF PURCHASE REQUESTS:

Legacy Park, Pavillion Area Concrete Repair	(\$11,401.00)
Legacy Park, Drainage Repair	(\$213,850.00)
COA, Replacing Carpet and Subfloor	(\$16,383.60)
Greater Zion, Commercials	(\$11,616.00)
Greater Zion, Australia/New Zealand Travel Expos	(\$11,500.00)
Greater Zion, Hannover Germany Billboard Campaign	(\$10,000.00)
Sheriff, ToughBooks and ToughCare	(\$178,361.28)
Sheriff, Year Subscription for Access to Nova	(\$10,000.00)
Sheriff, Medical Veterinary Services for K9 Cyrus	(\$11,515.11)
Sheriff, K9	(\$10,000.00)
Sheriff, Vehicle Purchase with Two Trade-Ins	(\$5,949.00)
Roads, Red Dye Diesel Fuel	(\$43,503.37)
Roads, Chip Sealing Prep Work	(\$147,312.00)
Roads, Freightliner Water Truck	(\$225,390.00)

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

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

CONSIDERATION OF ORDINANCE NO. 2026-1323-O, AN ORDINANCE REZONING A LOT IN THE ENTERPRISE RANCHOS SUBDIVISION LOCATED AT APPROXIMATELY 2751 E BENCH ROAD FROM THE RA-20 ZONE (AGRICULTURAL 20 ACRE MINIMUM LOT SIZE), TO THE RA-1 ZONE (RESIDENTIAL AGRICULTURAL 1 ACRE MINIMUM LOT SIZE), HEREINAFTER FULLY DESCRIBED IN THIS ORDINANCE (APPLICANT: STAFF AND CLAY AND JOCIE COVINGTON)

Community Development Director Scott Messel stated this Ordinance will not be for the entire subdivision, but for this specific parcel. The parcel is approximately 2 acres in size and needs to be brought into zoning compliance. Staff initiated zone changes will be brought forward in the future to bring the entire subdivision into compliance.

MOTION: Motion by Commissioner Iverson to Adopt Ordinance No. 2026-1323-O, An Ordinance Rezoning a Lot in Enterprise Ranchos Subdivision Located at Approximately 2751 E Bench Road from the RA-20 Zone (Agricultural 20 Acre Minimum Lot Size), to the RA-1 Zone (Residential Agricultural 1 Acre Minimum Lot Size), Hereinafter Fully Described in This Ordinance (applicant: Staff and Clay and Jocie Covington). Motion seconded by Commissioner Snow and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF ORDINANCE NO. 2026-1324-O, AN ORDINANCE ADOPTING AND AMENDING TITLE 10, CHAPTER 19, SIGNS, INCLUDING MISCELLANEOUS AMENDMENTS FOR SIGNS IN C-2 AND C-3

Deputy County Attorney Victoria Hales explained there is an existing non-conforming sign to update sign height and width. This is a targeted change for this specific zone before a full redraft. Planning Commission has reviewed and unanimously recommended approval.

MOTION: Motion by Commissioner Almquist to Adopt Ordinance No. 2026-1324-O, An Ordinance Adopting and Amending Title 10, Chapter 19, Signs, Including Miscellaneous Amendments for Signs in C-2 and C-3. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF ORDINANCE NO. 2026-1325-O, AN ORDINANCE AMENDING WASHINGTON COUNTY ORDINANCE, TITLE 8, CHAPTER 5 REGARDING TRANSIENT ROOM TAX

Deputy County Attorney Devin Snow stated this code change brings Washington County up to date and updates state code TRT references in the Washington County Code.

MOTION: Motion by Commissioner Iverson to Adopt Ordinance No. 2026-1325-O, An Ordinance Amending Washington County Ordinance, Title 8 Chapter 5 Regarding Transient Room Tax. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF ORDINANCE NO. 2026-1326-O, AN ORDINANCE AMENDING TITLE 8, CHAPTER 6 OF THE WASHINGTON COUNTY CODE TO ALLOW EXPENDITURES OF TOURISM TAX REVENUE ON AIRPORT FACILITIES

Deputy County Attorney Devin Snow stated state law allows expenditures of TRCCA revenues for airport facilities, and this ordinance amends the Washington County Code to add airport facilities as an allowable use of TRCCA revenues.

MOTION: Motion by Commissioner Almquist to Adopt Ordinance No. 2026-1326-O, An Ordinance Amending Title 8, Chapter 6 of the Washington County Code to Allow Expenditures of Tourism Tax Revenue on Airport Facilities. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3784, A RESOLUTION AUTHORIZING THE ISSUANCE OF UP TO \$50,000,000 OF THE COUNTY'S SALES TAX REVENUE (TRT AND TRCC) BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, AND EXTENSION OF THE DIXIE CENTER AND/OR FACILITIES AT THE ST. GEORGE REGIONAL AIRPORT; AUTHORIZING THE EXECUTION AND DELIVERY OF A GENERAL INDENTURE OF TRUST AND A SUPPLEMENTAL INDENTURE OF TRUST TO SECURE THE BONDS; DELEGATING AUTHORITY TO CERTAIN OFFICERS TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; AND PROVIDING FOR RELATED MATTERS

Commissioner Snow stated extending the St. George Airport is a large need in Washington County, and due to this Washington County is looking to issue bonds of up to \$50,000,000. This Resolution would start the bonding process. He reiterated Washington County has a AAA bond rating, which is the highest rating available.

MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3784, A Resolution Authorizing the Issuance of up to \$50,000,000 of the County's Sales Tax Revenue (TRT and TRCC) Bonds for the Purpose of Finance the Acquisition, Construction, Improvement, and Extension of the Dixie Center and/or Facilities at the St. George Regional Airport; Authorizing the Execution and Delivery of a General Indenture of Trust and a Supplemental Indenture of Trust to Secure the Bonds; Delegating Authority to Certain Officers to Approve the Final Terms and Provisions of the Bonds Within the Parameters Set Forth Herein; and Providing for Related Matters. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3785, A RESOLUTION APPROVING THE WASHINGTON COUNTY COUNCIL ON AGING CONTRACT FY2027 WITH THE FIVE COUNTY ASSOCIATION OF GOVERNMENTS AREA AGENCY ON AGING

Center on Aging Director Jacob Browning explained this is a yearly contract that comes through the Area on Aging to provide services to eligible individuals in Washington County.

MOTION: Motion by Commissioner Almquist to Approve Resolution No. R-2026-3785, A Resolution Approving the Washington County Council on Aging Contract FY2027 with the Five County Association of Governments Area Agency on Aging. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3786, A RESOLUTION APPROVING AN AGREEMENT WITH FIRST STOP HEALTH, LLC FOR VIRTUAL PRIMARY CARE AND WHOLE MENTAL HEALTH SERVICES

Human Resources Director Joel Tucker explained this platform allows for virtual care for primary care including telemedicine and virtual health coaching, including mental health services.

MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3786, A Resolution Approving an Agreement with First Stop Health, LLC for Virtual Primary Care and Whole Mental Health Services. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3787, A RESOLUTION APPOINTING A MEMBER TO THE WASHINGTON COUNTY LAND ACQUISITION SUBCOMMITTEE

Habitat Conservation Plan Director Cameron Rognan explained Elaine York is currently on the Land Acquisition Subcommittee and has recently resigned, and has recently notified the County she wishes to resign and suggested Kelley Hart be appointed in her place.

MOTION: Motion by Commissioner Almquist to Approve Resolution No. R-2026-3787, A Resolution Appointing a Member to the Washington County Habitat Conservation Plan Land Acquisition Subcommittee. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3788, A RESOLUTION APPROVING A FENCING AGREEMENT WITH TONAQUINT RIDGE, INC. FOR TORTOISE EXCLUSION FENCING AND A TORTOISE CULVERT ADJACENT TO THE RED CLIFFS DESERT RESERVE

Mr. Rognan stated developers that have property adjacent to the Red Cliffs Desert Reserve are required to place fencing along the reserve. In exchange, once the fence is in place, desert tortoises are relocated from private property to the reserve.

MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3788, A Resolution Approving a Fencing Agreement with Tonaquint Ridge, Inc. for Tortoise Exclusion Fencing and a Tortoise Culvert Adjacent to the Red Cliffs

Desert Reserve. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3789, A RESOLUTION APPROVING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN WASHINGTON COUNTY AND MILLARD COUNTY REGARDING ROAD PROJECTS IN WASHINGTON COUNTY

Public Works Director Todd Edwards stated Millard County has hired a private distributor and driver for oil distribution and has offered Washington County oil distribution at a better price than other service providers.

MOTION: Motion by Commissioner Almquist to Approve Resolution No. R-2026-3789, A Resolution Approving the Execution of an Interlocal Agreement Between Washington County and Millard County Regarding Road Projects in Washington County. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3790, A RESOLUTION RATIFYING A NOTICE OF GRANT AND AGREEMENT AWARD BETWEEN NRCS AND WASHINGTON COUNTY FOR THE WARNER DRAW HURRICANE IRRIGATION EFFICIENCY PROJECT, PHASE 2 CONSTRUCTION

Mr. Edwards explained Phase 2 of the Warner Draw Hurricane Irrigation Efficiency Project has been funded by the Natural Resources Conservation Service (NRCS) with a match from Hurricane City for a total \$12,965,924.77 which should be sufficient to finish the project.

MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3790, A Resolution Ratifying a Notice of Grant and Agreement Award Between NRCS and Washington County for the Warner Draw Hurricane Irrigation Efficiency Project, Phase 2 Construction. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3791, A RESOLUTION RATIFYING THE NOTICE OF GRANT AND AGREEMENT AWARD BETWEEN NRCS AND WASHINGTON COUNTY ADDING FUNDING FOR THE FORSYTH PINE VALLEY FIRE DAMAGE SURVEY

Mr. Edwards stated NRCS has added additional funding to complete the Forsyth Fire damage survey.

MOTION: Motion by Commissioner Almquist to Approve Resolution No. R-2026-3791, A Resolution Ratifying the Notice of Grant and Agreement Award Between

NRCS and Washington County Adding Funding for the Forsyth Pine Valley Fire Damage Survey. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3792, A RESOLUTION AUTHORIZING THE EXECUTION OF A QUIT CLAIM DEED FROM WASHINGTON COUNTY TO THE TOWN OF APPLE VALLEY (RE: PARCEL NO. AV-1365-Q)

Tax Administrator Adrian Harvell explained there were two properties that did not sell at the tax sale and Washington County would like to deed the property to the Town of Apple Valley.

MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3792, A Resolution Authorizing the Execution of a Quit Claim Deed from Washington County to the Town of Apple Valley (RE: Parcel No. AV-1365-Q). Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3793, A RESOLUTION AUTHORIZING THE EXECUTION OF A QUIT CLAIM DEED FROM WASHINGTON COUNTY TO SANTA CLARA CITY (RE: PARCEL NO. SC-220-A-1-A-1)

Ms. Harvell stated this Resolution is similar to the previous Resolution, but to deed the property to Santa Clara City.

MOTION: Motion by Commissioner Almquist to Approve Resolution No. R-2026-3793, A Resolution Authorizing the Execution of a Quit Claim Deed from Washington County to Santa Clara City (RE: Parcel No. SC-220-A-1-A-1). Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3794, A RESOLUTION APPROVING THE EXPENDITURE OF TRT FUNDING FOR AN EVENT MARKETING AGREEMENT WITH THE UNITED STATES PRACTICAL SHOOTING ASSOCIATION

Sports and Adventure Sales Manager Chad McWilliams explained the Tourism Tax Advisory Board (TAB) recently voted to promote the United States Practical Shooting Association Nationals taking place at the Washington County Shooting Sports Park in September 2026 for a total of \$70,000. An estimated economic impact of \$1,000,000 will reach Washington County.

MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3794, A Resolution Approving the Expenditure of TRT Funding for an Event Marketing Agreement with the United States Practical Shooting Association. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3795, A RESOLUTION APPROVING AN EVENT MARKETING AGREEMENT FOR THE 2026 ST. GEORGE CLIMBING FESTIVAL

Mr. McWilliams stated the TAB Board has recommended approval of the use of \$3,700 in sponsorship to provide funding for the St. George Climbing Festival.

MOTION: Motion by Commissioner Almquist to Approve Resolution No. R-2026-3795, A Resolution Approving an Event Marketing Agreement for the 2026 St. George Climbing Festival. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3796, A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN WASHINGTON COUNTY AND THE CITY OF LA VERKIN FUNDING LIGHTING ON A PORTION OF THE ZION CORRIDOR TRAIL

Trista Nelson explained La Verkin City has developed a trail lighting plan for the Cottonwood Hollow area of the Zion Corridor Trail. The TAB board voted to fund \$35,824.15 for the project.

MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3796, A Resolution Approving an Interlocal Agreement Between Washington County and the City of La Verkin Funding Lighting on a Portion of the Zion Corridor Trail. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3797, A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH UTAH TECH UNIVERSITY FOR THE OPERATION OF THE COUNTY'S PUBLIC, EDUCATIONAL, AND GOVERNMENT ACCESS TELEVISION CHANNEL

Deputy County Attorney Devin Snow stated that Washington County receives approximately \$5,000 per year from a franchising agreement with TDS telecom, which includes the provision of a Public, Educational and Government access television channel. Utah Tech University oversees and operates this channel, and this Resolution would remit the fees to Utah Tech University for a term of 5 years.

MOTION: Motion by Commissioner Almquist to Approve Resolution No. R-2026-3797, A Resolution Approving a Memorandum of Understanding with Utah Tech University for the Operation of the County's Public, Educational, and Government Access Television Channel. Motion seconded by Commissioner Iverson and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

CONSIDERATION OF RESOLUTION NO. R-2026-3798, A RESOLUTION APPROVING A LEASE AGREEMENT WITH VEYO TOWN RODEO, INC. FOR THE VEYO RODEO GROUNDS

Deputy County Attorney Devin Snow stated Washington County own property in Veyo where the Veyo Rodeo has operated for years. This lease would be to Veyo Town Rodeo, Inc. for five years. It has been requested by Veyo Town Rodeo, Inc. to have the lease approved for ten years instead of five years, with the County having the option to terminate the lease for any reason upon sixty days written notice. Commissioner Iverson requested the lease be approved for ten years with no automatic renewal.

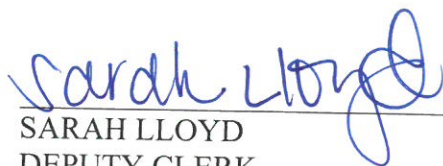
MOTION: Motion by Commissioner Iverson to Approve Resolution No. R-2026-3798, A Resolution Approving a Lease Agreement with Veyo Town Rodeo, Inc. For the Veyo Rodeo Grounds Subject to Legal Review with the Initial Lease Being Ten Years with No Automatic Renewal. Motion seconded by Commissioner Almquist and carried by unanimous vote, with Commissioners Snow, Almquist and Iverson voting aye.

COMMISSIONER'S REPORT

Commissioner Iverson congratulated St. George City on the 4th of July Parade and thanked all the cities for the America's 250 events.

Commissioner Almquist commented on United We Pledge's reenactments at the Old Pioneer Courthouse.

Having no other business, the meeting was adjourned at 5:34 p.m.


SARAH LLOYD
DEPUTY CLERK


ADAM SNOW
COMMISSION CHAIR

**Board of Equalization
Personal Property
Commission Meeting
07/14/26**

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