



WASHINGTON COUNTY PLANNING COMMISSION MEETING AGENDA

August 11, 2026

NOTICE: The regular meeting of the Washington County Planning Commission will be held on August 11, 2026, beginning at 1:30 p.m. in the **Commission Chambers** in the **Washington County Administration Building**, 111 East Tabernacle, St. George, Utah and via Zoom. Access to this meeting is:

Washington County is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87318808198?pwd=caUYtnrI2MgWFHM9FoZaEbl2Xxkjpj.1>

Meeting ID: 873 1880 8198

Passcode: 055022

All applications must be reviewed at the JUD meeting which are conducted as noticed, usually the first Tuesday of the month. The following complete applications, determined by staff to be ready to proceed to the Planning Commission, are on the Planning Commission agenda and will be heard in the following order:

(Please note: Any public hearing item comments will be limited to 2 minutes per person per item and will be strictly adhered to. A spokesperson representing a group to summarize their concerns will be allowed to speak for 5 minutes. Repetitious commentary will not be allowed.)

1. **ZONE CHANGE (Public Hearing – Legislative):** Review a Zone Change application to change the existing zone for parcel # 7070-A-1-A-2-NC from A-20 (Agricultural 20-acre minimum lot size) zone to the A-10 (Agricultural 10-acre minimum lot size) zone. The parcel size is 17.5 acres and is located approximately 6 miles west of Enterprise, Utah, on the west side of Hunt Creek Road in the unincorporated Washington County. A zone change would bring the parcel into zone size compliance to allow completion of the construction of a dwelling. **The applicant is James Jessop for Runaway Ranch LLC.**
2. **STAFF INITIATED ZONE CHANGE (Public Hearing – Legislative):** Washington County staff are proposing a zone change for parcel # 1040-C-1-A-HV from the current zone OST-20 (Open Space Transition 20-acre minimum lot size) to the SFR-1 (Seasonal Forest Residential, 1-acre minimum lot size) zone. The parcel size is 3.1 acres and is located along the eastern shoreline of Kolob Reservoir, between Kolob Road and Oak Valley Road, in the Kolob area of the unincorporated Washington County, Utah. This change will bring this parcel into zoning compliance to allow any future development. **The applicant for the zone change is Washington County Staff and Teresa Turner.**

3. **CONDITIONAL USE PERMIT (Public Meeting – Administrative)**: Review a request a Conditional Use Permit to allow the construction of a pavilion for family gatherings and picnics on the property. A pavilion is a conditional use within the proposed SFR-1 zone. **The applicant for the Conditional Use Permit is Teresa Turner.**
4. **CONDITIONAL USE PERMIT (Public Meeting – Administrative)**: Review an application for a Conditional Use Permit on parcel # 3184-HV, which is currently zoned PDR (Planned Development Residential) to construct a pre-fab communication building to provide communication service to residents in the Leeds area and new development in the County. A CUP is the process for proposed approval of the small utility facility building. The property is located on the west side of 900 North Road, south of Main Street in the Leeds area of unincorporated Washington County. **The applicant is Mike Stephenson of UTOPIA.**
5. **HILLSIDE DEVELOPMENT PERMIT (Administrative)**: Review a Hillside Development Application for Parcel #3001-TR-STL. A Hillside Development Permit will issue only after a recommendation by the Planning Commission and approval by the County Commission. The parcel size is 798.01 acres and is located east of the Town of New Harmony at approximately 1300 E 2300 N. **The applicant is Dusty Pulsipher.**
6. **PERMITTED WITH STANDARDS (Public Meeting – Administrative)**: Review an application for a residential treatment facility licensed by the State that includes Social Detoxification which allows for 24 hour care. It is a Permitted with Standards use under County ordinances. Applicant wants to establish The Bridge, a 24-hour health retreat designed to provide treatment and recovery services for individuals experiencing chronic illness, depression, anxiety, chronic pain, and substance dependency. The proposed facility will be located at 301 Rachel Lane, New Harmony, Utah, on approximately 22.6 acres. **The applicant is Darin Brooks**
7. **MINUTES**: Consider approval of the minutes of the regular Planning Commission meetings held on July 14, 2026
8. **ADJOURNMENT**

REASONABLE ACCOMMODATION: Washington County will make efforts to provide reasonable accommodations to disabled members of the public in accessing County programs. Please contact the Washington County Community Development Department in advance if you have special needs (435) 301-7250.

I, David Wilkins, certify that the above agenda was bulletined in the Washington County Administration Building at 111 E. Tabernacle, St. George, Utah, in the County Branch Libraries – Enterprise; Hurricane; Hildale; New Harmony; Santa Clara; Springdale; St. George; and Washington City. The State Public Meeting Notice website at <http://pmn.utah.gov> on August 7, 2026.

David Wilkins

David Wilkins
Planner I
Washington County

Posted: August 7, 2026