

Washington County Land Use Authority Meeting

July 14, 2026

The Regular Meeting of the Planning Commission of Washington County was called to order by Chairman Mark Owens at 1:30 p.m. on July 14, 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, Brandon Anderson, Brian McMullin (via zoom), Brad Gaston, Kevin Jones, and Keith Kelsch. The Washington County Staff in attendance: Scott Messel, Director of Community Development, Victoria Hales, Washington County Deputy Attorney; 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 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– attended via zoom

Commissioner Kevin Jones: No Conflict

Commissioner Brad Gaston: No Conflict

Commissioner Brandon Anderson: No Conflict

Commissioner Keith Kelsch: No Conflict

1. **ZONE CHANGE (Public Hearing – Legislative):** Review an application for a zone change for property located at approximately **2751 E Bench Road, Enterprise, Utah**, from A-20 to RA-1. The approximately 2.3-acre parcel is located within the Enterprise Ranchos subdivision. Staff identified a long-standing zoning inconsistency dating back to 1962 that resulted in the subdivision being incorrectly zoned A-20. The proposed staff-initiated zone change would correct the zoning error, bringing the property into conformance. The applicants are Washington County Staff & Clay Covington.

Mr. Scott Messel explained the need for the staff-initiated zone change for the subject property to bring the parcel into zoning compliance and allow for the construction of a single-family residence. He then presented the staff recommendations outlined below and invited the Planning Commission to provide comments and feedback regarding Item 1.

Staff Recommendations:

Staff recommends the Planning Commission hold the required public hearing and send a recommendation to the County Commission to approve the zone change request from the A-20

(Agricultural 20-acre minimum lot size) zone, to RA-1 (Residential Agricultural 1-acre minimum lot size) zone for parcel ER-3-15-NC located in Enterprise, based on the following findings and conditions:

1. The Public Hearing was properly noticed on June 11, 2026.
2. The public hearing is being held on July 14, 2026, in the regularly scheduled Planning Commission Meeting.
3. Approval of the requested rezoning would bring the property into 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 in regard to zoning compliance and legally existing lots.

Commissioner Brandon Anderson raised whether it would be beneficial that the whole subdivision to be rezoned so other property owners are able to build or develop. It was discussed that applying this approach subdivision-wide could provide a consistent solution and benefit all affected property owners and not have the same scenario repeated many times in Planning Commission. It was also raised whether other homes were allowed to be built despite the incorrect zoning. In response, Mr. Scott Messel explained that although similar situations may have been handled differently in the past, current requests are evaluated on a case-by-case basis in accordance with current policies and circumstances. He also noted that not all property owners may support a zone change affecting their property. Accordingly, staff address these situations on a case-by-case basis, pursuing incremental zoning improvements as opportunities arise to bring individual properties into compliance with the County's zoning regulations.

Ms. Victoria Hales; Mr. Scott Messel, Commissioner Brandon Anderson and Commissioner Mark Owens discussed the possibility of a staff-initiated zone change for the Enterprise Ranchos subdivision and suggested the idea of sending a letter to property owners in this subdivision to gauge interest in or notify them of a potential staff-initiated zone change.

Public Meeting was opened by Chairman Mark Owens

No Comments.

Public Meeting was closed by Chairman Mark Owens

MOTION:

Commissioner Brandon Anderson moved forward a POSITIVE recommendation to the County Commission for approval of the zone change with staff recommendations. The motion was seconded by Commissioner Brad Gaston.

Motion Passed.

2. **CONDITIONAL USE PERMIT (Public Meeting – Administrative):** Review an application for a Conditional Use Permit (CUP) to allow the construction of a single-family dwelling with a

maximum height of approximately 47 feet on a 20.193-acre parcel located at **8766 N 1900 W in the Diamond Valley** area. The property is zoned OST-20, where the maximum permitted building height is 35 feet. The requested height increase is intended to accommodate a traditional barn-style architectural design while maintaining compatibility with the surrounding rural and agricultural character. The residence is proposed for private residential use only, with no commercial or event-related activities. The applicant is Adam Glover.

Mr. Scott Messel provided an overview of the proposed building and the surrounding area and indicated that the applicant was available to provide additional details if needed. Mr. Messel explained that the Planning Commission would need to determine whether the proposed building's proximity to surrounding structures mitigates any potential adverse impacts associated with the requested height exception and whether the purpose of the height exception is justified.

Staff Recommendations:

Staff have reviewed the conditional use application and recommend that the Planning Commission approve Denning Family Barn conditional permit for building height based on the following findings and conditions:

1. The Conditional Use Permit will not be issued until the Simple Boundary Adjustment for parcels 7225-C-DA; 7225-B-1-DA; 7215-A-1-DA is complete and recorded.
2. The Conditional Use Permit (CUP) was properly noticed in accordance with applicable requirements on July 7, 2026.
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.

The applicant representative approached the podium to answer any questions the commissioners had. The applicant is Adam Glover, CEO of Split Rock Construction.

The Planning Commission discussed whether the parcel could be sold in the future and suggested alternative truss configurations that could reduce the building height to comply with the height restriction. It was asked that the applicant clarify why the project was described as a "Custom Barn Addition." The applicant explained that the structure is a barndominium intended for family gatherings and includes a climbing wall and ballet studio for their daughter, and that it was considered an addition to their home from the owner's perspective. Commissioner Owens also questioned the total square footage, whether a site plan had been submitted, and expressed concern that the project did not align with the purpose and intent of the Open Space zone.

It was noted that the property to the rear is owned by BLM. Water and septic requirements were discussed, and the applicant stated those matters would be addressed following completion of the

boundary adjustment. Examples of other structures and their heights, including the Red Cliffs Temple and the Washington County Administration Building, were referenced in comparison to the proposed Denning Barn. The Planning Commission also discussed the building's lighting, location, and exterior color.

Condition # 8

The Planning Commission added a condition of approval requiring that the exterior lighting be designed and installed in a manner that does not adversely impact or disturb the surrounding area.

MOTION:

Commissioner Kevin Jones moved to approve the Conditional Use Permit, subject to Staff Conditions 1 through 7, with the additional condition # 8 imposed by the Planning Commission. The motion was seconded by Commissioner Brad Gaston and passed by a vote of 6–1, with Commissioner Mark Owens opposed.

Motion Passed.

3. **CONCEPT PLAN (Public Meeting – Administrative):** Review the Concept Plan for the proposed **Furrow Springs** development, a 12.15-acre multi-family residential project located **north of the Gateway Industrial Park along Old Highway 91 near Hurricane, with access to Interstate 15**. The proposal includes 180 apartment units at a density of 14.81 units per acre, with approximately 5.4 acres, or 41.48 percent of the site, dedicated to open space. The development is designed to provide workforce housing and includes a variety of proposed recreational and community amenities. The applicant is JSB Furrow Holdings, LLC.

Mr. Messel provided a brief overview of the project's location, noting that the County recently approved a Multi-Family Planned Development (PD) zone for the area. He identified the site's location near Leeds and the I-15 frontage road. Mr. Messel explained that no formal action or motion was associated with the concept plan, as the purpose of the item was to allow the applicant to present and discuss the proposed development with the Planning Commission.

Mr. Jared Westoff, the developer, addressed the Planning Commission and presented an overview of the proposed project. He stated that the development is intended to provide affordable housing options and help address the area's workforce housing needs. He described the proposed amenities, including recreational opportunities, open space, walking trails, an existing olive orchard, a pond, and a hillside area. Mr. Westoff explained that the pond would serve as part of the project's stormwater management system and that a joint irrigation system would provide year-round water flow. He also reviewed the proposed number of residential units, parking, building elevations, open space, and compliance with density requirements, noting that the project is designed to meet an identified housing demand. He added there is no homeownership with this project.

Commissioner Mark Owens asked about the anticipated rental rates for the proposed development.

Ms. Amberly Judy, Chief Operating Officer (COO), responded that the market study recommended rental rates below those in St. George and other central areas of the city; however, she was unable to recall the specific price range.

The Planning Commission discussed the concept of the "Missing Middle" housing type. Commissioners also discussed safety concerns related to the proposed pond, including the potential attraction for children. Mr. Westoff stated that constructing a six-foot masonry wall around the pond would not be an issue.

Commissioners raised questions regarding traffic noise, which were addressed by the applicant. The Planning Commission also discussed the potential for short-term rentals. Mr. Westoff stated that the development is intended for long-term rentals only, and Ms. Hales confirmed that short-term rentals are not permitted within the Multi-Family Housing Planned Development (PD) zone. Additional discussion included the proposed location of the pool, with a suggestion that placing it closer to the entrance would improve its accessibility and appeal. The layout and placement of the garbage collection areas were also reviewed.

Commissioner Mark Owens expressed his appreciation to Mr. Westoff and his team for the thoughtful planning and preparation that had gone into the proposed development. He commended the time and effort invested in refining the project, noting that developments of this nature often take years to plan before being presented to the Planning Commission as a concept plan.

4. **MISCELLANEOUS TITLE 10 CHANGES (Public Meeting - Legislative):** Review and hold a public hearing regarding proposed miscellaneous revisions to Title 10, The Commission will consider, discuss, and receive public input, and will make a recommendation to the County Commission. Proposed amendments and additions to Title 10 include signage.

Ms. Victoria Hales went over Title 10 Changes in Chapter 19. She went over the following:

- Gas station sign off of Exit 42
- Owners requested tweaks to the code to allow their sign to be seen more easily from I-15.
- Changes allow signage in C-2 & C-3 zones, Highway Commercial and General Commercial zones.
- higher free-standing sign if within 1000 feet of the center line of I-15 freeway exit.
- One sign up to 70 feet high and up to a face of 250 sq. ft.
- One additional free-standing sign with appropriate street frontage of 500 ft, 40 ft high and 150 sq. ft for sign face.
- For the additional free-standing sign, it would be 300 sq. ft if it is a multitenant sign.

A discussion ensued among the Planning Commission, Ms. Hales, and Mr. Messel regarding several issues related to freestanding signs, including flashing illumination, sign height, topography, elevation, and visibility. The discussion emphasized balancing sign visibility with the County's goals of preserving dark skies and maintaining the natural beauty of the County's entrance corridors. It was clarified that the signs under discussion were freestanding signs rather than billboards. Commissioners also noted that triangular signs are not permitted, while double-faced signs with a

front and back display are allowed. Examples were provided to illustrate the permitted sign types, and one Commissioner suggested alternative wording for consideration.

Chairman Owens opened the Public Hearing:

Mr. Ryan King of Yesco approached the podium and provided comments regarding federal sign regulations, triangular signs, sign height, and sign visibility. He discussed the relationship between sign placement, interstate, and the surrounding roadway, as well as potential traffic safety considerations.

Ms. Dianne Stiller of New Harmony approached the podium and asked about the standards governing the spacing of signs. She expressed concern as a resident on the opposite side of the interstate and commented on the importance of preserving dark skies. Ms. Stiller stated that she lives approximately four miles from the area and expressed concerns about future development, the potential for additional growth, and the proliferation of signs.

Chairman Owens closed the Public Hearing.

Ms. Hales and the Planning Commission continued its discussion of the proposed sign code, focusing on balancing the needs of businesses for effective signage with the concerns of nearby residents who may be impacted by the signs. Enforcement of signage and sign illumination was raised.

MOTION:

Commissioner Kevin Jones moved to provide a POSITIVE recommendation to the County Commission with proposed changes to Title 10, Chapter 19 as presented by staff. Motion was seconded by Commissioner Brad Gaston.

Motion Passed.

5. **MINUTES:** Consider approval of the minutes of the regular Planning Commission meetings held on June 09, 2026.

MOTION:

Commissioner Olivia motioned to APPROVE the Planning Commission minutes of June 9, 2026. Motion was seconded by Commissioner Keith Kelsch.

The motion passed unanimously.

6. **ADJOURNMENT**

MOTION:

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

The motion passed.

Planning Commission Meeting adjourned at 3:05 pm.