



WASHINGTON COUNTY PLANNING COMMISSION MEETING AGENDA

September 08, 2026

NOTICE: The regular meeting of the Washington County Planning Commission will be held on September 08, 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 7090-A-3-NW which is currently zoned A-20 (Agricultural 20-acre minimum lot size) to the A-5 (Agricultural 5-acre minimum lot size) zone. The parcel size is 7.07 acres and is located west of State Highway 18 (Pinto Road), north of Ence Place (5000 North), adjacent to Dixie National Forest near Central, Utah. This zone change will bring the subject parcel into compliance with the County's zoning regulations, allowing for future development and the issuance of building permits. **The applicants are John and Teryl Littell G Trust.**
2. **STAFF INITIATED ZONE CHANGE (Public Hearing – Legislative):** Review a Zone Change application, the subject 2.36-acre parcel in the Enterprise Ranchos subdivision is currently zoned A-20, which prevents development of a single-family residence due to the 20-acre minimum lot size. Staff determined the subdivision was incorrectly zoned A-20 in 1962 and that the zoning is inconsistent with the existing parcel sizes and residential development pattern. The Community Development Department has initiated a zone change from A-20 to RA-1 (Residential Agricultural 1-Acre Minimum Lot Size) to correct the zoning inconsistency and allow reasonable residential use of the property. **The applicants are Washington County Staff and Maya Western.**

3. **ZONE CHANGE (Public Hearing – Legislative):** Review a Zone Change, the applicant is requesting a zone change for approximately 798 acres located near New Harmony, Utah, from Open Space Conservation (OSC-20) to Open Space Transition (OST-20). The applicant would like to construct a single-family dwelling on the property, which is not currently permitted under the OSC-20 zoning designation. The proposed OST-20 zoning would allow the applicant to pursue residential development, subject to all applicable County requirements and permitting. **The applicant is Dusty Pulsipher.**
4. **ZONE CHANGE (Public Hearing – Legislative):** Review a Zone Change, the applicant is requesting a zone change for two parcels located north of Enterprise along Holt Canyon Access Road. Parcel 7004-A-1-A-2-NC is approximately 10 acres and currently zoned A-20, while Parcel 7006-A-6-NC is approximately 10 acres and currently zoned A-10; the applicant is requesting both parcels be rezoned to A-5. The requested zone change and boundary adjustment will modify the parcel configurations and allow the lot lines to generally follow Juniper Road. **The applicant is Silver Sage Family Trust.**
5. **HILLSIDE DEVELOPMENT PERMIT (Administrative):** Review a Hillside Development Application for parcel #3009-D-NS. The parcel size is 20.08 acres and is located at approximately 1579 E 2000 N, New Harmony, Utah, in the Red Butte Terraces subdivision. The applicant proposes to construct a home on the hillside. The lower level will be cut into the hillside and supported by an engineered foundation. The applicant will construct an engineered access road from the bottom of the parcel. **The applicant is Steve Leydsman**
6. **PRELIMINARY PLAT (PUBLIC MEETING ADMINISTRATIVE):** Review an application for a Preliminary Plat of a proposed residential development on approximately 19.74 acres in unincorporated Washington County, located in the Red Reef/Leeds/Hurricane area. Red Reef, the project, proposed by Silver Reef Resort, LLC, includes attached townhomes and detached patio homes and is intended to support residential growth and current housing demand in alignment with County planning objectives. **The applicant is Silver Reef Resort, LLC.**
7. **MINUTES:** Consider approval of the minutes of the regular Planning Commission meetings held on August 11, 2026
8. **ACTION REVIEW**
9. **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 September 4, 2026.

David Wilkins

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Planner I

Washington County

Posted: September 4, 2026