



WASHINGTON COUNTY PLANNING COMMISSION MEETING AGENDA

October 13, 2026

NOTICE: The regular meeting of the Washington County Planning Commission will be held on October 13, 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 submitted by James Brant Reed for approximately 5.00 acres located at 2180 S Coal Pits Road, Virgin, Utah, Parcel 1151-B-2-HV. The applicant is requesting to rezone the property from Open Space Transition (OST-20) to Agricultural (A-5). The property was previously developed with a single-family dwelling and has historically been used for cattle grazing. The proposed A-5 zoning would bring the zoning designation into conformity with the existing parcel size and would allow the applicant to pursue placement of a manufactured home for use as a single-family dwelling on the property. **The applicant is James Brant Reed.**
2. **AMENDED PLAT (Public Hearing – Legislative):** Review a Plat Amendment, the applicant is requesting an amendment to the Pinion Hills Phase VIII Subdivision Plat for approximately 1.47 acres located at approximately 90 N Doe Valley Cir, Dammeron Valley, Utah. The property is identified as Parcel PHS-8-11-DVF, is zoned RE-40, and is located within the Pinion Hills Phase VIII subdivision. The proposed plat amendment would abandon and realign an existing public drainage easement crossing Lot 11 to reflect the location of drainage improvements that have already been completed. Approval would formally establish the revised easement location on the subdivision plat and bring the property into compliance with applicable land-use and subdivision requirements. **The applicant is David A. Yetsko.**

3. **ROAD DEDICATION (Public Meeting – Administrative):** Review a Road Dedication for Parcels 7004-A-1-A-2-NC and 7006-A-6-NC. The parcels are approximately 10 acres each and are located along Juniper Road and Holt Canyon Road. The applicants propose to dedicate portions of Juniper Road and Holt Canyon Road to Washington County. The dedication will establish the Juniper Road right-of-way along the northern portion of Parcel 7006-A-6-NC and dedicate a portion of the northwest corner of Parcel 7004-A-1-A-2-NC. The applicants are also completing a Boundary Line Adjustment to establish the new property boundaries resulting from the road dedication. **The applicants are Silver Sage Family Trust.**
4. **AMENDED CUP (Public Meeting – Administrative):** Review an application for an Amended Conditional Use Permit for the Verizon Wireless Hurricane Cliffs project, located at approximately 850 W 3390 S, Hurricane, Utah. The project proposes to collocate Verizon Wireless telecommunications equipment on an existing 100-foot-tall lattice telecommunications tower within an existing fenced wireless facility compound. Improvements include new antennas, radios, cabling, and a new equipment cabinet, with an additional cabinet proposed as a future phase. All improvements will remain within the existing compound and will not substantially increase the height or width of the existing facility. **The applicant is William Powell with SBA Communications, on behalf of Verizon Wireless.**
5. **AGRICULTURAL PROTECTION APPLICATION PERMIT (Public Meeting – Administrative):** Review application from Curtis Graff, is requesting the creation of an Agricultural Protection Area (APA) pursuant to Utah Code. The property is approximately 18.08 acres and is currently in agricultural production. The proposed Agricultural Protection Area is intended to provide the protections afforded to qualifying agricultural lands and operations under Utah law. The application also identifies three additional parcels located within the City of Leeds. Those parcels are within the City's jurisdiction and are not subject to Washington County's land use review. Therefore, Washington County's review is limited to Parcel 4046-A-1-HV. Pursuant to Utah Code, the Agricultural Advisory Board and Planning Commission are required to review the proposed Agricultural Protection Area and provide recommendations to the County Commission. The County Commission will subsequently hold a public hearing and take final action to approve or deny the request. The Agricultural Advisory Board will also review the application as part of this process.
6. **PRELIMINARY PLAT (PUBLIC HEARING - LEGISLATIVE):** The Washington County Planning Commission will hold a public hearing for changes to the zoning code, including: to repeal and replace Chapters 1-10, to add provisions for Agritourism, to add the Rural Tourism Zone, and to modify Chapter 12, the Mining and Gravel Zone. The Commission will consider, discuss, and receive public input, and will make a recommendation to the County Commission.
7. **MINUTES:** Consider approval of the minutes of the regular Planning Commission meetings held on September 08, 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.

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 October 8, 2026.

David Wilkins

David Wilkins

Planner I

Washington County

Posted: October 8, 2026