WASHINGTON COUNTY PLANNING COMMISSION MEETING
February 9, 2016

The regular meeting of the Washington County Planning Commission will be held on **Tuesday, February 9, 2016**, in the **Commission Chambers** in the **Washington County Administration Building, 197 East Tabernacle, St. George, Utah,** beginning at **1:30 p.m.** The Washington County Planning Commission meets on the **second Tuesday** of each month. **All applications must be reviewed at Staff meetings held on the Tuesday preceding the meeting date.** Agenda items will be heard in the following order:

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 2 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak Repetitious commentary will not be allowed.

1. **PUBLIC HEARING/AMENDED PLAT.** Consideration of proposed amended plat for Dixie Deer Estates #3 3rd Amended. The amendment affects only Lot 23 (Parcel DDE-3-23-A) and Lot 24 (DDE-3-24-A). The lots are located at approximately 442 East Pine View Drive in Central. The subdivision is zoned FR-0.5 (Forest Residential .5 acre minimum lot size). The applicant is Brenda Demetropoulos.

2. **PUBLIC HEARING/ PRELIMINARY PLAT.** Consideration of proposed preliminary plat for Juniper Ridge Phase 1. The 18.75 acres of land is located in Dammeron Valley, north of the Homestead Drive and Dammeron Valley Farms Drive intersection; which is in Section 17, T40S, R16W, SLB&M. The property is zoned RE-40 (Residential Estate 40,000 square foot minimum lot size). The applicant is Andrew Pace.

3. **ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR.** The regular members of the planning commission shall elect a member as chair and vice chair of the planning commission for a term of one year.

4. **STAFF DECISIONS.** Report of the Land Use Authority Staff Meeting held on February 2, 2016.

5. **MINUTES.** Consider approval of the minutes of the regular planning commission meeting held on January 12, 2016.

6. **COUNTY COMMISSION ACTION REVIEW.** Review of action taken by the County Commission on planning items; County initiated.

7. **COMMISSION & STAFF REPORTS.** General reporting on various topics; County initiated.

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 Planning Office in advance if you have special needs (435) 634-5701.

I, Doreen Bowers-Irons, certify that the above notice was faxed and e-mailed to the Spectrum Newspaper on February 5, 2016 and posted in the following seven places within Washington County: Washington County Branch Libraries - Enterprise/Hurricane/New Harmony/Santa Clara/Springdale/St. George/Washington City, the Washington County Administration Building at 197 E. Tabernacle, St. George, Utah, posted on the website at www.washco.utah.gov, and the State Public Meeting Notice website at http://pmn.utah.gov.

Doreen Bowers-Irons

Doreen Bowers-Irons, Community Development Secretary

Posted: February 5, 2016