



**WASHINGTON COUNTY PLANNING COMMISSION MEETING**  
**April 12, 2016**

The regular meeting of the Washington County Planning Commission will be held on **Tuesday, April 12, 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. **CONDITIONAL USE.** Consideration of changes to the Conditional Use Permit for private recreation grounds and facilities on Parcel 7126-1-NW; which is approximately 160 acres in size. Located east of Veyo and south of Baker Dam. The parcel is zoned OST-20 (Open Space Transition 20 acre minimum lot size). The applicant is Monte Holm.
2. **AMENDED PLAT.** Consideration of proposed changes to Winchester Hills Second Amended Subdivision. The amendment affects only Lot 78, Lot 79 and Lot B. Located at 5820 North 1650 West in Winchester Hills. The property is zoned RE-40 (Residential Estate 40,000 square foot minimum lot size) zone. The applicant is John Edens.
3. **PUBLIC HEARING/ZONE CHANGE.** Consideration of request to rezone Parcel 7234-B-SW from OST-20 (Open Space Transition 20 acre minimum lot size) zone to RA-10 (Residential Agricultural 10 acre minimum lot size) zone. The 14.63 acre parcel is located east of Diamond Valley on Topaz Road in Section 36, Township 40 South, and Range 16 West, SLB&M. The applicants are Mary L N Gubler Family Limited Partnership/Jerry Gubler.
4. **STAFF DECISIONS.** Report of the Land Use Authority Staff Meeting held on April 5, 2016.
5. **MINUTES.** Consider approval of the minutes of the regular planning commission meeting held on March 8, 2016.
6. **COUNTY COMMISSION ACTION REVIEW.** Review of action taken by the County Commission on planning items; County initiated.
  - Action on Fitzpatrick zone change.
  - Action on Bingham zone change.
  - Action on subdivision ordinance amendments.

7. **COMMISSION & STAFF REPORTS.** General reporting on various topics; County initiated.
- Inquiry about conditional uses in Agricultural zone. Interest in 10 cabinettes/tiny houses on a 20 acre parcel near New Harmony.

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**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.**

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I, Doreen Bowers-Irons, certify that the above notice was faxed and e-mailed to the Spectrum Newspaper on April 8, 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](http://www.washco.utah.gov), and the State Public Meeting Notice website at <http://pmn.utah.gov>.

  
Doreen Bowers-Irons, Community Development Secretary

Posted: April 8, 2016