



WASHINGTON COUNTY PLANNING COMMISSION MEETING
November 9, 2016

The regular meeting of the Washington County Planning Commission will be held on **Wednesday, November 9, 2016**, in the **Commission Chambers** in the **Washington County Administration Building, 197 East Tabernacle, St. George, Utah**, beginning at **1:30 p.m.** **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:

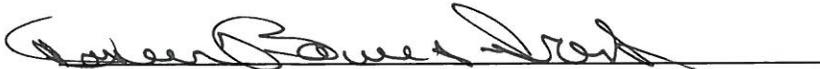
Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 2 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious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

1. **DRAFT RESOURCE MANAGEMENT PLAN.** Review of draft sections of Washington County's Resource Management Plan.
2. **CONDITIONAL USE PERMIT.** Review of conditional use permit request for a gravel pit and crushing operation on a portion of Parcel 102-A-50-HV. The approximately 60 acre parcel is located on Grandview Trails in Kolob. The applicant is MSH Investment LLC.
3. **PUBLIC HEARING/ZONE CHANGE.** Review of request to rezone Parcel 7200-A-11-DV, Parcel 7200-A-6-DV and 7200-A-13-DV from RA-5 (Residential Agricultural 5 acre minimum lot size) zone to RA-2.5 (Residential Agricultural 2.5 acre minimum lot size) zone. The parcels are generally located on the corner of Dammeron Valley Drive and Dammeron Valley Farms Drive in Dammeron Valley. The applicant is DRS Group Inc.
4. **PUBLIC HEARING/PRELIMINARY & FINAL PLAT.** Review of Rice Ranch Subdivision; which is a 2 lot subdivision located on the corner of Dammeron Valley Drive and Dammeron Valley Farms Drive in Dammeron Valley. The applicant is DRS Group Inc.
5. **PUBLIC HEARING/ZONE CHANGE.** Review of request to rezone Parcel 4115-C-HV from OST-20 (Open Space Transition) zone to M-1 (Manufacturing) zone. The approximately 6.7 acre parcel is located south of Regional Park Road and northeast of Shotgun Drive near Hurricane. The applicant is PacifiCorp/Rocky Mountain Power.
6. **ZONE CHANGE.** Review of Project Plan and request for PD (Planned Development) zone that after a public hearing was held, was tabled in the September 13, 2016 Planning Commission Meeting. The 73.74 acre portion of the approximately 120 acre parcel is identified as Parcel 2068-A-HV. The parcel is located north of Staples Subdivision on the north side of Kolob Road. The parcel is currently zoned OST-20 (Open Space Transition 20 acre minimum lot size). The applicant is Henry Moyle.
7. **JUNIPER RIDGE VARIATION OF ROAD CROSS SECTION.** Review of request of an alternate road cross section for the Juniper Ridge Subdivision. The applicant is Andrew Pace.

8. **COPPER ROCK PD & GOLF COURSE.** Review of development compliance with County Code and review of site plan for a golf course. Generally located south of 300 South and west of the Sky Ranch Subdivision near Hurricane. The applicant is Copper Rock LLC
9. **STAFF DECISIONS.** Report of the Land Use Authority Staff Meeting held on November 1, 2016.
10. **MINUTES.** Consider approval of the minutes of the regular planning commission meeting held on October 11, 2016.
11. **COUNTY COMMISSION ACTION REVIEW.** Review of action taken by the County Commission on planning items; County initiated.
12. **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 November 4, 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, Community Development Secretary

Posted: November 4, 2016