

**WASHINGTON COUNTY PLANNING COMMISSION MEETING**  
**June 12, 2012**

The regular meeting of the Washington County Planning Commission will be held on **Tuesday, June 12, 2012**, 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** and **fourth Tuesdays** 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. **STAFF COMMENTS.** Review staff comments for each item listed below; Staff initiated.
2. **CONDITIONAL USE PERMIT.** Request permission for a Gypsum Mining Operation on 11.3 acres of BLM Land, Section 24, T43S, R17W, SLB&M, generally located west of St. George/Sun River area; Fred Johnson, agent/Good Earth Minerals, LLC, applicant.
3. **PUBLIC HEARING.** Open hearing for a zone change from OST-20 (Open Space Transitional 20 acres) to RE-40.0 (Residential Estates 40,000 sq. ft.) zone southeast of Diamond Valley; Monty Bundy, applicant.
4. **ZONE CHANGE.** Request for a zone change from OST-20 (Open Space Transitional 20 acres) to RE-40.0 (Residential Estates 40,000 sq. ft.) zone, containing 9.971 acres, a portion of Section 1, T41S, R16W, SLB&M; generally located southeast and adjacent to Diamond Valley Acres Subdivision; Monte Bundy, applicant.
5. **PUBLIC HEARING.** Open hearing for final plat approval for the Bundy Subdivision - Phase 2, 4 lots, located southeast and adjacent to Diamond Valley Acres Subdivision in Diamond Valley, Monty Bundy, applicant.
6. **FINAL APPROVAL.** Consider final plat approval for Bundy Subdivision – Phase 2, 4 lots, containing 9.971 acres, Section 1, T41S, R16W, SLB&M; generally located southeast and adjacent to Diamond Valley Acres Subdivision; Monty Bundy, applicant.
7. **PUBLIC HEARING.** Open hearing for Washington County Subdivision Ordinance amendments regarding Description and Delineation requiring the County Treasurer Certification; County initiated.
8. **ORDINANCE AMENDMENT.** Consider approval on amendment to the Washington County Subdivision Ordinance, Title 11, Chapter 4, 2:A. Description and Delineation: The final plat shall show: 11. The signature of the County Treasurer indicating at the time of signing that the property taxes, special assessments, and fees due and owing have been paid in full; County initiated.

9. **DISCUSSION ITEM/CONCEPTUAL MASTER PLAN.** Revised concept drawing of Palace Pass Renaissance Resort at Exit 33 on I-15, Snowfield area; Verna Conde, applicant.
10. **DISCUSSION ITEM.** Review proposed development on disconnect portion of land from Hurricane for Grassy Meadows Sky Ranch – Phase 6; Reid Pope Engineering/agent.
11. **STAFF DECISIONS.** Review of decisions from the Land Use Authority Staff Meeting held on June 05, 2012; County initiated.
12. **MINUTES.** Consider approval of the minutes of the regular planning commission meeting held on May 08, 2012.
13. **COUNTY COMMISSION ACTION REVIEW.** Review of action taken by the County Commission on planning items; County initiated.
14. **COMMISSION & STAFF REPORTS.** General reporting on various topics; County initiated.

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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 June 07, 2012 and posted in the following seven places within Washington County: Washington County Branch Libraries - Enterprise/Hurricane/New Harmony/Santa Clara/Springdale/St. George, 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, Planning Secretary

Posted: 07 June 2012