

TRAVEL WORK SHEET:

The travel work sheets for Delia Neilson and Ruth Cooper for the month of March, 1967 were checked by the Commission.

HURRICANE FIRE REPORT FOR 1966:

The Hurricane Fire Report for 1966 was checked by the Commission and approved for payment.

*Truman Bowler*  
CHAIRMAN

APPROVED:

*Merrill Stucki*  
CLERK

St. George, Utah  
April 10, 1967

Minutes of the Commissioners meeting held April 10, 1967 with the following officers present: Truman Bowler and Floyd Ence, Commissioners, and Merrill Stucki, Clerk.

Business that came before the Commission is listed below:

AID FOR ENTERPRISE RECREATION DEPARTMENT:

Darrell Bunker and Merrill Stucki, from Enterprise, Utah met with the County Commissioners and asked for help, Financial Aid for the Enterprise Recreational Department for improving and lighting their baseball field. The Commission approved \$200.00 for this purpose.

BID OPENINGS ON GUNLOCK BRIDGE:

The following bids were received with the amount of the bid for the Bridge about 2 miles North of Gunlock, Utah:

1. Hall Brothers -----	\$ 18,000.00
2. Knowlton Company -----	18,975.00
3. Carter Brothers -----	18,000.00

The Engineer's Estimate for the above Bridge was \$15,000.00. After consideration, a Motion to reject all bids was made by Floyd Ence, put to vote by Truman Bowler and each voted Aye.

PINEVALLEY MATCHING FUND AND OILED ROADS:

Rudger McArthur met with the Commissioners and reported that the people of Pinevalley are not in agreement about matching funds for road and street improvements, and that they do not want oiled streets.

DIXIE HOSPITAL REPORT:

Elwood Harrison met with the Commission and presented the March 1967 Dixie Hospital report which showed Income of \$24,220.03 and expenses of \$18,463.55 with a Gain of \$5,756.48. Cash received was \$28,797.22 of which \$25,810.79 was on Account.

PLAT A DIXIE SPRINGS SUBDIVISION:

A group of the Dixie Springs Subdivision met with the Commissioners and presented a Contour map of their Area and Plat A. of the Dixie Springs Subdivision which were given to Scott Priestrey to check over. The maps and Plats seemed to be in order.

FIRE CONTROL AGREEMENT:

A Fire Control Agreement with the Utah Department of Forestry and Fire Control for 1967 was approved and signed.

MAN TO HANDLE AUTO LICENSE PLATES:

Vernon Holman of the State Tax Commission met with the County Commissioners pertaining to the handling of Auto License Plates. It was agreed that it would be more convenient for the Public if the plates could be issued from the Courthouse. The Commissioners expressed themselves as willing to cooperate, and that they could furnish room for a License Plates Department in the new Courthouse.

Mr. Holman reported that Howard Carter had done a good job, but that he didn't want to move and that he also wanted more pay for the work. A. L. Elmer was suggested as one who might be interest in the work. W. Halin Cox had been called in on the matter, but he is 70 years young, and it would interfere with his Social Security.

MOUNTAIN MEADOW ROAD:

Chairman Truman Bowler reported that the Mountain Meadow Road had been washed out and that it should be repaired before travel to the area begins.

UTAH FIRE INVESTIGATION SEMINAR:

The Commissioners approved of County Sheriff, Evan G. Whitehead, attending the Utah Fire Investigation Seminar, April 19, 20 and 21, 1967.

BLUE CROSS for 19 to 23 years Olds:

The Commission was in favor of Coverage for 19 to 23 year old dependents and signed a Card indicating this and forwarded it to the State Association.

SUNDRY:

Claims against Washington County were approved and signed.

APPROVED:

*Merrill Stucki*  
CLERK

*Truman Bowler*  
CHAIRMAN

HANDLING LICENSE PLATES:

Donn Gardner and Malin Cox were called in pertaining to the Handling of License plates herein the the County Courthouse. Mr. Gardner reported that this time was his busy time. Mr. Cox was asked if they, He and his wife, would handle it for \$125.00 per month, and then if \$150.00 could be obtained for the work. \$25.00 should go for the rent of the building. Malin Cox, after consulting with his wife, reported that they would handle the plates for \$125.00 per month.

WATER TANK USE:

The Commissioners approved to let the Town of Ivins use the Water Tank received from the Utah Forestry and Fire Control Department, to fight against any fires in their town.

T. V. MEETING CALLED:

Commissioner Ence instructed the Clerk to have Malin Cox send out notices of a T. V. Meeting for next Monday at 2 p.m., and also to invite the City Council to meet with the County at the same time.

NEW TYPEWRITER FOR COUNTY CLERK:

The County Clerk felt that he needed a new Typewriter, as the Typewriter that he has been using, he has used for over fifteen years, and was pretty well worn out. Also that Malin Cox and the T. V. Department needed a Typewriter and that the Old Typewriter be given to the T. V. Department. Commissioner Graff made the motion that they leave it up to the County Clerk, this was seconded by Commissioner Ence, put to vote by Chairman Bowler and each voted Aye.

A few claims were signed by the Commission.

*Truman Bowler*  
CHAIRMAN

APPROVED:

*Merrill Stucki*  
CLERK

St. George, Utah  
May 8, 1967

Minutes of the Commissioners meeting held May 8, 1967, with the following officers present: Truman Bowler, Floyd Ence and E. J. Graff, Commissioners and Merrill Stucki, Clerk.

FEES OF DR. HAMILTON:

Elwood Harrison met with the Commissioners and reported the fees of Dr. Hamilton for a slow week, amounting to \$470.00. Some discussion was had as to these fees, and about the Nurse who could do this work, and who is now in Las Vegas,

BOND AGREEMENT FOR DIXIE SPRINGS PROJECT:

County Attorney, P. L. Foremaster met with the County Commissioners, and the Bond Agreement for the Dixie Springs Subdivision Project was read and discussed. Slight changes were suggested for the same.

DIXIE SPRINGS SUBDIVISION MEETING:

A Meeting was called for 10:00 a.m. for the County Commissioners, together with the County Planning Committee, to meet with representatives of the Dixie Springs Subdivision Project Personnel. Those present were: Truman Bowler, Chairman, Floyd Ence, Commissioner, E. J. Graff, Commissioner, Wallace Iverson, Member, Leon Jennings, Member, Phillip Foremaster, Member, Scott Prisbrey, Inspector, and Merrill Stucki, Clerk. The members of the Dixie Springs Project did not appear, but a discussion was had by the Washington County Planning Board on the Project, and it was agreed that the following items should be taken care of, or done, before approval given.

- A. That the Name - "Great Western Horizons, Inc." should be registered in the State of Utah, before any action is taken.
- B. See that the Organization owns the Property, has a deed or bonified Contract for the Property.
- C. That the Words "Undeveloped and Preliminary" be placed upon the Plat or Map.
- D. That the development of the Subdivisions should be to conform to the County Subdivision Ordinance. And
- E. That a \$20,000.00 Bond be filed with the County.

The Motion to approve the above was made by Wallace Iverson, seconded by Scott Prisbrey, put to vote by Chairman Bowler and each voted Aye.

PINE VALLEY CEMETERY:

An agreement pertaining to the Pine Valley Cemetery, which is on Forest Land, was read and approved and signed by Chairman Bowler. The motion to approve was made by Commissioner Ence, Seconded by Commissioner Graff, put to vote by Chairman Bowler and each voted Aye.

T. V. MEETING CALLED:

A Meeting was called for the Washington County T. V. Committee to meet with the County Commissioners and the City of St. George Officials. Those present were: the County Commissioners, T. V. Collector, Malin Cox, T. V. Engineer, McKay Larson, and Andrew McArthur and V. Lorraine Cox, Member, and Merrill Stucki, Clerk.

The purpose of the meeting was to consider the proposal that the Community Television of Utah, Inc., has made to Washington County.

The City Officials apparently were not notified, and did not appear, but the County T. V. Committee discussed the proposal, and felt that this arrangement would not hurt the County, but they will wait to see the City Officials and see what they wish before they sign the proposal.

A report of the operations as to collections of T. V. fees was made by Malin Cox for the past two years, that

5/22/1967

503

of \$38.00. Chairman Truman Bowler was authorized to sign the Agreement.

DIXIE SPRINGS PROJECT SIGNED:

The Dixie Springs Project, which had previously been approved subject to them complying with certain provisions, was signed by Chairman Truman Bowler, May 19, 1967. Approved by Commission.

ABATEMENT OF PROPERTY TAXES OF INDIGENT PERSONS:

In order to achieve uniformity in the administration of Section 59-7-2, the State Tax Commission suggests the use of the following criteria as a minimum standard for granting this abatement:

1. The County Board of Equalization may remit or abate the taxes of any indigent person up to an amount not exceeding \$40.00 but not more than 50% of the total tax due for the current year which ever sum is less providing certain requirements are met.
2. The taxpayer must file on or before May 1, of each year with the Board of County Commissioners of the County in which he or she resides, an application for exemption on the form provided, which application shall contain a signed affidavit setting forth the eligibility of said applicant.
3. The applicant must be at least 65 years of age unless totally 100% disabled. Verification of disability from a medical doctor should accompany application.
4. Income of applicant must not be derived from Utah Public Welfare Grants.
5. Applicant must not have annual gross income for preceding calendar year of \$1,500.00 or more. Rents, Interest, Retirements, relief, Social Security, and any other source of cash income should be included as part of the \$1500.00.
6. Applicant must have resided for at least ten months of the preceding calendar year in the residence for which abatement is requested. Residence may include mobile home, Trailer, Single family residence or duplex.
7. The property for which exemption is requested must not have a market value of \$10,000.00 or more. This is a subjective requirement but in most cases, the assessor with the aid of assessment levels published by the State Tax Commission can provide applicant with an estimate of market value.
8. The County Board of Equalization may grant the exemption to persons under the age of 65 years where the County Board finds that extreme hardship may otherwise prevail, provided such person is totally disabled.
9. In cases where applicants are denied, notification of such denial should be made by mail to applicant.

HANDLING LICENSE PLATES FOR WASHINGTON COUNTY:

Vernon L. Holman by letter and in person informed the Commission that LaVerna Cox will handle the License Plates for Washington County, and that Norma Neill will assist her to get started, also that they may have some State Tax Commission Personnel here to help her get started. He informed the Commission that everything seems to be working out very well.

T. V. CONTRACT:

C. E. Unruh has been contacted to take care of the County T. V. Translators at Rockville and the Hurricane Mess, and is to receive \$75.00 per month, plus expenses for materials used. This was approved by the Commission. Mr. Unruh started work May 16, 1967 on this contract.

ADDING MACHINE AND ANOTHER DESK FOR T. V. OFFICE:

Malin Cox met with the Commission and suggested the need of another desk and an adding machine, as they will be handling the License Plates for Washington County. Approved by Commission.

ALCOHOL SCHOOL:

Elwood Harrison met with the Commission and was asked to check with Josephine Morris and Ora Nell Prief, and see if one or both could attend the Alcohol School. Co. Scholarship of \$75.00 each was approved for same.

BLOOD TEST FEES:

Elwood Harrison was also asked to check with Carl White as to charges for Blood tests. Overtime Charges.

MOODY WASH BRIDGE:

The State Road Department informed the County Commission that they had set up \$25,000.00 for the Moody Wash Bridge, and that bids for the same would be let in June 1967.

T. V. MAINTENANCE WORK:

Royden Payton met with the Commission and informed them that he would like to obtain some maintenance work from the County T. V. Department, if some was available. He is setting up a T. V. Shop in Hurricane, Utah.

BOOK MOBILE SERVICE:

Russell Davis, Bruce Wallace and Jack Tyler, from the State Library Department, met with the Commissioners Emil J. Graff, and Floyd G. Ence, Superintendent T. Lavoy Esplin and Clayton Atkin of the City Council and Merrill Stucki, Clerk. The Book Mobil Library has been on a Demonstration Service for nearly a year, and have disbursed over 24,000 books during this time.

After considerable discussion on the matter, Commissioner Ence made the Motion that the Book Mobil Library continue its service until the end of 1967, and then the County and County School will try and budget for it during 1968. A minimum of at least \$2,000.00 was promised. This motion was seconded by Superintendent T. Lavoy Esplin, put to vote by Chairman Graff, and each voted Aye.

PINE VALLEY CITIZEN'S COMMITTEES:

The Pinevalley Citizen's Committee met with the Commission together with Scott Prisbrey and John Willie. John Willie went over his suggested Land Use Report for Pine Valley with them, and had maps and Plans to assist him. A Hearing for June 19, 1967 was scheduled and is to be so advertised in the County Newspaper for the same, for 2 p.m. in the Courthouse for anyone interested in the same. Rex Gardner, Malin Cox, Howard Carter, Rudger McArthur and Lonna S. Paxman of the Citizen's Committee were present.

MENTAL HEALTH PROGRAM FOR COUNTY OR AREA:

Dr. Phil Washburn and Anna Taylor met with the Commission pertaining to the Mental Health Program for Washington County or the Five County Organization. Further study will be made on the same.

SUNDRY: Arnold McArthur met with the Commission on road work and plans.

*Truman Bowler*  
CHAIRMAN

(APPROVED:

*Merrill Stucki*  
CLERK

St. George, Utah

June 5, 1967

Minutes of the Commissioner's meeting held June 5, 1967 with the following officers present: Truman Bowler, Floyd Ence and E. J. Graff, Commissioners, and Merrill Stucki, Clerk.

Minutes of the previous meeting were read and approved. The motion to approve was made by Floyd Ence, seconded by E. J. Graff, put to vote by Chairman Bowler and each voted Aye.

Other business that came before the Commission is listed below:

GOVERNOR RAMPTON TO BE IN WASHINGTON COUNTYP

Governor Calvin L. Rampton plans to be in St. George, Utah, June 14, 1967, and has suggested the following schedule of his time:

He will be in the New County Courthouse and will meet with the County Commissioners from 9:30 a.m. until 10:00 a.m.

City Officials are scheduled from 10:00 a.m. until 10:15 a.m.

From 10:15 to 10:45 the governor will meet with groups or individuals, and these should make appointments with Chairman Truman Bowler or County Clerk, Merrill Stucki.

The rest of the day and night he will be in St. George, and expects to play golf, etc..

The Governor would like to know the problems which we have in Washington County.

KOLOB ROAD WORK:

Warren F. Hamilton, Superintendent of Zion National Park, met with the Commissioners and informed them that the Bureau wishes to put the Dips on Bid Contracts, but that the Park Service would like Washington County to do some road work for the National Park in the Black Canyon Area. They will contact the County Road Department in more detail, in the near future.

EXPERIMENT FARM FOR DIXIE CROPS:

County Agent, Don A. Huber, met with the Commission and informed them that the Contract with the Extension Service, Lawrence Hinton and Washington County, on experimental fruit, a ten year contract runs out this year, and suggested that an Experimental Farm on various Dixie Crops be started.

STATE FAIR: VS COUNTY FAIR:

Mr. Huber also stated that the State Fair is scheduled to start the same time as the County Fair, and asked if Washington County should put an exhibit in the State Fair. The Commission approved an exhibit for the State Fair.

SECRETARY FOR COUNTY AGENT OFFICE:

Don A. Huber stated that they would need a new secretary to replace Mona W. Alldredge, who is in a family way. He was given permission to make his own selection.

SOUND SYSTEM FOR HOSPITAL:

The bid for the Sound System for the Dixie Hospital was approved by the County Commissioners. Sound Electronic Services' bid for \$2,951.95 was the only bid received, but it was approved.

DIXIE SPRINGS PROJECT SURETY:

Wayne Wilson and R. W. Lewis signed as Sureties for the Dixie Springs Project, otherwise known as Great Western Horizons, Inc., for \$20,000.00, and will be filed under contracts.

HEALTH CONTRACT WITH STATE:

The General Public Health Plan and the proposed budget for the period July 1, 1967 to June 30, 1968 were assigned to the County Clerk and the County Nurses to fill out, prior to receiving a contract with the State Department of Health.

CHAIRS FOR COURTROOM:

Judge G. Nelson Day has ordered twelve (12) Council Chairs and two (2) swivel Chairs. One Swivel chair is for his office and the rest are for the Courtroom. They should be here about the 1st of September, 1967.

*Truman Bowler*  
CHAIRMAN

(APPROVED:

*Merrill Stucki*  
CLERK

St. George, Utah

June 12, 1967

MODIFIED AGREEMENT CONTINUED:

Paragraph 4, Page 1. The comprehensive Plan for water and sewer development as described herein shall be completed within twelve (12) months from the date of approval and granting of funds from the Farmers Home Administration. Such date being March 19, 1969, all work described in this Agreement shall be completed no later than March 19, 1970.

Part IV B, Page 7. The PLANNER agrees to perform all requirements of this Agreement within a period of twelve (12) months from the date of approval and granting of funds from the Farmers Home Administration. Such date being March 19, 1969, all work described in this Agreement shall be completed no later than March 19, 1970. Said period may be extended for cause by mutual amending agreement before the expiration of said period.

It is expressly agreed that all other terms of the said agreement will remain as originally written and fully binding on the parties.

Dated this 21st day of March, 1969, PLANNING AND RESEARCH ASSOCIATES, By Kent D. Elwell  
And Approved and signed by Melvin T. Bowler, Chairman of: Washington County Planning Commission, March 31, 1969.

BLANKET EXCAVATION AGREEMENT:

This Agreement, made and entered into this 31st day of March, 1969, by and between the County of Washington and the Mountain States Telephone and Telegraph Company, for a Blanket Excavation Agreement for Underground Telephone Cable and Conduit, approved and as signed by Chairman Truman Bowler, and having been previously signed by Frank D. Stephens, Utah Chief Engineer, of the Mountain States Telephone and Telegraph Company.

MATCHING FUNDS FOR COUNTY FAS PROJECT:

Matching funds for Washington County No. 1 FAS Project -- Gunlock to Veyo Road -- was discussed and approved. The County will program 7,000 to the project this year and 13,000 next year. The Project is estimated to be about a \$200,000 Project with Washington County to contribute 30% of \$60,000. The Application for this Project was approved by the Washington County Commission and signed by Chairman Bowler.

LEGAL DEFENDER FOR COUNTY:

It has been ruled that Attorney John W. Palmer, City Attorney, cannot act as Legal Defender for Washington County.

A Letter from Cline and Jackson was read, whereby they offer to act as Legal Defender for the Fifth District or Certain Parts thereof. Attorney E. J. Pickett was called on the phone and consulted on the Legal Defender matter and he agreed to take it for \$200.00 per month, this to include all legal defender cases. The Commission felt that they would like to approve E. J. Pickett for Legal Defender, and will refer the matter to County Attorney to approve and to write-up an Agreement.

ROAD CONSTRUCTION AT DIXIE SPRINGS:

John C. Willie met with the County Commission on an Engineer coming in and checking on the proposed road construction for Dixie Springs Project. The County Commission approved the same.

ROAD WORK SOUTH AND WEST OF BLOOMINGTON:

LeRoy Larson met with the Commission and asked for some road work South and West of Bloomington. LeRoy Larson and Milo Blake and many others use this road. The County Commission will check on the same and will do what they can.

APPLICATION TO SELL BEER:

Tom Drake met with the Commission pertaining to selling beer at the Dixie Downs Race Meets, and assured the Commission that there will be strict supervision on selling the same.

A Motion to grant the Washington County Racing Association a License to Sell Beer during race meets, was made by Commissioner Ence, seconded by Commissioner Graff, put to vote and each voted Aye.

SUNDAY: Malin Cox met with the Commission on T. V. Work and Plans and problems. Also, Arnold McArthur met with the Commission on road work and plans.

The following bills were approved by the Commission: 1. Roland Hall Construction Co. \$600.00;  
2. Union Pacific Railroad \$100.00; 3. E. J. Pickett - Poe Case Criminal #1515; \$500.00 subject to approval of County Attorney, Phillip L. Foremaster.

CLASS B MONEY PROGRAM:

The Commission approved and signed the Washington County 1969 Class "B" Money Program as was worked out last Monday, in the absence of Chairman Bowler.

The City Water Turn schedule is to be given to Mrs. Eddinger.

*Melvin T. Bowler*  
CHAIRMAN

APPROVED:

*Merrill Stucki*  
CLERK

St. George, Utah  
April 7, 1969

Minutes of the Commissioner's meeting held April 7, 1969, with the following officers present: Truman Bowler, Floyd Ence and E. J. Graff, Commissioners, and Merrill Stucki, Clerk.

Minutes of the previous meeting were read and approved. The Motion to approve was made by Commissioner Ence, seconded by Commissioner Graff, put to vote by Chairman Bowler and each voted Aye. Opening prayer by Commissioner Ence. Other business that came before the Commission is listed below:

COUNTY FIRE FIGHTING:

Russ Walter met with the Commissioners pertaining to the Fire Fighting program of the County. The wage scale for people called to fight fires for the County was set at \$2.00 per hour. The Motion by E. J. Graff, seconded by Floyd Ence, put to vote by Chairman Bowler and each voted Aye.

F. O. HOLT ESTATE:

Ralph Lamoreau met with the Commissioners and presented information on the F. O. Holt Estate at Gunlock, Utah. He stated that the property went to sale in 1932 and that an Auditor's Tax Deed was probably given in 1937, but not recorded, and that the property has been assessed to Wilford Holt for the past 20 years. He was told to hold action on the same.

SUNDRY: Budget expenses as of May 31, 1969 were given to the Commissioners and reviewed and checked.

Dean Gardner presented a letter from the State Tax Commission to the Commissioners to read and be informed of pertaining to Assessing the County.

*William T. Bowler*  
CHAIRMAN

APPROVED:

CLERK

St. George, Utah  
June 30, 1969

Minutes of the Commissioner's meeting held June 30, 1969 with the following officers present: Truman Bowler, Floyd Ence and E. J. Graff, Commissioners and Merrill Stucki, Clerk.

Minutes of the previous meeting were read and approved. The motion to approve was made by Commissioner Ence, seconded by Commissioner Graff, put to vote by Chairman Bowler and each voted Aye.

Prayer by E. J. Graff.

Other business that came before the Commission is listed below:

T. V. BUDGET EXPENSES:

McKay Larson was called in and his T. V. Budget Expenses were reviewed and discussed.

OPENING OF MIDDLETON DEDICATED STREET:

Gerald Holt met with the Commission pertaining to opening a Dedicated or Platted Street in Middleton. Gerald Holt is to get a written consent from property owners that will be affected. The Commission promised to do this if all property Owners agree to it, when the road equipment is in that area.

PAVING SKYLINE DRIVE:

Richard Miles met with the Commission and asked them if they would cooperate with the City and various Clubs in oiling the Skyline Drive Road. The Commission promised him that the County would put their equipment on the project for cost of fuel and wages, plus 20% for maintenance of County Equipment. The same as they are doing for other cities and towns, etc..

DIXIE HOSPITAL PROBLEMS:

Elwood Harrison met with the Commission on Dixie Hospital Problems. He reported that the roof was nearly finished and that they needed a new lawn mower, and discussed other problems.

NEW CIVIL DEFENSE DIRECTOR:

Jim Gwilliam was called in and matters discussed pertaining to his work as Washington County Civil Defense Director.

6-30-69 PLANNING BOARD MEETING 1:30 p.m.

John Willie and Scott Priestbrey met with the Commission and Wallace Iverson and County Attorney Foremaster was also called in, and Boyd Tangren was also in attendance.

BLOOMINGTON COUNTY CLUB #4:

Jim Kimball from Terracer met with the Planning Board and presented Bloomington County Club #7 for approval.

John Willie and Scott Priestbrey made suggestions and recommendations.

Mr. Kimball presented a letter from Mr. Johnson to the Washington County School District, pertaining to setting aside ten (10) acres of land for a School Sites, etc..

A Motion to approve the Subdivision, subject to completions of the suggestions and recommendations of Scott Priestbrey and John Willie was made by Commissioner Ence, seconded by Commissioner Graff, put to vote by Chairman Bowler and each voted Aye.

PANORAMA PARK - UNIT NO. 1:

Anne Hawkes met with the Planning Commission and presented Panorama Park, Unit No. 1 for approval. This Subdivision is just East of the Holms Property at Middleton - South of the New Highway.

Suggestions and recommendations were given by Scott Priestbrey and John Willie. A Motion to approve the Subdivision, upon completion of the suggestions and recommendations of Scott and John Willie was made by Emil J. Graff, seconded by Wallace Iverson, put to vote by Chairman Bowler and each voted Aye.

DIXIE SPRINGS BLOCKS C & D

Wayne John met with the Planning Board on approval of Dixie Springs Subdivisions Blocks C & D. The County Attorney and Banker Victor Rainey were also present.

The Dixie Springs have a contract with Stratton Brothers to build the roads for the Subdivision, about 10 miles of road for \$45,000.00. They will have the bond money in the Bank of St. George to insure this road.

4/30/1969

DIXIE SPRINGS BLOCKS C & D, Cont'd.

They also expect to pave the road soon after it has been built. He also reported that people can not build on these lots until the utilities are in. They plan to have a sewer system, although some may be approved for septic tanks.

Scott Prisbrey and John Willie made suggestions and recommendations for this project. A motion to approve the project, subject to the completion of recommendations by Scott and John, was made by Floyd Ence, seconded by S. J. Graff, put to vote by Chairman Bowler and each voted Aye.

RACING RANCH ESTATES NO. 1:

Jay Ence met with the Commission on the Racing Ranch Estates No. 1 and Scott Prisbrey and John Willie informed him what would be needed for the Subdivision, and preliminary approval was given for them to go ahead. A Motion to tentatively approve the Racing Ranch Estate No. 1 was made By Commissioner Graff, seconded by Wallace Iverson, put to vote by Chairman Bowler and each voted Aye.

BOYD TANGREN PROSPECTIVE COUNTY EMPLOYEE:

Boyd Tangren was with the Planning Commission all afternoon and then gave a brief summary of his Education and qualifications, and expressed a desire to want to work for Washington County, and will give more qualifications to the County Commissioners in the near future.

NO. 1 PRIORITY PROJECT:

Rudger McArthur met with the commission and presented information about some of the meetings he has been attending pertaining to the No. 1 Project for the four corner Area which was the Gunlock Reservoir. After some discussion Commissioner Ence made the Motion that the Gunlock Reservoir be put on the first Priority Project for the four Corners area, this was seconded by Commissioner Graff, put to vote by Chairman Bowler and each voted Aye.

WASHINGTON COUNTY MASTER PLAN:

A discussion pertaining to a Master Plan for Washington County was had. County Attorney Foremaster reported that he had changed his mind in objecting to it. Wallace Iverson spoke in favor of such a plan and then made a motion that Washington County Planning Commission approve a Master Plan for Washington County, which was seconded by Commissioner Ence, put to vote by Chairman Bowler and each voted Aye.

PLANNING PROPOSAL FOR THE DEVELOPMENT OF A MASTER PLAN FOR WASHINGTON COUNTY AND ITS COMMUNITIES

Planning & Research Associates  
355 East South Temple  
Salt Lake City, Utah 84102

May 19, 1969

Honorable Board of County Commissioners of Washington County, Utah  
Washington County Courthouse  
St. George, Utah 84770

Gentlemen:

In accordance with our discussion of May 7, 1969, we are pleased to submit this proposal describing a suggested planning program for Washington County and its communities. The interest in planning demonstrated at our last meeting certainly indicates that there is an urgent need for a comprehensive planning program to begin in your county as soon as possible.

In preparing this proposal, consideration has been given to the availability and quality of existing primary information, maps and aerial photography, which can be utilized in the planning process. Consideration has also been given to the maximum utilization of services which may be provided by Mr. Scott Prisbrey, Mr. John Willie, Mr. Lynn Uibel, and the Bureau of Community Development at the University of Utah. We have already been assured by Messrs. Willie and Uibel that their time could probably be scheduled in accordance with our scheduled work program. Since Mr. Prisbrey is employed by Washington County and the City of St. George, we assume that his time would likewise be made available. Participation by the University of Utah will have to be arranged through the University Administration through a letter from the Washington County Commission.

We appreciate your consideration of this proposal and the opportunity of discussing it with you.

Very truly yours,

PLANNING & RESEARCH ASSOCIATES  
Kent D. Elwell

Work Element	Work To Be Performed By	TABULAR SUMMARY OF WORK PROGRAM			Materials, Reproduction & Publication Costs
		Estimated Man Weeks To Complete	Estimated Cost of Services		
I. Organization and Procedural Development	Consultant	3	\$ 1,500		\$ 200
II. Fact Gathering					
a. Aerial Photography	Consultant	1	500		600
b. Base Mapping	Consultant	8	4,000		500
	Mr. Prisbrey	2	(400)		
	Mr. Willie	1	(200)		
c. Existing Land Use Survey & Inventory	Consultant	6	3,000		500
	Mr. Prisbrey	10	(2,000)		
	Mr. Willie	3	(600)		
d. Survey of Existing Community Facilities	Consultant	1	500		
	Mr. Prisbrey	1	(200)		
	Mr. Willie	1	(200)		
III. Economic and Population Study	Consultant	8	4,000		500
IV. Planning Goals and Policies	Consultant	2	1,000		250
	Mr. Willie	4	(800)		
	Mr. Prisbrey	4	(800)		
	University of Utah	6	(2,400)		

6/20/70

EXCHANGE OF LANDS:

The Bureau of Land Management Official from Kane County met with the County Commission and showed them isolated tracts of land in Southeast Washington County, that is being considered for exchange to private land owners. This land is being administered by BLM officials from Kane County, and these isolated tracts of land are getting expensive to operate. The Commissioners of Washington County approved the exchange.

SKYLINE DRIVE ROAD:

Mike Embley, public works director for the City of St. George, met with the County Commissioners and asked for cooperation in building or improving the Skyline Drive Road North of St. George. The Commission informed them that they would work for them like they have been working for other Cities and Towns within the County - for the cost plus 20%. Cost means cost of labor and fuel. The Commission also informed Mr. Embley that they might be able to help the City with the gravel. This information he will take back to the City.

RECREATION PLANS AND PROBLEMS:

McKay Larson met with the Commission on T.V. plans and problems. Two translators were approved for payment.

ROAD WORK AND PLANS:

Ralph McArthur met with the Commission on road work and plans and checked the road bills. The Dixie Auto Parts bill and others were approved for payment.

LIABILITY INSURANCE:

The liability insurance for Washington County from Hails Insurance was approved for payment. Sundry: Claims against Washington County were approved and signed.

CHAIRMAN

APPROVED:

*Merrill Stucki*  
CLERK

St. George, Utah  
July 20, 1970

Minutes of the Commissioners meeting held July 20, 1970, with the following officers present: Truman Bowler, Floyd Ence and E. J. Graff, Commissioners and Merrill Stucki, Clerk.

Minutes of the previous meeting were read and approved. The motion to approve was made by Commissioner Ence, seconded by Commissioner Graff, put to vote by Chairman Bowler and each voted Aye.

Prayer by Truman Bowler.

Other business that came before the Commission is listed below:

HISTORIC SITES AWARDS:

Melvin T. Smith, Director of the State Historical Society, and Dr. Jennings, U. of U. Historical Dept. and State Historical Committee met with the County Commissioners and the County Historical Society, and other persons, who are owners of historical sites, and presented to the County, five historical markers.

1. Washington Cotton Factory at Washington, Utah
2. Desert Telegraph and Post Office at Rockville, Utah
3. Naegle Winery - Toquerville - to LeGrand Spillsbury
4. Wells Fargo Bank and Express Bldg. Leeds, Utah.
5. Old St. George County Courthouse - Now Chamber of Commerce Office, St. George, Utah.

Mr. Smith reported that of the 84 historical sites in Utah, 10 are in Washington County. Also that Washington County has 6 National Historical sites. Grafton School House and Church Building was mentioned as another historical site for Washington County.

COUNTY AND LIECHTY CONTRACTS:

The contract with Liechty, Dixie Office Machines, for next year, was approved by the Commission. The motion to approve was made by Floyd Ence, seconded by E. J. Graff, put to vote by Chairman Bowler and each voted Aye.

AUDIT REPORT OF DON ESPLIN:

From the Audit report of Don Esplin for Washington County some irregularities were found in the Justice of the Peace reports of Paul Smith. The County Attorney was called in and a meeting was set for the County Commission, the County Attorney, the Auditor and Paul Smith, for Wednesday, July 22, 1970 at 8:00 p.m..

DIXIE SPRINGS Right of Way:

A map and a deed for the right-of-way for the road to the Dixie Springs was received and the deed recorded and both will be filed. These were approved by the Commission.

RACE TRACK LIGHTING:

Jay Ence met with the Commission pertaining to lighting the race track, and getting people to donate for the same. This was approved by the commission.

DIXIE HOSPITAL AUDIT REPORTS:

Elwood Harrison met with the Commission and presented the 1969 Audit Reports to the Commissioners, and checked on hospital work and plans.

Sundry: Claims against Washington County were approved and signed.

APPROVED:

Clerk

CHAIRMAN



Leon wondered if this property had not been set aside, in the beginning, for a golf course, which Mr. Wright stated it had but had sort of fallen through.

John Willie presented his recommendations.

Leon feels we do need some commercial but not clutter up the whole mountain.

6. McGregor Subdivision - preliminary approval - located in the Gunlock area of Washington County - AZ W. McGregor applicant, with Scott McGregor present.

Comments and recommendations were given by John Willie for 12 lots.

Leon Jennings moved we give preliminary approval, subject to recommendations of John Willie, seconded by Murray Webb, put to vote by Chairman Bowler, and each voted Aye.

Howard Stevens recommends that the people, on these subdivisions, put in their underground utilities before the roads are paved, which would eliminate a lot of road problems.

7. JCR Mobile Home Estates Subdivision - final approval - located adjacent to Dixie Downs Road north and west of St. George in Washington County. Cald Day, Engineer, and present. Comments and recommendations were made by John R. Willie.

Bob Perry moved we give final approval, subject to recommendations of John Willie, seconded by Emil J. Graff, put to vote by Chairman Bowler, and each voted Aye.

8. Application to Subdivide Land By Metes and Bounds along an Existing County Road in the Hurricane Area of Washington County - Melvin Hales, applicant, but not present with Howard Stevens representing him.

John Willie stated that the State law specifies that a person can sell nine lots on metes and bounds, pending commissioners approval. Without water Mr. Willie cannot recommend the selling of these lots.

Leon Jennings moved that we approve this application, subject to the availability of Hurricane City Water and the lots be at least 1 acre each, to divide the place in 4 lots instead of 5, this was seconded by Robert Perry, put to vote by Chairman Bowler, and each voted Aye.

#### WATER PLAN

John Willie made the following comments on the Master Plan.

1. As to the posting notices in the fields on the property and showed some sample notices.
2. As to the creation of a citizen's advisory board and suggested 4 or 5 names from each community be put in to choose from.
3. Holding field trips. Suggests the Friday prior to the Planning Board meeting, and at least three of the Commissioners go.
4. Suggests that November 1 be a good time for holding the Zoning Hearing. Bob Perry moved we hold it on Monday, November 1, 1971, at 2:00 o'clock P.M., this was seconded by Emil J. Graff, put to vote by Chairman Bowler, and each voted Aye. The Clerk is to publish a notice of the hearing the last week in Sept.
9. Dixie Springs Subdivision - request to vacate existing plat and to approve a revised plat in the Dixie Springs area of Washington County, Wayne John, applicant, but not present. Wayne Wilson was asked to come into the meeting.

John Willie feels the big problem in this matter is a legal one.

Leon feels we should keep them in some kind of existing boundaries.

Leon moved that we table this until next meeting so we can get the comments of John Willie and the County Attorney, and a letter be written to Wayne John to get the whole thing in a position to comply with the zoning ordinance. Seconded by Robert Perry, put to vote by Chairman Bowler, and each voted Aye.

11. Kolob Pines Plat No. 2 - Preliminary approval. ElRoy Wulfenstein, applicant, but not present.

Comments and recommendations were given by John Willie.

It was moved by Leon Jennings, seconded by Murray Webb, that we approve this preliminary application. Put to vote by Chairman Bowler, and each voted Aye.

Thereupon meeting adjourned until next month.

*Baulah McAllister*  
/s/ Baulah McAllister  
Clerk

#### COMMISSIONERS MEETING

OCTOBER 4, 1971

St. George, Utah

Minutes of the Commissioners meeting held October 4, 1971, with the following persons present:

Truman Bowler, G. Murray Webb and Emil J. Graff, Commissioners, and Baulah McAllister, County Clerk.

Prayer by G. Murray Webb.

Minutes of the previous meeting were read and approved. Motion to approve was made by Commissioner Graff, seconded by Commissioner Webb, put to vote by Chairman Bowler, and each voted Aye.

#### GRADER FOR COUNTY ROAD:

Chairman Bowler reported on the telephone calls to the various equipment companies and stated that the only used grader to be had was a 1958 for \$7,500.00. The matter was discussed as to the price of new ones, and as to the possibility of rental. Chairman Bowler stated that to rent a grader would cost the county \$700.00 per month.

No decision was made on this matter.

1/17/72

the Dixie Project goes through, which the applicants are aware of. Mr. Brown stated that he has purchased this property for organic gardening. He will put nine of the ten acres in as permanent pasture, and he has a well.

Mr. Jennings feels that people should be able to do what they want with their property and feels a variance would be all right if Mr. Brown will not come back onto the County for anything.

Commissioner Webb moved that we give Mr. Brown a one year variance to locate a mobile home, with the Browns understanding and acknowledging that the County will not be responsible for any maintenance, construction, upkeep, or any services on roads leading to or from his property. This was seconded by Mr. Phil Foremaster, put to vote by Chairman Bowler, and each voted Aye.

A copy of these minutes are to be mailed to Mr. Willis P. Brown at 2038 Palm Street, Space 200, Las Vegas, Nevada.

5. Discussion of land development south of St. George - Shirl Stucki, present.

Mr. Stucki wants to sell  $\frac{1}{2}$  acre lots on the East and South side of his property without having to subdivide. Mr. Stucki stated that he has a well which pumps 2 gallons of water a minute and the hardness is 10 but he has not had the water checked by the State Department of Health for culinary use. Mr. Stucki also stated that he has underground electricity.

Chairman Bowler suggested that Mr. Stucki submit a preliminary plat, and he, Mr. Bowler, has some reservations if this agriculture property should be subdivided at all.

Leon Jennings wondered who had drawn up the plans that Mr. Stucki has presented. He feels that the engineers who draw these plans should advise their clients of our subdivision regulations. Mr. Jennings moved that a letter be drafted and sent to each engineering firm advising them that Washington County is zoned, and has a zoning and subdivision ordinance. This was seconded by Phil Foremaster, put to vote by Chairman Bowler, and each voted Aye.

6. Racing Ranch Mobile Home Estates Subdivision #7 - Final Approval, Dean Terry, applicant, but not present.

Mr. Foremaster moved that this matter be tabled for thirty days, seconded by Commissioner Webb, put to vote by Chairman Bowler, and each voted Aye.

7. Discussion - Dean Terry, but not present.

The Planning Consultant stated that this discussion was for Mr. Terry proposing a neighborhood shopping center in the area of his mobile home estates. The water agreement was again brought up on commercial activities. No action was made on this.

8. Rio Virgin Subdivision - Final approval - located south and east of the town of Washington in Washington County. Mrs. Aerial Taylor, applicant present, also Jim Sandberg, engineer was present.

Mr. Sandberg stated that he does not have a letter of approval from the State Board of Health, on the water or sewage either. There was some discussion as to flood control there being quite a gulch through this subdivision. There were three things that needed looking into before final approval can be given, the water, sewage, and drainage.

Preliminary approval on this subdivision was given in October, 1970, but inasmuch as the applicant has been pursuing and working toward final approval, the motion was made by Leon Jennings that a six month extension from this date be given, seconded by Murray Webb, put to vote by Chairman Bowler, and each voted Aye.

9. Dixie Springs Subdivision - request to vacate existing plan and to approve a revised plat in the Dixie Springs area of Washington County. Wayne John applicant and present. Jim Sandberg, engineer also present. There are 682 lots in this subdivision.

Comments and recommendations by the Planning Consultant. It is his thinking that in order to vacate has to do with the County Commissioners and the County Attorney. Mr. John does not want to vacate unless the Commission will approve the new one. After some discussion it was decided that this would have to be tabled until the County Attorney and Mr. John could get together on the legal aspects of this.

10. Painted Hills Subdivision - Review of Preliminary approval - located along the Dixie Downs road in Washington County - James Sandberg, engineer was present.

Recommendations and comments were made by the Planning Consultant. Chairman Bowler suggested that this area be more favorable for Mobile Home Estates. This subdivision is comprised of 40 acres with 131 lots. This preliminary approval was made also in October of 1970 and the main reason this has been hold up, according to Mr. Sandberg, was the sewer system. Mr. Sandberg would like to keep this alive until the next meeting.

Commissioner Webb moved that we give a six month extension, seconded by Phil Foremaster and put to vote by Chairman Bowler, and each voted Aye. At this time Mr. Foremaster expressed his feeling that he would not like to see all mobile homes placed in this area. Mr. Willie asked that each Commissioner read and mark any questions they have in the new proposed Zoning Ordinance so that a meeting can be set up and will not need to take so much time for the hearing. Due to the third Monday in February being a holiday, the next planning meeting is scheduled for the fourth Monday, February 28th, 1972.

Thereupon meeting adjourned until Monday, February 28, 1972.

*Beverly M. Gentry*  
CLERK

3/20/72

5. Variance - Permit to locate a mobile home in the Zion View Estates Subdivision on lot #18 - located between St. George and Washington in Washington County. Jerold Schmidt, applicant, but not present at this time. He called the Clerk's office and stated that he was having car trouble and would probably be a little late.

Ann Hawks stated that she was strenuously against a trailer across from Panorama Park.

Ross Syphus, as a property owner, also objects to trailers being placed in this area.

Rudger McArthur wonders if the Subdivision has water.

The comment was made that it has had final approval so it must have water from the City of St. George. This was continued until later in the calendar to see if Mr. Schmidt would come.

6. Determination of Use - Permission to locate a caretakers apartment as a part of a stable development - located in the Racing Ranch Estate area of Washington County. Floyd Ence, applicant, but not present.

It was moved by Robert Perry, seconded by Scott McGregor, that inasmuch as no one was present that this matter be tabled until April 17, 1972. This was put to vote by Chairman Bowler and each voted "Aye".

7. Discussion - relative to location of industrial businesses in Washington County in the unincorporated areas, Laron Hall, applicant, but not present.

It was moved by Robert Perry that this matter be tabled, seconded by Phil Foremaster, put to vote by Chairman Bowler, and each voted Aye.

8. Dixie Springs Subdivision - request to vacate existing plan and to approve a revised plat in the Dixie Springs area of Washington County. Wayne John, applicant but not present. Comments were made by our Planning Consultant and he stated that Wayne John had contacted him and was having a meeting with our County Attorney in Los Angeles now. After some discussion, Commissioner Webb moved that we table this until such time we can get to see the County Attorney about the matter. This was seconded by Robert Perry, put to vote by Chairman Bowler, and each voted "Aye".

5. Variance to locate a mobile home in the Zion View Estates was called up again. Mr. Schmidt had not arrived. Comments and recommendations were made by our Planning Consultant. Discussion was had as to this area having been planned as a housing subdivision and not a mobile home subdivision and there were several objections. It was moved by Robert Perry that we disapprove this variance, seconded by Scott McGregor, put to vote by Chairman Bowler, and each voted "Aye".

10. Use Permit - to relocate a Lumber Yard, Thad Stewart applicant and present - also Bob Barney. They have ten days in which to relocate their lumber yard and are having a difficult time in finding a place and finally found a piece of property they can buy, out just east and south of Ence Brothers Feed and West of the Drive-In Theatre. There was some discussion on this as to water availability and sewage disposal. Also the probability of getting some other property so they could make their access other than off Highway 91. This is quite a dangerous place for access off Highway 91. This area is already zoned for commercial according to the Planning Consultant and the zone map, the only problem is that it should be advertised in the paper so people would be aware of the proposal and could protest if they so desire, as there have been some protests against commercial out in that area.

9. Junior Egar - License for Car Sales - West of Hurricane. Applicant present. Mr. Egar's home is 300 yards West of the Bridge and he would like a license so that he could bring cars home from Cedar City and park on his lot to show people who are interested in buying.

Mr. Egar was told of the agreement with the City of Hurricane, that the Commission had agreed that they would not let any commercial activity go in West of the Wheel other than a fruit stand, and feel they should honor this agreement. Thus Mr. Egar's request was turned down.

The Planning Consultant brought to the attention of the Commission the Commercial area designated on the Zone map at Veyo and wondered if the Commission wanted to change this. After some discussion on the matter, Commissioner Foremaster moved that we leave the Commercial zone at Veyo as zoned, seconded by Commissioner Webb, put to vote by Chairman Bowler, and each voted "Aye".

Thereupon Planning meeting adjourned until April 17, 1972.

*Beulah McAllister*  
Clerk

*Truman Bowler*  
Chairman

#### COMMISSIONER'S MEETING

MARCH 27, 1972

ST. GEORGE, UTAH

Minutes of the Commissioner's meeting held March 27, 1972, with the following officers present: Truman Bowler, G. Murray Webb and Emil J. Graff, Commissioners and Beulah McAllister, Clerk.

Pray by Emil J. Graff.

Minutes of the previous meeting were read and approved. Motion to approve was made by Commissioner Graff, seconded by Commissioner Webb, put to vote by Chairman Bowler, and each voted "Aye".

#### ERRONEOUS TAX SALE RECORD FOR 1971.

It was moved by Commissioner Webb that the 1971 taxes be written-off as erroneous on Lot 15 & that portion of Lot 16 lying South of Kolob Creek in Section 30, Township 39 South Range 10 West SLM containing 80 acres which land was condemned by the U. S. Government for public use in connection with Zion National Park, and previously owned by Gerald and Vera S. Blake. Property #114 and NP 115 in the 1971 Tax Sale Record on pages 14 and 15. This was seconded by Commissioner Graff, put to vote by Chairman Bowler, and each voted "Aye".

#### OWNERSHIP CHANGES AND PLATTING IN RECORDERS OFFICE:

A letter was read by Chairman Bowler from Abstractor Ralph Lamoreaux pertaining to the ownership changes in the recorder's office. It seems the need is developing for a full time person to handle all the property changes that are coming in, as there have been quite a few errors in the past years. Also the need for correct platting. This matter was discussed to some length but will need more study.

#### MORE ROOM NEEDED FOR ABSTRACTORS:

Allen Carter met with the Commission on more room for the abstractors in the Recorder's office and wondered if it became necessary, what the thinking of the Commission of moving out in the hall. The Commission are not in favor of this. Commissioner Graff suggested the abstractors get smaller desks.

6/19/72

It is the feeling of the Commission that the booster should be moved back, to keep the people happy that have had the T.V., and then perhaps after the first of the year see if we can come up with some money for the UHF for Bloomington. The Commission directed McKay to talk to the people at Bloomington on the same.

#### TRANSIENT ROOM TAX: PROPOSED ADVISORY BOARD

Alma Trueman, E. J. Foremaster, Jr. and Jim Gwilliam met with the Commission with their proposed plan for approval by the Washington County Commission of the 1% transient room tax authorized by the State Statutes (Utah Code Annotated 1953, as amended 17-31-2) for the use in convention bureau and travel promotion efforts, an advisory Board or Tourist and Publicity Council. They suggested a seven member board which would include one member of the Washington County Commission, two members elected from the St. George Hotel Association, one member elected from Springdale-Hurricane Hotel operators, one member at large appointed from St. George area, one member at large from the western portion of the County, and one member at large representing entire county. They also suggested an executive secretary to handle the advertising, etc., who would be salaried.

The Commission suggested they submit a list of names and their terms to be approved by the Commission. This transient room tax went into effect on April 1, 1972, and it is the feeling of all there is a great potential for this area, if handled right.

#### ADVERTISING IN LOCAL NEWSPAPER:

Nora Lyman met with the Commission pertaining to the advertising and publications by the County in newspapers that are not printed in the County. She feels these other newspapers do not own property in the County, do not pay any taxes, and do not even live here, and especially they send all their work to the north of the state to be printed, which does take a lot of money paid for advertising out of our area or county. She was quite concerned about the delinquent tax list which comes out in the local newspaper in December and feels this should be given to the Washington County News. Mrs. Lyman stated that she came on her own, was not asked to come by anyone, but felt she must get this off her chest. The commission thanked her for coming in and presenting to them her feelings.

#### HOSPITAL PROBLEMS AND PLANS:

Elwood Harrison met with the Commission and presented his hospital report for April and May 1972, which showed in April income in the amount of \$72,033.49, and expenses in the amount of \$56,987.12, which showed an operating gain of \$15,046.37. In May the income was \$62,979.29 and expenses were \$57,737.09, with an operating gain of \$5,242.20.

#### PLATTING FOR COUNTY RECORDER AND ASSESSOR:

Ross Syphus, Wendell Day, Gayle J. Graff, County Recorder and Dean Gardner, County Assessor, met with the Commission on the work load in the Recorder's office which Wendell Day has been doing. This was discussed to some length pertaining to a full time job for Wendell. Wendell has been doing work that has accumulated through the years also, and right of ways for county roads is another job that should be done.

The Commission took this matter under advisement for some more checking.

#### HELP FOR THE RECORDER'S OFFICE:

County Recorder, Gayle J. Graff, asked the commission if it would be all right to hire Beryl Heaton on the first day of July, 1972. The Commission told her to go ahead and have her come in. She will replace Wilma Andrus in September if she works out all right.

#### SIGNS ON HIGHWAYS:

Robert Langston met with the Commission concerning putting road signs along the highway between here and Hurricane for his business. He feels since we have a zoning ordinance it puts a cramp on people, and if they cannot put up signs on the highway, it hurts the people whose businesses are off the highways. He stated the State would not allow signs the way the County has zoned.

#### RELEASE OF ROAD BOND OF RACING MOBILE HOME ESTATES #2

Upon recommendation of the County Engineers, Engineering Associates, Inc., the Commission approved the release of \$3,852.50 of the \$10,400.00 bond on Racing Ranch Mobile Home Estates #2. They had previously approved the release of \$6,172.50, which there will be a balance of \$375.00 to be retained by the County.

#### HELENE DAVIS, COUNTY HEALTH NURSE RESIGNATION:

Mrs. Helene Davis, County Health Nurse handed in her resignation to the Commission. Mrs. Davis wants to leave July 1, 1972.

#### DIXIE SPRINGS PROJECT PLATS VACATED:

The petition to vacate plat of Dixie Springs Project, Blocks A, B, C & D of Plat "A" was approved by the County Commissioners and on the approval of the County Attorney, J. Ralph Atkin. The motion to approve was made by Commissioner Webb, seconded by Commissioner Graff, put to vote by Chairman Bowler, and each voted Aye. Mr. Atkin will prepare an appropriate Order. The road bond in the amount of \$45,000.00 held by the Clerk on Time C. D. was approved to be released to Wayne John.

Thereupon Commission meeting adjourned until next week.

*Boulah McAllister*  
CLERK

*William D. Bowler*  
CHAIRMAN

WASHINGTON COUNTY PLANNING COMMISSION MEETING

JUNE 19 1972

ST. GEORGE, UTAH

The following persons were present at the regular Washington County Planning meeting held June 19, 1972 at 2:PM: Truman Bowler, G. Murray Webb, Emil J. Graff, Scott McGregor, Leon Jennings, and Phil Foremaster, Commissioners, Ross Syphus, Engineer, John Willie, Planning Consultant, Dallas Hartman, Inspector, and Boulah McAllister, Clerk.

The following items were considered.

The minutes having been sent to each commissioner, and there being no corrections, Leon Jennings moved to approve, seconded by Scott McGregor, put to vote by Chairman Bowler, and each voted Aye.

6/19/72

205

1. ZONE CHANGE - To change the zone from RM-7, 000 to R-1-10,000 Residential Zone. Located north of U.S. 91 and west of Dixie Livestock Auction, adjacent to Dixie Downs Road in Washington County, James C. Sandberg, applicant and present.

Recommendations and comments were made by our Planning Consultant. There was a question as to culinary water. Mr. Sandberg stated there was enough water for 30 lots.

Leon Jennings questioned as to sewage disposal.

Mr. Sandberg stated they were working on a temporary sewage plant at the present time and would work into a permanent sewage system. He also stated that the water supply is from a well in the area, a sample having been sent into the State, but the results are not back.

Mr. Graff wonders whose responsibility it will be if the water runs out. Water is a very important item.

Mr. Sandberg stated that they are exploring for water and do have an application in with the City of St. George for water.

Scott McGregor moved we approve the zone change, subject to an approved water system and an approved sewer system, seconded by Commissioner Webb, put to vote by Chairman Bowler, and each voted Aye.

2. RIO VIRGIN SUBDIVISION - Final approval - located south and east of the community of Washington in Washington County, James C. Sandberg, Engineer and present.

Upon request of Mr. Sandberg, Commissioner Webb moved that we table this matter at this time, seconded by Commissioner McGregor, put to vote by Chairm Bowler, and each voted Aye.

As to Item No. 1, Leon Jennings stated that he feels the corrals, slaughter house, auction yard, etc. were already established out there, and to protect the buyers in that area, they should be told about these places. He feels these already established corrals etc. should not be forced out.

3. DIXIE SPRINGS SUBDIVISION - Vacation of plat and approval of amended plat. Located between Washington and Hurricane in the Dixie Springs area of Washington County - Great Western Horizons, applicant. This is tabled until July Planning Board Meeting.

4. MC GREGOR SUBDIVISION - Final Approval. Located in Gunlock area of Washington County. Scott McGregor applicant and present, but excused himself as Commissioner to act on this matter.

Comments and recommendations were given by the Planning Consultant. The water, for this subdivision, is being furnished by the Gunlock Waterusers Association and there is a letter of approval from the State Board of Health as to the percolation tests. Commissioner Webb moved that we give final approval, seconded by Commissioner Foremaster, put to vote by Chairman Bowler, and each voted Aye. Some discussion was had as to the streets being hard surfaced. Leon Jennings feels inasmuch as Mr. McGregor has gone the extra mile on everything asked, he should not be required to furnish a bond. Mr. McGregor has already posted a cash bond in the amount of \$750.00. Inspection fee to be recommended by Mr. Syphus, our engineer.

5. CONDITION USE PERMIT - Permission to locate a mobile home as a permanent dwelling in the Veyo area of Washington County. Brooks Pace, applicant, and present.

Comments and recommendations were given by our Planning Consultant, and he recommends that this condition use permit be approved. The people of Veyo feel mobile homes in with their agriculture is a way of life according to him.

Commissioner Jennings moved we approve this Condition Use Permit, seconded by Commissioner Webb, put to vote by Chairman Bowler, and each voted Aye.

6. CONDITIONAL USE PERMIT - Permission to locate a high voltage power transmission line through the open zone in Washington County. Los Angeles Water and Power Board, applicant, with Mr. Chuck Foreman representing them.

Comments and recommendations were given by our Planning Consultant.

Comments were made by Mr. Foreman and he stated that according to the taxing levy of 1969, this line would bring approximately \$23,000.00 into Washington County for taxes; that permits had been issued by BLM of Utah, Arizona and Nevada to them and he would appreciate a favorable commitment from this group.

Commissioner Webb asked Mr. Foreman if Utah could buy any power from them.

Mr. Foreman said "no".

Commissioner Graff moved we approve the conditional use permit, seconded by Commissioner McGregor, put to vote by Chairman Bowler, and each voted Aye.

7. EXTENSION OF VARIANCE - to continue to use a mobile home as a sales office in the Racing Ranch Estates area of Washington County. Dean Terry, applicant, and present.

Comments by our Planning Consultant, and stated the mobile home is still being used as a sales office. Commissioner Jennings moved that we approve the variance for one more year, seconded by Commissioner McGregor, put to vote by Chairman Bowler, and each voted Aye.

8. VARIANCE - to locate a mobile home as a temporary dwelling in the Pine Valley area of Washington County. Dean Terry, applicant and present.

Comments and recommendations were given by our Planning Consultant. Mr. Terry has six (6) acres of property here and already has one trailer house on the property. Mr. Terry states that he wants to put another 8X46 foot trailer for three months for the use of a survey crew from the forest service, that they would use the same septic tank of the other trailer and he would skirt the two trailers together to make them look nice.

Commissioner Graff moved we approve this variance for the three month period, beginning July 1, 1972 with the restriction that it be used for the purpose applied for only, seconded by Commissioner McGregor, put to vote by Chairman Bowler, and each voted Aye.

9. VARIANCE - to locate a mobile home as a temporary dwelling in the Pine Valley area of Washington County. Jessica Jensen, applicant and present.

Comments and recommendations were given by our Planning Consultant.

Mrs. Jensen stated they wanted to move the mobile home up this summer and put in a septic tank, and fence, then next summer build a home.

Commissioner Jennings moved that we give a variance for one year, beginning June 1, 1972, seconded by Commissioner Graff, put to vote by Chairman Bowler, and each voted Aye.

10. VARIANCE - to locate a mobile home in the Washington Fields area of Washington County as a permanent dwelling. Deloris Riggs, applicant, and present.

Comments and recommendations were given by our Planning Consultant. This trailer is a small trailer and would be an agricultural use.

8/21/72

They want to place this mobile home on this five acres of land for a caretaker's home.  
 Mr. Oliver Johnson, a neighbor was present, and opposed a mobilehome being placed there. Also a letter from a Mr. Melvin R. Hales, another neighbor, was read showing he was also opposed to the mobile home.  
 Mr. Foremaster wondered what our intent is on mobile homes in the Hurricane area. He feels that the time has come when we have to determine what we are going to do with mobile homes in that area.  
 Mr. Hall wanted to know when the County passed the mobile home ordinance. He was told that the ordinance went into effect in January, 1970.  
 Mr. W. C. Lee stated that the land owners are aware of the mobile home ordinance and tell the people who buy.  
 Mr. Jennings suggested that we have the people who want a temporary variance to bring in a plan, and post \$300.00 bond, and if they do not make any headway on their home, we have the money to haul the trailer away.  
 Mr. Webb was concerned if you can make a mobile home on a permanent basis.  
 Mr. Jennings stated that according to the uniform building code, you cannot. A mobile home does not meet the building code requirements.  
 Mr. Lee stated that a mobile home decreases in value more rapidly.  
 Mr. Jennings feels our problem is our own fault. There should be areas set up for Mobile Homes.  
 As no motion was made on this variance, Chairman Bowler stated it would have to be denied. Mr. Hall was invited to come back and renew his application.

10. CONDITION USE PERMIT - to locate a mobile home in the Veyo area of Washington County, Monte Robinson, applicant, and present.

Comments and recommendations were given by the Planning Consultant.

Mr. Foremaster moved we approve this conditional use permit, seconded by Mr. Jennings, put to vote by Chairman Bowler, and each voted Aye, excepting Commissioner Webb, who was not present for this variance.

11. CONDITIONAL USE PERMIT - to locate a mobile home in the Veyo area of Washington County. Clarence Prothro, applicant and present.

This variance is similar to the one above as commented by the Planning Consultant.

Mr. Foremaster moved we approve this conditional use permit, seconded by Mr. Jennings, put to vote by Chairman Bowler, and each voted Aye.

12. CONDITIONAL USE PERMIT - to locate a mobile home in the Veyo area of Washington County, James Wilbert, applicant and present.

Comments made by our Planning Consultant.

Mr. Jennings moved we approve the Conditional Use Permit, seconded by Mr. Webb, put to vote by Chairman Bowler, and each voted Aye.

13. VARIANCE - to locate a second mobile home on an existing lot in the Racing Ranch Estates area of Washington County. Dr. Eric Salter, applicant, but not present.

Comments and recommendations were made by our Planning Consultant.

Mr. Foremaster moved that we table this application as the applicant is not present, seconded by Mr. Webb, put to vote by Chairman Bowler, and each voted Aye.

14. DETERMINATION OF USE - request for a home occupation in the Panorama Park area of Washington County. Anna Jane Hafen, applicant, and present.

Comments and recommendations were made by our Planning Consultant.

Mrs. Hafen stated that she wanted to use her home for marriage counseling. She will do this mainly at the college where she teaches.

Mr. Foremaster moved that this application for a license be approved, seconded by Commissioner Webb, put to vote by Chairman Bowler, and each voted Aye.

15. DIXIE SPRINGS SUBDIVISION - table from July, 1972, vacation of plat and approval of amended plat. Located between Washington and Hurricane in the Dixie Springs area of Washington County. Great Western Horizons, applicant. This was again tabled as no one appeared on it.

16. DISCUSSION - concerning industrial development and construction of roadways located in the Veyo area of Washington County. Dixie Quail Farm, applicant. Mr. Stanger of Dixie Quail and Glen Leavitt. The discussion was as to the best place to turn off the main Highway U-18 to go to the new proposed location of the Dixie Quail Farm. Gale Day felt to turn off on top of the hill would be better, would be less dangerous, and make half of the road on each side of the section line.

Mr. Jennings suggested to make all the area above the section line commercial.

Mr. Leavitt stated he would deed the land to the County for the road.

Chairman Bowler suggested that they get the rights of way determined, and make a sketch of the road, and the owners to participate with the County to build the road. Mr. Bowler stated there was no way the County could get to this road this year as our money is all programmed for the year.

Mr. Leavitt will prepare a deed for the right of way to be deeded to the County etc.

17. DISCUSSION - release of bond in Panorama Park Subdivision.

Ross Syphus stated that he had inspected the roads in Panorama Park Subdivision and the bond in the amount of \$2,000.00 the County was holding could be released. Ross will send a letter to the County Clerk.

Thereupon Commission Planning meeting adjourned until next month, September 18, 1972.

*Beulah McAllister*  
 CLERK

*Thomas B. Bowler*  
 CHAIRMAN

#### COMMISSIONERS MEETING

SEPTEMBER 11, 1972

ST. GEORGE, UTAH

Minutes of the Commissioner's meeting held September 11, 1972, with the following officers present; Truman Bowler, G. Murray Webb, and Emil J. Graff, Commissioners, and Beulah McAllister, Clerk.  
 Prayer by Commissioner Graff.

#### ROAD PROBLEMS:

Ralph McArthur met on road problems and plans.

#### QUIT CLAIM DEEDS FROM COUNTY TO FOREMASTERS:

Commissioner Webb moved that Washington County Quit Claim to David J. Foremaster and Sabra Foremaster all of the South 1 rod of Lots 3 and 8, Block 2 Worthen Subdivision situated in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 36, Township 42 South, Range 16 West, SLB&N, in exchange for all the platted street area between Blocks 2 and 3,

## WASHINGTON COUNTY PLANNING MEETING, FEBRUARY 26, 1973, ST. GEORGE, UTAH

Those in attendance at the Washington County Planning Board Meeting, held this day, Monday, February 26, 1973, at 2: PM were: Truman Bowler, G. Murray Webb, Vernon Church, Scott McGregor, Robert Perry, Commissioners, J. Ralph Atkin, County Attorney, Howard Stevens, Engineer, John Willie, Planning Consultant, Scott Coverston, Assistant Planning Consultant, and Beulah McAllister, County Clerk.

Motion to approve the minutes of the last planning meeting was made by Robert Perry, seconded by Scott McGregor, put to vote by Chairman Bowler, and each voted Aye.

1. DIXIE SPRINGS SUBDIVISION - approval of amended subdivision plat. Located between Washington and Hurricane in the Dixie Springs area of Washington County. Great Western Horizons, applicant. Wayne John was present, representing Great Western Horizons.

Comments and recommendations were given by the Planning Consultant. Abandonment of the previous Dixie Springs Subdivision was discussed. Mr. John stated that he is getting the signatures of most of the people who had been sold lots in the old subdivision and would advertise in newspapers in the areas where the people live of those that he is unable to get, to let them know of the abandonment and the new subdivision plans.

Mr. Perry wonders what type of homes they are planning to have in this subdivision.

Mr. John stated they would be patio homes or single story type homes. Also that they would put a time limit on the building, would like to have them completed in one year.

The County Attorney was concerned about the open area, who would be liable to keep it up and who would be in charge?

Mr. John stated that hopefully it would be kept up under the jurisdiction of Great Western Horizons.

Mr. Perry was concerned about Plats A and B in the old subdivision. This new subdivision being presented for approval comprises only Plats C and D.

Mr. John stated that they would have to re-do Plats A and B because of the change in the plans on the Dixie Project, previously a portion of this would have been under water, but now as it looks, none of this property would be.

Mr. John also mentioned that septic tanks will be approved until a disposal plant could be put in, and they would see that everyone would have to hook up to it when it is put in.

Mr. John also stated that they had a provision in their sales contract on the old subdivision that they had a right to re-subdivide if no buildings had been built.

Scott McGregor moved we give preliminary approval subject to the Planning Consultant's recommendations, and the County Attorney's approval of Plat C and D, and the general overall plan provided they get all of the signatures of the owners of the previous subdivision, which has been abandoned. This motion was seconded by Robert Perry, put to vote by Chairman Bowler, and each voted Aye.

Wayne John suggested that the old plat be reinstated so the people who were sold the lots and do have deeds on the same, will have a plat to match their deeds to.

The County Attorney feels there is no need to reinstate.

2. FINAL APPROVAL - PANORAMA PARK SUBDIVISION PLAT C - Located in the Middleton area of Washington County. Ann Hawks applicant. Tabled from the meeting of January 15, 1973.

Comments and recommendations were given by our Planning Consultant, who stated that the drainage problem has been complied with, also the streets. All the conditions of the ordinance have been met. However, there are no street signs, and no curb and gutters. They did an exceptional good job on the graveled streets.

Howard Stevens feels that inasmuch as the other two subdivisions have not been required to have curb and gutter, that we should not require it on this one, that sooner or later an improvement district will have to be made and thus make it on all three.

Commissioner Webb feels that we have made a mistake on the last two by not requiring curb and gutter, so we should correct our mistakes now, and curb and gutter should be put in while creating the subdivision. He feels that the subdivider should bear the cost of these things and not the buyer.

Commissioner Church stated he felt that Mr. and Mrs. Hawks left the meeting last month with the feeling that if they met the two requirements mentioned, the drainage problem and roads, that the approval would be given.

They have installed two 20 inch culverts where they were told to for the drainage problem.

Commissioner Perry moved that we give final approval, subject to the two requirements mentioned by the Planning Consultant, seconded by Commissioner Church.

Commissioner Webb still feels there should be curb and gutters, and a more proper drainage.

Scott McGregor feels if we did suggest, but not require, we have to live with that mistake. A precedent has been set and in the middle of the plans we should not change, we should stand firm.

Chairman Bowler feels Commissioner Webb's point is well taken, and the need is real apparent. We have made a mistake in not requiring curb and gutter, and now our only solution would be to start at this point.

Chairman Bowler then put Mr. Perry's motion to a vote, and Commissioner Church and Commissioner Perry each voted "Aye", Commissioner Webb and Chairman Bowler each voted "No", Commissioner McGregor abstained from voting. Each were then polled by the clerk and voted as follows: Commissioner Church "Yes", Commissioner Webb "No", Commissioner Bowler, "No", Commissioner McGregor, abstained from voting, Commissioner Perry "Yes".

Commissioner McGregor asked, "The question is, can we change our minds?"

The Planning Consultant stated that in the subdivision ordinance, curb and gutter is only included in the final approval and not in the preliminary.

Commissioner Webb stated that the reason he took his stand is when he took this job he intended doing a good job and stand up for what he felt was right, and feels that we can mend the mistakes we have made to better our ways.

Howard Stevens agrees that it would make a much better subdivision and recommends to the Planning Commission to require curb and gutter in the future for all subdivisions.

Mr. Perry stated that the most criticism that we have had as a planning board is the inconsistency. We should follow our subdivision ordinance. In reading the ordinance, if we were to insist on curb and gutter we should have let them know in the beginning.

Chairman Bowler again called the motion to another vote for Commissioner McGregor.

Commissioner McGregor wanted to know if we have a policy or can we change horses in the middle of the stream.

Chairman Bowler stated that we have one or two subdivisions in practically the same position as we are now, one in Gunlock and one in the Racing Ranch area. We had better take the time and take a firm stand.

Scott McGregor stated we should definitely set a policy, to be consistent he would like to vote "Yes", but for future policies; he will vote "No".

Gale Day feels the whole county should not be treated on the same basis, that anything around St. George should have curb and gutter and asphalt streets, but those subdivisions out where the other towns in the county don't have have curb and gutter, should not be forced to.

Chairman Bowler stated that in view of the subdivision ordinance being brought to our attention concerning letting them know in the beginning, he would recall the motion for another vote, and stated that he will have to change his vote. Each voted Aye, excepting Commissioner Webb, who voted "No". Each were then again polled by the Clerk and the above vote was confirmed, with Commissioner Church voting "Yes", Commissioner Webb

by Chairman Bowler, and each voted Aye.

BOOKMOBILE FOR WASHINGTON COUNTY:

There was some discussion on the Bookmobile for Washington County, concerning financing of it.

Thereupon Commission meeting adjourned

*Boulah McAllister*  
CLERK

*Michael T. Bowler*  
CHAIRMAN

COMMISSIONER'S MEETING

APRIL 30, 1973

ST. GEORGE, UTAH

The following officers were present this day, April 30, 1973, at the regular Washington County Commission meeting: Truman Bowler, G. Murray Webb, and Vernon Church, Commissioners, and Boulah McAllister, Clerk.

Prayer was given by Chairman Bowler. Minutes of the previous meeting were read and approved. Motion to approve was made by Commissioner Church, seconded by Commissioner Webb, put to vote by Chairman Bowler, and each voted Aye.

ALCOHOLIC CENTER FOR OLD HOSPITAL DISAPPROVED BY HILL-BURTON:

Commissioner Webb stated that he had followed up on the request by Jimmie Peace and others for an Alcoholic Center at the old hospital when the new one is built. Hill-Burton would not give approval of the idea because of the connection it would have with the new hospital.

SURVEYOR'S PROBLEMS:

Howard Stevens met with the Commission on surveyor's problems. He wondered if the Commission wanted him to go ahead with the application on the County Sewer and Water Study. The Commission felt he should let it drop at this time. There are other priorities ahead of it such as: 1. Land Fill Dump, 2. Enterprise West Road. Also we should push for the land acquisition from BLM on the property up by the Race Track.

Road problems were also discussed. Mr. Stevens stated he would like to work a little closer with the Road Department.

Howard Stevens also mentioned that the Surveyors were going to have a school May 15, 1973. The Road School is to be May 16, 17 and 18, in Washington County.

Chairman Bowler will try and make an appointment with District Engineer, Dean Smith, sometime this week and will want Howard Stevens and Ralph McArthur to go with them to look over the situation on the Enterprise-West Road.

PENSION PLAN FOR ST. GEORGE FIREMEN:

Wayne Whitehead and Julio Paolasso met with the Commissioners for help on a pension plan for the St. George Volunteer Firemen. They stated that in 1972 they answered 58 fire alarms with 32 of them in the city and 26 out in the County. Most of these were grass fires with one major loss being the Ence Brothers Feed. They wanted to know how the Commission felt about the County participating with them in a retirement plan. They feel that they do a good service for free and this would be a good morale builder. They have 30 active members in the Fire Department. They would like \$2,000 from the County if they can see fit.

The Commissioners feel they do a good service but will have to check into the budget before committing themselves.

ENCE MOBILE HOME PARK APPROVAL:

Jay Ence and Gale Day met again on the Ence Mobile Home Park. Mr. Ence has agreed to place the trailers on a 45 degree angle which would be much better. After some discussion the Commission approved the Mobile Home Estates but would still like Mr. Ence to come back before the Planning Commission on May 21 and present the new plans to them and get their approval also.

RACE TRACK LEASE AGREEMENT:

Howard Carter, Jay Ence and Floyd Ence met with the Commission on a lease agreement from the County by the Racing Association for the Race Track and Stables on the property in the process of being purchased by the County. The Commissioners will make a trip out to the property to check the forty acre track to be exchanged to the Racing Association for the Race Track property.

After the Commissioners had been out to the property they go on record on approving giving the 40 acres that the Racing Association wishes, and a two year lease @ \$1.00 per year, to the Racing Association, with the Racing Association to keep up the facilities on the race track and stables, and approval for the County to check their books. This was made in form of a motion by Commissioner Webb, seconded by Commissioner Church, put to vote by Chairman Bowler and each voted Aye.

DIXIE SPRINGS BLOCKS A, B, C, AND D, Plat A ORDER RESCINDED:

Commissioner Church moved, seconded by Commissioner Webb, put to vote by Chairman Bowler, that the Order Vacating Blocks A, B, C, and D, Plat A, Dixie Springs Subdivision dated July 21, 1972, and signed by Chairman Bowler, and recorded in the Recorder's office, be rescinded. The County Attorney will prepare an Order.

REGIONAL HEALTH AND SOCIAL SERVICE COMMITTEE APPOINTMENTS:

The Commissioners appointed Sue Stout to complete the four year term of Gordon Stirland and Joan McGregor to complete the five year term of Emil J. Graff on the Regional Health and Social Service Committee for Washington County.

Thereupon Commission meeting adjourned until May 7, 1973.

*Boulah McAllister*  
CLERK

*Michael T. Bowler*  
CHAIRMAN



could feel good about the change of the road

Mr. Bivins wondered if they could fence the road from their runway and use the rest of the runway until they could get approval from the other property owners. Their runway is long enough without the road but would be better without it.

There was also discussion as to the water for the Subdivision and the Commission were told that a well has been drilled and the water would be taken to Salt Lake about Wednesday of this week to be analyzed.

Scott McGregor moved that we give final approval subject to a letter from the Health Department on the water and sewage, and subject to the existing right-of-way remaining and being improved, and subject to the closing of the airport runway at the point of where it crosses the County right-of-way. This motion was seconded by Commissioner Webb, put to vote by Chairman Bowler and each voted Aye, excepting Robert Perry who voted "no".

Reason for "No" Vote by Robert Perry:

With regards to the location of the existing county road crossing the aforementioned aircraft landing strip, it is my feeling that either condition; that is, the landing strip crossing the road or the landing strip being fenced off at the county road right-of-way, constitutes an unreasonable hazard to persons utilizing either the road or the airstrip.

It was also mentioned by Mr. Bivins that they do have quite a few people wanting to buy lots next to the airport so they can use it.

2. FINAL APPROVAL - DIXIE SPRINGS SUBDIVISION, amended plat - Located between Washington and Hurricane in the Dixie Springs area of Washington County. Great Western Horizons, applicant. Tabled from the May 21, 1973 meeting. No one appeared to represent Great Western Horizons.

Because this has been carried from meeting to meeting and no one appearing on the matter, Scott McGregor moved that the Motion for final approval be denied. This was seconded by Robert Perry, put to vote by Chairman Bowler, and each voted Aye.

3. CONDITIONAL USE PERMIT - approval of plans to locate overnight trailer facilities in the Dixie Deer Estates area of Washington County, Utah. Bivins Construction, applicant and present. Tabled from the May 21, 1973 meeting.

Comments and recommendations were given by the Planning Consultant. The overnight trailer facilities is designed for twenty (20) spaces and is north of the restaurant and motel area, parallel to Highway 18.

Mr. Bivins stated that their intent is to put in these accommodations for tentative buyers of the lots, and do not plan to charge for the use of them. They have a small building they are planning to convert to showers and out-door bathrooms.

It was mentioned that this would have to meet state requirements, with water supply, septic tanks and bathroom facilities.

Howard Stevens wondered if it could be designed for strictly self-contained units.

After further discussion Commissioner Webb moved we give preliminary approval subject to the State Health Requirements, seconded by Commissioner Church, put to vote by Chairman Bowler, and each voted Aye.

4. VARIANCE - permission to locate a mobile home north of Highway 17 on the Wayne Olds property west of Hurricane, Tom Hoskins, applicant and present.

Comments and recommendations by the Planning Consultant.

Mr. Hoskins stated his mobile home is 64 X 14. He has sold the Dairy Freeze and needs to move his trailer from behind the Dairy Freeze and is buying this property.

Mr. Perry was concerned that this would be used only for residential and not commercial.

Mr. Hoskins stated it would definitely be used only as residential, that they were building an office in the City of Hurricane. Mr. Hoskins also presented a letter from the City of Hurricane showing that he does have water from them. He also stated that the trailer might be only temporary, that he did want to build a home later on.

Commissioner Church moved we give a one year variance, seconded by Commissioner McGregor, put to vote by Chairman Bowler, and each voted Aye.

5. VARIANCE - front yard setback variance on Lot #89, Bloomington Country Club #1 Subdivision. Art Swanson, applicant but not present.

Comments and recommendations were given by the Planning Consultant. There is no problem on granting the setback from thirty to twenty-five feet and Terracor has no objections. Commissioner Webb moved that we grant the variance, seconded by Scott McGregor, put to vote by Chairman Bowler, and each voted Aye.

6. VARIANCE - front yard setback variance on Lot 36, Bloomington Country Club #6, Dale Montgomery, applicant but not present.

Comments and recommendations by the Planning Consultant. The Planning Consultant feels there would be no problem, and there are no objections from Terracor.

Commissioner Webb moved that we grant the variance from 30 feet to 25 feet, seconded by Scott McGregor, put to vote by Chairman Bowler, and each voted Aye.

Thereupon Commission Planning meeting adjourned until next month at which time the meeting will be held the fourth Monday of July, July 23, 1973, instead of July 16, 1973.

*Burke McGee*  
CLERK

*Michael T. Bowler*  
CHAIRMAN