



Community Development

Scott Messel

Community Development Director

Notice of Public Hearing

The Washington County Planning Commission will be holding a Public Hearing regarding a proposed zone change from OSC-20 (Open Space Conservation 20-acre minimum lot size) zone to RE-40 (Residential Estate 40,000 square feet minimum lot size) zone, for a portion of Parcel 7246-A-DVF-SLL. Enclosures showing area under review attached. Applicant is Dammeron Corporation.

The Washington County Planning Commission will hold a public hearing regarding this matter on Tuesday, March 12, 2024, at 1:30 PM in the Washington County Administration Building Commission Chambers at 111 E. Tabernacle, St. George, Ut 84770. Also, via electronic means through Zoom. Access to this meeting is:

Washington County is inviting you to a scheduled Zoom meeting.

Topic: Planning Commission

Time: March 12th, 2024, 01:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82371324185?pwd=THJHT09JUG1HYk1LLzZaQUUyUzU0QT09>

Meeting ID: 823 7132 4185

Passcode: 169128

Interested persons are encouraged to attend this meeting and express any opinions regarding the public hearing. You may also express your opinions in writing prior to the meeting. Your written comments can be sent to: Community Development Department, Washington County, 111 East Tabernacle, St. George, Utah 84770. You may contact the Community Development Department @ 435-301-7250.

Posted: February 28th, 2024

POSTED: Washington County Administrative Building and County Website; Washington County Branch Libraries – Enterprise; Hurricane; Hildale; New Harmony; Santa Clara; Springdale; St. George; Washington City and the Utah State Public Notice Website at <http://pmn.utah.gov>.



Proposed Zone Change Area (Red)



Legend

Unincorporated

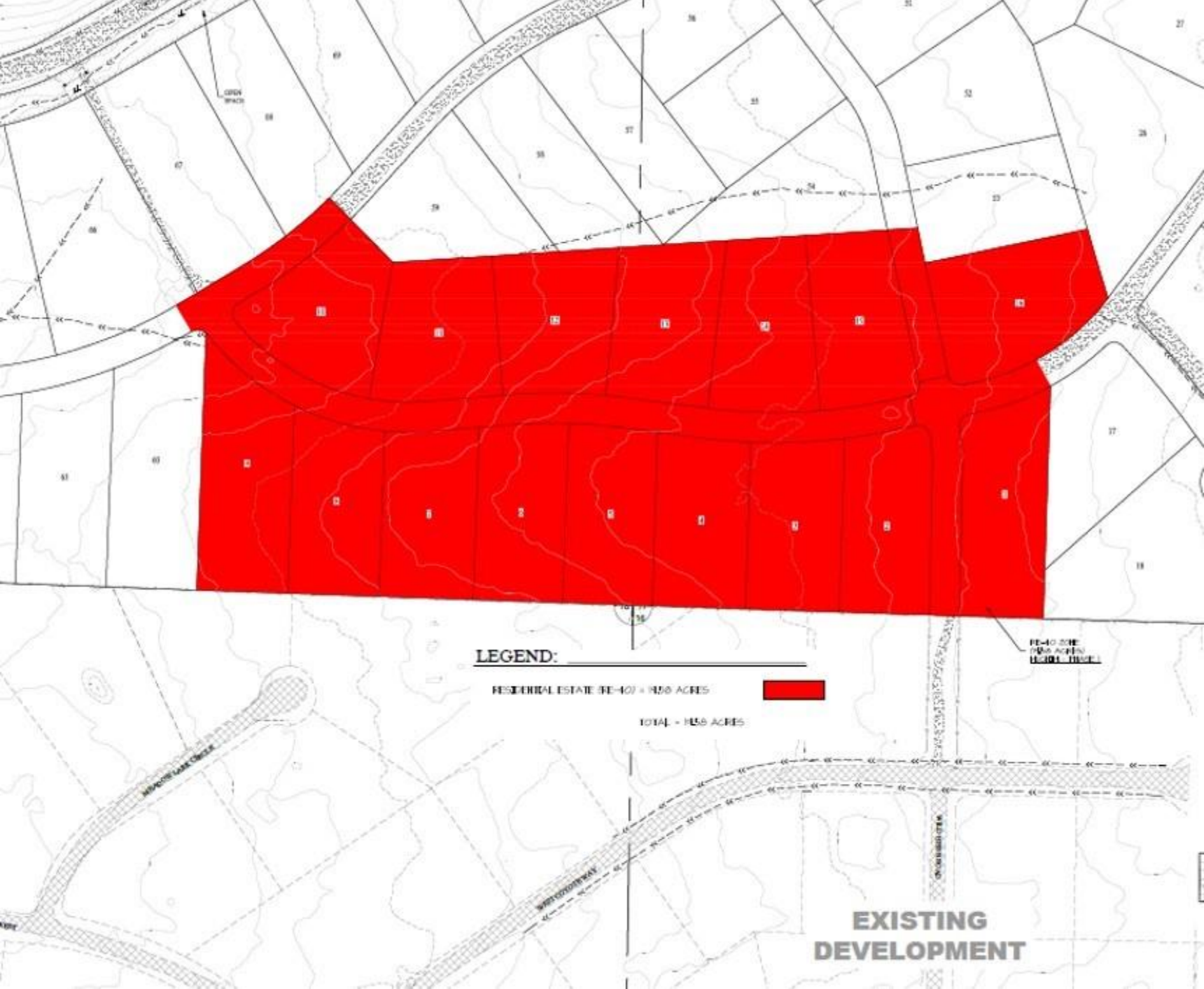
- A-5
- A-10
- A-20
- AEO
- C-1
- C-2
- C-3
- FR-13.5
- FR-0.5
- FR-1
- FR-2.5
- FR-5
- FR-10
- I-1
- M-1
- MH
- OSC-20
- OST-20
- PD
- PDC
- PDR
- PDSTR
- R-1-10
- R-1-12
- R-2

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



LEGEND:

RESIDENTIAL ESTATE 30-401 = 115.0 ACRES



TOTAL = 115.0 ACRES

1/4" = 100' SCALE
1/4" = 100' SCALE

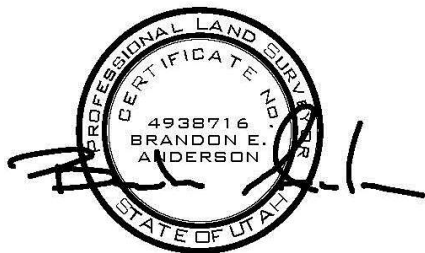
**EXISTING
DEVELOPMENT**

Exhibit "A"

Beginning at a point being South 00°57'37" West 722.29 feet along the section line and East 462.34 feet from the West Quarter Corner of Section 17, Township 40 South, Range 16 West, Salt Lake Base & Meridian, and running;

thence South 11°47'34" East 59.58 feet;
thence North 78°12'26" East 275.67 feet;
thence South 16°30'05" East 119.41 feet;
thence Southwesterly 158.26 feet along an arc of a 375.00 foot radius curve to the right (center bears North 52°39'11" West, long chord bears South 49°26'14" West 157.09 feet with a central angle of 24°10'50");
thence South 28°28'21" East 50.00 feet;
thence South 01°44'58" West 385.34 feet to the 1/16th line;
thence North 88°15'02" West 681.84 feet along said 1/16th line to the South 1/16th corner of said Section 17;
thence North 87°56'19" West 726.00 feet along the 1/16th line;
thence North 02°03'41" East 426.98 feet;
thence Westerly 25.88 feet along an arc of a 20.00 foot radius curve to the left (center bears South 43°37'32" West, long chord bears North 83°26'35" West 24.11 feet with a central angle of 74°08'14");
thence North 30°30'42" West 50.00 feet;
thence Northeasterly 4.52 feet along an arc of a 775.00 foot radius curve to the left (center bears North 30°30'42" West, long chord bears North 59°19'16" East 4.52 feet with a central angle of 00°20'03");
thence North 59°09'15" East 119.87 feet;
thence Northeasterly 187.09 feet along an arc of a 775.00 foot radius curve to the left (center bears North 30°50'45" West, long chord bears North 52°14'18" East 186.64 feet with a central angle of 13°49'53");
thence South 44°40'38" East 50.00 feet;
thence South 44°40'38" East 100.41 feet;
thence North 86°14'58" East 823.62 feet;
thence North 86°14'58" East 50.50 feet to the Point of Beginning.

Containing 854,240 square feet or 19.61 acres.



February 2, 2024