



**Washington City Planning Commission  
Regular Meeting Minutes  
October 18, 2023**

Meeting held in the Council Chambers of Washington City Hall, located at 111 North 100 East, Washington, Utah, and broadcasted via Youtube Live linked online at <https://washingtoncity.org/meetings>. All briefing documents and exhibits can be found at the webpage above or by clicking [here](#).

**Commissioners Present:** Doug Scheel, Corey Anderson, Latai Tupou, Kody Mitchell, Pete Bulloch

**Staff Present:** City Planner Eldon Gibb, Planning & Zoning Technician Melodie Hayes, City Attorney Thad Seegmiller, Fire Chief Matt Evans, IS Director Steve Whittekiend, Project Development Manager John Hehnke, City Council Member Bret Henderson, Mayor Kress Staheli, City Economic Director Rusty Hughes

**Absent:** Planning Commission Chair Jason Hansen, Community Development Director Drew Ellerman

**Audience:** Michelle Evans, Jared Bates, Bob Hermandsen, Steve Beesley, Kathy Jo Staheli, Don Bean, Ket Patel, Kaleb Judkins, Sommer Judkins, David Duffin, Ryan Lay, Tanner Rosenthal, Justin Harryman, Beau Kemp, Brad Ross

**\*One or more City Council Members may be in attendance at this meeting. Council Members are observing and not participating in the discussion.\***

**Meeting called to order: 6:01 P.M.**

**Planning Commission Chair Pro-Tem:** Doug Scheel

**Invocation:** Commissioner Mitchell

**Pledge of Allegiance:** Commissioner Bulloch

**1. APPROVAL OF AGENDA**

<https://youtu.be/7aw4Tg9L3Mc?t=156>

*Commissioner Bulloch made a motion to approve the agenda. Commissioner Mitchell seconded the motion; which passed unanimously.*

**2. APPROVAL OF MINUTES**

**a. Approval of the Planning Commission minutes from September 20, 2023.**

<https://youtu.be/7aw4Tg9L3Mc?t=337>

*Commissioner Tupou made a motion to approve the minutes from the September 20, 2023 meeting. Commissioner Bulloch seconded the motion; which passed unanimously.*

### **3. DECLARATION OF ABSTENTIONS & CONFLICTS**

<https://youtu.be/7aw4Tg9L3Mc?t=379>

Chair Pro-Tem declared that he is a commercial real estate broker, but was not associated with item 4a, and has no reason to abstain.

### **4. ZONE CHANGE**

- a. Public Hearing for consideration and recommendation to City Council for a Zone Change request Z-23-10 from C-3 to PUD-C, located approximately the East end of The St. George Regional Airport and to the West of the Southern Parkway. Applicant: Bush & Gudgell**

<https://youtu.be/7aw4Tg9L3Mc?t=426>

City Planner Eldon Gibb reviewed the application.

Chair Pro-Tem Scheel opened the public hearing.

The following individuals spoke to this items:

- Don Bean
- Bob Hermandsen, Bush & Gudgell

Chair Pro-Tem Scheel closed the public hearing.

*Commissioner Anderson made a motion to recommend approval to the City Council for a Zone Change request Z-23-10 from C-3 to PUD-C, located approximately the East end of The St. George Regional Airport and to the West of the Southern Parkway, with the following condition: the development agreement needs to be approved prior to moving forward to City Council meetings. Commissioner Bulloch seconded the motion; and the motion passed with the following roll call vote:*

Commissioner Anderson	Aye
Commissioner Bulloch	Aye
Commissioner Scheel	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye

### **5. FINAL PLAT AMENDMENT**

- b. Public Hearing for consideration and recommendation to City Council for an Amended Final Plat to The Homesteads at Stucki Farms, Phase 4, lots 29 & 30, located at 4885 S Homestead Way. Applicant: Kaleb Judkins & Civil Science**

<https://youtu.be/7aw4Tg9L3Mc?t=1517>

City Planner Eldon Gibb reviewed the application.

Chair Pro-Tem Scheel opened the public hearing.

The following individuals spoke to this items:

- Kaleb Judkins

Chair Pro-Tem Scheel closed the public hearing.

*Commissioner Bulloch made a motion to recommend approval to the City Council for an Amended Final Plat to The Homesteads at Stucki Farms, Phase 4, lots 29 & 30, located at 4885 S Homestead Way. Commissioner Tupou seconded the motion; and the motion passed with the following roll call vote:*

Commissioner Anderson	Aye
Commissioner Bulloch	Aye
Commissioner Scheel	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye

## **6. CONDITIONAL USE PERMIT**

- c. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-23-12 for a proposed gas station and RV park located at approximately 4395 E Telegraph Street. Applicant: Rosenberg & Associates**

<https://youtu.be/7aw4Tg9L3Mc?t=1759>

City Planner Eldon Gibb reviewed the application.

Chair Pro-Tem Scheel opened the public hearing.

The following individuals spoke to this items:

- Jared Bates, Rosenberg & Associates

Chair Pro-Tem Scheel closed the public hearing.

*Commissioner Anderson made a motion to recommend approval to the City Council for Conditional Use Permit C-23-12 for a proposed gas station and RV park located at approximately 4395 E. Telegraph Street. Commissioner Tupou seconded the motion; and the motion passed with the following role call vote:*

<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Scheel</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

**d. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-23-13 for a proposed wellness spa/bed & breakfast facility and 8 room guest lodging located at Cotton Town Village, lot 2. Applicant: Kathy Jo Staheli and Civil Science**

<https://youtu.be/7aw4Tg9L3Mc?t=2826>

City Planner Eldon Gibb reviewed the application.

Chair Pro-Tem Scheel opened the public hearing.

The following individuals spoke to this items:

- Kathy Jo Staheli

Chair Pro-Tem Scheel closed the public hearing.

*Commissioner Tupou made a motion to recommend approval to the City Council for Conditional Use Permit C-23-13 for a proposed wellness spa/bed & breakfast facility and 8 room guest lodging located at Cotton Town Village, lot 2. Commissioner Anderson seconded the motion; and the motion passed with the following role call vote:*

<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Scheel</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

**7. MINOR SUBDIVISION**

**a. Public Hearing for consideration and recommendation to City Council for Cottonmill II, 6- lot Minor Subdivision, located at 700 West Telegraph Street. Applicant: Progress Square Partners Limited Partnership and DC Cotton Mill, LLC and Bush & Gudgell**

<https://youtu.be/7aw4Tg9L3Mc?t=3364>

City Planner Eldon Gibb reviewed the application.

Chair Pro-Tem Scheel opened the public hearing.

The following individuals spoke to this items:

- Ryan Lay, Bush & Gudgell

Chair Pro-Tem Scheel closed the public hearing.

*Commissioner Tupou made a motion to recommend approval to the City Council for Cottonmill II, 6- lot Minor Subdivision, located at 700 West Telegraph Street.*

*Commissioner Bulloch seconded the motion; and the motion passed with the following roll call vote:*

<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Scheel</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

## **8. ADJOURNMENT**

<https://youtu.be/7aw4Tg9L3Mc?t=4447>

*Commissioner Anderson made a motion to adjourn the meeting. Commissioner Tupou seconded the motion; which passed unanimously.*

*Meeting adjourned at 7:13 P.M.*

Passed and approved on the 1st day of November, 2023



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Melodie Hayes, Zoning Technician