



**Washington City Planning Commission
Regular Meeting Minutes
November 1, 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: Jason Hansen, Doug Scheel, Kody Mitchell, Pete Bulloch

Staff Present: Community Development Director Drew Ellerman, City Planner Eldon Gibb, Planning & Zoning Technician Melodie Hayes, City Attorney Thad Seegmiller, Fire Chief Matt Evans, IS Director Steve Whittekiend, City Council Ben Martinsen, Police Sergeant Josh Finona

Absent: Planning Commissioner Latai Tupou, Planning Commissioner Corey Anderson, City Council Member Bret Henderson, Project Development Manager John Hehnke

Audience: Chad Spencer, Dick Saunders, Laurie Saunders, Garett Gibson, Patricia Gibson, Bob Hermandson, Melissa Fugate, Kelley Clinton, Michael Draper, Evan Llewelyn, Terry Bell, John Bell, Shauna Turek, Wynn Turek, Regina Ivie, Chris Wilson

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: 6:00 P.M.

Invocation: Commissioner Hansen

Pledge of Allegiance: Commissioner Bulloch

1. APPROVAL OF AGENDA

https://youtube.com/live/TL_Obq57zco?t=0

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

2. APPROVAL OF MINUTES

https://youtube.com/live/TL_Obq57zco?t=223

a. Approval of the Planning Commission minutes from October 18, 2023.

Commissioner Mitchell made a motion to approve the minutes from the October 18, 2023 meeting. Commissioner Bulloch seconded the motion; which passed unanimously. Commissioner Hansen abstained as he was not present for the October 18, 2023 meeting.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

https://youtube.com/live/TL_Obq57zco?t=263

None.

4. CONDITIONAL USE PERMIT

- a. Public Hearing and consideration to approve Conditional Use Permit C-23-14 for the Church of Jesus Christ of Latter Day Saints church located at 524 E. Washington Parkway. Applicant: Evans & Associates Architecture**

https://youtube.com/live/TL_Obq57zco?t=294

City Planner Eldon Gibb reviewed the application.

Commissioner Hansen opened the public hearing.

No public comments were made.

Commissioner Hansen closed the public hearing.

Commissioner Scheel made a motion to approve a Conditional Use Permit C-23-14, for the Church of Jesus Christ of Latter Day Saints to construct a church located at 524 E. Washington Parkway. Commissioner Bulloch seconded the motion; which passed with the following roll call:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Scheel</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Hansen</i>	<i>Aye</i>

5. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council for Zone Change request Z-23-11 from R-1-6 to R-2, located at 139 East 300 North. Applicant: Kevin Demille**

https://youtube.com/live/TL_Obq57zco?t=884

City Planner Eldon Gibb reviewed the application.

Commissioner Hansen opened the public hearing.

The following individuals spoke to this application:

- Garrett Gibson
- Terry Bell
- Wynn Turek
- John Bell
- Regina Ivie
- Melissa Fugate
- Chris Wilson
- Michael Draper

Commissioner Hansen closed the public hearing.

Commissioner Mitchell made a motion to recommend denial to the City Council for Zone Change request Z-23-11 from R-1-6 to R-2, located at 139 East 300 North. The reason for a denial recommendation is that additional changes could be coming and the best option is to leave the zone as is. Commissioner Bulloch seconded the motion; and the motion passed with the following roll call vote:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Scheel</i>	<i>Nay</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Hansen</i>	<i>Aye</i>

6. EXTRACTION OVERLAY ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council for an Extraction Overlay Zone Change request Z-23-12 to remove material within 47.72 acres from the site for use on the owner's other projects (Red Waters Industrial Development, LLC and Plumb Holdings SG, LLC.), located at Foundry Drive and Smelter Drive. Applicant: Red Waters Industrial Development, LLC. and Bush & Gudgell**

https://youtube.com/live/TL_Obq57zco?t=4840

City Planner Eldon Gibb reviewed the application.

Bob Hermandsen of Bush and Gudgell, spoke on the application.

Commissioner Hansen opened the public hearing.

No public comments were made.

Commissioner Hansen closed the public hearing.

Commissioner Bulloch made a motion to recommend approval to the City Council for an Extraction Overlay Zone Change request Z-23-12 to remove material within 47.72 acres from the site for use on the owner's other projects, approximately Foundry Drive and Smelter Drive. Commissioner Scheel seconded the motion; and the motion passed with the following roll call vote:

Commissioner Bulloch	Aye
Commissioner Scheel	Aye
Commissioner Mitchell	Aye
Commissioner Hansen	Aye

7. ADJOURNMENT

https://youtube.com/live/TL_Obq57zco?t=6807

Commissioner Bulloch made a motion to adjourn the meeting. Commissioner Mitchell seconded the motion; which passed unanimously.

Meeting adjourned at 7:51 P.M.

Passed and approved on the 6th day of December,, 2023.



Melodie Hayes, Zoning Technician

Z-23-11

Patricia and Garret Gibson-

My spouse and I are in the house right next to the proposed zone change on the property a developer purchased. I handled the trust of Gary and Edna Gibson which both passed away. The property is in a complete residential block between 2 properties and single family zoned. We split the property with our other family members. The developer was out on our property Demille brothers from La Verkin and the plans drawn up what they planned to build 2 STORY DUPLEXES which no where in the CITY ZONING MEETING shows what is PROPOSED IT'S NOT JUST A SIMPLE R1 TO AN R2 FOR MULTIPLE RESIDENCE . NO ONE HAS NOTED WITH THE ZONE CHANGE IF PASSED R1 TO R2

IT'S NOT THAT SIMPLE RESIDENCE OWNERS NEED TO AND ALSO THE BOARD KNOW AS HOMEOWNERS WE ARE AGAINST 2 STORIES BEING APPROVED TO BUILD ON THIS PROPERTY AT 139 E 300 N. This would be put between 2 PROPERTY OWNERS ourselves and Mike Draper.

THIS AREA IS ALL SINGLE FAMILY HOMES. THIS ZONE CHANGE WOULD BE OK IF THE PROPOSED DEVELOPER WAS BUILDING DUPLEXES BUT "SINGLE LEVEL ONLY"! PEOPLE ONLY SEE THE ZONE CHANGE NOT WHAT IS PROPOSED TO BE BUILT . WE FEEL DUPLEXES SHOULD BE BACKED UP TO AN AREA LIKE THE DUPLEXES ON 100 N AND 200 E. BACKED TO A WALL NO RESIDENTIAL ON EITHER SIDE OF IT. THIS DEVELOPER NEEDS TO BUILD WHAT CONFORMS TO SINGLE LEVEL AND SINGLE FAMILY DWELLINGS IF DUPLEXES JUST ONE LEVEL. 2 STORIES DO NOT BELONG ON A BLOCK WITH SINGLE FAMILY HOMES. HOME OWNERS HAVE NOT SEEN THE PLANS WE HAVE AND WISH THAT THE BOARD WOULD REVIEW AND HEAR OUR CONCERNS WEDS. AT 6PM. There are duplexes up on the 500 NORTH 200 EAST BLOCK ONE STORY DUPLEX BUT NEXT TO THE FREEWAY AND NOT BETWEEN HOMES AND NO 2 STORIES THEY BLEND IN WELL.

WE WOULD APPRECIATE THE BOARD TO ALLOW US AND OTHER HOMEOWNERS THAT FEEL SINGLE STORY ARE THE ONLY THING THAT NEEDS TO BE APPROVED . PLEASE DO NOT PASS ON THROUGH THE ZONE CHANGE WITHOUT VIEWING THE 2 STORY PROBLEM THIS CREATES FOR RESIDENCES AROUND OUR HOMES. MR KEVIN DEMILLE NEEDS TO BE REFUSED 2 STORIES ONLY SINGLE LEVEL DUPLEXES SHOULD BE ALLOWED. THANK YOU WE WILL BE AT THE MEETING .
GARRET AND PATTY GIBSON

Z-23-11

Matthew E. Kreitzer

I have several comments: 1. The first is a question: When was the decision made to approve this zone change request? Word on the street is that the zoning change was made weeks ago and this is the only reason why the current owner of 139 E 300 N proceeded to purchase the property in the first place. If this is the case, it appears to be an unethical arrangement between Washington City and the applicant for the zone change request. A. If this is the case, why is a "Public Hearing" even held? 2. It is difficult enough to witness the small-town feel of Washington City disappear as exponential, seemingly unchecked growth litters our once small town with the addition of MANY two-story dwellings, and apartment buildings. The requested zone change would allow for two-story dwellings in an area of single family blocks of houses. This would adversely affect both the hometown feeling and block, or diminish the scenic views that our area is known for. It may also have a negative effect on property values. 3. Two-story dwellings ought to

be reserved for areas backed by a hill, or at the end of a street rather than in the middle of single family homes. 4. We are not opposed to single family units being built on the property, we just oppose the construction of two-story buildings.