



**Washington City Planning Commission  
Regular Meeting Minutes  
December 6, 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, Pete Bulloch, Latai Tupou

**Staff Present:** Community Development Director Drew Ellerman, City Planner Eldon Gibb, Planning & Zoning Technician Melodie Hayes, IS Director Steve Whittekiend, Police Sergeant Josh Finona, Project Development Manager John Hehnke, Fire Chief Matt Evans, City Attorney Thad Seegmiller, City Council Member Bret Henderson

**Absent:** Planning Commissioners Kody Mitchell and Corey Anderson

**Audience:** Dick Saunders, Laurie Saunders, Mike Stewart, Michelle Evans, Jared Bates, Tate Murphey, Bob Hermandson, Beverly Workman, Ray Workman, Amy Alexander, Jerry Miyahara

**\*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: 6:02 P.M.**

**Invocation:** Commissioner Hansen

**Pledge of Allegiance:** Commissioner Scheel

**1. APPROVAL OF AGENDA**

<https://youtube.com/live/6V0X2iB-ZEs?t=256>

*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/6V0X2iB-ZEs?t=278>

**a. Approval of the Planning Commission minutes from November 1, 2023.**

*Commissioner Bulloch made a motion to approve the minutes from the November 1, 2023 meeting. Commissioner Scheel seconded the motion; which passed unanimously.*

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

<https://youtube.com/live/6V0X2iB-ZEs?t=329>

None.

### **4. PRELIMINARY PLAT AMENDMENT**

- a. **Public Hearing for consideration and recommendation to City Council for Burke Springs Phase 3 Amended Preliminary Plat, located at approximately Creek Side Court and Rimview Drive. Applicant: Short Term Investments, LLC. & Civil Science**

<https://youtube.com/live/6V0X2iB-ZEs?t=344>

City Planner Eldon Gibb reviewed the application.

Commissioner Hansen opened the public hearing.

The following individuals came to the podium and spoke on the application:

- Beverly Workman

Commissioner Hansen closed the public hearing.

Mike Stewart, applicant and developer for the project, was invited to come to the podium to speak regarding the application.

*Commissioner Scheel made a motion to recommend approval to the City Council for Burke Springs Phase 3 Amended Preliminary Plat. Commissioner Tupou seconded the motion; which passed with the following role call:*

|                      |     |
|----------------------|-----|
| Commissioner Bulloch | Aye |
| Commissioner Scheel  | Aye |
| Commissioner Tupou   | Aye |
| Commissioner Hansen  | Aye |

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

- a. **Public Hearing for consideration and recommendation to City Council for an Amended Final Plat to the Liberty Lane Subdivision, lots 1 & 2, located at 240 W. Centerfield Circle. Applicant: Jacob Brickley & Civil Science**

<https://youtube.com/live/6V0X2iB-ZEs?t=1567>

City Planner Eldon Gibb reviewed the application.

Commissioner Hansen opened the public hearing.

Commissioner Hansen closed the public hearing.

No public comments were made.

*Commissioner Tupou made a motion to recommend approval of Liberty Lane, lots 1 & 2 Final Plat Amendment. Commissioner Bulloch seconded the motion; and the motion passed with the following role call vote:*

|                      |     |
|----------------------|-----|
| Commissioner Bulloch | Aye |
| Commissioner Scheel  | Aye |
| Commissioner Tupou   | Aye |
| Commissioner Hansen  | Aye |

## **6. GENERAL PLAN AMENDMENT**

- a. Public Hearing for consideration and recommendation to City Council for General Plan Amendment G-23-06 to change from PUD to LDR.**  
**Applicant: Rosenberg & Associates**

<https://youtube.com/live/6V0X2iB-ZEs?t=1842>

Community Development Director Drew Ellerman reviewed the application.

Commissioner Hansen opened the public hearing.

No public comments were made.

Commissioner Hansen closed the public hearing.

Beverely Workman, nearby neighbor, was invited to make a comment regarding the application.

*Commissioner Bulloch made a motion to recommend approval to the City Council for General Plan Amendment G-23-06 to change from PUD to LDR. Commissioner Tupou seconded the motion; and the motion passed with the following role call vote:*

|                      |     |
|----------------------|-----|
| Commissioner Bulloch | Aye |
| Commissioner Scheel  | Aye |
| Commissioner Tupou   | Aye |
| Commissioner Hansen  | Aye |

**b. Public Hearing for consideration and recommendation to City Council for General Plan Amendment G-23-07 to change from MHD and CCOM to PUD and CCOM. Applicant: Rize Up & Bush & Gudgell**

<https://youtube.com/live/6V0X2iB-ZEs?t=2765>

Community Development Director Drew Ellerman reviewed the application.

Commissioner Hansen opened the public hearing.

Bob Hermadnson with Bush & Gudgell was invited to the podium to speak regarding the application.

The following individuals came to the podium and spoke on the application:

- Beverly Workman

Commissioner Hansen closed the public hearing.

*Commissioner Bulloch made a motion to recommend approval to the City Council for City Council for General Plan Amendment G-23-07 to change from MHD and CCOM to PUD and CCOM. Commissioner Scheel seconded the motion; and the motion passed with the following role call vote:*

|                      |     |
|----------------------|-----|
| Commissioner Bulloch | Aye |
| Commissioner Scheel  | Aye |
| Commissioner Tupou   | Aye |
| Commissioner Hansen  | Aye |

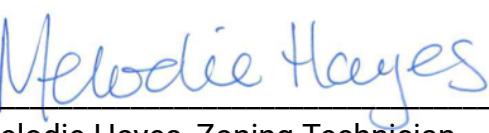
## **7. ADJOURNMENT**

<https://youtube.com/live/6V0X2iB-ZEs?t=3807>

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

*Meeting adjourned at 7:04 P.M.*

Passed and approved on the 3rd day of January, 2024.

  
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Melodie Hayes, Zoning Technician