Washington City Planning Commission
Regular Meeting Minutes
February 21, 2024

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, Kody Mitchell

Staff Present: Community Development Director Drew Ellerman, City Planner Eldon Gibb, Planning & Zoning Technician Melodie Hayes, IS Director Steve Whittekiend, Police Sergeant Kory Klotz, Project Development Manager John Hehnke, Economic Development Director Rusty Hughes, Council Member Bret Henderson, Mayor Kress Staheli, Leisure Services Assistant Director Paul Walker

Audience: Bill Baker, Dick Saunders, Laurie Saunders, Ted Wheeler, Tate Murphey, Adam Allen, Don Bean, Michelle Evans, Matt Loo, Shayne Wittwer, Greg McArthur, Chad Bens, Dean Terry, rick Adams, Greg Whitehead, Quyah Wall

Absent: Planning Commissioners Corey Anderson and Latai Tupou

Meeting called to order at 6:00 P.M.

Invocation: Commissioner Hansen
Pledge of Allegiance: Commissioner Bulloch

1. **APPROVAL OF AGENDA**

https://youtube.com/live/0xzYl0DXve4?t=240

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

2. **APPROVAL OF MINUTES**

https://youtube.com/live/0xzYl0DXve4?t=270

a. **Approval of the Planning Commission minutes from February 7, 2024.**

Commissioner Scheel made a motion to approve the minutes from the February 7, 2024 meeting. Commissioner Bulloch seconded the motion; which passed unanimously with the exception of Commissioner Hansen abstaining as he was absent.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

https://youtube.com/live/0xzYl0DXve4?t=313

None.

4. **CONDITIONAL USE PERMIT**

   a. **Public Hearing for consideration and recommendation to City Council for Conditional Use Permit C-23-16 for a 5 story hotel, 3 story office building and parking structure located 1294 E. Hospitality Way. Applicant: WH Investments, LLC**

https://youtube.com/live/0xzYl0DXve4?t=339

City Planner Eldon Gibb reviewed the application.

Commissioner Hansen opened the public hearing.

No public comments were made.

Commissioner Hansen closed the public hearing.

Applicant Shayne Wittwer spoke regarding the application.

Commissioner Scheel made a motion to recommend approval to the City Council for Conditional Use Permit C-23-16 with an added condition that the parking area for the hotel and the office building space shall not exceed more than a 10% percent reduction from the required parking stall count. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Nay*
Commissioner Hansen	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Scheel	*Aye*

   b. **Public Hearing for consideration of approval for Conditional Use Permit C-24-02 for the relocation of the Sienna Hills Sign, located approximately at 600 East Merit Way & Bluff View Way Applicant: Impact Signs and Robert Wheeler**

https://youtube.com/live/0xzYl0DXve4?t=1733

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.

Commissioner Bulloch made a motion to approve the Conditional Use Permit C-24-02 for the relocation of the Sienna Hills Auto Mall Sign and table the relocation of the Sienna Hills Commercial sign to March 27, 2024 City Council meeting to allow staff additional review time for a height waiver. Commissioner Scheel seconded the motion; which passed with the following role call vote:

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

5. **ZONE CHANGE**

    a. **Public Hearing for consideration and recommendation to City Council for Zone Change request Z-23-13 from R-1-12 to PUD-R, located at approximately Highland Parkway and Vineyard Road. Applicant: Atlas Engineering**

https://youtube.com/live/0xzYl0DXve4?t=2579

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.

Assistant Leisure Services Director Paul Walker discussed the application with the Commission.

Commissioner Bulloch made a motion to recommend approval to the City Council for Zone Change Request Z-23-13. Commissioner Scheel seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Hansen	*Nay*
Commissioner Mitchell	*Aye*
Commissioner Scheel	*Aye*

    a. **Public Hearing for consideration and recommendation to City Council Zone Change request Z-23-17 for an amendment to the Long Valley PCD. Applicant: DR Horton**

https://youtube.com/live/0xzYl0DXve4?t=3971

City Planner Eldon Gibb reviewed the application.

Commissioner Hansen opened the public hearing.

No public comments were made.

Commissioner Hansen closed the public hearing.

DR Horton representative Don Bean answered questions from the Planning Commission.

American Land Consulting Adam Allen addressed questions from the Planning Commission.

Commissioner Scheel made a motion to recommend approval to the City Council for Zone Change Request Z-23-17 with the added condition that the rolled curb be used in other areas (beyond the townhomes) as approved by City Staff. Commissioner Bulloch seconded the motion; which passed with the following role call vote:

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

6. ADJOURNMENT

https://youtube.com/live/0xzYl0DXve4?t=6292

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

Meeting adjourned at 7:47 P.M.

Passed and approved on the 3rd Day of March, 2024.

Melodie Hayes

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Melodie Hayes, Zoning Technician