



**Washington City Planning Commission
Regular Meeting Minutes
June 5, 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, Pete Bulloch, Doug Scheel, Corey Anderson, Latai Tupou

Staff Present: Community Development Director Drew Ellerman, City Planner Eldon Gibb, Planning & Zoning Technician Melodie Hayes, IS Director Steve Whittekiend, Project Development Manager John Hehnke, Council Member Bret Henderson, Economic Development Director Rusty Hughes, Fire Marshal Rick Resnick

Absent: Planning Commissioner Kody Mitchell

Audience: Dick Saunders, Laurie Saunders, Troy Belliston, Rick Meyer, George Staheli, Rick Meyer, Don Wiley, Adam Allen, Brandee Walker, Serra Nemelka, Jack Evans, Kendall Turner, Cindy Turner, Cotton Turner, Dan Bundy

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/IN7zXL_k0A4?t=113

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/IN7zXL_k0A4?t=125

a. Approval of the Planning Commission minutes from May 15, 2024.

Commissioner Anderson made a motion to approve the minutes from the May 15, 2024 meeting. Commissioner Bulloch seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

https://youtube.com/live/IN7zXL_k0A4?t=173

None.

4. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to the City Council for Zone Change Z-24-02 revising the current design standards of the PUD-R located at 115 North 500 West. Applicant: Turner Rockworth Apartments, LLC.**

https://youtube.com/live/IN7zXL_k0A4?t=190

City Planner Eldon Gibb reviewed the application.

Commissioner Hansen opened the public hearing.

The following individuals spoke to this item.

- Serra Nemelka
- Don Wiley
- George Staheli

Commissioner Hansen closed the public hearing.

Applicant Serra Nemelka discussed the application with the Commission.

Project Development Manager John Hehnke addressed questions regarding the application.

Commissioner Bulloch made a motion to recommend approval to the City Council for Zone Change Request Z-24-02. Commissioner Tupou seconded the motion; which passed with the following roll call vote:

Commissioner Anderson	Aye
Commissioner Bulloch	Aye
Commissioner Hansen	Aye
Commissioner Scheel	Aye
Commissioner Tupou	Aye

5. CONDITIONAL USE PERMIT

- a. Public Hearing for consideration and recommendation to the City Council for a revised Conditional Use Permit C-24-07 for a remodel of Zion Harley Davidson located at 2345 N. Coral Canyon Blvd. Applicant: Troy Belliston**

https://youtube.com/live/IN7zXL_k0A4?t=1730

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 Troy Belliston discussed the application.

Commissioner Anderson made a motion to recommend approval to the City Council for Conditional Use Permit C-24-07. Commissioner Scheel seconded the motion; which passed with the following roll call vote:

Commissioner Anderson	Aye
Commissioner Bulloch	Aye
Commissioner Hansen	Aye
Commissioner Scheel	Aye
Commissioner Tupou	Aye

5. ADJOURNMENT

https://youtube.com/live/IN7zXL_k0A4?t=2239

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

Meeting adjourned at 6:37 P.M.

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



Melodie Hayes, Zoning Technician