



**Washington City Planning Commission
Regular Meeting Minutes
July 3, 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: Pete Bulloch, Doug Scheel, Corey Anderson, Latai Tupou, Kody Mitchell

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, Officer Jarren Carter

Audience: Dick Saunders, Laurie Saunders, Troy Belliston, Isaac Bundy, Taylor Smith, Michelle Evans, Doug Staker, Matthew Heaterly, Robbie Staheli, Janet Staheli, Kath Dostert, Antonio Miguel, Jerry Wahl, Peggy Wahl, Mick Haglett, Beck Sloan, Dana Cloan, Brad Langley, Marie Langley, David Clement, Paul Crawford

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

Invocation: Commissioner Mitchell
Pledge of Allegiance: Commissioner Bulloch

1. APPROVAL OF AGENDA

<https://youtube.com/live/BzU1NtGLMBI?t=229>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/BzU1NtGLMBI?t=232>

a. Approval of the Planning Commission minutes from June 5, 2024.

Commissioner Tupou made a motion to approve the minutes from the June 5, 2024 meeting. Commissioner Scheel seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/BzU1NtGLMBI?t=251>

None.

4. ZONE CHANGE

- a. **Public Hearing for consideration and recommendation to the City Council Zone Change Z-24-04 designating an overlay zone for a bar establishment as found in Title 3 Chapter 3, located at approximately 1720 East Grapevine Crossing Rd North. Applicant: Troy Belliston**

<https://youtube.com/live/BzU1NtGLMBI?t=263>

City Planner Eldon Gibb reviewed the application.

City Attorney Thad Seegmiller addressed regulations regarding requirements for the overlay zone.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to this item:

- Paul Crawford
- Kath Dostert
- Mick Haglett
- David Clement

Commissioner Bulloch closed the public hearing.

Applicant Troy Belliston discussed the application with the Planning Commission.

Commissioner Scheel made a motion to recommend approval to the City Council for Zone Change Request Z-24-04. Commissioner Tupou seconded the motion; which passed with the following role call vote:

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

5. CONDITIONAL USE PERMIT

- a. **Public Hearing for consideration and recommendation to City Council for a Conditional Use Permit C-24-05, for a new bank with a quick serve establishment located in the same building, located at 798 W. Buena Vista Blvd. Applicant: Galloway & Company**

<https://youtube.com/live/BzU1NtGLMBI?t=3052>

City Planner Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Tupou made a motion to recommend approval to the City Council for Conditional Use Permit C-24-05. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

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

b. Public Hearing for consideration and recommendation to City Council for a Conditional Use Permit C-24-06, for a new fuel station located at 625 W. Telegraph Street. Applicant: Galloway & Company

<https://youtube.com/live/BzU1NtGLMBI?t=3449>

City Planner Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Scheel made a motion to recommend approval to the City Council for Conditional Use Permit C-24-06. Commissioner Mitchell seconded the motion; which 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 Tupou</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>

c. Public Hearing for consideration and recommendation to the City Council Conditional Use Permit C-24-08 updating the exterior building material and the use of the existing building in Cottontown Village, located at 25 North 300 West #B. Applicant: Staheli Inv., LLC.

<https://youtube.com/live/BzU1NtGLMBI?t=3758>

City Planner Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Applicant Robbie Staheli addressed the Planning Commission regarding the application.

Commissioner Mitchell made a motion to recommend approval to the City Council for Conditional Use Permit C-24-08. Commissioner Scheel seconded the motion; which 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 Tupou</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>

5. ADJOURNMENT

<https://youtube.com/live/BzU1NtGLMBI?t=4422>

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 17th day of July, 2024.



Melodie Hayes, Zoning Technician

Public Comments Planning Commission July 3, 2024

Item 4a
Z-24-04-

Emily Phillips-

1. I am deeply concerned about the risks of a bar this close to multiple vacation rentals, seniors and families. I am begging the planning commission and city council to research and educate themselves on the inherent risks to our area (Sienna Hills) if a bar is approved. Please adhere to the original zoning that allows for family friendly retail, tourism and restaurants. We need the tax revenue and when families come to vacation off exit #13, they can access great amenities minutes from their rental. Thank you!

Sarah Green-

2. I am not in favor of allowing bars into our neighborhood shopping areas, restaurant areas, family areas. We already have enough crime happening in our small town of Washington just within the last 2 weeks that I can't imagine how much that would escalate if we bring alcohol so readily available. We all know that underage drinking happens in a bar, my daughter has friends that are underage and yet they love to go "bar hopping". Please vote no to this zone change and do not allow bars to come into a town.

Bonnie Nesbit-

3. Please no more rental/vacation housing. They bring crime into our great city of Washington.

Sherry Nicholes-

4. I live in Green Springs. I don't have a problem with a bar being included/rezoned in the shopping entertainment area. Especially if it's a sports bar type establishment with food choices.

Leisa Sorensen-

5. DEFINITELY AGAINST the zone change that would allow bars to come into our family friendly focused community.

Shelley Stevens-

6. Please vote NO! This zoning request is not in the interest of families or our neighborhoods.

Sherie Lee-

7. I am not in favor of a zone change to bring in alcohol. We already have Terrible's and Maverik which sell alcohol. It invites an increase in crime rate and I don't see anything good happening with this change in zoning.

Conrad Lee-

8. I am opposed to a Zoning change to bring in more establishments that sell alcohol. We already have Terrible's and Maverik that sell alcohol. A change in Zoning invites increased crime and more negativity to our community. There is nothing positive about changing the Zoning.

Robyn Garrison-

9. I disagree with any zone change. A bar with alcohol is NOT at all what was described as family friendly in original proposal. We do not need more impaired people in our area and neighborhoods. This is a unique family, senior friendly area. NOT party central which is what it will become. This will have negative effects on the entire area. It will be a liability for the neighborhoods surrounding this area. VOTE NO.

G. Achermann-

10. There are no fences separating this commercial project from the adjacent residential areas. There are also no barricades coming from the commercial property into the Casitas at Sienna Hills, and cars constantly cut through to the lower neighborhoods. This is a huge liability to have a bar adjacent to so many nightly rentals, family homes, and apartments. HOAs will have the added liability of impaired out of town guests who go to the bar and come back to the nightly rental neighborhoods impaired. There are also no sidewalks in the nightly rentals and guests are constantly walking down the middle of the street in these nightly rental neighborhoods. It's very dangerous to have no sidewalks, aside from worrying about people coming back from the bars impaired. We do not want our nightly rentals to become a party neighborhood; currently we do not attract parties. This exit is next to I-15 and always has arrests for drugs coming from Vegas and California; we do not want to encourage more drinking and driving with such visible and literal access to I-15. This area is also dense with apartments and the one road from telegraph to I-15, bringing many young adults who would likely frequent the bar and drive home on the one road access. The roundabout is sketchy for even non-impaired drivers. Our area is enjoyed by families and guests and we want to keep that family atmosphere and not endanger our neighborhoods.