



**Washington City Planning Commission
Regular Meeting Minutes
May 7, 2025**

Meeting held in the Council Chambers of Washington City Hall, located at 111 North 100 East, Washington, Utah, and broadcast 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, Kody Mitchell, Corey Anderson, Doug Scheel, Latai Tupou, Merril Davis

Staff Present: Community Development Director Drew Ellerman, Community Development Assistant Director Eldon Gibb, Council Member Bret Henderson, Council Member Craig Coats, City Attorney Thad Seegmiller, IS Director Steve Whittekiend, Development Manager John Hehnke, Economic Development Director Rusty Hughes, Planning & Zoning Technician Bonnie Baker, Lieutenant Josh Finona.

Audience: Jill Burt, Bob Burt, Paul Wilkins, Michelle Harris, Gary Smith, Michael Wilson, Georgia Wilson, Steve Furner, Shelly Furner, Nick Furner, Marie Fitzgeralds, Amy Gneiting, Scott Gneiting, Trent Gneiting, Hank Gneiting, Ava Gneiting, Carol Gneiting, Heather Watkins, Kevin Watkins, Adysen Watkins, Mike Corrigeux, Karissa Corrigeux, Kenna Bess, Tristen Wright, Tayvin Gibson, Dustin Thuringer, Tracy Thuringer, Bart Cox, Samuel Green, Mike Tate, Sherrie Tate, Frank Payan, Marilyn Payan, Margaret Vowles, Ashley Hansen, Jonathan Liddle, Tim Stewart, Josh Cato, Amy Cato, Randy Staheli, Mandy Staheli, Travis Tait, Kailey Tait, Tavia Goodman, Kale Goodman, Kaylee Goodman, Ballie Vaitehi, Tevita Vaitehi, Brett Nichols, Shane Sandberg, Shelia Sandberg, Jeff Adams, Janet Adams, Nathan Bybee, Karen Doty, David Hansman, Misshell Hansman, Marilyn Christensen, Valerie Jueschke, Steve Kemp, David Nasal, Adam Allen, Brandee Walker, Cortney McRae.

Invocation: Commissioner Mitchell

Pledge of Allegiance: Commissioner Scheel

Meeting called to order at 6:02 P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/RdIK9JvdNJI?t=238>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/RdIK9JvdNJI?t=262>

a. Approval of the Planning Commission minutes from April 16, 2025.

Commissioner Mitchell made a motion to approve the minutes from the April 16, 2025 meeting. Commissioner Anderson seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/RdIK9JvdNJI?t=305>

None.

4. PUBLIC HEARINGS

a. Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-10 adding the Agri-Tourism Overlay Zone located at 3400 S. Washington Fields Road. Applicant: Staheli Family Farm LLC

<https://youtube.com/live/RdIK9JvdNJI?t=313>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Mitchell made a motion to recommend approval to the City Council for Zone Change Request Z-25-10 with the findings and conditions of staff. Commissioner Anderson seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Anderson	Aye
Commissioner Mitchell	Aye
Commissioner Scheel	Aye
Commissioner Tupou	Aye

b. Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-11 from R-1-6 to R-2 located at 272 W 200 South.

Applicant: Tavin Gibson and Kysen Goodspeed

<https://youtube.com/live/RdIK9JvdNJI?t=1391>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made

Commissioner Bulloch closed the public hearing.

Applicant Kysen Goodspeed spoke to the item.

Commissioner Anderson made a motion to recommend denial to the City Council for Zone Change Request Z-25-11 due to the lot being 68 feet wide doesn't meet 70' requirement. Commissioner Scheel seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Anderson	Aye
Commissioner Mitchell	Aye
Commissioner Scheel	Aye
Commissioner Tupou	Aye

c. Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-13 to update the project name from "Stucki Farms" to "Alaia," assign building heights within the Mixed-Use and Hospitality areas, and revise pod numbers to align with the current site plan.

Applicant: Preserve at Stucki Farms Holding Co.

<https://youtube.com/live/RdIK9JvdNJI?t=2708>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individual spoke to this item:

- Michelle Harris
- Gary Smith
- Warren Dale
- Georgia Wilson
- Frank Payam

Commissioner Bulloch closed the public hearing.

Brandee Walker with Civil Science spoke to this item on behalf of the applicant.

Commissioner Anderson made a motion to recommend approval to the City Council for Zone Change Request Z-25-13 with the findings and conditions of staff with additional conditions that the residential height remains at 35' maximum in both zones and pod 12b does not have approval for 60' height. Commissioner Scheel seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Anderson	Aye
Commissioner Mitchell	Aye
Commissioner Scheel	Aye
Commissioner Tupou	Nay

5. CONDITIONAL USE PERMIT

- a. Consideration to approve an updated phasing plan for approved Conditional Use Permit C-23-15 for a storage unit facility located at 872 South 100 East. Applicant: Rosenberg & Associates.**

<https://youtube.com/live/RdIK9JvdNJI?t=6993>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Scheel made a motion to approve the updated phasing plan for approved Conditional Use Permit C-23-15 with the findings and conditions of staff. Commissioner Anderson seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Anderson	Aye
Commissioner Mitchell	Aye
Commissioner Scheel	Aye
Commissioner Tupou	Aye

6. ZONE CHANGE

- a. Continuation of consideration and recommendation to City Council of Zone Change Z-25-08 from A-20 to PUD-R located at approximately 172 E Neilson Ranch Rd. Applicant: American Land Consulting.**

Community Development Assistant Director Eldon Gibb reviewed the application.

<https://youtube.com/live/RdIK9JvdNJI?t=7536>

Commission Bulloch opened the public hearing

The following individual spoke to the item:

- Jake Larsen
- Mel Melgrome
- Barbara Paul
- James Ure
- James Paul
- Marilyn Christensen
- Tyrone Atkin
- Nick Hardman
- Nathan Lewis
- Ashley Hansen
- Jonathan Liddle

Commission Bulloch closed the public hearing.

Adam Allen with American Consulting spoke to the item.

Commissioner Anderson made a motion to recommend approval to the City Council for Zone Change Request Z-25-08 with the findings and conditions of staff with the additional conditions that the amenities will be completed at 25% of building permits issued and Option 2 is the preferred plan. Commissioner Tupou seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Anderson	Aye
Commissioner Mitchell	Nay
Commissioner Scheel	Aye
Commissioner Tupou	Aye

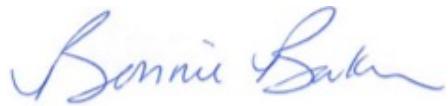
7. ADJOURNMENT

<https://youtube.com/live/RdIK9JvdNJI?t=11506>

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

Meeting adjourned at 9:11 P.M.

Passed and approved on the 4th day of June, 2025.

A handwritten signature in blue ink that reads "Bonnie Baker".

Bonnie Baker, Zoning Technician