



**Washington City Planning Commission  
Regular Meeting Minutes  
June 18, 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, Latai Tupou, Merrill Davis

**Staff Present:** Community Development Director Drew Ellerman, Community Development Assistant Director Eldon Gibb, City Attorney Thad Seegmiller, IS Director Steve Whittekiend, New Development Manager John Hehnke, Planning & Zoning Technician Bonnie Baker, Lieutenant Kory Klotz, Fire Marshall Rick Resnick, City Councilman Bret Henderson, Fire Chief Matt Evans

**Audience:** Michael Warren, Lance Miller, Serge Benson, Peggy Benson, Nathan Coombs, Tony Bodell, Sherrie Bodell, Matt Loo, Bo Loo, Rob Egbert, Kendall Turner, Jodi Turner, Sarah Thomas, Rick Meyer, Jackson Meyer, Chad Beus, Jeff Morley

**Invocation:** Commissioner Mitchell

**Pledge of Allegiance:** Commissioner Bulloch

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

**1. APPROVAL OF AGENDA**

<https://youtube.com/live/v0h4lZpyb70?t=29>

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

**2. APPROVAL OF MINUTES**

<https://youtube.com/live/v0h4lZpyb70?t=172>

**a. Approval of the Planning Commission minutes from June 4, 2025.**

*Commissioner Davis made a motion to approve the minutes from the June 4, 2025 meeting. Commissioner Mitchell seconded the motion; which passed unanimously.*

### 3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/v0h4lZpyb70?t=196>

None.

### 4. PUBLIC HEARINGS

- a. **Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-25-04 for two new commercial buildings located at approximately 135 W Buena Vista Blvd. Applicant: Nathan Coombs.**

<https://youtube.com/live/v0h4lZpyb70?t=204>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Nathan Coombs
- Sara Thomas

Commissioner Bulloch closed the public hearing.

*Commissioner Anderson made a motion to recommend approval to the City Council for Conditional Use Permit C-25-04 on the findings and conditions of staff with one additional condition that three awnings be added to the back of the building. Commissioner Mitchell seconded the motion; which passed with the following role call vote:*

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>

- b. **Public Hearing for consideration and recommendation to City Council for Conditional Use Permit C-25-05 for a Performance Fitness located at approximately Washington Fields Rd and Hayfield Drive. Applicant: Chris Patten.**

<https://youtube.com/live/v0h4lZpyb70?t=959>

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 Davis made a motion to recommend approval to the City Council for Conditional Use Permit C-25-05 with the findings and conditions of staff. Commissioner Tupou seconded the motion; which passed with the following role call vote:*

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>

**c. Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-16 to approve design standards and relocate 4 acres of commercial for the existing PUD-R and PUD-C zoning located at 1075 E Telegraph Street. Applicant: Turner Farm Phase 1, LLC**

<https://youtube.com/live/v0h4lZpyb70?t=1352>

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.

Matt Loo with Ascend Land Consultants spoke on behalf of the applicant.

*Commissioner Anderson made a motion to recommend approval to the City Council for Zone Change Request Z-25-16 with the findings and conditions of staff with revisions to verbiage in Condition 9 to require the amenities of Pod 1 shall be completed before 51% of Pod 1 Building Permits are issued and 7600 s.f. of amenities shall be completed in Pod 2 before 51% of Pod 2 Building Permits are issued. Commissioner Davis seconded the motion; which passed with the following role call vote:*

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>

**d. Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-17 to change the zoning from R-1-10 to PUD-R located at approximately 990 E George Washington Blvd. Applicant:**

**Lance Miller.**

<https://youtube.com/live/v0h4lZpyb70?t=3170>

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individual spoke to the item:

- Sherrie Bodell

Commissioner Bulloch closed the public hearing.

The following applicant representatives spoke to this item:

- Rick Meyer with Bush & Gudgell
- Lance Miller

*Commissioner Anderson made a motion to continue Zone Change Request Z-25-17 until the July 16th Planning Commission meeting. Commissioner Mitchell seconded the motion; which passed with the following role call vote:*

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>

## **5. ADJOURNMENT**

<https://youtube.com/live/v0h4lZpyb70?t=4691>

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

*Meeting adjourned at 7:18 P.M.*

Passed and approved on the 16th day of July, 2025.



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Bonnie Baker, Zoning Technician