



**Washington City Planning Commission
Regular Meeting Minutes
August 6, 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, Merrill Davis

Excused: Commissioners Corey Anderson, Latai Tupou

Staff Present: Community Development Director Eldon Gibb, City Attorney Thad Seegmiller, City Councilman Bret Henderson, IT Director Steve Whittekiend, New Development Manager John Hehnke, Economic Development Director Rusty Hughes, Planning and Zoning Technician Bonnie Baker, Lieutenant Josh Finona, Fire Marshall Rick Resnick

Audience: Serge Benson, Peggy Benson, Jennica Burnett, Bryan Burnett, Stephanie Rawley, Larry Rawley, Ryan McAllister, Tony Bodell, Mark Chipman, Joan Chipman, Sue Schmidt, Tammy Brinkerhoff, Kent Page, Breonna Burnett, Sklar Tolbert, Rick Meyer

Invocation: Commissioner Mitchell

Pledge of Allegiance: Commissioner Davis

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

1. APPROVAL OF AGENDA

<https://youtube.com/live/VF37MDoXaeA?t=150>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/VF37MDoXaeA?t=167>

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

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

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/VF37MDoXaeA?t=184>

None.

4. PUBLIC HEARINGS

- a. Public Hearing for consideration and recommendation to City Council General Plan Amendment G-25-04 from Low Density to PUD-C located at 2651 S Washington Fields Road. Applicant: Ascend Land Consulting.**

<https://youtube.com/live/VF37MDoXaeA?t=192>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Sue Schmidt
- Ryan McAllister
- Joan Chipman

Commissioner Bulloch closed the public hearing.

The applicant Bryan Burnett spoke to the item.

Commissioner Davis made a motion to recommend denial to City Council for General Plan Amendment G-25-04 due to the ambiguity of the access. 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 Davis</i>	<i>Aye</i>

- b. Continuation of consideration and recommendation to City Council Zone Change Z-25-17 from R-1-10 to PUD-R located at 990 E George Washington Blvd. Applicant: Lance Miller**

<https://youtube.com/live/VF37MDoXaeA?t=2250>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Tony Bodell
- Peggy Benson

Commissioner Bulloch closed the public hearing.

Rick Meyer with Bush and Gudgell spoke on behalf of the applicant.

Commissioner Mitchell made a motion to recommend approval to the City Council for Zone Change Request Z-25-17 based on the findings and conditions of staff.

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 Davis</i>	<i>Aye</i>

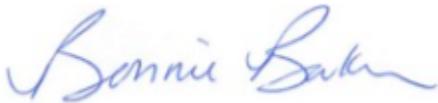
5. ADJOURNMENT

<https://youtube.com/live/VF37MDoXaeA?t=4574>

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

Meeting adjourned at 7:16 P.M.

Passed and approved on the 20th day of August, 2025.



Bonnie Baker, Zoning Technician