



**Washington City Planning Commission
Regular Meeting Minutes
July 16, 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: Kody Mitchell, Corey Anderson, Merril Davis, Latai Tupou

Excused: Commissioner Pete Bulloch

Staff Present: Community Development Director Eldon Gibb, City Attorney Thad Seegmiller, Mayor Kress Staheli, City Councilman Bret Henderson, IT Digital Media Manager David Woodcock, New Development Manager John Hehnke, Economic Development Director Rusty Hughes, Planning & Zoning Technician Bonnie Baker, Lieutenant Kory Klotz, Fire Marshall Rick Resnick, Fire Chief Matt Evans

Audience: Taylor Ricks, Curtis, Bryce Marsh, Derek Wiggins, Dean Terry, Damon Hardy, Serge & Peggy Benson, David Zeckhausen, Maria Zeckhausen, Guy Salisbury, Cassidy Sevey, Kellen Sevey, Randy Roberts, Lisa Anderson, Don Bean, Tony Bodell, Sherrie Bodell, Don Jackson, Doug Terry, Kent Page, Sarah Thomas, Madsen, Patrick Todd, Daniel Herzog, Robert Day, Arsenia Day, Duane Shalenburger, Brandee Walker

Invocation: Commissioner Anderson

Pledge of Allegiance: Commissioner Davis

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

1. APPROVAL OF AGENDA

https://youtube.com/live/_acFu8DMSAA?t=131

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

2. APPROVAL OF MINUTES

https://youtube.com/live/_acFu8DMSAA?t=156

a. Approval of the Planning Commission minutes from June 18, 2025.

Commissioner Davis made a motion to approve the minutes from the June 18, 2025 meeting. Commissioner Tupou seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

https://youtube.com/live/_acFu8DMSAA?t=176

None.

4. PUBLIC HEARINGS

- a. Public Hearing and consideration to approve Conditional Use Permit C-25-06 for a church to be located at 3265 S 300 East. Applicant: Sky Engineering**

https://youtube.com/live/_acFu8DMSAA?t=188

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

No public comments were made.

Commissioner Mitchell closed the public hearing.

Commissioner Tupou made a motion to approve Conditional Use Permit C-25-06 on the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Anderson	Aye
Commissioner Davis	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye

- b. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-25-03 for Star Nursery located at 1475 E George Washington Blvd. Applicant: Damon Hardy**

https://youtube.com/live/_acFu8DMSAA?t=474

Community Development Director Eldon Gibb reviewed the application.

Architect Derek Wiggins spoke on behalf of the applicant.

Commissioner Mitchell opened the public hearing.

No public comments were made.

Commissioner Mitchell closed the public hearing.

Damon Hardy addressed questions from the Commission.

Commissioner Anderson made a motion to recommend denial to the City Council for Conditional Use Permit C-25-03 due to concerns with the front entry roof line not being harmonious with the entire building. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Anderson	Aye
Commissioner Davis	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Nay

c. Public Hearing for consideration and recommendation to City Council General Plan Amendment G-25-03 from Estate to Industrial located at 925 S 1900 East. Applicant: Curtis Rogers and American Land Consulting

https://youtube.com/live/_acFu8DMSAA?t=1715

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

The following individual spoke to this item:

- Guy Salisbury

Commissioner Mitchell closed the public hearing.

Commissioner Anderson made a motion to recommend approval to the City Council for General Plan Amendment G-25-03 with the findings and conditions of staff.

Commissioner Tupou seconded the motion; which passed with the following role call vote:

Commissioner Anderson	Aye
Commissioner Davis	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye

d. Public Hearing for consideration and recommendation to City Council Zone Change Z-25-06 from C-3 to R-1-12 and OS located at Rocky Point Circle and Arizona Drive. Applicant: American Land Consulting

https://youtube.com/live/_acFu8DMSAA?t=2394

Community Development Director Eldon Gibb reviewed the application.

New Development Manager John Hehnke spoke to the item.

Commissioner Mitchell opened the public hearing.

The following individuals spoke to the item:

- Don Jackson
- Randy Roberts
- Robert Dane

Commissioner Mitchell closed the public hearing.

Adam Allen with American Land Consulting addressed the Commission with regard to the application.

Commissioner Tupou made a motion to recommend approval to City Council Zone Change Request Z-25-06 with the findings and conditions of staff. Commissioner Anderson seconded the motion; which passed with the following role call vote:

Commissioner Anderson	Aye
Commissioner Davis	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye

5. ZONE CHANGE

- a. 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/_acFu8DMSAA?t=4824

Community Development Director Eldon Gibb reviewed the application.

Commissioner Anderson made a motion to table Zone Change Request Z-25-17 until the August 6, 2025 Planning Commission meeting. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Anderson	Aye
Commissioner Davis	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye

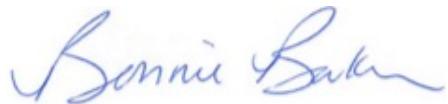
6. ADJOURNMENT

https://youtube.com/live/_acFu8DMSAA?t=4921

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

Meeting adjourned at 7:24 P.M.

Passed and approved on the 6th day of August, 2025.

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

Bonnie Baker, Zoning Technician