



Washington City Planning Commission
Regular Meeting Minutes
August 20, 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, Corey Anderson, Kody Mitchell, Latai Tupou, Merrill Davis

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

Audience: Tate Murphy, Ethan Bruzel, Brandee Walker, Cody Larkin, Brittany Christensen, Jason Christensen, Todd Amberry, Tony Amberry, Doug Evans, Rick Meyer, Jackson Meyer.

Invocation: Commissioner Mitchell

Pledge of Allegiance: Commissioner Anderson

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

1. APPROVAL OF AGENDA

<https://youtube.com/live/PLax04d2lmM?t=145>

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/PLax04d2lmM?t=167>

a. Approval of the Planning Commission minutes from August 6, 2025.

Commissioner Mitchell made a motion to approve the minutes from the August 6, 2025 meeting. Commissioner Davis seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/PLax04d2lmM?t=187>

None.

4. PUBLIC HEARINGS

- a. Public Hearing for consideration and recommendation to the City Council Conditional Use Permit C-25-07 for a commercial building located at approximately Groves Parkway and Waters Edge Way. Applicant: Zion Surf Development.**

<https://youtube.com/live/PLax04d2lmM?t=197>

Community Development Director Eldon Gibb reviewed the application.

Cody Larkin representing Zion Shores spoke to the item.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Anderson made a motion to recommend approval to City Council for Conditional Use Permit C-25-07 with the findings and conditions of staff. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

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

5. ADJOURNMENT

<https://youtube.com/live/PLax04d2lmM?t=997>

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

Meeting adjourned at 6:16 P.M.

Passed and approved on the 3rd day of September, 2025.



Bonnie Baker, Zoning Technician