



**Washington City Planning Commission
Regular Meeting Minutes
October 15, 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

Commissioners Excused: Corey Anderson, Latai Tupou, James Ure

Staff Present: Community Development Director Eldon Gibb, City Council Member Bret Henderson, City Planner Sebastian Ferguson, IT Director David Woodcock, Economic Development Director Rusty Hughes, New Development John Hehnke, Planning and Zoning Technician Bonnie Baker, Lieutenant Kory Klotz

Audience: Spencer Hymus, Dana and Becky Sloan, Bob Hermandson, Justin Harryman, Anthony Graziano, Kyle Wilson, Mathis Harman, Sidi Cross, Veda Steed, Adam Allen, Keith Ball, Matt Loo, Boman Loo, Brandy Fillmore

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/KZBdE8_UJV4?t=122

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

2. APPROVAL OF MINUTES

https://youtube.com/live/KZBdE8_UJV4?t=145

a. Approval of the Planning Commission minutes from September 17, 2025.

Commissioner Davis made a motion to approve the minutes from the September 17, 2025 meeting. Commissioner Mitchell seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

https://youtube.com/live/KZBdE8_UJV4?t=160

None.

4. PUBLIC HEARINGS

- a. Public Hearing for consideration and recommendation to City Council amending Washington City Code Title 9, Chapter 7, Section 2(A) - Use Regulations of Washington City Agricultural (A) Zone.**

https://youtube.com/live/KZBdE8_UJV4?t=167

Community Development 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 to amend Washington City Code Title 9, Chapter 7, Section 2(A). Commissioner Mitchell seconded the motion; which passed with the following roll call vote:

Commissioner Bulloch	Aye
Commissioner Mitchell	Aye
Commissioner Davis	Aye

- b. Public Hearing for consideration and recommendation to City Council amending Washington City Code Title 9, Chapter 9, Section 2(A) - Use Regulations of Washington City Administrative and Professional Zone .**

https://youtube.com/live/KZBdE8_UJV4?t=549

Community Development 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 to amend Washington City Code Title 9, Chapter 9, Section 2(A). Commissioner Davis seconded the motion; which passed with the following roll call vote:

Commissioner Bulloch	Aye
Commissioner Mitchell	Aye
Commissioner Davis	Aye

c. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-25-10 for a new big box retail store with fueling station located at approximately 1720 E Grapevine Crossing. Applicant: Galloway U.S.

https://youtube.com/live/KZBdE8_UJV4?t=814

Community Development 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 Conditional Use Permit C-25-10 with the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Mitchell	Aye
Commissioner Davis	Aye

d. Public Hearing for consideration to approve Conditional Use Permit C-25-11 for a welding business located at 35 East Industrial Road Unit F. Applicant: Keith Ball, Apex Ironworks.

https://youtube.com/live/KZBdE8_UJV4?t=1835

Community Development 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 approve Conditional Use Permit C-25-11 with the findings and conditions of staff. The motion requires the applicant and land owner of the complex to remain in compliance with the designated zoning, as discussed. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
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Commissioner Mitchell Aye
Commissioner Davis Aye

- e. Public Hearing for consideration and recommendation to City Council for Zone Change Request Z-25-20 to change the existing RA-1 zoning to RA-½ located at approximately 820 S Country Way. Applicant: Dalmon Johnson and Civil Science.**

https://youtube.com/live/KZBdE8_UJV4?t=2542

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Applicant Brandy Fillmore spoke to the item.

Commissioner Davis made a motion to recommend approval to the City Council for Zone Change Request Z-25-20 with the findings and conditions of staff. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

Commissioner Bulloch Aye
Commissioner Mitchell Aye
Commissioner Davis Aye

- f. Public Hearing for consideration and recommendation to City Council for Zone Change Request Z-25-21 to update the existing zoning from RA-1, RA-5 and Open Space to I-1 and I-2 located at approximately 925 S 1900 East. Applicant: Curtis Rogers and American Land Consulting.**

https://youtube.com/live/KZBdE8_UJV4?t=3189

Community Development 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 Zone Change Request Z-25-21 with the findings and conditions of staff. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Mitchell	Aye
Commissioner Davis	Aye

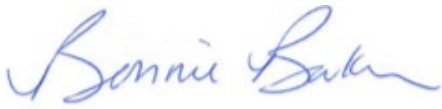
5. ADJOURNMENT

https://youtube.com/live/KZBdE8_UJV4?t=3853

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

Meeting adjourned at 7:04 P.M.

Passed and approved on the 5th day of November, 2025.



Bonnie Baker, Zoning Technician