



Washington City Planning Commission
Regular Meeting Minutes
November 5, 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, James Ure

Commissioners Excused: Merrill Davis

Staff Present: Community Development Director Eldon Gibb, City Council Member Bret Henderson, City Attorney Thad Seegmiller, City Planner Sebastian Ferguson, IT Director David Woodcock, New Development Manager John Hehnke, Planning and Zoning Technician Bonnie Baker, Lieutenant Josh Finona, Fire Marshall Rick Resnick

Audience: Ralph Bobik, Paul Almazan, Susan Debenham, Dulce Sanchez, Jenica Peterson, Dennis Bailey, Rick Meyer, Brandon Debenham

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/-NAm3oGR3JM?t=119>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/-NAm3oGR3JM?t=143>

a. Approval of the Planning Commission minutes from October 15, 2025.

Commissioner Mitchell made a motion to approve the minutes from the October 15, 2025 meeting. Commissioner Anderson seconded the motion; which passed unanimously.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

<https://youtube.com/live/-NAm3oGR3JM?t=177>

None.

4. **PUBLIC HEARINGS**

- a. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-25-12 to update the facade for a retail business located at 720 W Telegraph Street. Applicant: Ryan Morris for Burlington.**

<https://youtube.com/live/-NAm3oGR3JM?t=187>

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 Tupou made a motion to recommend approval to the City Council Conditional Use Permit C-25-12 with the findings and conditions of staff. Commissioner Anderson 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>

- b. Public Hearing for consideration to approve Conditional Use Permit C-25-09 for a home preschool located at 562 E Dry Springs Ln. Applicant: Dulce Sanchez.**

<https://youtube.com/live/-NAm3oGR3JM?t=394>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Paul Almazan
- Ralph Bobik

Commissioner Bulloch closed the public hearing.

The applicant Dulce Sanchez spoke to the item.

Commissioner Anderson made a motion to approve Conditional Use Permit C-25-09 with the findings and conditions of staff with additional conditions to add fencing at the bottom of the retaining wall on both sides of the home, have a secure padlock on the back gate to prevent access to the outside road and add to the approval that it is tied to the applicant and not the property for as long as she has her license. Commissioner Mitchell seconded the motion; which passed with the following roll call vote:

Commissioner Bulloch	Aye
Commissioner Mitchell	Aye
Commissioner Anderson	Aye
Commissioner Tupou	Aye
Commissioner Ure	Aye

5. ADJOURNMENT

<https://youtube.com/live/-NA3oGR3JM?t=3609>

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

Meeting adjourned at 7:00 P.M.

Passed and approved on the 19th day of November, 2025.



Bonnie Baker, Zoning Technician