



Washington City Planning Commission  
Regular Meeting Minutes  
November 19, 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, Merrill Davis, James Ure

**Staff Present:** Community Development Director Eldon Gibb, Council Member Bret Henderson, City Attorney Thad Seegmiller, City Planner Sebastian Ferguson, IT Director David Woodcock, New Development Manager John Hehnke, Economic Development Director Rusty Hughes, Public Affairs Official Jordan Hess, Planning and Zoning Technician Bonnie Baker, Lieutenant Kory Klotz, Fire Marshall Rick Resnick

**Audience:** Tom Gibbs, Craig Mackay, Cory Grundmann, Kurt Ivie, Craig Coats

**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/QJm7jk4FCdM?t=62>

*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/QJm7jk4FCdM?t=82>

**a. Approval of the Planning Commission minutes from November 5, 2025, 2025.**

*Commissioner Tupou made a motion to approve the minutes from the November 5, 2025 meeting. Commissioner Mitchell seconded the motion; which passed unanimously.*

**3. ANNUAL BUSINESS**

<https://youtube.com/live/QJm7jk4FCdM?t=163>

**a. Approval of the 2026 Planning Commission Meeting Schedule.**

*Commissioner Davis made a motion to approve the 2026 Planning Commission Meeting Schedule. Commissioner Tupou seconded the motion; which passed unanimously.*

**4. DECLARATION OF ABSTENTIONS & CONFLICTS**

<https://youtube.com/live/QJm7jk4FCdM?t=112>

None.

**5. PUBLIC HEARINGS**

**a. Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-22 to update the existing PUD-C zoning located at 323 E Telegraph Street. Applicant: Johnson Engineering.**

<https://youtube.com/live/QJm7jk4FCdM?t=214>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

- Kurt Ivie spoke to the item

Commissioner Bulloch closed the public hearing.

*Commissioner Mitchell made a motion to recommend approval to the City Council Zone Change Z-25-22 with the findings and conditions of staff. Commissioner Tupou 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>
<i>Commissioner Davis</i>	<i>Aye</i>

**b. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-25-14 for a new hotel located at approximately Washington Pkwy and Buena Vista Blvd. Applicant: Bush & Gudgell.**

<https://youtube.com/live/QJm7jk4FCdM?t=497>

Community Development Director Eldon Gibb reviewed the application.

Bob Hermandson with Bush & Gudgeon spoke to the item.

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 Conditional Use Permit C-25-14 with the findings and conditions of staff. Commissioner Anderson seconded the motion; which passed with the following roll 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>
<i>Commissioner Davis</i>	<i>Aye</i>

**c. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-25-13 for a new Department of Alcoholic Beverages Services retail store located approximately at 350 W Buena Vista Blvd. Applicant: Tom Gibbs.**

<https://youtube.com/live/QJm7jk4FCdM?t=1052>

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 Anderson made a motion to recommend approval to the City Council Conditional Use Permit C-25-13 with the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following roll 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>
<i>Commissioner Davis</i>	<i>Aye</i>

**6. ADJOURNMENT**

<https://youtube.com/live/QJm7jk4FCdM?t=1617>

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

*Meeting adjourned at 6:27 P.M.*

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



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Bonnie Baker, Zoning Technician