



Washington City Planning Commission
Regular Meeting Minutes
December 3, 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, Planning and Zoning Technician Bonnie Baker, Lieutenant Josh Finona, Fire Marshall Rick Resnick

Audience: Derek Hoffman, Deborah Bobik, Sadie Stone, Paul Almazan, Debra Camp, Bob Hermandson, Jerry Myahara, Kurt Ivie, Tanner Garfield, Dennis Vance, Vicki Vance, Barbara Allen, Aldray Fielding, Kendee Floquet, Mick Floquet, T Thompson, Aaron Eardley, Sherry Nicholes

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/uPsYLISUKUo?t=106>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/uPsYLISUKUo?t=138>

a. Approval of the Planning Commission minutes from November 19, 2025.

Commissioner Mitchell made a motion to approve the minutes from the November 19, 2025 meeting. Commissioner Davis seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/uPsYLISUKUo?t=159>

None.

4. PUBLIC HEARINGS

- a. Public Hearing for consideration and recommendation to the City Council for Zone Change Z-25-23 to change the existing zoning from R-1-6 and C-3 to to PUD-R, located approximately at Washington Pkwy and Tortoise Rock Rd. Applicant: Bush & Gudgell.**

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

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Paul Alamazon
- Debra Bobik
- Dennis Vance
- Sadie Stone
- David Lay
- Debra Camp
- T Thompson
- Kendee Floquet
- Aldry Field
- Mick Floquet

Commissioner Bulloch closed the public hearing.

Bob Hermandson with Bush & Gudgell spoke to the item.

Commissioner Anderson made a motion to recommend approval to the City Council Zone Change Z-25-23 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 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 General Plan Amendment G-25-05 from Low Density (LD) to Neighborhood Commercial (NCOM), located at approximately 400 West Merrill Road. Applicant: Strata Homes.

<https://youtube.com/live/uPsYLISUKUo?t=4417>

Community Development Director Eldon Gibb reviewed the application.

The following individuals spoke to the item:

- Derek Hoffman

Commissioner Bulloch closed the public hearing.

Bob Hermandson with Bush & Gudgell spoke to the item.

Commissioner Davis made a motion to recommend approval to the City Council General Plan Amendment G-25-05 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>

c. Public Hearing for consideration and recommendation to City Council General Plan Amendment G-25-06 adding the Water Use and Preservation Element. Applicant: Washington City

<https://youtube.com/live/uPsYLISUKUo?t=6378>

City Planner Sebastian Ferguson 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 General Plan Amendment G-25-06 with the findings and conditions of staff. Commissioner Davis 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>

Commissioner Anderson	Aye
Commissioner Tupou	Aye
Commissioner Davis	Aye


5. **ADJOURNMENT**

<https://youtube.com/live/uPsYLISUKUo?t=6731>

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

Meeting adjourned at 7:52 P.M.

Passed and approved on the 17th day of December, 2025.



Bonnie Baker, Zoning Technician