



**Washington City Planning Commission
Regular Meeting Minutes
January 7, 2026**

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, Merrill Davis, Corey Anderson, Kody Mitchell, Latai Tupou, James Ure

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

Audience: Ian Lang, Erica Vesper, Tania Heinze, Dan Smith, Charlotte Smith, Matt Nielson, David & Gayle Hillard, Katherine Staheli, Cory L Chamberlain, Sherrie Tate, Britt Nichols, Laura Nichols, Mike Tate, Troy Scheel, Brandee Walker

Invocation: Commissioner Anderson

Pledge of Allegiance: Commissioner Tupou

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

1. APPROVAL OF AGENDA

https://youtube.com/live/lvsuJ2_5zzc?t=0

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/lvsuJ2_5zzc?t=102

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

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

3. DECLARATION OF ABSTENTIONS & CONFLICTS

https://youtube.com/live/lvsuJ2_5zzc?t=123

None.

4. PUBLIC HEARINGS

- a. Public Hearing for consideration and approval of Conditional Use Permit C-25-15 for a 50' tall pole sign for Panera Bread located at 876 W Buena Vista Blvd. Applicant: John Sapp, Craig Road LLC.**

https://youtube.com/live/lvsuJ2_5zzc?t=132

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 approve Conditional Use Permit C-25-15 with the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following roll call vote:

Commissioner Bulloch	Aye
Commissioner Davis	Aye
Commissioner Anderson	Aye
Commissioner Tupou	Aye
Commissioner Ure	Aye

- b. Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-24 to change the existing zoning from A-20 to PUD-C located at approximately the northeast corner of Washington Fields Road and George Washington Boulevard. Applicant: Ian Lang.**

https://youtube.com/live/lvsuJ2_5zzc?t=395

Community Development Director Eldon Gibb reviewed the application.

The following individuals spoke to the item:

- David Hillard
- Sherrie Tate
- Rick Nichols
- Charlotte Smith
- Katherine Staheli

Commissioner Bulloch closed the public hearing.

Matt Nielson, property owner, spoke to the item.

Commissioner Mitchell made a motion to recommend approval to the City Council Zone Change Z-25-24 with the findings and conditions of staff with two additional conditions; 1) developer to coordinate with the adjacent landowner to the north regarding possible shared access and 2) the use list to be modified as such: line #15 to read Retail operation of cosmetics, line item #18 to read Hospital - clinic, Remove line #19 Hotel or motel, Remove line # 21 Motor vehicle, trailer, camper, and recreational vehicle sales agency, line # 22 to exclude laundry and lastly remove line # 24 Storage units. Commissioner Davis seconded the motion; which passed with the following role call vote:

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

c. Public Hearing for consideration and recommendation to City Council amending Washington City Code Title 9-8A-8; Detached Accessory Dwelling Unit (DADU).

https://youtube.com/live/lvsuJ2_5zzc?t=6244

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Cary Chamberlain
- Sherrie Tate

Commissioner Bulloch closed the public hearing.

Commissioner Anderson made a motion to recommend approval to the City Council amending Washington City Code Title 9-8A-8 with the findings and conditions of staff with three additional recommendations, 1) move the R-1-12 zone into the R-1-15 category, 2) if a lot is 15,000 sq. ft or larger, it can qualify with the provisions for the R-1-15 criteria., and 3) ADUs to be constructed of the same materials of the existing home to have the same look and feel. Commissioner Davis seconded the motion; which passed with the following role call vote:

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

d. Public Hearing for consideration and recommendation to City Council amending Washington City Code Title 9-8B-7; Detached Accessory Dwelling Unit (DADU).

https://youtube.com/live/lvsuJ2_5zzc?t=9682

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 amending Washington City Code Title 9-8B-7 with the findings and conditions of staff with the same additional conditions as are noted in the previous Item 4c. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Davis	Aye
Commissioner Anderson	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye

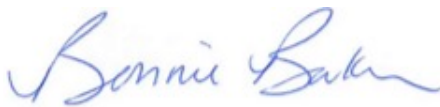
5. ADJOURNMENT

https://youtube.com/live/lvsuJ2_5zzc?t=9759

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

Meeting adjourned at 8:43 P.M.

Passed and approved on the 21st day of January, 2026.



Bonnie Baker, Zoning Technician