



**Washington City Planning Commission
Regular Meeting Minutes
January 21, 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, Merril Davis, Kody Mitchell, Latai Tupou, James Ure

Commissioners Excused: Corey Anderson

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 Kory Klotz, Fire Marshall Rick Resnick

Audience: David Christiansen, Boyd Clark, Kevin Paluch, Lori Farmer, Haley Peterson, James Peterson, Kelly Buchanan, Brandon Milliner, Bob Hermandson, Larry Stepp, Paula Stepp, Jon Monsen, Kim Monsen, Tye Prince, Marinn Duncan, Jordan Hess, Derek Millward, Britain Reynolds, Natalie Reynolds, Michelle Wilson, Courtney Jolley, Kylie, Katherine Barlow, MaCall Janis

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/9XSP0k-eZQg?t=110>

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/9XSP0k-eZQg?t=133>

a. Approval of the Planning Commission minutes from January 7, 2026.

Commissioner Davis made a motion to approve the minutes from the January 7, 2026 meeting. Commissioner Tupou seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/9XSP0k-eZQg?t=151>

None.

4. PUBLIC HEARINGS

a. **Public Hearing for consideration and recommendation to City Council General Plan Amendment G-25-08 from NYD and MHD to Industrial, located approximately at Smelter Dr and Foundry Dr. Applicant: JP Excavating and Bush & Gudell.**

<https://youtube.com/live/9XSP0k-eZQg?t=162>

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 Ure made a motion to recommend approval to City Council General Plan Amendment G-25-08 with the findings and conditions of staff. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Davis	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye
Commissioner Ure	Aye

b. **Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-25 to change the existing OS zoning to I-2 located at approximately 225 S Smelter Drive. Applicant: Judd Palmer**

<https://youtube.com/live/9XSP0k-eZQg?t=483>

Community Development Director Eldon Gibb reviewed the application.

The following individuals spoke to the item:

- Steve Kelly
- Dave Christiansen
- Brandon Millner
- Kelly Buchanan

- Kathy Porter Barlow
- Ty Prince
- Jordy Hancock
- Colleen Cuff
- Larry Step
- Boyd Clark

Commissioner Bulloch closed the public hearing.

Commissioner Mitchell made a motion to recommend approval to the City Council Zone Change Z-25-25 with the findings and conditions of staff with a recommendation to Council to begin the process for identifying and designating truck routes in this area. Commissioner Tupou seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Davis	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye
Commissioner Ure	Aye

- c. **Public Hearing for consideration and recommendation to City Council for Zone Change Z-25-26 to remove approximately 31.17 acres from the Hillside Overlay Zone. Located at approximately Smelter Drive - Foundry Drive. Applicant: JP Excavating.**

<https://youtube.com/live/9XSP0k-eZQq?t=3969>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Jonathan Monson
- Dave Christiansen
- Ty Prince
- Kimberly Monsen
- Steve Kelly
- Brandon Millner

Commissioner Bulloch closed the public hearing.

Bob Hermandson with Bush & Gudgell spoke to the item.

Commissioner Ure made a motion to recommend approval to the City Council Zone Change Z-25-26 with the findings and conditions of staff with a recommendation to Council to begin the process for identifying and designating truck routes in this area noting

the added concern this development may have towards traffic and air quality in the area. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	Aye
Commissioner Davis	Aye
Commissioner Mitchell	Aye
Commissioner Tupou	Aye
Commissioner Ure	Aye

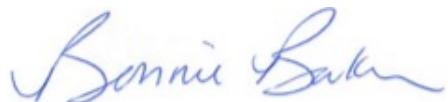
5. ADJOURNMENT

<https://youtube.com/live/9XSP0k-eZQg?t=7022>

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

Meeting adjourned at 7:57 P.M.

Passed and approved on the 4th Day of February, 2026.



Bonnie Baker, Zoning Technician