



Washington City Planning Commission
Regular Meeting Minutes
March 4, 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: Kody Mitchell, Corey Anderson, Merrill Davis, James Ure

Commissioners Excused: Pete Bulloch, Latai Tupou

Staff Present: Community Development Director Eldon Gibb, City Planner Sebastian Ferguson, IT Director David Woodcock, Assistant Public Works Director John Hehnke, Economic Development Director Rusty Hughes, Planning and Zoning Technician Bonnie Baker, Fire Marshall Rick Resnick

Audience: Craig Hopkinson, James Rimer, Eric McFadden, Dustin Davis, Kai Davis, Rick Meyer, Brandee Walker, Michael Uzelac

Invocation: Commissioner Mitchell

Pledge of Allegiance: Commissioner Ure

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

1. APPROVAL OF AGENDA

<https://youtube.com/live/rLUxvcdf31s?t=142>

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

2. APPROVAL OF MINUTES

a. Approval of the Planning Commission minutes from February 18, 2026.

<https://youtube.com/live/rLUxvcdf31s?t=179>

Commissioner Davis made a motion to approve the minutes from the February 18, 2026 meeting. Commissioner Ure seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/rLUxvcdf31s?t=204>

None.

4. **PUBLIC HEARINGS**

- a. **Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-01 to change the zoning from C-2 to Downtown Mixed Use located at 127 E Telegraph Street. Applicant: MRW Design Associates.**

<https://youtube.com/live/rLUxvcdf31s?t=233>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

Dustin Davis spoke to the item.

Commissioner Mitchell closed the public hearing.

Commissioner Davis made a motion to recommend approval to City Council for Zone Change Z-26-01 with the findings and conditions of staff and a note to encourage city oversight of the exterior mural. Commissioner Anderson seconded the motion; which passed with the following role call vote:

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

- b. **Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-02 to update the existing PCD zoning site plan at Alaia located at Washington Fields Road and Groves Parkway. Applicant: Alaia Development Corporation and Civil Science.**

<https://youtube.com/live/rLUxvcdf31s?t=1053>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

No public comments were made

Commissioner Mitchell closed the public hearing.

Commissioner Ure made a motion to recommend approval to City Council for Zone Change Z-26-02 with the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Mitchell Aye
Commissioner Anderson Aye
Commissioner Davis Aye
Commissioner Ure Aye

- c. Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-03 to change the existing zoning from A-20 to Commercial C-2 located at approximately 4090 S Washington Fields Rd. Applicant: Craig Hopkinson.**

<https://youtube.com/live/rLUxvcdf31s?t=1298>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

No public comments were made

Commissioner Mitchell closed the public hearing.

Commissioner Anderson made a motion to recommend approval to City Council for Zone Change Z-26-03 with the findings and conditions of staff. Commissioner Ure seconded the motion; which passed with the following role call vote:

Commissioner Mitchell Aye
Commissioner Anderson Aye
Commissioner Davis Aye
Commissioner Ure Aye

- d. Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-04 to change the existing R-1-8 zoning to PUD-R and PUD-R to R-1-8 located at approximately Smith Creek Dr and Beartrap Canyon Dr. Applicant: Philip Plumb and Bush and Gudgell.**

<https://youtube.com/live/rLUxvcdf31s?t=1522>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

No public comments were made.

Commissioner Mitchell closed the public hearing.

Commissioner Davis made a motion to recommend approval to City Council for Zone Change Z-26-04 with the findings and conditions of staff. Commissioner Ure seconded the motion; which passed with the following role call vote:

Commissioner Mitchell	Aye
Commissioner Anderson	Aye
Commissioner Davis	Aye
Commissioner Ure	Aye

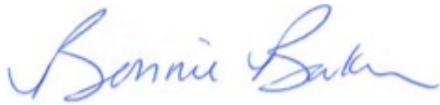
5. ADJOURNMENT

<https://youtube.com/live/rLUxvcdf31s?t=1744>

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

Meeting adjourned at 6:30 P.M.

Passed and approved on the 18th Day of March, 2026.



Bonnie Baker, Zoning Technician