



Washington City Planning Commission
Regular Meeting Minutes
March 18, 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, Corey Anderson, Merril Davis, Kody Mitchell, Latai Tupou, James Ure

Staff Present: Community Development Director Eldon Gibb, City Planner Sebastian Ferguson, City Councilman Bret Henserson, IT Director David Woodcock, Assistant Public Works Director John Hehnke, Economic Development Director Rusty Hughes, Planning and Zoning Technician Bonnie Baker, Lieutenant Kory Klotz

Audience: Laura Sandberg, Richard Sandberg, James Leonard, Michael Fisher, Jared Bates, Larry Hayes, Cheri Hayes, Connie Green, Michael Green, Allison Schreiber, Paul Schreiber, John Kirkland, Addy Kirkland, Leisa Williams, Chad Williams, Michael Williams, Nate Boone, Kerry Boone, Brandon Saggard, Bob Hermandson, Troy Belliston, Scott Jolley, Wes Davis

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/70nC_Milum4?t=106

Commissioner Davis made a motion to move Item 4b to be heard prior to item 4a. Commissioner Mitchell seconded the motion; which passed unanimously.

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

2. APPROVAL OF MINUTES

a. Approval of the Planning Commission minutes from March 4, 2026.

https://youtube.com/live/70nC_Milum4?t=179

Commissioner Davis made a motion to approve the minutes from the March 4, 2026 meeting. Commissioner Mitchell seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

https://youtube.com/live/70nC_Milum4?t=202

None.

4. PUBLIC HEARINGS

- a. Public Hearing for consideration and recommendation to City Council amending Washington City Code Title 10-3-3-C-2-v, Preliminary Plat - Form and Contents. Applicant: Bush & Gudgell.**

https://youtube.com/live/70nC_Milum4?t=1013

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

Jared Bates spoke to the item.

Commissioner Bulloch closed the public hearing.

Commissioner Anderson made a motion to recommend approval to City Council for Code Amendment Title 10-3-3-C-2-v with the finding and conditions of staff with a recommendation of Right of Ways 85' and larger remain at the 15' landscaping strip and Right of Ways 66' and smaller would change to 10' landscaping strip. Also, PUD zoning is not exempt from the Right of Way width requirement. Commissioner Davis seconded the motion; which passed with the following role call vote:

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

- b. Continuation of Public Hearing for consideration and recommendation to City Council General Plan Amendment G-25-07 from very low density to low density/medium density and low density to community commercial, located approximately at Antigua Lane and George Washington Blvd. Applicant: Lance Richards and Rosenberg & Associates**

https://youtube.com/live/70nC_Milum4?t=214

The applicant has requested this item be withdrawn from the agenda and re-scheduled for the April 15, 2026 Planning Commission meeting.

Commissioner Mitchell made a motion to continue the item at the April 15, 2026 Planning Commission meeting. Commission 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 General Plan Amendment G-26-01 from BUS to MHD, located approximately at 965 S 100 East. Applicant: Rosenberg & Associates.

https://youtube.com/live/70nC_Milum4?t=3114

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No comments were made.

Commissioner Bulloch closed the public hearing.

The applicant Wes Davis spoke to the item.

Commissioner Davis made a motion to recommend denial to City Council for General Plan Amendment G-26-01 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 Anderson</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

d. Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-05 to change 11.45 acres from R-1-10 to PUD-C, located at 400 West Merrill Road. Applicant: Strata Homes.

https://youtube.com/live/70nC_Milum4?t=4638

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

Taylor Fielding spoke to the item.

Commissioner Bulloch closed the public hearing.

Bob Hermandson with Bush & Gudgell spoke to the item.

Commissioner Anderson made a motion to recommend approval to City Council for Zone Change Z-26-05 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 Anderson</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

5. ADJOURNMENT

https://youtube.com/live/70nC_Milum4?t=5646

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

Meeting adjourned at 7:34 P.M.

Passed and approved on the 15th Day of April, 2026.



Bonnie Baker, Zoning Technician