



Washington City Planning Commission
Regular Meeting Minutes
April 15, 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, Latai Tupou, James Ure

Commissioners Excused: Kody Mitchell

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

Audience: Elgin Crosby, Jason Smith, Connie Green, Michael Green, Ken Miller, Chris Kurz, Kathi Kurz, Doug Sharp, Elizabeth Fisher, Michael Fisher, Cheryl Hayes, Larry Hayes, Chad Williams, Leisa Williams, Paul Schreiber, Allison Schreiber, Brandon Siggard, Frank Lindhardt, Nate Boone, Kerry Boone, Ryan Taylor, Curt Gordon, Laura Hughes, Bob Hermandson, Brandee Walker

Invocation: Community Development Director Eldon Gibb

Pledge of Allegiance: Commissioner Tupou

Meeting called to order at 6:01 P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/xRZiBhaHBJo?t=171>

Commissioner Tupou 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 March 18, 2026.

<https://youtube.com/live/xRZiBhaHBJo?t=198>

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

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/xRZiBhaHBJo?t=214>

None.

4. PUBLIC HEARINGS

- a. 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/xRZiBhaHBJo?t=228>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Liz Fisher
- Larry Hayes
- Ryan Miller
- Chris Kurz
- Allison Schrieber
- Kerry Boone
- Frank Lindhardt
- Brandon Siggard
- Leisa Williams
- Michael Green

Commissioner Bulloch closed the public hearing.

Jason Smith with Rosenberg spoke on behalf of the applicant.

Commissioner Ure made a motion to recommend denial to City Council for General Plan Amendment G-25-07. Commissioner Davis 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 Tupou</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-26-08 to change the existing zoning from commercial**

C-3 to industrial I-1 located at approximately ARA Parkway & Hilton Williams Drive. Applicant: Desert Canyons Development, Inc.

<https://youtube.com/live/xRZiBhaHBJo?t=3679>

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.

Applicant Curt Gordon spoke to the item.

Commissioner Davis made a motion to recommend approval to City Council for Zone Change Z-26-08 with the findings and conditions of staff. Commissioner Anderson 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 Tupou</i> | <i>Aye</i> |
| <i>Commissioner Ure</i> | <i>Aye</i> |

c. Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-07 to change the existing zoning from C-2 commercial to C-3 commercial located at approximately 550 E Buena Vista Boulevard. Applicant: Washington City.

<https://youtube.com/live/xRZiBhaHBJo?t=4142>

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 City Council for Zone Change Z-26-07 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 Tupou</i> | <i>Aye</i> |

d. Public Hearing for consideration to approve Conditional Use Permit C-26-03 for an off-premise sign located at approximately 550 E Buena Vista Boulevard. Applicant: Washington City.

<https://youtube.com/live/xRZiBhaHBJo?t=4372>

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 for Conditional Use Permit C-26-03 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 Tupou</i> | <i>Aye</i> |
| <i>Commissioner Ure</i> | <i>Aye</i> |

e. Public Hearing for consideration and recommendation to City Council ORD AMEND-26-05 amending Washington City Code for Title 4-6 for fencing of Swimming Pools. Applicant: Washington City.

<https://youtube.com/live/xRZiBhaHBJo?t=4504>

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 Dvis made a motion to recommend approval to City Council for ORD AMEND-26-05 Title 4-6 with the findings and conditions of staff. Commissioner Anderson 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 Tupou</i> | <i>Aye</i> |

- f. Public Hearing for consideration and recommendation to City Council ORD AMEND-26-02 amending Washington City Code for Internal Accessory Dwelling Units (IADU) Title 9-8A-9 for RA zones and Title 9-8B-8 for R-1 zones. Applicant: Washington City.**

<https://youtube.com/live/xRZiBhaHBJo?t=5421>

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 Davis made a motion to recommend approval to City Council for ORD-AMEND-26-02 Titles 9-8A-9 and Title 9-8B-8 with the findings and conditions of staff including revised language and additional edits as discussed. Commissioner Anderson seconded the motion; which passed with the following role call vote:

| | |
|-----------------------|-----|
| Commissioner Bulloch | Aye |
| Commissioner Anderson | Aye |
| Commissioner Davis | Aye |
| Commissioner Tupou | Aye |
| Commissioner Ure | Aye |

- g. Public Hearing for consideration and recommendation to City Council ORD AMEND-26-03 amending Washington City Code for modifying regulations for Titles 9-7-6 AG zones, 9-8A-6 RA zones and 9-8B-6 for R-1 zones. Applicant: Washington City.**

<https://youtube.com/live/xRZiBhaHBJo?t=6209>

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 recommend approval to City Council for ORD-AMEND-26-03 Titles 9-7-6 , 9-8A-6 and 9-8B-6 with the findings and conditions of staff. Commissioner Ure seconded the motion; which passed with the following role call vote:

| | |
|-----------------------|-----|
| Commissioner Bulloch | Aye |
| Commissioner Anderson | Aye |
| Commissioner Davis | Aye |
| Commissioner Tupou | Aye |
| Commissioner Ure | Aye |

**h. Public Hearing for consideration and recommendation to City Council
ORD AMEND-26-04 amending Washington City Code for Titles 9-14-8 for
area of accessory buildings and 9-14-10 maximum height of accessory
buildings. Applicant: Washington City.**

<https://youtube.com/live/xRZiBhaHBJo?t=6659>

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 City Council for
ORD-AMEND-26-04 Titles 9-14-8 and 9-14-10 with the findings and conditions of staff.
Commissioner Topou seconded the motion; which passed with the following role call vote:*

| | |
|-----------------------|-----|
| Commissioner Bulloch | Aye |
| Commissioner Anderson | Aye |
| Commissioner Davis | Aye |
| Commissioner Tupou | Aye |
| Commissioner Ure | Aye |

5. ADJOURNMENT

<https://youtube.com/live/xRZiBhaHBJo?t=6782>

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

Meeting adjourned at 7:53 P.M.

Passed and approved on the 6th Day of May, 2026.



Bonnie Baker, Zoning Technician