



Washington City Planning Commission
Regular Meeting Minutes
May 6, 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, Merrill Davis, Kody Mitchell, Latai Tupou

Commissioners Excused: James Ure

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: Royce Jessop, Keith Smith, Bret Howcroft, Jason Ehlers, Sydney Bale, Janet Staheli, Chad McAllister, Amy McAllister, Katherine Staheli, Randy Staheli, Mandy Staheli, Jared Madsen, Micah Beecher, Shan Mcfee, Noah Curry

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/6bBX3_iL0xk?t=97

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

2. APPROVAL OF MINUTES

a. Approval of the Planning Commission minutes from April 15, 2026.

https://youtube.com/live/6bBX3_iL0xk?t=124

Commissioner Tupou made a motion to approve the minutes from the April 15, 2026 meeting. Commissioner Davis seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

https://youtube.com/live/6bBX3_iL0xk?t=142

None.

4. PUBLIC HEARINGS

- a. Public Hearing for consideration to approve Conditional Use Permit C-26-01 for a new church located at approximately 960 East Groves Parkway. Applicant: Sky Engineering.**

https://youtube.com/live/6bBX3_iL0xk?t=150

City Planner Sebastian Ferguson reviewed the application.

Commissioner Bulloch opened the public hearing.

No comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Mitchell made a motion to approve Conditional Use Permit C-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>

- b. Public Hearing for consideration to approve Conditional Use Permit C-26-02 for a childcare facility/in-home Preschool located at 265 East Kimball Court. Applicant: Sydney Bale.**

https://youtube.com/live/6bBX3_iL0xk?t=361

City Planner Sebastian Ferguson reviewed the application.

Commissioner Bulloch opened the public hearing.

No comments were made.

Commissioner Bulloch closed the public hearing.

Applicant Sydney Bale spoke to the item.

Commissioner Davis made a motion to approve Conditional Use Permit C-26-02 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 Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

- c. Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-09 to change the existing zoning from RA-5 and A-20 to RA-½ located at approximately 2350 South Washington Fields Rd. Applicant: Randy Staheli.**

https://youtube.com/live/6bBX3_iL0xk?t=779

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Chad McAllister
- Joan Chipman

Commissioner Bulloch closed the public hearing.

Applicant Randy Staheli spoke to the item.

Commissioner Anderson made a motion to recommend approval to City Council for Zone Change Z-26-09 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-26-10 to change the zoning from RA-2 to light industrial located at approximately 1290 E Washington Dam Rd. Applicant: Keith Smith.**

https://youtube.com/live/6bBX3_iL0xk?t=1354

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Micah Beecher

Commissioner Bulloch closed the public hearing.

Commissioner Anderson made a motion to recommend approval to City Council for Zone Change Z-26-10 with the findings and conditions of staff. 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 Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

5. ADJOURNMENT

https://youtube.com/live/6bBX3_iL0xk?t=1552

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

Meeting adjourned at 6:26 P.M.

Passed and approved on the 3rd Day of June, 2026.



Bonnie Baker, Zoning Technician