



Washington City Planning Commission
Regular Meeting Minutes
June 3, 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

Commissioners Excused: James Ure

Staff Present: Community Development Director Eldon Gibb, City Council Member Bret Henderson, IT Director David Woodcock, Assistant Public Works Director John Hehnke, Planning and Zoning Technician Bonnie Baker, Fire Chief Matt Evans, Lieutenant Josh Finona

Audience: Derrick Blake, Brenda Shettel, Tori Neighbor, Brandy Fillmore

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/R-zLsOMvUqU?t=104>

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

2. APPROVAL OF MINUTES

a. Approval of the Planning Commission minutes from May 6, 2026.

<https://youtube.com/live/R-zLsOMvUqU?t=124>

Commissioner Davis made a motion to approve the minutes from the May 6, 2026 meeting. Commissioner Tupou seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/R-zLsOMvUqU?t=146>

None.

4. PUBLIC HEARINGS

- a. **Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-11 to change the existing Open Space zoning to RA ½ located at approximately 2335 E Washington Dam Road/Virgin River. Applicant: Derrick Blake.**

<https://youtube.com/live/R-zLsOMvUqU?t=156>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

Brenda Shettle spoke to the item

Commissioner Bulloch closed the public hearing.

Commissioner Davis made a motion to approve Zone Change Z-26-11 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>

5. ADJOURNMENT

<https://youtube.com/live/R-zLsOMvUqU?t=1722>

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

Meeting adjourned at 6:29 P.M.

Passed and approved on the 17th Day of June, 2026.



Bonnie Baker, Zoning Technician