Washington City
Where Dixie Began

Washington City Planning Commission
Regular Meeting Minutes
July 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, Merril Davis, Kody Mitchell, James Ure
Commissioners Excused: Corey Anderson, Latai Tupou

Staff Present: Community Development Director Eldon Gibb, City Planner Sebastian Ferguson, City Attorney Thad Seegmiller, City Council Member Bret Henderson, IT Director David Woodcock, Assistant Public Works Director John Hehnke, Economic Development Director Rusty Hughes, Fire Chief Matt Evans, Fire Marshall Rick Resnick, Planning and Zoning Technician Bonnie Baker, Sergeant Marcus Bott

Audience: A Flint Decker, Adam Corral, Collin Walcker, Jacob Firestien, Jeff Mitchell, Michael Welcker, Braden Hancock, Rick Meyer, Troy Belliston

Invocation: Eldon Gibb
Pledge of Allegiance: Commissioner Davis

Meeting called to order at 6:02 P.M.

1. **APPROVAL OF AGENDA**

https://youtube.com/live/7p5bi98pGeY?t=220

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

2. **APPROVAL OF MINUTES**

    a. **Approval of the Planning Commission minutes from July 1, 2026.**

https://youtube.com/live/7p5bi98pGeY?t=243

Commissioner Ure made a motion to approve the minutes from the July 1, 2026 meeting. Commissioner Davis seconded the motion; which passed unanimously.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

https://youtube.com/live/7p5bi98pGeY?t=262

None.

4. PUBLIC HEARINGS

a. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-26-05 for construction of three new commercial buildings located at 912 West Red Cliffs Drive. Applicant: Greens Development.

https://youtube.com/live/7p5bi98pGeY?t=270

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 Conditional Use Permit C-26-05 with the findings and conditions of staff. Commissioner Ure seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Davis	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Ure	Aye

b. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-26-06 for a multi-tenant quick service food service building located at 1309 East Twin Rocks Cv. Applicant: Braden Hancock.

https://youtube.com/live/7p5bi98pGeY?t=1329

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 Conditional Use Permit C-26-06 with the findings and conditions of staff. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Davis	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Ure	Aye

c. **Public Hearing for consideration and recommendation to City Council General Plan Amendment G-26-02 from Low Density (LD) to Neighborhood Commercial (NCOM), located at 362 West 3650 South. Applicant: Michael Welker.**

https://youtube.com/live/7p5bi98pGeY?t=2039

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 Mitchell made a motion to recommend approval to City Council General Plan Amendment G-26-02 with the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Davis	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Ure	Aye

d. **Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-13 to change the current zoning from R-1-12 to Administrative & Professional (AP) located at 362 W 3650 South. Applicant: Michael Welker.**

https://youtube.com/live/7p5bi98pGeY?t=2301

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 Zone Change Z-26-13 with the findings and conditions of staff. Commissioner Ure seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Davis	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Ure	Aye

5. ADJOURNMENT

https://youtube.com/live/7p5bi98pGeY?t=2513

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

The meeting adjourned at 6:42 P.M.

Passed and approved on the 5th Day of August, 2026.



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Bonnie Baker, Zoning Technician