



**Washington City Planning Commission
Regular Meeting Minutes
August 5, 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: Kody Mitchell, Corey Anderson, Merrill Davis, Latai Tupou, James Ure

Commissioners Excused: Pete Bulloch

Staff Present: Community Development Director Eldon Gibb, City Planner Sebastian Ferguson, City Council Member Bret Henderson, IT Director David Woodcock, Assistant Public Works Director John Hehnke, Fire Marshall Rick Resnick, Planning and Zoning Technician Bonnie Baker, Sergeant Jerran Carter

Audience: Craig Coats, Maureen Martindale, Douglas L. Martindale, Sharon Perez, Joey Perez, Susan Cox, Dan Cox, Terry Lenio, Marie Lenio, Michael Fisher, Elizabeth Fisher, Clarene Hansen, Kathi Kurz, Chris Kurz, Suzanne M. Haycock, Scott Haycock, David Anderson, Craig C. Olsen, James Leonard, Kaye Wessman, Jason Smith, Tina and Brent Bellinger, Dulce Sanchez, Ed Godlenski, Russ Hinton, Brandon Siggard, Elgin Crosby, Jeff Mathis, Susan Simkins, Gabriela Pesqueira, Frank Torre, Lance Richards, Katherine Staheli, Dan Bundy, Brandee Walker

Invocation: Commissioner Anderson

Pledge of Allegiance: Commissioner Davis

Meeting called to order at 6:00 P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/peMVM2F7yVY?t=103>

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 July 15, 2026.

<https://youtube.com/live/peMVM2F7yVY?t=129>

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

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/peMVM2F7yVY?t=151>

None.

4. PUBLIC HEARINGS

- a. Public Hearing for consideration and approval for Conditional Use Permit C-26-07 for an in-home childcare facility located at 723 E Bulloch Street. Applicant: Dulce Sanchez.**

<https://youtube.com/live/peMVM2F7yVY?t=168>

City Planner Sebastian Ferguson reviewed the application.

Commissioner Mitchell opened the public hearing.

No public comments were made.

Commissioner Mitchell closed the public hearing.

Dulce Sanchez the applicant spoke to the item.

Commissioner Anderson made a motion to approve Conditional Use Permit C-26-07 with the findings and conditions of staff. Commissioner Tupou seconded the motion; which passed with the following roll call vote:

<i>Commissioner Mitchell</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 General Plan Amendment G-26-03 from Open Space (OS) to Low Density Residential (LD) located at approximately 1608 N 590 West. Applicant: Jeff Mathis.**

<https://youtube.com/live/peMVM2F7yVY?t=530>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

The following individuals spoke to the item:

- Scott Haycock
- Craig Olsen
- Marcie Lenio
- Terry Lenio
- Kay Wessman
- David Anderson
- Suzanne Haycock
- Frank Torre

Commissioner Mitchell closed the public hearing.

Commissioner Anderson made a motion to recommend approval to City Council General Plan Amendment G-26-03 with the findings and conditions of staff noting the home should consist of a single story home with walkout basement and the storm drain inlet on the property goes under review with Public Works and City Council will review this item on August 26, 2026. Commissioner Ure seconded the motion; which passed with the following role call vote:

Commissioner Mitchell	Aye
Commissioner Anderson	Aye
Commissioner Davis	Aye
Commissioner Tupou	Aye
Commissioner Ure	Aye

**c. Public Hearing for consideration and recommendation to City Council
Zone Change Z-26-17 from Open Space (OS) to R-1-10 located at
approximately 1608 N 590 West. Applicant: Jeff Mathis.**

<https://youtube.com/live/peMVM2F7yVY?t=5691>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

The following individuals spoke to the item:

- Washington City Police Sergeant Jerran Carter

Commissioner Mitchell closed the public hearing.

Commissioner Davis made a motion to recommend approval to City Council Zone Change Z-26-17 with the findings and conditions of staff noting the home should consist of a single story home with walkout basement, storm drain inlet on the property goes under review with Public Works and encourage coordination between this development's CCR's

*and the Last Sun HOA and City Council will review this item on August 26, 2026.
Commissioner Ure seconded the motion; which passed with the following role call vote:*

<i>Commissioner Mitchell</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>

- d. Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-14 to change the existing zoning from C-1 and R-1-10 to C-2 located at approximately Antigua Lane and George Washington Blvd. Applicant: Rosenberg & Associates.**

<https://youtube.com/live/peMVM2F7yVY?t=6107>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

The following individuals spoke to the item:

- Russell Hinton
- Chris Kurz
- Liv Fisher
- Brandon Siggard
- James Leonard
- Brent Bellinger
- Tina Bellinger

Commissioner Mitchell closed the public hearing.

Jason Smith with Rosenberg spoke to the item.

*Commissioner Ure made a motion to recommend denial to City Council Zone Change Z-26-14 noting the lack of buffering between the residential and proposed commercial.
Commissioner Davis seconded the motion; which passed with the following role call vote:*

<i>Commissioner Mitchell</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 Zone Change Z-26-15 from Open Space (OS) to Industrial I-2 located at**

Sunrise Valley Industrial Park at approximately the east end of Foundry Drive. Applicant: Guy Salisbury.

<https://youtube.com/live/peMVM2F7yVY?t=8761>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Mitchell opened the public hearing.

No public comments were made.

Commissioner Mitchell closed the public hearing.

Commissioner Tupu made a motion to recommend approval to City Council Zone Change Z-26-15 with the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following roll call vote:

Commissioner Mitchell	Aye
Commissioner Anderson	Aye
Commissioner Davis	Aye
Commissioner Tupou	Aye
Commissioner Ure	Aye

5. ADJOURNMENT

<https://youtube.com/live/peMVM2F7yVY?t=9029>

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

The meeting adjourned at 8:31P.M.

Passed and approved on the 19th Day of August, 2026.



Bonnie Baker, Zoning Technician