



Washington City Planning Commission  
Regular Meeting Minutes  
September 2, 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, Kody Mitchell, Corey Anderson, Merril Davis

**Commissioner Excused:** Latai Tupou, James Ure

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

**Audience:** David Parrish, Derek Hoffman, Greg Russell, Dion Russell, Jeff Stewart, Julie Stewart, Tim Houghton, Preston Jolley, Scott Jolley, Mike Wohlfarth, Liann Wohlfarth, Tracy Anderson, Paul Anderson, Koho Head, Steve and Jaycee Hansen, Jason Smith, Michael Orton, Mark Benson, Darin Orton, Cory Theurer, Kim Bingham, John Bingham, Heidi Petersen, Wes Davis, Bob Hermandson, Heidi Obray, Jon Obray, John Kirkland, Steve Beesley, Frank Martini, Nancy Turner, Troy Turner, Jeff Lofgren, D. J. Dickinson, Melisa Dickinson.

**Invocation:** Commissioner Mitchell

**Pledge of Allegiance:** Commissioner Bulloch

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

**1. APPROVAL OF AGENDA**

[Link to item 1](#)

*Commissioner Davis 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 August 19, 2026.**

[Link to item 2](#)

*Commissioner Mitchell made a motion to approve the minutes from the August 19, 2026 meeting. Commissioner Davis seconded the motion; which passed unanimously.*

### **3. DECLARATION OF ABSTENTIONS & CONFLICTS**

[Link to item 3](#)

None.

### **4. PUBLIC HEARINGS**

- a. Public Hearing for consideration and recommendation to City Council General Plan Amendment G-26-04 from LD, OS and NCOM to LD, MD, MHD and CCOM, located approximately at 20 East and south of 2000 South, 20 East and Merrill Road and 240 West and 3090 South.  
Applicant: Adams Family Farm/Mark Benson.**

[Link to item 4a](#)

Community Development Director Eldon Gibb reviewed the application.

Applicant Michael Adams Orton spoke to the item.

Rusty Hughes, Economic Development Director, spoke to the item.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Koho Head
- Derek Hoffman
- Jeff Stewart
- Jon O Bray
- Darren Orton
- Melisa Dickensen
- Frank Martini
- Tim Houghton

Commissioner Bulloch closed the public hearing.

*Commissioner Anderson made a motion to recommend denial due to the lack of buffering between the existing VLD residential and the proposed CCOM along with the lack of MD that should replace some of the MHD so that the MHD is reduced onto the City Council to a later date which mailing notices will be sent to surrounding residences as done for the Planning Commission meeting. Commissioner Davis seconded the motion; which passed with the following roll call vote:*

|                       |     |
|-----------------------|-----|
| Commissioner Bulloch  | Aye |
| Commissioner Mitchell | Aye |
| Commissioner Anderson | Aye |
| Commissioner Davis    | Aye |

- b. Public Hearing for consideration and recommendation to City Council Conditional Use Permit C-26-08 for a convenience store, gas station and car wash located approximately at Washington Parkway and Buena Vista Blvd. Applicant: Meghan Chachra/Kimley-Horn.**

[Link to item 4b](#)

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.

Joanna Graham the engineer spoke to the item.

*Commissioner Mitchell made a motion to recommend approval to City Council Conditional Use Permit C-26-08 with the findings and conditions of staff . Commissioner Davis seconded the motion with an additional condition that the car wash materials match the main building; which passed with the following roll call vote:*

|                       |     |
|-----------------------|-----|
| Commissioner Bulloch  | Aye |
| Commissioner Mitchell | Aye |
| Commissioner Anderson | Aye |
| Commissioner Davis    | Aye |

- c. Public Hearing for consideration and recommendation to City Council for Zone Change Z-26-18 to change 8.23 acres of undeveloped ground from the PUD-C zone to the PUD-R zone located at approximately 965 S 100 East. Applicant: Jared Bates/Rosenberg & Associates.**

[Link to item 4c](#)

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.

Steve Beesely with FFKR Architects spoke to the item.

Wes Davis the developer spoke to the item.

*Commissioner Davis made a motion to recommend approval to City Council for Zone Change Z-26-18 with the findings and conditions of staff noting that the 3-story buildings shall not be taller than necessary to cover the roof top equipment and 100 East is completed down to Industrial Rd as shown in the exhibit. Commissioner Mitchell seconded the motion; which passed with the following roll call vote:*

|                              |            |
|------------------------------|------------|
| <i>Commissioner Bulloch</i>  | <i>Aye</i> |
| <i>Commissioner Mitchell</i> | <i>Aye</i> |
| <i>Commissioner Anderson</i> | <i>Aye</i> |
| <i>Commissioner Davis</i>    | <i>Aye</i> |

## **5. ADJOURNMENT**

[Link to item 5](#)

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

*The meeting adjourned at 7:40 P.M.*

Passed and approved on the 16th Day of September, 2026.



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Bonnie Baker, Zoning Technician