



**Washington City Planning Commission  
Regular Meeting Minutes  
January 4, 2023**

Meeting held in the Council Chambers of the Washington City Offices, located at 111 North 100 East, Washington, Utah, and broadcasted 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:** Jason Hansen, Corey Anderson, Pete Bulloch, Doug Scheel, Latai Tupou, Kody Mitchell, Officer Josh Finona

**Staff Present:** Community Development Director Drew Ellerman, City Planner Eldon Gibb, Council Member Bret Henderson, City Attorney Thad Seegmiller, Project Development Manager John Hehnke, Zoning Technician Melodie Hayes, IS Director Steve Whittekiend, Economic Director Rusty Hughes

**Audience:** Dick Saunders, Laurie Saunders, Michelle Evans, Austin Anderson, Rick Meyer, Greg McCombs, Ethel Perezvera (Vangas), Sienna Perezvera, Nevaeh Perezvera, Kaysha Sandberg

**Absent:** Fire Chief Matt Evans

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

**Invocation:** Commissioner Mitchell

**Pledge of Allegiance:** Commissioner Tupou

**1. APPROVAL OF AGENDA**

<https://youtu.be/KqTY8jyQ1I4?t=0>

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

**2. APPROVAL OF MINUTES**

<https://youtu.be/KqTY8jyQ1I4?t=141>

**a. Approval of the Planning Commission minutes from December 21, 2022.**

*Commissioner Scheel made a motion to approve the minutes from December 21, 2022. Commissioner Anderson seconded the motion; which passed unanimously.*

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

<https://youtu.be/KqTY8jyQ1I4?t=236>

Commissioner Bulloch has a conflict of interest for item 5a and will abstain from discussion and voting.

**4. PRELIMINARY PLAT**

<https://youtu.be/KqTY8jyQ1I4?t=316>

- a. Public Hearing for consideration and recommendation to the City Council for Sandy Creek Subdivision, located at approximately 222 West 840 South. Applicant: Bush and Gudgell**

City Planner Eldon Gibb reviewed the application.

Austin Anderson, developer, came to the podium and answered staff questions.

Commissioner Hansen opened the public hearing.

No public comments were made.

Commissioner Hansen closed the public hearing.

Rick Meyers with Bush and Gudgell, came to the podium and answered staff questions.

*Commissioner Anderson made a motion to recommend approval for Sandy Creek Subdivision, located at approximately 222 West 840 South. The motion included an added 14th condition that the drainage access be addressed from lots 1-6. Commissioner Tupou seconded the motion; and the motion passed with the following role call vote:*

<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Hansen</i>	<i>Aye</i>
<i>Commissioner Scheel</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

**5. CONDITIONAL USE PERMIT**

<https://youtu.be/KqTY8jyQ1I4?t=796>

- a. Public Hearing and consideration to approve a Conditional Use Permit for a proposed auto dealership, C-22-19, located approximately at the Northwest area of Washington Pkwy & North Commerce Blvd. Applicant: Boyd Martin Construction**

Community Development Director Drew Ellerman reviewed the application.

Commissioner Hansen opened the public hearing.

Rusty Hughes, Washington City Economic Director, came to the podium and spoke on the matter.

Greg McCombs came to the podium and spoke to the matter.

Commissioner Hansen closed the public hearing.

*Commissioner Scheel made a motion to approve a Conditional Use Permit for a proposed auto dealership, C-22-19, located approximately at the Northwest area of Washington Pkwy & North Commerce Blvd. Commissioner Anderson seconded the motion; which passed with the following role call vote:*

<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Hansen</i>	<i>Nay</i>
<i>Commissioner Scheel</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>

## **6. CONDITIONAL USE PERMIT REVOCATION**

<https://youtu.be/KqTY8jyQ1l4?t=5228>

- a. Continuation of a Conditional Use Permit Revocation for Conditional Use Permit, C-01-19; 7 Epic Motors, LLC., located at 515 W. Buena Vista Blvd. Presenting: Washington City Attorney, Thad Seegmiller**

City Attorney Thad Seegmiller reviewed the revocation case and noted the property is in compliance. And recommended continued use with the existing Conditional Use Permit.

*Commissioner Anderson made a motion to deny the Conditional Use Permit Revocation for Conditional Use Permit C-01-19; 7 Epic Motors, LLC, located at 515 W Buena Vista Blvd. Commissioner Bulloch seconded the motion; which passed with the following role call vote:*

<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Hansen</i>	<i>Aye</i>
<i>Commissioner Scheel</i>	<i>Nay</i>
<i>Commissioner Tupou</i>	<i>Aye</i>

## **7. ADJOURNMENT**

<https://youtu.be/KqTY8jyQ1l4?t=5228>

*Commissioner Bulloch made a motion to adjourn the meeting. Commissioner ??? seconded the motion; which passed unanimously.*

Meeting adjourned at 7:30 P.M.

Passed and approved on the 18th day of January, 2023



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Melodie Hayes, Zoning Technician