



**Washington City Land Use Authority
Regular Meeting Minutes
August 20, 2025**

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](#).

Board Members Present: Pete Bulloch, Corey Anderson, Kody Mitchell, Merrill Davis, Latai Tupou

Staff Present: Community Development Director Eldon Gibb, City Attorney Thad Seegmiller, Council Member Bret Henderson, IT Director Steve Whittekiend, New Development Manager John Hehnke, Economic Development Director Rusty Hughes, Planning and Zoning Technician Bonnie Baker, Lieutenant Kory Klotz, Fire Marshall Rick Resnick

Audience: Tate Murphey, Rick Meyer, Jackson Meyer, Mike Stewart, Doug Evans

Meeting called to order at 6:20P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/PLax04d2lmM?t=1272>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/PLax04d2lmM?t=1291>

a. Approval of the Land Use Authority minutes from August 6, 2025.

Board Member Davis made a motion to approve the minutes from August 6, 2025. Board Member Mitchell seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/PLax04d2lmM?t=1307>

None.

4. MINOR SUBDIVISION

- a. Consideration to approve Sienna Hills Plaza Minor subdivision located at approximately Tailored Road and Grapevine Crossing. Applicant: Tate Murphey.

<https://youtube.com/live/PLax04d2lmM?t=1318>

Community Development Director Eldon Gibb reviewed the application.

Board Member Anderson made a motion to approve Sienna Hills Plaza Minor Subdivision with the findings and conditions of Staff. Board Member Tupou seconded the motion; which passed with the following role call vote:

<i>Board Member Bulloch</i>	<i>Aye</i>
<i>Board Member Anderson</i>	<i>Aye</i>
<i>Board Member Mitchell</i>	<i>Aye</i>
<i>Board Member Tupou</i>	<i>Aye</i>
<i>Board Member Davis</i>	<i>Aye</i>

5. PUBLIC HEARINGS

- a. **Public Hearing and consideration to approve a Preliminary Plat for Estates at Washington Bench located at approximately 1200 E Wild Horse Ridge. Applicant: Mike Stewart.**

<https://youtube.com/live/PLax04d2lmM?t=1620>

Community Development Director Eldon Gibb reviewed the application.

Board Member Bulloch opened the public hearing.

No public comments were made.

Board Member Bulloch closed the public hearing.

Rick Meyer with Bush & Gudgell spoke to the item.

Applicant Mike Stewart addressed the board regarding the application.

Board Member Tupou made a motion to approve the Preliminary Plat for Estates at Washington Bench with the findings and conditions of Staff. Board Member Davis seconded the motion; which passed with the following role call vote:

<i>Board Member Bulloch</i>	<i>Aye</i>
<i>Board Member Anderson</i>	<i>Aye</i>
<i>Board Member Mitchell</i>	<i>Aye</i>
<i>Board Member Tupou</i>	<i>Aye</i>
<i>Board Member Davis</i>	<i>Aye</i>

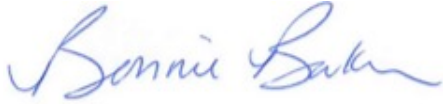
6. ADJOURNMENT

<https://youtube.com/live/PLax04d2lmM?t=2049>

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

Meeting adjourned at 6:33 P.M.

Passed and approved on the 3rd day of September, 2025.



Bonnie Baker, Zoning Technician