



Washington City Land Use Authority
Regular Meeting Minutes
October 15, 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, Kody Mitchell, Merrill Davis

Board Members Excused: Corey Anderson, Latai Tupou, James Ure

Staff Present: Community Development Director Eldon Gibb, City Council Member Bret Henderson, City Planner Sebastian Ferguson, IT Director David Woodcock, Economic Development Director Rusty Hughes, New Development John Hehnke, Planning and Zoning Technician Bonnie Baker, Lieutenant Kory Klotz

Audience: Bob Hermandson, Justin Harryman, Adam Allen, Matt Loo, Boman Loo

Meeting called to order at 7:06 P.M.

1. APPROVAL OF AGENDA

https://youtube.com/live/KZBdE8_UJV4?t=3968

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

2. APPROVAL OF MINUTES

https://youtube.com/live/KZBdE8_UJV4?t=3983

a. Approval of the Land Use Authority minutes from September 17, 2025.

Board Member Mitchell made a motion to approve the minutes from September 17, 2025. Board Member Davis seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

https://youtube.com/live/KZBdE8_UJV4?t=4001

None

4. PUBLIC HEARINGS

- a. Public Hearing and consideration to approve a Preliminary Plat for ARA RU-1 located at approximately 650 East ARA Parkway. Applicant: Justin Harryman and Bush & Gudgell.**

https://youtube.com/live/KZBdE8_UJV4?t=4009

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.

Board Member Mitchell made a motion to approve the Preliminary Plat for ARA RU-1 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 Mitchell</i>	<i>Aye</i>
<i>Board Member Davis</i>	<i>Aye</i>

- b. Public Hearing and consideration to approve a Preliminary Plat for Turner Farms located at approximately Bulloch Street and 1100 East. Applicant: R.A. Turner Family and American Consulting & Engineering.**

https://youtube.com/live/KZBdE8_UJV4?t=4272

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.

Matt Loo spoke to the item on behalf of the applicant.

Board Member Mitchell made a motion to approve the Preliminary Plat for Turner Farms 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 Mitchell</i>	<i>Aye</i>
<i>Board Member Davis</i>	<i>Aye</i>

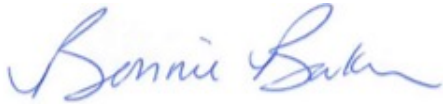
5. ADJOURNMENT

https://youtube.com/live/KZBdE8_UJV4?t=6000

Board Member Davis made a motion to adjourn the meeting. Board Member Mitchell seconded the motion; which passed unanimously.

Meeting adjourned at 7:40 P.M.

Passed and approved on the 5th day of November, 2025.



Bonnie Baker, Zoning Technician