



Washington City Land Use Authority
Regular Meeting Minutes
November 5, 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, Corey Anderson, Latai Tupou, James Ure

Board Members Excused: Merrill Davis

Staff Present: Community Development Director Eldon Gibb, City Council Member Bret Henderson, City Attorney Thad Seegmiller, City Planner Sebastian Ferguson, IT Director David Woodcock, New Development Manager John Hehnke, Planning and Zoning Technician Bonnie Baker, Police Chief Jason Williams, Lieutenant Josh Finona, Fire Marshall Rick Resnick

Audience: Susan Debenham, Jenica Peterson, Dennis Bailey, Rick Meyer, Brandon Debenham

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

1. APPROVAL OF AGENDA

<https://youtube.com/live/-NAm3oGR3JM?t=3979>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/-NAm3oGR3JM?t=4000>

a. Approval of the Land Use Authority minutes from October 15, 2025.

Board Member Mitchell made a motion to approve the minutes from October 15, 2025. Board Member Ure seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/-NAm3oGR3JM?t=4023>

None

4. PUBLIC HEARINGS

- a. **Public Hearing and consideration to approve a Preliminary Plat for Heartwood Farm located at approximately 1410 South Heritage Fields Drive. Applicant: Susan Debenham and Bush & Gudgell.**

<https://youtube.com/live/-NAm3oGR3JM?t=4033>

Community Development Director Eldon Gibb reviewed the application.

Board Member Bulloch opened the public hearing.

The following individuals spoke to the item:

- Dennis Bailey

Board Member Bulloch closed the public hearing.

Applicant Susan Debenham spoke to the item.

Rick Meyer with Bush & Gudgell addressed the Board with regard to this item.

Board Member Anderson made a motion to approve the Preliminary Plat for Heartwood Farm with the findings and conditions of staff with the additional condition #15 that the final plat will show the conveyance of the full width public right of way for 1410 South. Board Member Tupou seconded the motion; which passed with the following roll call vote:

Board Member Bulloch	Aye
Board Member Mitchell	Aye
Board Member Anderson	Aye
Board Member Tupou	Aye
Board Member Ure	Aye

5. ADJOURNMENT

<https://youtube.com/live/-NAm3oGR3JM?t=7357>

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

Meeting adjourned at 8:03 P.M.

Passed and approved on the 19th day of November, 2025.



Bonnie Baker, Zoning Technician