



Washington City Land Use Authority
Regular Meeting Minutes
November 19, 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, Merrill Davis, James Ure

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

Audience: Craig Coats

Meeting called to order at 6:34 P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/QJm7jk4FCdM?t=2074>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/QJm7jk4FCdM?t=2092>

a. Approval of the Land Use Authority minutes from November 5, 2025.

Board Member Tupou made a motion to approve the minutes from November 5, 2025. Board Member Mitchell seconded the motion; which passed unanimously.

3. ANNUAL BUSINESS

<https://youtube.com/live/QJm7jk4FCdM?t=2117>

a. Approval of the 2026 Land Use Authority Meeting Schedule.

Commissioner Davis made a motion to approve the 2026 Land Use Authority Meeting Schedule. Commissioner Mitchell seconded the motion; which passed unanimously.

4. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/QJm7jk4FCdM?t=2150>

None

5. PUBLIC HEARINGS

- a. Public Hearing and consideration to approve a Preliminary Plat for Altimera at Solente Village 2 Phase 1 located at approximately West Solente Parkway. Applicant: Craig Coats, Alliance Consulting.**

<https://youtube.com/live/QJm7jk4FCdM?t=2157>

City Planner Sebastian Ferguson reviewed the application.

Craig Coats with Alliance Consulting spoke to the item.

Board Member Bulloch opened the public hearing.

No public comments were made.

Board Member Bulloch closed the public hearing.

Board Member Davis made a motion to approve the Preliminary Plat for Altimera at Solente Village 2 Phase 1 with the findings and conditions of staff. Board Member Mitchell 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 Anderson</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/QJm7jk4FCdM?t=2804>

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

Meeting adjourned at 6:47 P.M.

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



Bonnie Baker, Zoning Technician