



Washington City Land Use Authority  
Regular Meeting Minutes  
January 7, 2026

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, Merrill Davis, Corey Anderson, Kody Mitchell, Latai Tupou, 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, Project Development John Hehnke, Planning and Zoning Technician Bonnie Baker, Lieutenant Josh Finona, Fire Marshall Rick Resnick

**Audience:** Brandee Walker

Meeting called to order at 8:46 P.M.

**1. APPROVAL OF AGENDA**

[https://youtube.com/live/lvsuJ2\\_5zzc?t=9983](https://youtube.com/live/lvsuJ2_5zzc?t=9983)

*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/lvsuJ2\\_5zzc?t=10004](https://youtube.com/live/lvsuJ2_5zzc?t=10004)

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

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

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

[https://youtube.com/live/lvsuJ2\\_5zzc?t=10018](https://youtube.com/live/lvsuJ2_5zzc?t=10018)

None

#### **4. PUBLIC HEARINGS**

- a. Continuation of consideration to approve a Preliminary Plat for The Preserve at Alaia Phases 5 and 6 located at approximately Washington Fields Road and Capistrano Avenue. Applicant: Alaia Development Corporation**

[https://youtube.com/live/lvsuJ2\\_5zzc?t=10024](https://youtube.com/live/lvsuJ2_5zzc?t=10024)

City Planner Sebastian Ferguson reviewed the application.

Brandee Walker with Civil Science spoke to the Item on behalf of the applicant.

*Board Member Davis made a motion to approve the Preliminary Plat for The Preserve at Alaia Phases 5 and 6 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 Davis</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>

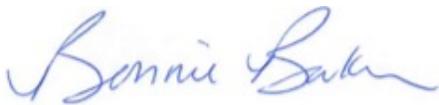
#### **5. ADJOURNMENT**

[https://youtube.com/live/lvsuJ2\\_5zzc?t=10523](https://youtube.com/live/lvsuJ2_5zzc?t=10523)

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

*Meeting adjourned at 8:55 P.M.*

Passed and approved on the 21st day of January, 2026.



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Bonnie Baker, Zoning Technician