



Washington City Land Use Authority
Regular Meeting Minutes
December 17, 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, 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

Audience: Thomas Lee

Meeting called to order at 6:09 P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/AxxuM0Utb1Y?t=174>

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/AxxuM0Utb1Y?t=198>

a. Approval of the Land Use Authority minutes from December 3, 2025.

Board Member Ure made a motion to approve the minutes from December 3, 2025. Board Member Davis seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/AxxuM0Utb1Y?t=215>

None

4. PUBLIC HEARINGS

- a. **Public Hearing and consideration to approve a partial Plat Amendment A for The Estates at Burke Springs Phase 3 located at 2005 N Creekside Ct. Applicant: Mike Stewart and Civil Science.**

<https://youtube.com/live/AxxuM0Utb1Y?t=225>

City Planner Sebastian Ferguson reviewed the application.

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 Partial Plat Amendment A for The Estates at Burke Springs Phase 3 with the findings and conditions of staff. Board Member Ure 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>
<i>Board Member Ure</i>	<i>Aye</i>

- b. **Public Hearing and 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/AxxuM0Utb1Y?t=411>

City Planner Sebastian Ferguson reviewed the application.

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 table the item until the January 7th Land Use Authority meeting for clarification on future phases and roadways. 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 Davis</i>	<i>Aye</i>
<i>Board Member Ure</i>	<i>Aye</i>


5. ADJOURNMENT

<https://youtube.com/live/AxxuM0Utb1Y?t=1105>

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

Meeting adjourned at 6:18 P.M.

Passed and approved on the 7th Day of January, 2026



Bonnie Baker, Zoning Technician