



Washington City Land Use Authority
Regular Meeting Minutes
January 21, 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, Kody Mitchell, Latai Tupou, James Ure

Board Member Excused: Corey Anderson

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 Kory Klotz, Fire Marshall Rick Resnick

Audience: David Christiansen, Boyd Clark, Kevin Paluch, Lori Farmer, Haley Peterson, James Peterson, Kelly Buchanan, Brandon Milliner, Bob Hermandson, Larry Stepp, Paula Stepp, Jon Monsen, Kim Monsen, Tye Prince, Marinn Duncan, Jordan Hess, Derek Millward, Britain Reynolds, Natalie Reynolds, Michelle Wilson, Courtney Jolley, Kylie, Katherine Barlow, MaCall Janis

Meeting called to order at 8:05 P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/9XSP0k-eZQg?t=7552>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/9XSP0k-eZQg?t=7572>

a. Approval of the Land Use Authority minutes from January 7, 2026.

Board Member Mitchell made a motion to approve the minutes from January 7, 2026. Board Member Ure seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/9XSP0k-eZQg?t=7589>

None

4. PUBLIC HEARINGS

- a. Public Hearing and consideration to approve a Final Plat Amendment for Red Mesa at Sunrise Valley Ph 1 located at Beck Drive and Country Way. Applicant: Bill Cox and Bush & Gudgell.**

<https://youtube.com/live/9XSP0k-eZQg?t=7597>

City Planner Sebastian Ferguson reviewed the application.

Board Member Bulloch opened the public hearing.

The following individuals spoke to the item:

- James Peterson
- Tim Farmer

Board Member Bulloch closed the public hearing.

Board Member Davis made a motion to approve the Final Plat Amendment for Red Mesa at Sunrise Valley Ph 1 with the findings and conditions of staff. Board Member Tupou 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 Mitchell</i>	<i>Aye</i>
<i>Board Member Tupou</i>	<i>Aye</i>
<i>Board Member Ure</i>	<i>Aye</i>

- b. Public Hearing and consideration to approve a Final Plat Amendment for Red Mesa at Sunrise Valley Ph 2 located at approximately Rill Drive and Beck Drive. Applicant: Bill Cox and Bush & Gudgell.**

<https://youtube.com/live/9XSP0k-eZQg?t=8354>

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 Mitchell made a motion to approve the Final Plat Amendment for Red Mesa at Sunrise Valley Ph 2 with the findings and conditions of staff. Board Member Davis seconded the motion; which passed with the following role call vote:

Board Member Bulloch Aye
Board Member Davis Aye
Board Member Mitchell Aye
Board Member Tupou Aye
Board Member Ure Aye

c. Public Hearing and consideration to approve a Final Plat Amendment for Red Mesa at Sunrise Valley Ph 3 located at approximately Freshet Drive and Rill Drive. Applicant: Bill Cox and Bush & Gudgell.

<https://youtube.com/live/9XSP0k-eZQg?t=8354>

City Planner Sebastian Ferguson reviewed the application.

Board Member Bulloch opened the public hearing.

James Peterson spoke to the item.

Board Member Bulloch closed the public hearing.

Board Tupou made a motion to approve the Final Plat Amendment for Red Mesa at Sunrise Valley Ph 3 with the findings and conditions of staff. Board Member Ure seconded the motion; which passed with the following role call vote:

Board Member Bulloch Aye
Board Member Davis Aye
Board Member Mitchell Aye
Board Member Tupou Aye
Board Member Ure Aye

5. GENERAL DISCUSSION - FUTURE LOT SIZES

<https://youtube.com/live/9XSP0k-eZQg?t=8779>

6. ADJOURNMENT

<https://youtube.com/live/9XSP0k-eZQg?t=9544>

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

Meeting adjourned at 8:39 P.M.

Passed and approved on the 4th Day of February, 2026.



Bonnie Baker, Zoning Technician