



**Washington City Land Use Authority  
Regular Meeting Minutes  
May 6, 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, Corey Anderson, Merrill Davis, Kody Mitchell, Latai Tupou

**Board Members Excused:** James Ure

**Staff Present:** Community Development Director Eldon Gibb, City Planner Sebastian Ferguson, IT Director David Woodcock, Assistant Public Works Director John Hehnke, Economic Development Director Rusty Hughes, Planning and Zoning Technician Bonnie Baker, Fire Marshall Rick Resnick

**Audience:** Royce Jessop, Bret Howcroft, Jason Ehlers, Micah Beecher, Shan Mcfee, Noah Curry, Rick Meyer

Meeting called to order at 6:28 P.M.

**1. APPROVAL OF AGENDA**

[https://youtube.com/live/6bBX3\\_iL0xk?t=1676](https://youtube.com/live/6bBX3_iL0xk?t=1676)

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

**2. APPROVAL OF MINUTES**

[https://youtube.com/live/6bBX3\\_iL0xk?t=1695](https://youtube.com/live/6bBX3_iL0xk?t=1695)

**a. Approval of the Land Use Authority minutes from April 15, 2026.**

*Board Member Davis made a motion to approve the minutes from April 15, 2026. Board Member Tupou seconded the motion; which passed unanimously.*

**3. DECLARATION OF ABSTENTIONS & CONFLICTS**

[https://youtube.com/live/6bBX3\\_iL0xk?t=1716](https://youtube.com/live/6bBX3_iL0xk?t=1716)

None.

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

- a. Public Hearing for consideration and recommendation to City Council an amended Preliminary Plat for Desert Ridge Estates Phases 2-4 located at Coyote Crest and Florence Drive. Applicant: Sunwood Homes.**

[https://youtube.com/live/6bBX3\\_iL0xk?t=1723](https://youtube.com/live/6bBX3_iL0xk?t=1723)

Community Development Director Eldon Gibb reviewed the application.

Board Member Bulloch opened the public hearing.

No comments were made.

Board Member Bulloch closed the public hearing.

Jason Ehlers with Sunwood spoke to the item.

*Board Member Davis made a motion to recommend approval to City Council for Preliminary Plat Amendment for Desert Ridge Estates Phases 2-4 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 Anderson</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> |

- b. Public Hearing and consideration to approve a Preliminary Plat for Oak Meadow located at approximately 2670 South 240 West. Applicant: Strata Homes.**

[https://youtube.com/live/6bBX3\\_iL0xk?t=2399](https://youtube.com/live/6bBX3_iL0xk?t=2399)

City Planner Sebastian Ferguson reviewed the application.

Board Member Bulloch opened the public hearing.

No comments were made.

Board Member Bulloch closed the public hearing.

*Board Member Tupou made a motion to approve the Preliminary Plat for Oak Meadow with the findings and conditions of Staff. Board Member Anderson seconded the motion; which passed with the following role call vote:*

|                       |     |
|-----------------------|-----|
| Board Member Bulloch  | Aye |
| Board Member Anderson | Aye |
| Board Member Davis    | Aye |
| Board Member Mitchell | Aye |
| Board Member Tupou    | Aye |

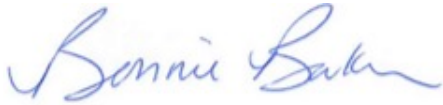
## **5. ADJOURNMENT**

[https://youtube.com/live/6bBX3\\_iL0xk?t=2635](https://youtube.com/live/6bBX3_iL0xk?t=2635)

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

*Meeting adjourned at 6:44 PM*

Passed and approved on the 3rd Day of June, 2026.



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Bonnie Baker, Zoning Technician