



**Washington City Land Use Authority
Regular Meeting Minutes
July 1, 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, Merril Davis, Latai Tupou, James Ure

Board Members Excused: Kody Mitchell

Staff Present: City Planner Sebastian Ferguson, City Attorney Thad Seegmiller, City Council Member Bret Henderson, IT Director David Woodcock, Assistant Public Works Director John Hehnke, Planning and Zoning Technician Bonnie Baker, Sergeant Jerran Carter

Audience: Rachel Henderson, James Rimer, Rick Meyer, Peggy Plumb, Walt Plumb

Meeting called to order at 6:05 P.M.

1. APPROVAL OF AGENDA

<https://www.youtube.com/live/BBGcPd-XvtQ?t=158>

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

2. APPROVAL OF MINUTES

<https://www.youtube.com/live/BBGcPd-XvtQ?t=172>

a. Approval of the Land Use Authority minutes from June 17, 2026.

Board Member Tupou made a motion to approve the minutes from June 17, 2026. Board Member Davis seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://www.youtube.com/live/BBGcPd-XvtQ?t=189>

None.

4. PUBLIC HEARINGS

- a. Public Hearing and consideration to approve a Preliminary Plat for Rio Virgin Estates located at approximately Smith Creek Drive and Beartrap Canyon Drive. Applicant: Philip Plumb.**

<https://www.youtube.com/live/BBGcPd-XvtQ?t=198>

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.

Rick Meyer with Bush and Gudgell spoke to the item.

Board Member Anderson made a motion to approve the Preliminary Plat for Rio Virgin Estates with the findings and conditions of staff. Board Member Davis seconded the motion; which passed with the following roll 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 Tupou</i>	<i>Aye</i>
<i>Board Member Ure</i>	<i>Aye</i>

5. ADJOURNMENT

<https://www.youtube.com/live/BBGcPd-XvtQ?t=1064>

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

Meeting adjourned at 6:18 PM

Passed and approved on the 15th Day of July, 2026.



Bonnie Baker, Zoning Technician