



**Washington City Land Use Authority
Regular Meeting Minutes
July 15, 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, James Ure

Board Members Excused: Corey Anderson, Latai Tupou

Staff Present: Community Development Director Eldon Gibb, City Planner Sebastian Ferguson, City Attorney Thad Seegmiller, City Council Member Bret Henderson, IT Director David Woodcock, Assistant Public Works Director John Hehnke, Economic Development Director Rusty Hughes, Fire Chief Matt Evans, Fire Marshall Rick Resnick, Planning and Zoning Technician Bonnie Baker, Sergeant Marcus Bott

Audience: A Flint Decker, Michael Welcker, Braden Hancock, Rick Meyer, Troy Belliston

Meeting called to order at 6:43 P.M.

1. APPROVAL OF AGENDA

<https://youtube.com/live/7p5bi98pGeY?t=2568>

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

2. APPROVAL OF MINUTES

<https://youtube.com/live/7p5bi98pGeY?t=2594>

a. Approval of the Land Use Authority minutes from July 1, 2026.

Board Member Ure made a motion to approve the minutes from July 1, 2026. Board Member Davis seconded the motion; which passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtube.com/live/7p5bi98pGeY?t=2616>

None.

4. PUBLIC HEARINGS

- a. Public Hearing and consideration to approve a Preliminary Plat for Sunrise Valley Industrial Park Phases 3-5 located at approximately Smelter Drive and Foundry Drive. Applicant: Red Waters Industrial Development and Bush & Gudgell.**

<https://youtube.com/live/7p5bi98pGeY?t=2623>

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 Preliminary Plat for Sunrise Valley Industrial Park Phases 3-5 with the findings and conditions of staff. Board Member Davis 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 Ure</i>	<i>Aye</i>

5. ADJOURNMENT

<https://youtube.com/live/7p5bi98pGeY?t=3109>

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

Meeting adjourned at 6:52 PM

Passed and approved on the 5th Day of August, 2026.



Bonnie Baker, Zoning Technician