

**MINUTES OF THE  
WASATCH COUNTY PLANNING COMMISSION  
MARCH 14, 2024**

PRESENT: Chair Chuck Zuercher, Doug Grandquis, Doug Hronek, Kimberly Cook, David Thacker  
STAFF: Doug Smith, Wasatch County Planner; Austin Corry, Assistant Wasatch County Planner; Jon Woodard, Assistant Wasatch County Attorney; Rick Tatton, Court Reporter (*via Zoom*)  
EXCUSED: Commissioner Mark Hendricks, Commissioner Scott Brubaker  
PRAYER: Commissioner Doug Grandquis  
PLEDGE OF ALLEGIANCE: Led by Commissioner Kimberly Cook and repeated by everyone

Chair Chuck Zuercher called the meeting to order at 6:00 p.m. on Thursday, March 14, 2024 and indicated that all the Commissioners are present with the exception of Commissioner Mark Hendricks and Commissioner Scott Brubaker. The record should also show that the Wasatch County Planning Commission is meeting in the Wasatch County Council Chambers in the Wasatch County Administration Building located at 25 North Main, Heber City, Utah 84032. Chair Chuck Zuercher then called the first agenda item.

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**APPROVAL OF MINUTES FOR THE FEBRUARY 8, 2024 MEETING**

**Motion**

**Commissioner Doug Grandquis made a motion to approve the minutes for February 8, 2024 as written.**

**Commissioner Kimberly Cook seconded the motion.**

**The motion carries with the following vote:**

**AYE: Chair Chuck Zuercher, Kimberly Cook, Doug Grandquis, Doug Hronek, David Thacker**

**NAY: None**

Chair Chuck Zuercher then read the following:

“As indicated on the screen, a required public hearing will be held for certain agenda items prior to Planning Commission action. After each such item has been presented, time to comment will be provided for all those who wish to speak. Public hearings and citizen comments are a legitimate source of information for the County to consider in making legislative decisions.

For items that do not require a public hearing, public comment may still be taken following presentation of the item, however, please keep in mind the following if public comment is accepted during these items: When making land use decisions, the Planning Commission can only rely on substantial evidence on the record, which is that amount and quality of evidence relevant to proving or disproving a specific requirement of the applicable law.

During any public comment period, each speaker will generally be limited to three minutes. Additional time may be given to individuals specifically invited to speak by the Planning Commission.”

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**ITEM 1 BERG ENGINEERING, REPRESENTING OAK HAVEN WATER COMPANY, REQUESTS A CONDITIONAL USE PERMIT TO CONSTRUCT A 200,000 GALLON BURIED WATER TANK TO REPLACE THE EXISTING TANK LOCATED AT 1692 WEST SPRING LAKE IN THE RESIDENTIAL AGRICULTURE 1 (RA-1) ZONE. (DEV-8698; ANDERS BAKE)**

**Staff**

Austin Corry, Assistant Wasatch County Planner, addressed the Planning Commission and indicated that Berg Engineering, representing Oak Haven Water Company, has applied for a Conditional Use Permit to replace an existing water tank in the Oak Haven Subdivision. This item was originally placed on the agenda for the February 8, 2024 Planning Commission meeting following an objection received from a neighboring property owner to the noticing sent out with Conditional Use Permits. Prior to the February 8, 2024 meeting, an issue related to a franchise agreement had not been resolved and planning staff requested that the item be continued to the March 14, 2024 meeting.

Since the February 8<sup>th</sup> meeting, the applicant has continued to work with County staff but has not provided anything in writing related to their intent to enter into a franchise agreement. The applicant has expressed that they are planning to send the requested letter but need more time to do so. The applicant has agreed to postpone a Planning Commission decision on this item until they have submitted the requested letter or completed the franchise agreement. Since we do not know when the applicant will be ready, the item should be continued indefinitely. New notices will need to be sent to neighboring property owners with the meeting information.

### **Public Comment**

Chair Chuck Zuercher then opened the meeting up for public comment and there was none so the public comment period was closed.

### **Motion**

**Commissioner Doug Grandquis made a motion that we go ahead and continue indefinitely the Item No. 1, Oak Haven water tank Conditional Use Permit.**

**Commissioner Doug Hronek seconded the motion.**

**The motion carries with the following vote:**

**AYE: Chair Chuck Zuercher, Doug Hronek, Doug Grandquis, Kimberly Cook, David Thacker**

**NAY: None.**

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**ITEM 2 RECOMMENDATION FOR ADOPTION OF WASATCH COUNTY ZONING MAP. AS PER 16.02.04 THE ZONING MAP IS TO BE APPROVED BY THE LEGISLATIVE BODY AND SIGNED BY THE CHAIRPERSON. *\*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON MARCH 20, 2024. (DOUG SMITH)***

### **Staff**

Doug Smith, the Wasatch County Planner, addressed the Planning Commission and indicated that this matter is a County initiated proposal to amend the County zoning map. The zoning map, in its current form, has been used for the last approximately 20 years. Changes are made periodically that incorporate any rezones that have been approved as well as annexations and other changes. This zoning map proposal not only updates the map, as far as the areas that have been rezoned, but also changes the format so that the entire County is contained on one page. This has been somewhat confusing in the past where the County zoning map was split in half, due to the size of the County and a match line that shows the eastern portion of the County. The code regarding adoption of the zoning map and process is listed in your staff report.

Doug Smith then went through the major updates to the zoning map:

- Updates the map to incorporate recent rezones.
- Changes the format so the entire County is now on one page so that the match line is not confusing.
- Changes the colors of the various zoning districts so they are more typical of industry standards which is darker colors for higher density/intensity zones.
- Different legend and cross hatching for various overlay districts.
- Updates borders of municipalities and MIDA to reflect recent annexations.

- Updates total acreages of various zones to reflect recent rezoning and annexations.
- Has a larger scale map of the valley floor and Jordanelle area.
- Incorporates the new County logo.

Doug then went through some key issues to consider:

- Is the updated format for the zoning map acceptable?
- Are there any thoughts about other updates listed above that have been made to the zoning map?

Doug then went through the proposed findings:

1. The existing County zoning map has been in a similar format for approximately 20 years.
2. The existing zoning map shows the western portion of the County and has a match line for the eastern portion or the Strawberry area.
3. The existing map with the match line is confusing because you cannot see the entire County on a single map.
4. Colors have been changed so that lighter colors are for lower density/intensity zones then darker colors in conformance with typical color standards used.
5. The updated map changes areas to correctly portray recent zone changes.

Doug Smith then read the proposed condition:

1. The Givens rezone that occurred in Wallsburg last year needs to be reflected correctly on the map before adoption by the Wasatch County Council.

**Public Comment**

Chair Chuck Zuercher then opened the hearing up for public comment and there was none so the public comment period was closed.

**Motion**

**Commissioner Doug Hronek made a motion that we forward the zoning map as has been presented today with the findings and the one condition of the Givens rezone that was made in 2023 needs to be represented on the list and on the map.**

**Commissioner Doug Grandquis seconded the motion.**

**The motion carries with the following vote:**

**AYE: Chair Chuck Zuercher, Kimberly Cook, Doug Hronek, Doug Grandquis, David Thacker.**

**NAY: None.**

**ADJOURNMENT**

**Motion**

**Commissioner Doug Grandquis made a motion to adjourn.**

**Commissioner Kimberly Cook seconded the motion.**

**The motion carries with the following vote:**

**AYE: Chair Chuck Zuercher, Kimberly Cook, David Thacker, Doug Grandquis, Doug Hronek.**

**NAY: None.**

Meeting adjourned at 7:00 p.m.

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CHUCK ZUERCHER/CHAIRMAN

DRAFT





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## Item 1 – Jensen Plat Amendment Plat Amendment

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**Project:** DEV-8204 | Jensen Plat Amendment  
**Meeting Date:** 11 April 2024  
**Report Date:** 4 April 2024  
**Report Author:** Anders Bake, Planner  
**Council Action Required:** No  
**Type of Action:** Administrative

**Applicant:** Cody Jensen  
**Address:** 1417 Cedar Bark Lane  
**Existing Land Use:** one single-family house/ vacant  
**Existing Plat:** 71 ERUs (1.41 a/u)  
**Proposed Amendment:** Interior line between Lots 242 and 243

### DETERMINATION ISSUE

Whether or not the proposed amendment meets the standards for 'good cause' as required by Utah Code Annotated §17-27a-609 and other applicable ordinances governing the land use in Wasatch County. This determination is an administrative decision to be made by the Wasatch County Planning Commission.

### RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws. Therefore, it is recommended that the Planning Commission APPROVE the proposed Plat Amendment based on the findings and subject to the following conditions:

1. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the Planning Commission.
2. The commitments made by the applicant in the submittal documents shall be considered part of the approval.
3. The application must comply with all conditions noted in the DRC report.

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## Planning Commission Staff Report



## BACKGROUND

The Timber Lakes Plat No. 2 was recorded on 25 August 1971. The applicant is seeking to amend lots 142 and 143 of the plat in order to move the property line separating these lots around an existing house built on lot 243. The proposed change will put the existing house about eighteen feet from the proposed side lot line. This will allow the existing house to meet the 12 foot side yard setback requirement and will allow the applicant to build a single-family residential house on lot 242. The proposed lot line change will not result in a change in total area for lots 242 or 243.

Wasatch County Code requires notice to be sent to all property owners within the plat, as well as property owners within 500 feet of the requested plat amendment. Wasatch County Code 16.01.05 identifies who the land use authority is depending on the scope of the proposed amendment. This proposal is considered a Minor Plat Amendment and therefore is under consideration by the Administrative Land Use Committee. At the time of this report, no objections have been received in response to the notices sent.

## PURPOSE AND INTENT

The subject properties are located in the M zone where residential lots for detached single-family dwelling (land use 1111) is a permitted use. The purpose outlined in the M zone is quoted below:

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### **16.09.01: PURPOSE**

*The mountain zone (M) is established for development in mountainous areas of the county that may or may not have services readily available. Development should be in harmony with mountain settings and adverse impacts shall be mitigated. The specific intent in establishing the mountain zone is for the following purposes:*

*A. Provide an appropriate location within the unincorporated area for the development of mountain residential dwellings.*

*B. Facilitate payment for services rendered by the county for streets, fire, police, health, sanitation and other services.*

*C. Prevent soil erosion generated from excessive streets and soil displacement.*

*D. Protect the vegetation and aesthetic characteristics of the county canyons and mountains.*

*E. Encourage the protection of wildlife, plant life and groundwater.*

*F. Protect the health, safety and welfare of the residents of the county by only allowing development that will have appropriate access to and from the development and provide appropriate fire and emergency access.*

*G. Discourages developments in isolated areas of the county where essential services are not readily available and would be fiscally irresponsible and/or burdensome for the county to provide such services.*

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## KEY ISSUES TO CONSIDER

- The non-conforming status of the subdivision.
- Compliance with zoning requirements, including supplementary development standards.
- Compliance with Utah State code §17-27a-609, and Wasatch County Code requirements related to approving a plat amendment, including the definition of good cause.

## STAFF ANALYSIS

### *– LAND USE AND DENSITY –*

The M zone requires a minimum lot size of twenty acres. The current lot sizes of lot 242 and 243 are 1.06 acres. The proposed change will not change the area of the lots. Since the lots were created in 1971, zoning regulations for the property have changed. The lots are legal non-conforming lots due to their size and lack of public water and sewer, but the proposed change will not increase their nonconformity.

### *– SETBACKS –*

The front setbacks for dwellings shall be a minimum of sixty feet (60') from the center of the road, or thirty feet (30') from the edge of the right of way, whichever is greater. The rear setback is 30 feet from the rear property

line and the side setback is twelve feet from the side property line. The proposed lot line change will put the existing house on lot 243 in conformance with the side yard setback requirement by moving the side property line to about 18 feet from the existing house. This will improve the current non-conforming status of the existing home.

– GOOD CAUSE –

Utah State Code §17-27a-609 allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment; and (b) no public street, right-of-way, or easement has been vacated or altered. Wasatch County Code 16.04.02 has defined “good cause” as follows:

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**16.04.02: DEFINITIONS**

...

*GOOD CAUSE: Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Wasatch County and furthering the health, safety, and welfare of Wasatch County.*

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The Development Review Committee has reviewed the plat amendment and finds the proposal complies with the need to meet “good cause” as required by State Law. It is not anticipated that the proposed action would affect the neighboring landowners negatively and it will not affect density. The proposal resolves existing issues by bringing the existing house in compliance with building setback requirements.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

The proposal does not impact any public street or right-of-way access. A public utility easement is being modified by the amendment which moves the easement to be ten feet on both sides of the proposed property line. This modification complies with current ordinances and has been acknowledged and accepted by the public utility providers.

**DEVELOPMENT REVIEW COMMITTEE**

This proposal has been reviewed by the various members of the Development Review Committee (DRC) for compliance with the respective guidelines, policies, standards, and codes. A report of this review has been attached in the exhibits. The Committee has forwarded the item for the Planning Commission to render a decision.

## POSSIBLE ACTIONS

The following is a list of possible motions the Planning Commission can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Planning Commission should state new findings.

1. Approve. This action may be taken if the Planning Commission finds that the Plat Amendment request is compliant as proposed with Wasatch County Code and all other applicable laws.
2. Approve with Conditions. This action can be taken if the Planning Commission feels comfortable that remaining issues can be resolved through specified conditions. ***\*This action would be consistent with the staff analysis.\****
3. Continue. This action can be taken if the Planning Commission needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Deny. This action can only be taken if the Planning Commission finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

## RECOMMENDED MOTION

Move to Approve item 1 consistent with the findings and subject to the conditions presented in the staff report.

### *– FINDINGS –*

1. The subject properties, lots 242 and 243 in the Timber Lakes Plat No. 2, are 1.06 acres each.
2. The subject properties are located in the M zone and are legal non-conforming lots.
3. Good cause for the amendment exists since the proposed adjustments to property boundaries brings the existing house on lot 243 in compliance with building setback requirements.
4. No public or private roads are being vacated as part of this plat amendment.
5. Based on the current zoning designation and its associated regulations, the applicant would forfeit the right to re-subdivide the property in the future.
6. A public utility easement is being modified by the amendment which moves the easement to be ten feet on both sides of the proposed property line. This modification complies with current ordinances and has been acknowledged and accepted by the public utility providers.
7. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for decision by the Land Use Authority.
8. Notice has been provided in compliance with state and local laws.
9. The proposal is consistent with Utah Code §17-27a-609 regarding plat amendments.

### *– CONDITIONS –*

1. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the Planning Commission.
2. The commitments made by the applicant in the submittal documents shall be considered part of the approval.
3. The application must comply with all conditions noted in the DRC report.

NEXT STEPS

If the requested plat amendment is approved, the applicant will need to satisfy any conditions, if applicable, and can deliver a Mylar plat to the planning office for recording.

If the requested plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

EXHIBITS

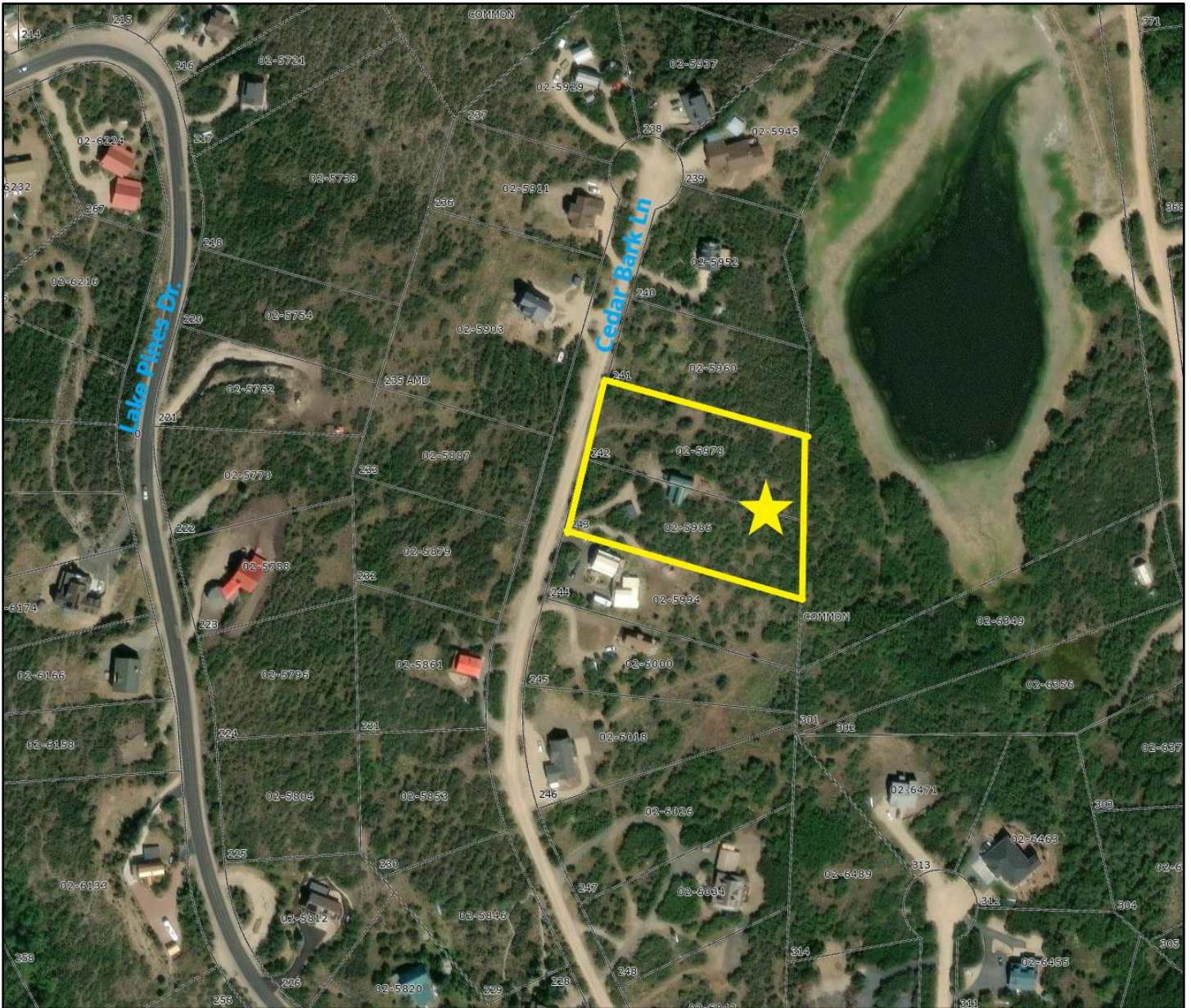
Exhibit A – Vicinity Plan.....7  
Exhibit B – Existing Subdivision Plat .....8  
Exhibit C – Proposed Amended Plat.....9  
Exhibit D – Record of Survey .....10  
Exhibit E – DRC Report .....11



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Exhibit A – Vicinity Plan

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**Wasatch County  
DESIGN REVIEW  
COMMITTEE (DRC)  
COMMENTS**

PROJECT ID: DEV-8204  
PROJECT NAME: PLAT AM - JENSEN PLAT AMENDMENT  
VESTING DATE: 7/27/2023  
REVIEW CYCLE #: 3

**REVIEW CYCLE STATUS: READY FOR DECISION**

Project comments have been collected from reviewers for the above noted review cycle and compiled for your reference below. Please review the comments and provide revised plans/documents if necessary. **Resubmittals must include a plan review response letter** outlining where requested changes and corrections can be found. Failure to provide such a letter will result in the project being returned to you.

**When uploading revisions please name your documents exactly the same as it was previously uploaded.**

**Revision numbers and dates are automatically tracked. There is no need to re-upload documents that aren't being changed. DO NOT DELETE documents and then upload new ones.**

Once you have addressed all of your items and successfully uploaded your revisions, be sure to re-submit your project for review. Resubmittal must be made through the portal in order to receive official review. Projects requiring Planning Commission approvals or recommendations will not be placed on a planning commission agenda until all DRC reviewers have recommended the item to move forward.

Entity	Decision
Planning Department	Ready for Decision

**Approved** = Reviewing entity has approved the project under consideration of their applicable codes. Any open comments are considered conditions of the entities recommendation.

**Ready for Decision** = Reviewing entity recommends the project move forward to a Planning Commission meeting (if applicable). Any open comments are considered conditions of the entities recommendation.

**Changes Required** = Reviewing entity has identified an issue(s) that needs to be resolved before recommending the project move forward.

**No Action** = Reviewing entity has not taken any action for the review cycle.

## OVERALL PROJECT COMMENTS

DRC Project Comments		
Comment ID	Entity	Comment
DRC-HLT1	DRC - Health Dept	Need to make sure that the septic system for lot 243 is fully within the amended plat line. Contact the Health Department @ 435-657-3252.
FIRE-App-1	SSD - Fire SSD Approval	Driveway access to meet fire code of 20 foot width and less than 12% grade with new property line location.

## PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY



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## Item 2 – Indi Ridge First Amendment Plat Amendment

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**Project:** DEV-9022 | Indi Ridge First Amendment  
**Meeting Date:** 11 April 2024  
**Report Date:** 3 April 2024  
**Report Author:** Austin Corry, Assistant Director  
**Council Action Required:** No  
**Type of Action:** Administrative

**Applicant:** Blayde McIntire  
**Address:** Indi Loop and Longview Drive  
**Existing Land Use:** Residential Single Family  
**Existing Plat:** 34 ERUs (0.57 a/u)  
**Proposed Amendment:** Footprint of all units  
**Related Applications:** Final (11/2022)

### DETERMINATION ISSUE

Whether or not the proposed amendment meets the standards for 'good cause' as required by Utah Code Annotated §17-27a-609 and other applicable ordinances governing the land use in Wasatch County. This determination is an administrative decision to be made by the Wasatch County Planning Commission.

### RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws. Therefore, it is recommended that the Planning Commission APPROVE the proposed Plat Amendment based on the findings and subject to the following conditions:

1. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.

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## Planning Commission Staff Report





## BACKGROUND

The Tuhaye Master Development included a unique property north of Longview Drive that would be accessed outside of the existing Tuhaye gate. Tuhaye is a Master Plan Development in the Jordanelle Basin Overlay Zone. The overlay zone is the result of a land use plan that was completed by the County in early 2000 which outlined potential land uses that could contribute to an area-wide effort to address affordable housing, recreational, and transportation needs for the Jordanelle Basin. The land use plan was a high-level planning study, much like a General Plan, intended to coordinate potential land uses and infrastructure needs that would be further refined as property owners pursued entitlements through master plan applications. Tuhaye received the initial Master Plan approval in 2007, and amended the approval in 2018 and again in 2021. The amendments, primarily, were to add additional property to the development that the development purchased without adding any additional ERUs. The Indi Ridge Subdivision was recorded by plat on 12 November 2023 as a Planned Unit Development (PUD). The applicant is seeking to amend all of the building footprints of the plat or order to adjust to modifications that the final building plans are intending to implement. No building permits have been issued yet on this project.

Wasatch County Code requires notice to be sent to all property owners within the plat, as well as property owners within 500 feet of the requested plat amendment. Wasatch County Code 16.01.05 identifies who the land use authority is depending on the scope of the proposed amendment. This proposal is considered a Minor Plat Amendment and therefore, is under consideration by the Planning Commission. At the time of this report, no objections have been received in response to the notices sent.

## PURPOSE AND INTENT

The subject property is in the Jordanelle Basin Overlay Zone (JBOZ) where the residential lots for detached single-family homes (land use 1111) and attached single-family homes (1112) are listed as permitted uses in the zone. The purpose outlined in the JBOZ is quoted below:

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### **16.15.01: PURPOSE**

*The Jordanelle Basin overlay zone (JBOZ) is to implement the goals and standards established by the previously adopted Jordanelle Basin land use plan and map and accomplish the following purposes:*

- A. The lands comprising the overlay zone include all the Jordanelle Basin;*
  - B. To allow for development of the lands which complies with the goals and standards of the plan;*
  - C. To preserve and protect the natural beauty of the Jordanelle Basin;*
  - D. To establish regulations by which development may take place in the JBOZ.*
- 

## KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards.
- Compliance with UCA §17-27a-609, and including WCC 16.04.02 definition of good cause.

## STAFF ANALYSIS

### *– LAND USE AND DENSITY –*

The JBOZ permits the uses as proposed and the proposed amendment makes no alteration to the allocation of uses and product types originally permitted under the existing plat. The proposed amendment makes adjustments only to the footprint of the buildings, in all cases reducing the square footage of the footprint, in order to reflect the current plans for building design. Recognizing that the adjusted building designs are required to fall within the building envelopes on the plat, the applicant is requesting to allow the new designs to be used.

### *– SETBACKS –*

In the PUD style arrangement, the setback requirement is 20 feet separation from building to building. The proposed adjustments maintain this.

### *– GOOD CAUSE –*

UCA §17-27a-609 allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment; and (b) no public street, right-of-way, or easement has been vacated or altered. Wasatch County Code 16.04.02 has defined “good cause” as follows:

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### **16.04.02: DEFINITIONS**

...

*GOOD CAUSE: Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Wasatch County and furthering the health, safety, and welfare of Wasatch County.*

...

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The Development Review Committee has reviewed the plat amendment and sees no inherent conflict with the need to meet “good cause” as required by State Law. It is not anticipated that the proposed action would affect the neighboring landowners negatively. The proposed modifications reduces building coverage and increases open space, though only in a minor way.

#### **– PUBLIC RIGHT-OF-WAY OR EASEMENTS –**

The proposal does not impact any public street or right-of-way access.

### **DEVELOPMENT REVIEW COMMITTEE**

At the time of this staff report, a complete review by the various members of the Development Review Committee (DRC) has not yet been completed. Key items that have been raised to planning staff have been included in the staff analysis above. If the report has not been completed, or if comments received in the report are inconsistent with this staff report, the Planning Commission may continue the item.

### **RECOMMENDED MOTION**

Move to Approve item 2 consistent with the findings and subject to the conditions presented in the staff report.

#### **– FINDINGS –**

1. The subject property is 21.27 acres in the Jordanelle Basin Overlay Zone.
2. The existing plat and proposed amendment are both 34 twin homes and 3 single units in a PUD.
3. Good cause for the amendment exists to align the platted lots with the designed units. Unit sizes slightly decrease and open space slightly increases.
4. No public or private roads are being vacated as part of this plat amendment.
5. The Development Review Committee has reviewed the technical requirements of the proposed project and determined the project is ready for decision by the Land Use Authority.
6. Notice has been provided in compliance with state and local laws.
7. The proposal is consistent with Utah Code §17-27a-609.



– CONDITIONS –

1. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.

POSSIBLE ACTIONS

The following is a list of possible motions the Planning Commission can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Planning Commission should state new findings.

1. Approve. This action may be taken if the Planning Commission finds that the Plat Amendment request is compliant as proposed with Wasatch County Code and all other applicable laws.
2. Approve with Conditions. This action can be taken if the Planning Commission feels comfortable that remaining issues can be resolved through specified conditions. ***\*This action would be consistent with the staff analysis.\****
3. Continue. This action can be taken if the Planning Commission needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Deny. This action can only be taken if the Planning Commission finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

NEXT STEPS

If the requested plat amendment is approved, the applicant will need to satisfy any conditions, if applicable, and can deliver a mylar plat to the planning office for recording.

If the requested plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

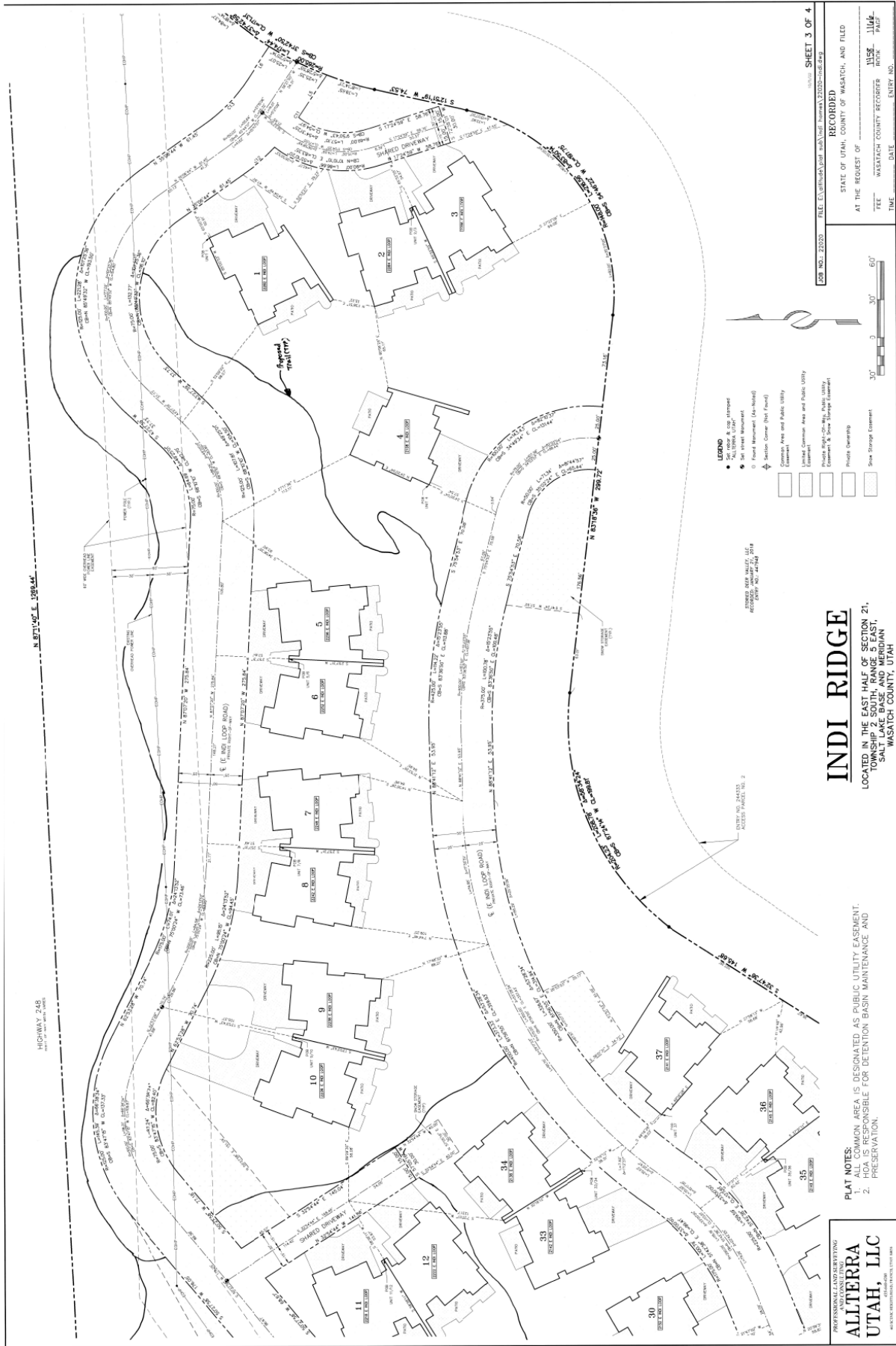
Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

EXHIBITS

Exhibit A – Existing Subdivision Plat..... 6  
 Exhibit B – Proposed Amended Plat.....10  
 Exhibit C – Letter of Request.....14  
 Exhibit D – DRC Report.....16







**INDI RIDGE**  
 LOCATED IN THE EAST HALF OF SECTION 21,  
 TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
 SALT LAKE COUNTY, UTAH

**PLAT NOTES:**  
 1. COMMON AREA IS DESIGNATED AS PUBLIC UTILITY EASEMENT.  
 2. HOA IS RESPONSIBLE FOR DETENTION BASIN MAINTENANCE AND PRESERVATION.

PREPARED BY: JASON R. YOUNG  
 AN ASSOCIATE  
**ALLTERRA**  
**UTAH, LLC**  
AN ASSOCIATE OF ALLTERRA DEVELOPMENT, INC.

- LEGEND**
- Lot Lines
  - Set Street Monument
  - Found Monument (As-Noted)
  - ⊕ Section Corner (Not Found)
  - ⊕ Corner Area and Public Utility Easement
  - ▭ Utility, Common Area and Public Utility Easement
  - ▭ Easement
  - ▭ Private Ownership
  - ▭ Sewer Storage Easement

JOB NO.: 23020 - FILE: E:\UTAH\2023\23020\23020.dwg  
 SHEET 3 OF 4

RECORDED  
 STATE OF UTAH, COUNTY OF WASATCH, AND FILED  
 AT THE REQUEST OF  
 ALLTERRA UTAH, LLC  
 WASATCH COUNTY RECORDER  
 BOOK PAGE  
 TIME DATE ENTRY NO.

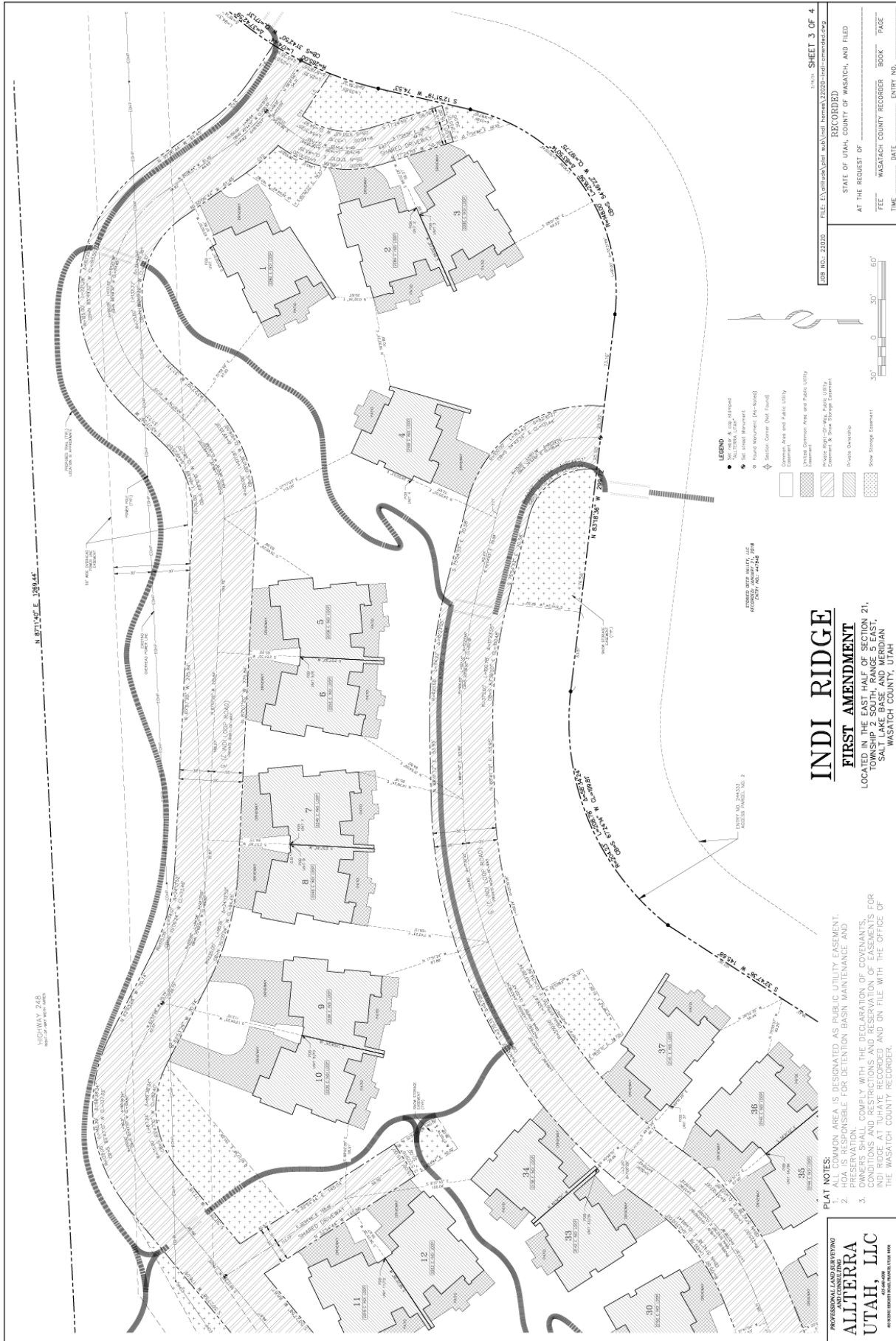


















CIVIL – UTILITIES – STORMWATER

(307) 679-8620

blayde.mointire@gmail.com

February 22, 2024

RE: Plat Amendment Letter  
Project: Indi Ridge Plat Amendment  
Project ID: DEV-9022 (previously DEV-5813, DEV-6982, ENG-7619)

To Whomever it May Concern:

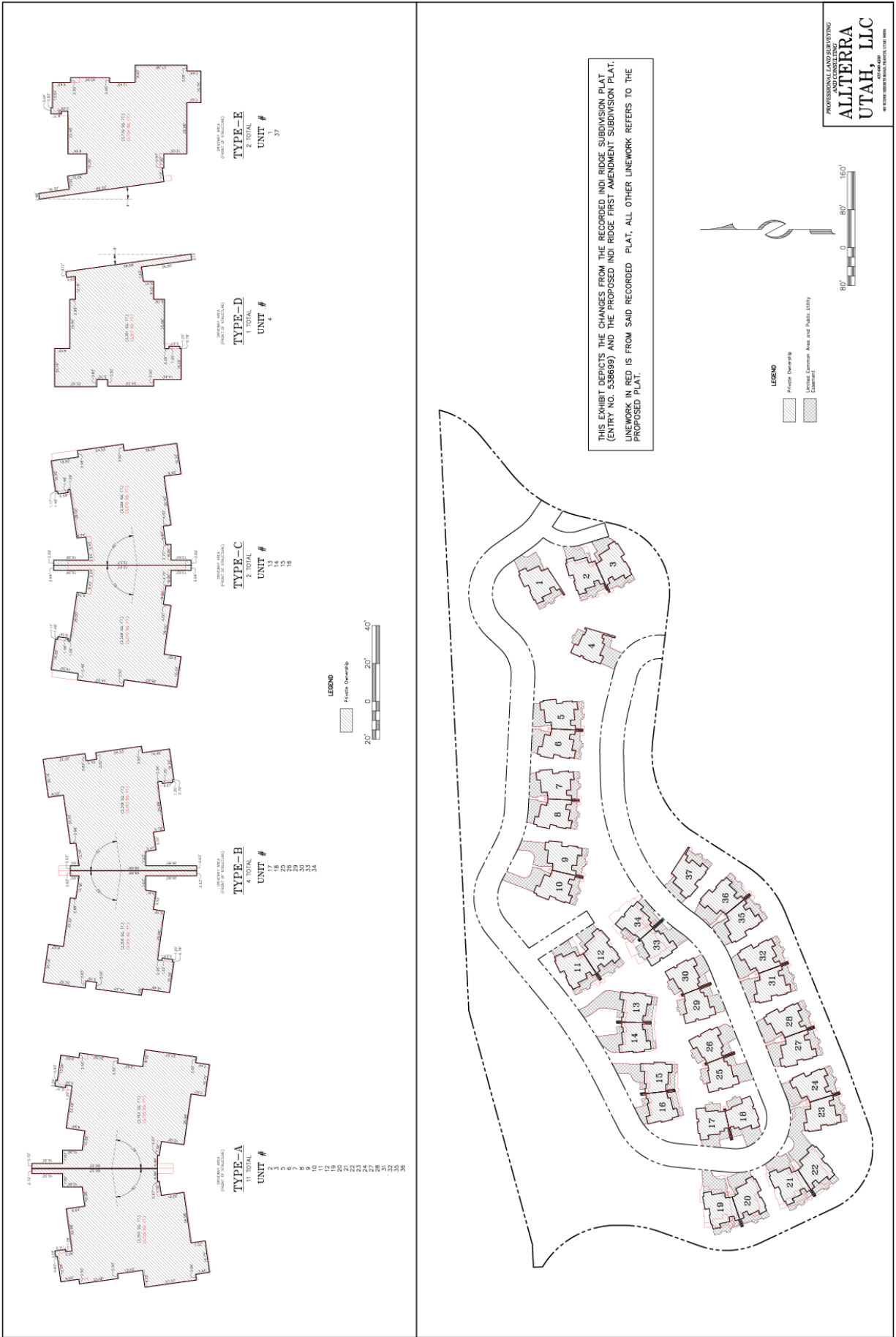
This document is intended to accompany the plat amendment submittal for the Indi Ridge Subdivision. The subdivision infrastructure improvements are currently under construction and the architectural construction documents are nearly ready for building permit submittal. During infrastructure construction and construction document preparation, several small areas of improvement were realized. This proposed plat amendment captures those improvements.

The architect has refined each unit type while developing construction documents. Each unit type has small changes to the building footprint from previous submittals. Being a condominium-type plat, changes to the building footprint require a plat amendment. The footprint changes required some of the units to be shifted slightly to keep within required setbacks. Also, units 19-22 were rotated counterclockwise to improve their view and units 33-34 were rotated counterclockwise to improve the trail corridor behind them. The accompanying document "Other-Plat Changes" illustrates these changes. Red linework is from the previously approved plat and black linework shows the proposed changes.

The plat amendment does not impact the already constructed infrastructure improvements. There are no changes to utilities in the roadway. All unit and driveway shifts are minor enough that water meter locations and sewer stubs are not impacted. The revised infrastructure plans are submitted as well. The hope is to have the County and JSSD stamp the infrastructure plan revision #2 that captures all construction changes to this point and the unit reconfigurations requested by this plat amendment.

Please contact the applicant with any questions.

Sincerely,  
Blayde McIntire  
307-679-8620







**Wasatch County  
DESIGN REVIEW  
COMMITTEE (DRC)  
COMMENTS**

**PROJECT ID: DEV-9022  
PROJECT NAME: PLAT AM - INDI RIDGE  
VESTING DATE: 2/26/2024  
REVIEW CYCLE #: 1**

**REVIEW CYCLE STATUS: READY FOR DECISION**

Project comments have been collected from reviewers for the above noted review cycle and compiled for your reference below. Please review the comments and provide revised plans/documents if necessary. **Resubmittals must include a plan review response letter** outlining where requested changes and corrections can be found. Failure to provide such a letter will result in the project being returned to you.

**When uploading revisions please name your documents exactly the same as it was previously uploaded. Revision numbers and dates are automatically tracked. There is no need to re-upload documents that aren't being changed. DO NOT DELETE documents and then upload new ones.**

Once you have addressed all of your items and successfully uploaded your revisions, be sure to re-submit your project for review. Resubmittal must be made through the portal in order to receive official review. Projects requiring Planning Commission approvals or recommendations will not be placed on a planning commission agenda until all DRC reviewers have recommended the item to move forward.

Entity	Decision
Health Department	Ready for Decision
GIS Department	Ready for Decision
Sheriff's Office	Ready for Decision
County Surveyor	Ready for Decision
Building Department	Ready for Decision
Weed Department	Ready for Decision
MAG Regional Trail Planner	Ready for Decision
Environmental Quality	Ready for Decision
Planning Department	Ready for Decision
Manager's office	Ready for Decision
Jordanelle SSD	Ready for Decision
Public Works Department	Ready for Decision
Engineering Department	Ready for Decision
Fire SSD	Ready for Decision
Assessor's Office	No Action Taken
Recorder's Office	No Action Taken

**Approved** = Reviewing entity has approved the project under consideration of their applicable codes. Any open comments are considered conditions of the entities recommendation.

**Ready for Decision** = Reviewing entity recommends the project move forward to a Planning Commission meeting (if applicable). Any open comments are considered conditions of the entities recommendation.

**Changes Required** = Reviewing entity has identified an issue(s) that needs to be resolved before recommending the project move forward.

**No Action** = Reviewing entity has not taken any action for the review cycle.

## OVERALL PROJECT COMMENTS

DRC Project Comments		
Comment ID	Entity	Comment
FIRE-App-1	SSD - Fire SSD Approval	Single and Shared Driveway must meet Wasatch Fires Single Family Dwelling Guidelines

## PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - GIS Dept		
Comment ID	Sheet Name	Comment
DRC-GIS1	02b - Amended Plat	The road type is a loop, so the road name should be changed to read "E INDI LOOP" not "E INDI LOOP ROAD".

DRC – Planning Dept		
Comment ID	Sheet Name	Comment
DRC-PLN1	02b - Amended Plat	<p>On the labels for Proposed Trail, strike the language about "location is approximate." A note can then be added as follows:</p> <p>"A 10 foot public trail easement (5 feet each side of centerline) is hereby dedicated for public use of the trails shown hereon. The developer may record an as-built trail easement approved by the county planning director that will supersede and replace the trails shown on this plat."</p>



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## Item 3 – 16.21.40 Helipads for private use Code Text Amendment (Ordinance 24-03)

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**Project:** DEV-0000 | Helipad code amendment  
**Meeting Date:** 14 March 2024  
**Report Date:** 11 April 2024  
**Report Author:** Doug Smith, Planner

**Council Action Required:** Yes  
**Type of Action:** Legislative  
**Applicant:** County initiated  
**Affected Code Section(s):** 16.21.40

### DETERMINATION ISSUE

Whether or not code section 16.21.40 (Helipads for Private Use) should be deleted so that Helipads are not allowed in any zone in the County.

### RECOMMENDATION

Based on the analysis, findings in this staff report, discussion with the planning commission and county council the planning staff is of the opinion that the regulating language portion of the code entitled, “Helipads for private use”, should be deleted so that helipads would not be allowed in any area of the County except as expressly stated in the proposed code language. The Planning staff believes that deletion of the ordinance is in the best interest of the general welfare of the county. Therefore, it is recommended that the Planning Commission forward a POSITIVE RECOMMENDATION of the proposed code text amendment to delete the language in code section 16.21.40 based on the findings included in the staff report.

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## Planning Commission Staff Report

## BACKGROUND

The helipad ordinance was adopted in 2008 after an application was submitted for approval of a helipad code. The County worked with the applicant's attorney to come up with the ordinance. As far as we are aware the ordinance has been used twice since its inception, first on a 60-acre lot of record in the P-160 zone across from the Deer Creek Campground and second on a 5-acre lot in the Wasatch View subdivision surrounded by the Valley Hills subdivision.

In February of 2023 there was an application submitted for an amendment to the Helipad ordinance to allow helipads in the P-160 zone on a non-conforming lot. Non-conforming lots can, but typically do not, meet the minimum acreage required for the underlying zone. The particular lot was approximately 10 acres surrounded by a non-conforming subdivision of 1-acre cabin lots (Diamond Bar-X). The planning commission discussed the proposal in the meeting held on April 13<sup>th</sup> and forwarded a recommendation to deny the request unless the proposal was on a conforming 160 acre lot (see attachment B).

The item went to the County Council on August 16, 2023 (see attachment B). The Council had a vigorous discussion then made a motion to deny the request with a comment that there should be more discussion with the Planning Commission on helipads in general. The Council wanted the planning commission to discuss whether there are appropriate zones for a helipad and if not should there even be a helipad ordinance? There was no time frame for the discussion or bringing the item back to the council.

There seemed to be consensus about helipads between the planning commission and council regarding non-conforming lots. The council was also vocal about their uneasiness of a code allowing them in any zone. Some comments centered on the remote nature of the P-160 zone and the intent of the P-160 zone for protection of wildlife as well as grazing.

Due to the above direction by the Council, this item was discussed with the planning commission on February 8, 2024. The direction given by the planning commission in the February meeting was that helipads should not be allowed in the County. The February 8<sup>th</sup> meeting was discussion only.

Following are the dates of discussions and motions regarding the Helipad ordinance:

- 2008 the initial helipad ordinance was adopted
- February 24, 2023 application to allow helipads in the P-160 zone on non-conforming lots.
- April 13, 2023 the planning commission made a recommendation to the County Council to consider allowing helipads only on conforming P-160 lots.
- August 16, 2023 The County Council denies the ordinance request that would have allowed helipads on non-conforming P-160 lots and remands the helipad discussion back to the planning commission to determine if there should be helipads allowed at all in the County.
- February 8, 2024 discussion item with the planning commission and a consensus that helipads should not be allowed in any zone.

## STAFF ANALYSIS

As mentioned the general discussion at the February PC meeting was that helipads should not be allowed in any zone. If there is any discussion for allowing helipads it would be in the P-160 zone on conforming lots. Because of the P-160 zone being the only zone that was being considered I have inserted the purpose section of the preservation zone below.

The purpose of the preservation zone (P-160) is to establish areas in Wasatch County where development may be limited due to the remoteness of services, topography and other sensitive environmental issues. Furthermore, the specific intent in establishing the preservation zone (P-160) is for the following purposes:

1. Protect the present and future water supply of the county and surrounding counties;
2. Protect natural features and sensitive environmental areas;
3. Protect the county grazing and forestry land;
4. Avoid excessive costs for public services which result from excessive scattering of residential dwellings in remote areas;
5. Prevent excessive soil erosion and water pollution;
6. Promote the raising and keeping of domestic and wild animals and fowl in keeping with optimum intensity of use, consistent with recognized range management practices;
7. Prevent the necessity of having to pay excessive taxes on grazing lands;
8. Preserve and protect recreational opportunities;
9. Allow residential development on a limited basis when services are not readily available but are appropriately addressed by the developer to the satisfaction of the county; and
10. Residents of the proposed development would have essential services provided at a level that would not impact their health, safety and welfare, and to provide these services would not be fiscally irresponsible for the county.

Wasatch County Code 16.02.05 requires that amendments to Title 16 “shall not be made except to promote more fully the objectives and purposes of the general plan and this title.” As stated, proposed amendments should be consistent with the purpose and objectives of the chapter or section being amended. There is language in the General Plan as well as in the purpose statements of the land use code as follows:

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GENERAL PLAN LAND USE GOAL 1: Preserve the rural character of Wasatch County.

**16.01.01: PURPOSE OF LAND USE REGULATIONS**

This title and the regulations and restrictions contained herein are adopted and enacted for the purpose of promoting the health, safety, welfare, prosperity, improved morals, peace, good order, comfort, convenience and aesthetics of the present and future inhabitants of the county and to (non-applicable aspects of the purpose statement were deleted) :

- A. Guide the future growth and development of Wasatch County, in accordance with the Wasatch County general plan;
  - C. Protect and conserve the character and stability of Wasatch County, and to encourage the orderly development of the land;
  - D. Protect and conserve the Wasatch County property values and minimize conflicts among uses of the land and structures;
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- H. Fully exercise all of the powers granted to the county by the provisions of Utah Code Annotated section 17-27a-101 et seq., the county land use, development and management act, and all other powers granted by statute or by common law for the regulation of land uses and improvements;
  - I. Protect and enhance the quality of life in general for Wasatch County residents.
- 

### KEY ISSUES TO CONSIDER

- Is there consideration for the allowance of helipads the P-160 zone?
- Allowing helipads in a P-160 zone creates the noise of the helicopter flight path. The impacts are not only the immediate surrounding neighbors but everyone along the typical flight path. Should this noise be taken into consideration?
- Would helipads be appropriate in areas outside of the valley floor in the P-160 zone on either platted 160 acre lots or acreage conforming lots of record i.e., Strawberry area, Wolf Creek Ranch etc.
- The majority of the County is zoned P-160. Much of the lands outside of the valley floor is P-160.
- If the P-160 zone is considered for helipads there could be conforming P-160 lots adjacent to a nonconforming subdivision of smaller lots. Should there be required distances from existing platted lots or other ways of considering the impacts on the smaller lots?
- The current code allows for a helipad on a lot of 10-acres or more.

### RECOMMENDED MOTION

Move to forward a Recommendation for approval to delete 16.21.40 entitled, “Helipads for private use” to the County Council for item 3 consistent with the findings presented in the staff report.

### *– FINDINGS –*

1. The proposed amendment is in the interest of the public, and is consistent with the goals and policies of the Wasatch County General Plan as follows:
  - a. LAND USE GOAL 1: Preserve the rural character of Wasatch County.
  - b. Protect and conserve the Wasatch County property values and minimize conflicts among uses of the land and structures;
  - c. Protect and enhance the quality of life in general for Wasatch County residents.
2. The proposed amendment is consistent with the purpose and objectives outlined in Section 16.01.01 “PURPOSE OF LAND USE REGULATIONS.”
  - a. Guide the future growth and development of Wasatch County, in accordance with the Wasatch County general plan;
  - b. Protect and conserve the character and stability of Wasatch County, and to encourage the orderly development of the land;
  - c. Protect and conserve the Wasatch County property values and minimize conflicts among uses of the land and structures;

- d. Fully exercise all of the powers granted to the county by the provisions of Utah Code Annotated section 17-27a-101 et seq., the county land use, development and management act, and all other powers granted by statute or by common law for the regulation of land uses and improvements;
  - e. Protect and enhance the quality of life in general for Wasatch County residents.
3. The Wasatch County Council, as the legislative body, has broad discretion for amendments to the Wasatch County Code.

**POSSIBLE ACTIONS**

The following is a list of possible motions the Planning Commission can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Planning Commission should state new findings.

- 1. Recommendation for Approval. This action may be taken if the Planning Commission finds that the proposed amendment is consistent with the General Plan and land use code.
- 2. Recommendation for Approval with Conditions. This action can be taken if the Planning Commission feels that there should be conditions added to their recommendation.
- 3. Continue. This action can be taken if the Planning Commission needs additional information before making a recommendation, if there are issues that have not been resolved, or if the application is not complete.
- 4. Recommendation for Denial. This action may be taken if the Planning Commission finds that the proposed code amendment is not appropriate at this time and/or is not supported by the General Plan.

**EXHIBITS**

Exhibit A – Proposed Code Text Amendment .....6  
 Exhibit B – Planning Commission and Council meeting minutes .....8

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*Exhibit A – Proposed Code Text Amendment*

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**16.21.40: HELIPADS FOR PRIVATE USE**

**Helipads are not allowed in any zone, unless specifically allowed as follows: Helipads for hospitals (Land Use Classification 6513), the Wasatch County Fire District (Land Use Classification 6723), Wasatch County Sheriff (Land Use Classification 6721) or the County may be permitted if the applicant is in compliance with all requirements of chapter 16.23, "Conditional Use; General Procedures", of this title.**

~~A. Purpose: The purpose of this section is to provide a place to locate helicopter landing areas where they will not interfere with the health and safety of Wasatch County residents and visitors. A private use helipad shall meet the following minimum standards:~~

~~B. Compliance With Applicable Guidelines: The applicant must conform with all applicable county, state, and federal requirements.~~

~~C. Takeoff And Landing Area Requirements:~~

~~1. Private use helipads shall, as a minimum, have a takeoff and landing area two (2) times the overall length of the largest helicopter allowed to use the facility.~~

~~2. Landing area shall be no closer than two hundred fifty feet (250') of any dwelling, unless prior arrangements have been made with property owner.~~

~~3. Dust and blowing debris shall not be a health or safety hazard to nearby residents and/or their property.~~

~~4. The surface of the area shall be grassed, paved or treated as may be required to minimize dust or blowing debris.~~

~~5. The owner of a private use helipad shall erect a safety barrier around the peripheral area surrounding the takeoff and landing area. The safety barrier shall be a fence, wall or hedge no less than three feet (3') in height and fully enclosed with a self locking gate.~~

~~6. The effect of takeoffs, landings and hoverings shall not disturb the property, structure or growth of an abutter, nor shall it cause an abutter to suspend or interrupt any outside activities that they perform on their property. The county council shall determine whether a takeoff, landing or hovering is an unreasonable disturbance.~~

~~7. The takeoff and landing area shall not be located in an area that is detrimental to public health, safety and welfare.~~

~~D. Operational Restrictions:~~

~~1. Operation of the aircraft shall be limited to time periods between one hour before sunrise and one hour after sunset.~~

~~2. There shall be a maximum duration time of ten (10) minutes. Duration time shall be the amount of time from initial engine startup, takeoff and flight to a point of zero noise discernable from the site.~~

~~3. The maximum decibel rating at adjoining property lines shall not exceed one hundred five (105) dB. However, the planning commission may impose additional noise and sound restrictions as a condition to mitigate any reasonably anticipated detrimental effects.~~

- ~~4. A private noncommercial helipad for the personal use of the occupant of a single family residence may be considered by the planning commission through a conditional use permit process. Provisions for reviewing a helipad in a residential area shall include the following:
  - ~~1. Compliance with all requirements of chapter 16.23, "Conditional Use; General Procedures", of this title.~~
  - ~~2. No more than one helicopter shall be stationed, located, parked or operated at, to or from the location at any given time.~~
  - ~~3. No helicopter using the facility shall have more than seven (7) seats, nor be designed to carry more than seven (7) persons, not including the pilot.~~
  - ~~4. No helicopter using the facility shall have more than one main rotor system.~~
  - ~~5. No fueling or maintenance facilities shall be located on the property.~~
  - ~~6. The facility shall be located on a parcel of land at least ten (10) acres in size.~~
  - ~~7. Nothing in this section applies to the emergency use of a helicopter relating to the evacuation of a human being with a serious medical condition, which condition requires immediate evacuation to a hospital, to military use, or use by other public entities.~~~~

**HISTORY**

~~Adopted by Ord. 08-15 on 11/12/2008~~

~~Amended by Ord. 09-16 on 2/25/2010~~

~~Amended by Ord. 10-14 on 1/7/2011~~



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*Exhibit B – Reports of Action and meeting minutes from Planning Commission and County Council*

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**ITEM 9      CORT LOCKWOOD, REPRESENTING TREVOR MILTON, REQUESTS A TEXT AMENDMENT TO WASATCH COUNTY CODE §16.05.02 IN ORDER TO ADD PRIVATE HELIPADS AS A PERMITTED ACCESSORY USE IN THE PRESERVATION (P-160) ZONE.  \*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON APRIL 19, 2023. (DEV-7623; AUSTIN CORRY)**

**Staff**

Austin Corry, Assistant Wasatch County Planner, presented a Power Point presentation and then addressed the Wasatch County Planning Commission and indicated that during a Planning Commission meeting regarding a request to amend the Milton Diamond Bar X Plat the public comment received identified a zoning violation on Lot 1 of the plat seeking to be amended. Wasatch County Code 16.21.40 requires that private helipads obtain a conditional use permit from the Planning Commission before being constructed or operated. Neighboring property owners identified that a private helipad was in operation at the site and the County staff was unable to find any evidence of a conditional use permit being issued for the property. On January 20, 2023 the applicant agreed to cease operations of the helipad until such time as the necessary permits could be obtained. Through the course of applying for the permits, it was discovered that the current Wasatch County code does not include private helipads as an allowance in the P-160 zone.

One of the key elements that we look for whenever a code amendment is proposed is whether it is consistent with our General Plan or not. The General Plan doesn't directly speak to it. The closest thing that I could find were Policy 1.1.3 and 1.1.4 that talked about being careful about protecting physical or environmentally constrained areas and more specifically focused on development, so again it is not directly related but trying to analyze it as best we can. Goal No. 3 says that we do need to review the land use portion of the General Plan on a regular basis. This would be a policy decision ultimately that is being made. It is a code amendment so you as a Planning Commission are a recommending body. The inclusion of this is really a policy decision of whether it falls in line with what the County would want to see from a land use policy.

Austin Corry indicated that there are two questions you ought to debate as a Planning Commission. The first is the use of private helipads acceptable as a use in the P-160 zone. The second is if the use of helipads be considered accessory to a single family dwelling. The reason that this is key is that the place that the applicant has put that in the proposed code is important because their particular project they are looking for is a non-conforming subdivision. It is in the P-160 zone but it is not a 160 acre lot. What that means by listing it as an accessory use is that you can apply that to non-conforming subdivisions. If it were in the permitted uses table itself or the conditional uses table itself we have a provisions under our legal non-conforming standards that state that you don't get the whole host of options that are available in the zone. That is why the second question is an important one for you to consider as part of this that making sure that you understand what their particular amendment would do for the code and allow.

I will note that in 16.21.40 it does require a minimum lot size of ten acres in order to apply it though so you couldn't do this on a one acre lot of record.

Austin Corry then went through possible findings for approval.

1. The proposed amendment is in the interest of the public, and is consistent with the goals and policies of the Wasatch County General Plan.
2. The proposed amendment is consistent with the purpose and objectives outlined in Section 16.05.01 in that the amendment does not conflict with other provisions for determining the impacts to health, safety, and welfare.
3. The General Plan states that development of remote areas should be limited.
4. According to the applicant, the positive impacts of the proposed change would be "providing property owners with greater flexibility in managing/accessing their land and will attract more affluent individuals to the area which will help bolster the local economy".
5. According to the applicant, the negative impact of the proposed changes "could be an increase in noise pollution from helicopter flights".
6. Wasatch County Code 16.21.40 establishes criteria for mitigating impacts of helipads for private use through a conditional use permit process.
7. The DRC, including the Sheriff and Fire Marshal, have not identified major concerns with the inclusion of private helipads as accessory uses in the P-160 zone.
8. The Wasatch County Council, as the legislative body, has broad discretion for amendments to the Wasatch County Code.

Austin Corry then went through possible findings for denial.

1. The proposed amendment is not in the interest of the public, and is not consistent with the goals and policies of the Wasatch County General Plan.
2. The proposed amendment is not consistent with the purpose and objectives outlined in Section 16.05.01.
3. The General Plan states that development of remote areas should be limited.
4. Positive impact of the proposed changes identified by the applicant do not address items of general health, safety, and welfare.

5. Negative impact of the proposed changes could be increased noise pollution, increased desire for residential uses in remote areas of the county where services are limited, specifically emergency response times.
6. The Wasatch County Council, as the legislative body, has broad discretion for amendments to the Wasatch County code.

### **Commission Comments**

Commissioner Scott Brubaker replied that possibly increasing the minimum size for helipad greater than ten acres might make this acceptable. Also indicated that I am not interested in this.

Commissioner Doug Hronek asked, is this something that could be obtained through a conditional use permit and why there is a need to amend the code for a small number of people. Why not address this on a as it comes basis. Austin Corry replied if you approved this and the Council approved this as written as an accessory use it would still go through a conditional use process to grant that accessory use. Right now the code doesn't allow it at all.

Commissioner Mark Hendricks replied that it has to create a 160 acre minimum. My feeling is you can make a good argument for safety and having either for aircraft emergency purposes or access purposes for helipads all around clearance and for search and rescue, fire or law enforcement purposes and an argument could be made for that. Helicopters are noisy and doesn't help with peace and tranquility. I am more comfortable in having that way out away from everything and more comfortable with bigger lots than ten acres. Doug Smith, the Wasatch County Planner, indicated that he was here when that code was written and involved in writing that code and as far as I am aware we have got two legal helicopter pads in the County. One is by Deer Creek Dam and the other was close to Wasatch View. In dealing with the Wasatch View one, the neighbors were so upset with this and got calls on a daily basis complaining of that. Possibly a motion that said that we will pass it on with a recommendation to deny unless there was a minimum acreage or a substantial acreage or something like that.

Vice Chair Wendell Rigby indicated that one helicopter landed near to us because it was a foggy day and couldn't get in to the hospital. I guess I am opposed to helipads unless it is way far out; we have enough aircraft in the valley which makes enough noise. This really doesn't fit in our rural nature.

Commissioner Kimberly Cook said that she doesn't want helicopters at all.

### **Public Comment**

Vice Chair Wendell Rigby then opened the public hearing up for public comment.

Ginny Tuitte indicated that there is a helicopter next to my property that lands quite frequently in the North Fields and was curious when you talked about the lot of record and how that impacts us. Austin Corry replied that for this code the way it is written it would not apply to the North Fields, that is A-20 zoning, and this would only apply to the P-160 zone as an accessory use.

Vice Chair Wendell Rigby then closed the public comment period.

### **Motion**

**Commissioner Mark Hendricks made a motion that we move this forward to the County Council with a recommendation to deny unless it is applied to a conforming 160 acre lot in that zone and this doesn't change any of the conditional thing.**

**Commissioner Scott Brubaker seconded the motion.**

**The motion carries with the following vote:**

**AYE: Vice Chair Wendell Rigby, Mark Hendricks, Doug Grandquis, Doug Hronek, Kimberly Cook, Scott Brubaker.**

**NAY: None.**



Wasatch County Planning Commission  
**Report of Action**  
 13-April-2023

*Commissioner Wendell Rigby was present as Chair.*

**ITEM #9** – Cort Lockwood, representing Trevor Milton, requests a Text Amendment to Wasatch County Code §16.05.02 in order to add private helipads as a permitted accessory use in the Preservation (P-160) zone. \*If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on April 19, 2023. (DEV-7623; Austin Corry)

**STAFF PRESENTATION** - The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

- Mr. Corry highlighted that there are two key policy decisions to understand with the proposal. 1) is the use of private helipads acceptable as a use in the P-160 zone, and 2) should the use of helipads be considered accessory to a single family dwelling, thus allowing them to be applied for on non-conforming lots of record.

**APPLICANT AND PUBLIC COMMENT** - Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission. Key issues raised in written comments received subsequent to the Staff Report or public comment during the public hearing included the following:

- Ginny Tuite commented that there is a helicopter that lands in her area of the north fields. She asked if this would allow that to happen because of the inclusion of Lots of Record. Mr. Corry replied that the lot of record allowance is still limited to the P160 zone and wouldn't affect the A-20 zone in the form proposed by the applicant.

**PLANNING COMMISSION DISCUSSION** - Key points discussed by the Planning Commission included the following:

- Commissioner Brubaker stated that he would consider this if it had a minimum acreage of 100 acres, but less than that I'm not interested.
- Multiple Commission members stated that allowance for far remote areas seems appropriate, but not for everything. Maybe not including lots of record and requiring it to be compliant subdivisions like Wolf Creek Ranch.

**MOTION**

Commissioner Hendricks made a motion to move recommend denial to the county council unless it is applied only to a conforming 160 acre lot in the P-160 zone.

Commissioner Brubaker seconded the motion.

**VOTE ( 6 TO 0 )**

Doug Grandquis	<u>AYE</u>	NAY	ABSTAIN	Wendell Rigby	<u>AYE</u>	NAY	ABSTAIN
Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN	Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN
Doug Hronek	<u>AYE</u>	NAY	ABSTAIN	Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN

**FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION**

1. The proposed amendment is not in the interest of the public, and is not consistent with the goals and policies of the Wasatch County General Plan.
2. The proposed amendment is not consistent with the purpose and objectives outlined in Section 16.05.01.
3. The General Plan states that development of remote areas should be limited.
4. Positive impact of the proposed changes identified by the applicant do not address items of general health, safety, and welfare.
5. Negative impact of the proposed changes could be increased noise pollution, increased desire for residential uses in remote areas of the County where services are limited, specifically emergency response times.
6. The Wasatch County Council, as the legislative body, has broad discretion for amendments to the Wasatch County Code.



\_\_\_\_\_  
 Wasatch County Planning Commission - Chairman

The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action. Official action of the Planning Commission on this item is subject to the approved minutes.

**PUBLIC HEARING  
AUGUST 16, 2023**

**CORT LOCKWOOD, REPRESENTING TREVOR MILTON, REQUESTS A TEXT AMENDMENT TO WASATCH COUNTY CODE SECTION 16.05.02 IN ORDER TO ADD PRIVATE HELIPADS AS A PERMITTED ACCESSORY USE IN THE PRESERVATION P-160 ZONE DEV-7623.**

**Staff:**

Austin Corry, the Assistant Wasatch County Planner, presented a power point presentation and then addressed the Wasatch County Council and indicated that during a Planning Commission meeting regarding a request to amend the Milton Diamond Bar X Plat DEV 7004, public comment received and identified a zoning violation on Lot 1 of the plat seeking to amend Wasatch County Code 16.21.40 requires that private helipads obtain a conditional use permit from the Planning Commission before being constructed or operated. Neighboring property owners identified that a private helipad was in operation at the site and County staff was unable to find any evidence of a conditional use permit being issued for the property. The applicant agreed to cease operations of the helipad until such time as the necessary permits could be obtained. Through the course of applying for the permits, it was discovered that the current Wasatch Code does not include private helipads as an allowance in the P-160 Zone.

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The legislative body will need to make a policy decision on two primary factors. 1. Is the use of private helipads acceptable as a use in the P-160 Zone and 2 should the use of helipads be considered accessory to a single family dwelling, thus allowing them to be applied for on non-conforming lots of record. In addition to those two factors, the Council could consider whether the allowance should be added to other zones as well. No one can make this exception and decision except the Wasatch County Council.

Austin Corry indicated that the text is to add helipads as a private use under the permitted accessory uses section of the P-160 Zone. This would only apply to the P-160 Zone but it would apply to anywhere where there is a building right so that would include anywhere where there is a building right. That would include lots of record. By doing it through the permitted accessory uses rather than listing it in a use table under the conditional uses.

The applicant has to identify what they believe to be positive impacts of the proposal as well as negative impacts. The applicant's statement is that the proposed changes will have a positive impact on the community by providing property owners greater flexibility in managing or accessing their land and will attract more affluent individuals to the area will help bolster the local economy. Their stated negative impact would be an increase in noise pollution from helicopter flights. They do state that they believe that the requirements that we currently have in County Code under Section 16.21.40 would mitigate any of those impacts.

Austin Corry replied that the Wasatch County Planning Commission has reviewed this consideration and they have forwarded it onto you with a unanimous recommendation that you deny the proposal. There was significant discussion from the Commission and in fact some of their discussion related to our existing 16.21.40 requirements and they suggested that they believe that they were too lenient related to our existing 16.21.40 requirements and they suggested that they believe that those are too lenient and that set back distance, lot size distances should even be larger than what they are under that section.

Austin Corry then went through the proposed findings for approval.

1. The proposed amendment is in the interest of the public, and is consistent with the goals and policies of the Wasatch County General Plan.
2. The proposed amendment is consistent with the purpose and objectives outlined in Section 16.05.01 in that the amendment does not conflict with other provisions for determining the impacts to health, safety, and welfare.
3. The General Plan states that development of remote areas should be limited.
4. According to the applicant, the positive impacts of the proposed change would be providing property owners with greater flexibility in managing/accessing their land and will attract more affluent individuals to the area which will help bolster the local economy.
5. According to the applicant, the negative impact of the proposed changes could be an increase in noise pollution from helicopter flights.

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6. Wasatch County Code Section 16.21.40 establishes criteria for mitigating impacts of helipads for private use through a conditional use permit process.
7. The DRC, including the Sheriff and Fire Marshal, have not identified major concerns with the inclusion of private helipads as accessory uses in the P-160 Zone.
8. The Wasatch County Council, as the legislative body, has broad discretion for amendments to the Wasatch County Code.

Austin Corry then went through the proposed findings for denial.

1. The proposed amendment is not in the interest of the public and is not consistent with the goals and policies of the Wasatch County General Plan.
2. The proposed amendment is not consistent with the purpose and objectives outlined in Section 16.05.01.
3. The General Plan states that development of remote areas should be limited.
4. Positive impact of the proposed changes identified by the applicant do not address items of general health, safety, and welfare.
5. Negative impact of the proposed changes could be increased noise pollution, increased desire for residential uses in remote areas of the County where services are limited, specifically emergency response times.
6. The Wasatch County Council, as the legislative body, has broad discretion for amendments to the Wasatch County Code.

**Applicant:**

Cort Lockwood, representing the applicant, addressed the Wasatch County Council and indicated that we kind of went through the process to get this CUP for our clients and ran into this issue where we can get CUP for a private helipad but it is not attached to any code right now or any zones. You can't actually get it so we are trying to get a CUP and got to this stage. We are trying to see how we can get this attached so that we can actually apply for the CUP. We are open to whatever is required or whatever you guys would like to do there instead of an accessory use. Just so we can even get to the process for applying for a CUP is the hope here today.

**Public Comment:**

Chair Spencer Park then opened the public meeting for public comment and there was none so the public comment was closed.

**Council Discussion**

Councilman Steve Farrell asked that how do we justify this in terms of our General Plan as it relates to the P-160 Zone and keeping our county rural? Cort Lockwood replied that within the General Plan we already have the CUP that is written in the code for a private helipad but right now no zone can apply for it. Right now the CUP is in but we can't apply for it. Councilman Steve

Farrell replied that what justification that we have to put it in the P-160? Well access is tough in a lot of the P-160's zones especially this spring when roads were washed out and people weren't able to get to properties and that was an issue on this property specifically so the justification would be to be able access some of those areas. Councilman Steve Farrell replied that was true to any place in Wasatch County and to any County road that is not paved was bad. Cort Lockwood replied that no zone now is able to apply for it and personally I think that all of the zones should be able to apply for it if it is in the code. Councilman Steve Farrell replied that the P-160 Zone is the most remote and pristine with raw land zoned in the whole County. If we open it up and allow there we are going to have helipads all over the county in the P-160. Cort Lockwood replied that I think that we should get that CUP anyway and should be allowed to apply for the CUP that is in the code. Then we would like to go through the CUP process whether we get rejected or approved for that. We would like to get to that process.

Austin Corry indicated that what he is saying that we have a section of code the 16.21.40 which I call the junk drawer of the code and it is supplementary standards and not specific to a zone. There are standards that would apply for maybe a particular use but that use could apply to multiple different places. These are the standards that were written if somebody were to apply for a helipad for private use and that is what it would be analyzed under. What he is referring to is helipads for private use have a specific land use number and that land use number is not listed as a permitted use or a conditional use in any of the zones in our County as of today. That use number does not exist.

Doug Smith, the Wasatch County Planner, replied that he was involved in writing that code and was actually working with Bruce Baird to write the code. I would blame myself because we wrote the code and went through that process and we didn't address what zones it was allowed in, in the rest of the code.

Chair Spencer Park replied that the P-160 it is to protect wildlife and I think a helicopter anywhere in the P-160 would have a very dramatic effect on it. Councilman Steve Farrell indicated we have problems in the North Fields with livestock being disturbed from a helicopter noise flying over the animals. I think we should go ahead and deny this request in the P-160 Zone and send it back to the Planning Commission and have them come back with some proposals or an understanding how we could use this 16.21.40.

Dustin Grabau indicated that you are looking for potential changes to this section of the code with an eye to considerations of what un-approval for P-160 helipads would look like? Councilman Steve Farrell replied that I would ask the Planning Commission and staff to come back and identify what areas of the code this would best work in 16.21.40 helipads and if it would work in Wasatch County. The comment in there was it brings more affluent people that is a terrible statement. All of the people coming into Wasatch County are affluent and it is not money in spirit or experience or something. I don't think we should specify who can have one and who can't.

**Councilman Steve Farrell made a motion that we deny this request and ask the staff and the**

Planning Commission to go back and review the County Code as it is and recommend where 16.21.40 helipad for private use would best fit if it would fit at all and there is no time line to this matter. Councilman Kendall Crittenden seconded that motion and would make a statement and whatever changes take place I don't think I would never be in favor of one in P-160 and possibly a way to put them in some of other zones. Austin Corry asked a clarifying question. When you are suggesting that staff and Planning Commission look at it do you have an idea on a time line that you are wanting for that? The motion carries with the following vote:

**AYE: Chair Spencer Park**

**AYE: Karl McMillan**

**AYE: Luke Searle**

**AYE: Kendall Crittenden**

**AYE: Steve Farrell**

**AYE: Erik Rowland**

**AYE: Mark Nelson**

**NAY: None.**



Wasatch County Planning Commission  
**Report of Action**  
08-February-2024

*Commissioner Charles Zuercher was present as Chair.*

**ITEM #2** – Discussion regarding Wasatch County Code §16.21.40 entitled “Helipads for Private Use” and potential amendments to the code. (Doug Smith)

**STAFF PRESENTATION** - The Staff Report to the Planning Commission provides details of the facts of the case and the Staff’s analysis, conclusions, and recommendations. Key points addressed in the Staff’s presentation to the Planning Commission included the following:

- Mr. Smith gave a small history of why this is being brought up. This is not a reapplication of Mr. Milton’s proposal, but instead is the staff seeking discussion based on the direction given by the Council to consider whether the helipads should be allowed at all and if so, if the standards are correct.
- Mr. Smith raised a list of discussion items to have the Planning Commission weigh in on.

**PUBLIC COMMENT** - Any comments received prior to completion of the Staff Report are addressed in the Staff Report to the Planning Commission.

- Laurie Maggard, resident in Diamond Bar X, asked what is being done regarding the enforcement of the code for Trevor Milton. Jon Woodard responded that the county does not comment on enforcement actions in a public comment period for other items.
- Trevor Milton stated that the neighbors are misrepresenting what is happening. I’ve landed 0 times in 2024 and less than 15 times in 2023. Dirtbikes are louder and we aren’t regulating them. Helicopters don’t scare wildlife. I’m the only one here that knows about helicopters and the FAA will allow it even if the county doesn’t.

**PLANNING COMMISSION DISCUSSION** - Key points discussed by the Planning Commission included the following:

- Commissioner Hendricks spoke from the perspective of having friends and family who are helicopter pilots. I love helicopters, but I share the concerns of the neighbors about the noisy nature of them. The main question we should be asking is “what do we gain by providing landing zones for these?” I don’t know that there is a compelling reason for allowing them on private lots.
- Commissioner Hendricks noted that helicopters for emergency services or at airports have their own rules and they are managed. I don’t see the private use as solving a transportation issue. This is really about recreational use and I don’t believe the use is more important than the peace and tranquility standard.
- Commissioner Hendricks suggested the only place where the discussion should even be entertained is large remote areas on large lots, but you’d still need to overcome the tranquility issues.
- Commissioner Brubaker shared the experience of a friend who uses a helicopter to manage thousands of acres of agriculture in Montana. I don’t think the ability to serve that use even exists in the County. We don’t have large enough areas of agriculture.
- Commissioner Grandquis is not in favor of the environmental impacts this could affect.
- Chair Zuercher noted that there is capability for users to use the airport. That is every bit as convenient as this would be.
- Commissioner Thacker asked if it were deleted altogether, what would the process be if someone wanted to do this? Mr. Smith noted they would then have to apply for a code amendment to ask it to be created as a use.
- Commissioner Hronek asked if the existing legal helipads would be grandfathered. I don’t see a reason we need to allow this.
- Jon Woodard recommended that it may be helpful to expressly disallow the use rather than just strike language and don’t address it at all.

**THE ITEM WAS A DISCUSSION ITEM ONLY AND NO ACTION WAS TAKEN**

  
\_\_\_\_\_  
Wasatch County Planning Commission - Chairman

The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action. Official action of the Planning Commission on this item is subject to the approved minutes.

**ORDINANCE NO. 24-03**

**AN ORDINANCE UPDATING SECTION 16.21.40 ENTITLED HELIPADS FOR PRIVATE USE.**

**RECITALS**

**WHEREAS**, Wasatch County received an application to consider amending Chapter 16.05.02 of the Wasatch County Code to list private helipads as an accessory use in the P-160 zone; and

**WHEREAS**, after public hearings and input regarding the proposed amendment and discussion by the Planning Commission and County Council regarding the above amendment it was decided that further study should be done regarding the appropriateness of helipads in the County; and

**WHEREAS**, after discussion with the planning commission it was determined that consideration should be made to not allow helipads in any areas of the county; and

**WHEREAS**, the County Legislative Body has determined that the proposed request is in compliance with the General Plan; and

**WHEREAS**, Utah Code 17-27a-502 requires Wasatch County to give notice of public hearing as provided in Utah Code 17-27a-205(1)(a), and to hold a public hearing; and

**WHEREAS**, Wasatch County gave notice of all public meetings and public hearings related to this ordinance as required, and the planning commission held a public hearing as required; and

**WHEREAS**, the County Legislative Body, having considered all of the evidence provided to be in the best interest of the health, general welfare, and safety of the inhabitants of Wasatch County;

**NOW THEREFORE**, the County Legislative Body of Wasatch County ordains that the Wasatch County Zoning Map and Land Use and Development Code be amended as follows:

SECTION I: **Enactment.** The following amendments, additions, and deletions to Title 16, the Land Use and Development Code, are hereby enacted:

**16.21.40: HELIPADS FOR PRIVATE USE**

**Helipads are not allowed in any zone, unless specifically allowed as follows: Helipads for hospitals (Land Use Classification 6513), the Wasatch County Fire District (Land Use Classification 6723), Wasatch County Sheriff (Land Use Classification 6721) or the County may be permitted if the applicant is in compliance with all requirements of chapter 16.23, "Conditional Use; General Procedures", of this title.**

~~A. Purpose: The purpose of this section is to provide a place to locate helicopter landing areas where they will not interfere with the health and safety of Wasatch County residents and visitors. A private use helipad shall meet the following minimum standards:~~



~~B.—Compliance With Applicable Guidelines: The applicant must conform with all applicable county, state, and federal requirements.~~

~~C.—Takeoff And Landing Area Requirements:~~

- ~~1.—Private use helipads shall, as a minimum, have a takeoff and landing area two (2) times the overall length of the largest helicopter allowed to use the facility.~~
- ~~2.—Landing area shall be no closer than two hundred fifty feet (250') of any dwelling, unless prior arrangements have been made with property owner.~~
- ~~3.—Dust and blowing debris shall not be a health or safety hazard to nearby residents and/or their property.~~
- ~~4.—The surface of the area shall be grassed, paved or treated as may be required to minimize dust or blowing debris.~~
- ~~5.—The owner of a private use helipad shall erect a safety barrier around the peripheral area surrounding the takeoff and landing area. The safety barrier shall be a fence, wall or hedge no less than three feet (3') in height and fully enclosed with a self-locking gate.~~
- ~~6.—The effect of takeoffs, landings and hoverings shall not disturb the property, structure or growth of an abutter, nor shall it cause an abutter to suspend or interrupt any outside activities that they perform on their property. The county council shall determine whether a takeoff, landing or hovering is an unreasonable disturbance.~~
- ~~7.—The takeoff and landing area shall not be located in an area that is detrimental to public health, safety and welfare.~~

~~D.—Operational Restrictions:~~

- ~~1.—Operation of the aircraft shall be limited to time periods between one hour before sunrise and one hour after sunset.~~
- ~~2.—There shall be a maximum duration time of ten (10) minutes. Duration time shall be the amount of time from initial engine startup, takeoff and flight to a point of zero noise discernable from the site.~~
- ~~3.—The maximum decibel rating at adjoining property lines shall not exceed one hundred five (105) dB. However, the planning commission may impose additional noise and sound restrictions as a condition to mitigate any reasonably anticipated detrimental effects.~~
- ~~4.—A private noncommercial helipad for the personal use of the occupant of a single family residence may be considered by the planning commission through a conditional use permit process. Provisions for reviewing a helipad in a residential area shall include the following:
  - ~~1.—Compliance with all requirements of chapter 16.23, "Conditional Use; General Procedures", of this title.~~
  - ~~2.—No more than one helicopter shall be stationed, located, parked or operated at, to or from the location at any given time.~~
  - ~~3.—No helicopter using the facility shall have more than seven (7) seats, nor be designed to carry more than seven (7) persons, not including the pilot.~~
  - ~~4.—No helicopter using the facility shall have more than one main rotor system.~~
  - ~~5.—No fueling or maintenance facilities shall be located on the property.~~
  - ~~6.—The facility shall be located on a parcel of land at least ten (10) acres in size.~~
  - ~~7.—Nothing in this section applies to the emergency use of a helicopter relating to the evacuation of a human being with a serious medical condition, which condition requires immediate evacuation to a hospital, to military use, or use by other public entities.~~~~

#### **HISTORY**

*Adopted by Ord. 08-15 on 11/12/2008*

*Amended by Ord. 09-16 on 2/25/2010*

*Amended by Ord. 10-14 on 1/7/2011*

SECTION II: **Repealer.** If any provisions of the County Code heretofore adopted are wholly inconsistent with this ordinance, they are hereby repealed.

SECTION III: **Amendment of Conflicting Ordinances.** To the extent that any ordinances, resolutions, or policies of Wasatch County partially conflict with this ordinance, they are hereby amended to comply with the provisions hereof.

SECTION IV: **Effective Date.** This Ordinance shall become effective immediately upon execution by the Chair of the County Council and the completion of public notice requirements imposed by state statute.

SECTION V: **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI: **Public Notice.** The Wasatch County Clerk, and ex officio Clerk of the Wasatch County Council, is hereby ordered, in accordance with the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, to do as follows:

- a. Enter at length this ordinance in the ordinance book;
- b. Deposit a copy of this ordinance in the office of the County Clerk;
- c. Publish a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk’s office and with the name of the members voting for and against the ordinance, for at least one publication in a newspaper published in and having general circulation in the county; or post a complete copy of this ordinance in nine (9) public places within the County.

**APPROVED** and **PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Attest:

WASATCH COUNTY COUNCIL:

\_\_\_\_\_  
Joey Granger  
Wasatch County Clerk / Auditor

\_\_\_\_\_  
Spencer Park, Chair  
Wasatch County Council

**VOTE**

Spencer Park, Chairman \_\_\_\_\_  
Karl McMillan, Vice-Chair \_\_\_\_\_  
Luke Searle \_\_\_\_\_  
Steve Farrell \_\_\_\_\_  
Erik Rowland \_\_\_\_\_  
Kendall Crittenden \_\_\_\_\_  
Mark Nelson \_\_\_\_\_

**ADOPTION OF ORDINANCE AFFIDAVIT**

STATE OF UTAH                    )  
  ): ss.  
COUNTY OF WASATCH        )

I, the undersigned, the duly qualified and acting County Clerk of Wasatch County, Utah, and ex officio Clerk of the Wasatch County Council do hereby further certify, according to the records of said Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, by:

- (a) Causing this ordinance to be entered at length in the ordinance book;
- (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;
- (c) Causing a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk’s office and with the name of the members voting for and against the ordinance to be published for at least one publication in *The Wasatch Wave*, a newspaper of general circulation within the geographical jurisdiction of Wasatch County; or posting a complete copy of this ordinance in nine (9) public places within the County.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the County Council of Wasatch County, Utah, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Joey Granger  
Wasatch County Clerk / Auditor

SUBSCRIBED AND SWORN to me, a Notary Public, this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

Residing in:  
My commission expires: