



WASATCH COUNTY PLANNING COMMISSION MINUTES

MAY 8, 2025

MEETING TIME: 6:00 P.M.
MEETING PLACE: Wasatch County Administration Bldg., 25 North Main, Heber City, Utah
COMMISSIONERS PRESENT: Chair Chuck Zuercher, Kimberly Cook, Mark Hendricks, Doug Hronek, Daniel Lyman
EXCUSED: Commissioners Scott Brubaker and David Thacker
STAFF PRESENT: Austin Corry, Assistant Wasatch County Planner; Anders Bake, Assistant Wasatch County Planner
PRAYER: Commissioner Mark Hendricks
PLEDGE OF ALLEGIANCE: Led by Commissioner Kimberly Cook and repeated by everyone

BUSINESS ITEMS

❖ APPROVAL OF THE MINUTES FROM THE APRIL 10, 2025 MEETING

MOTION
Commissioner Daniel Lyman made a motion to approve the minutes of the April 10, 2025 meeting as written. Commissioner Mark Hendricks seconded the motion.

VOTE (5 TO 0)

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN	Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN
Doug Hronek	<u>AYE</u>	NAY	ABSTAIN	Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN
Daniel Lyman	<u>AYE</u>	NAY	ABSTAIN				

REGULAR AGENDA ITEM

ITEM #1 **BRIAN BALLS, REPRESENTING DTMK, LLC, REQUESTS PRELIMINARY PLAN APPROVAL FOR SAGE MEADOW ESTATES, A PROPOSED RESIDENTIAL SUBDIVISION CONSISTING OF 52 LOTS ON 116.76**

ACRES LOCATED AT APPROXIMATELY 5400 E 1200 S IN BOTH RESIDENTIAL AGRICULTURE 1 (RA-1) AND MOUNTAIN (M) ZONES. (DEV-9001; ANDERS BAKE)

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.

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:

- Brian Balls addressed the Planning Commission and stated that the applicant owns the property where the road stub is being shown and the road stub is needed to meet the block standards. They have agreed to give Wendy Mills a little property on the other side to accommodate it.
- Mr. Balls stated that they are speaking with the Bardal LLC owners but the timing didn't want to delay getting this preliminary, but they intend to apply to adjust Skyline drive.
- Mr. Balls stated it is their intent to add retaining walls in to reduce the grading impact.
- Brad Jensen, owner of the Bardal LLC property, stated that they just became aware of the development and the plans of the road. Their biggest concern is that there be a new proposal for aligning the Skyline View drive. They would like to keep a larger portion of the property instead of bisecting it.

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

- The Commission discussed street connections and compatibility with neighboring properties.
- Commissioner Hendricks raised a concern about the amount of grading. Mr. Balls stated they will be less impactful than the Highlands at Soldier Hollow.
- Commissioner Cook asked about the historic irrigation of the property and how that is being handled. Mr. Balls stated that their approval from the water board was to allow them to prorate the irrigated area to all the lots, which resulted in 1/3 acre of irrigation instead of the typical 1/4 acre that is required.

MOTION

Commissioner Lyman made a motion to approve item #1 consistent with the findings, excepting a change to finding number 3 to clarify a maximum density of 1.3 acres per unit, including the conditions outlined. Commissioner Hendricks seconded the motion.

VOTE **(5 TO 0)**

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN	Doug Hronek	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN
Daniel Lyman	<u>AYE</u>	NAY	ABSTAIN				

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

1. The subject property is 116.76 acres per the applicant's survey.
2. The subject property is in the Residential Agriculture 1 (RA-1) and Mountain (M) zones.
3. The RA-1 zone is a 5-acre minimum lot size zone but allows a greater density of 1.3 acres per unit if certain criteria outlined in 16.08.04(C) of the Wasatch County Code are met. The proposed development is eligible for a maximum density of 1.3 acres per unit. The proposed development includes an average density of 1.43 acres of developable land per lot in the RA-1 Zone.

4. The M Zone requires a minimum lot size of 20 acres per lot. The proposal includes two lots in the M Zone with an average density of 21.05 acres of developable land per lot.
5. The applicant has provided an Environmental Constraints Analysis which states that the proposed development complies with the requirements in Wasatch County Code section 16.27.25. Each lot includes at least 5,000 square feet of buildable area with slopes under 25%.
6. The development includes five retention basins that are located within easements on the proposed lots. The retention basins will be revegetated by the developer but will be maintained by the lot owners and HOA. Areas that will be disturbed due to street construction will be revegetated by the developer as identified in the proposed landscaping plan.
7. The application includes connections to public sewer and public water through Twin Creeks SSD.
8. The proposed street plans will connect to existing stubs from 1260 South at the West side of the property and connect to Skyline View Drive at the East side of the property. The proposal would also add two connection to the development from 1200 East on the North side of the property. The subdivision will provide connections for the future continuation of 1470 South and Skyline View Drive at the West side of the property.
9. The proposed location of Skyline View Drive complies with the requirements in the Watch County Streets Master Plan. The plans show that Skyline View Drive will end in a temporary turnaround that does not reach the Western boundary of the subject property. The Development Review Committee has determined that this location is acceptable because the neighboring property owner has stated that they do not want the turnaround to be placed any closer to their property which would require an easement to do grading work on their property.
10. The public trails in the project are required to be constructed by the developer and maintained by the HOA as indicated on the proposed plat.
11. A spring irrigation water line easement currently exists that starts in the Blue Sage Ranch development and runs through the subject property to the property at 1420 South Mills Lane. The proposed plat includes this easement which runs along the sides of seven of the proposed lots in the subdivision. Plat note 14 provides an explanation for this easement.
12. The phasing plan indicates that the applicant intends to construct the development in four phases which will be completed in 2028.
13. Additional information will be required with the final subdivision applications to refine the plans to comply with applicable laws, including Wasatch County Code.
14. Preliminary approval does not grant a variance from County Code standards as a project proceeds with further stages in the approval process.
15. 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.

CONDITIONS

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

ADJOURNMENT

MOTION

Commissioner Kimberly Cook made a motion to adjourn.

Commissioner Daniel Lyman seconded the motion.

VOTE **(5 TO 0)**

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN
Daniel Lyman	<u>AYE</u>	NAY	ABSTAIN

Doug Hronek	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 7:00 p.m.

CHARLES ZUERCHER/CHAIRMAN

DRAFT



Item 1 – Ordinance 25-10, allowing certain land uses on nonconforming lots and an amendment to 16.27.35 gravel pit and mining regulations.

Project: DEV-0000 | Ordinance allowing additional land uses on nonconforming lots and updates to the mining section of the code.
Meeting Date: 10 July 2025
Report Date: 3 July 2025

Report Author: Doug Smith, Planner
Council Action Required: Yes
Type of Action: Legislative
Applicant: County initiated
Affected Code Section(s): 16.22.09 and 16.27.35

DETERMINATION ISSUE

Whether or not to recommend approval of Ordinance 25-10 which allows for some uses on nonconforming lots and updates the section of the code regarding gravel pit and mining operations.

RECOMMENDATION

Based on the analysis and findings in this staff report, the Planning Staff is of the opinion that the proposed ordinance should be recommended by the planning commission to be approved by the County Council based on the findings included in the staff report.

BACKGROUND

The County has two types of legal lots that allow building rights. One is a platted lot within a subdivision which allows all the uses for that zoning district listed in the land use section of the code. The other is a nonconforming lot of record (Grandfathered lot). A nonconforming lot either existed prior to zoning or was created in compliance with previous codes but does not meet the current requirements of the code. These “nonconforming lots” have a building right but not the full menu of allowed and conditional land uses, because a nonconforming lot, in most cases, does not meet the minimum acreage or frontage requirements for the zone. As an example, a nonconforming lot in the P-160 zone (which requires 160 acres) could be any acreage including less than 1-acre therefore, under current code, only single-family homes, residential uses accessory to a home (garages, sheds), farming, ranching, grazing and utility uses are allowed.

In 2019 the County adopted an amendment to 16.22.09 that further clarified and limited the uses allowed on nonconforming lots.

B. Uses Granted for Nonconforming Lots of Record: Lots that are determined to be nonconforming lots of record may be granted a building right for a single-family dwelling, accessory dwelling units only if allowed in section 16.21.46, and accessory uses as outlined in the underlying zone. So long as all other standards applicable to that use are complied with and so long as the use is permitted in the zone, nonconforming lots of record may also be permitted utility uses under use code 4800 (utilities) and agricultural uses under use code 8000 and 8500. The uses outlined in this paragraph and no others are granted for nonconforming lots of record. (2019)

Prior to 2019 uses like gravel quarries and mining operations were allowed as long as the underlying zone allowed them as a conditional use regardless of whether the proposal was on a nonconforming lot or not. With the above code now in place we either need to require that they go through the subdivision process, which could require construction of a full county road, and any other requirements of a subdivision plat or amend the code to allow what is being proposed. Requiring a subdivision approval may be an onerous process for a use like a mining operation. A subdivision process could include; requiring water, fire flow, road dedication, road construction, sidewalks/trails, correcting previously created illegal lots etc.

WHAT THIS ORDINANCE DOES:

- Allows mining operations as identified in the P-160 section of the code to be approved as a conditional use with the stipulations listed in addition to the requirements of a conditional use permit.
- Updates to section 16.27.35 regarding gravel pit and mining operations.

STAFF ANALYSIS

– GENERAL PLAN –

The first consideration in determining whether a code text amendment should be approved or denied is the language contained in the General Plan. The General Plan provides the guidance that is made more specific as part of the zoning ordinance or zoning map.

Chapter three of the General Plan has specific goals, policies and objectives intended to guide and direct decisions for the future growth in the County. The goals, policies and objectives become more specific in the zoning ordinance. Below are listed any Goals, Policies and Objectives of the General Plan that may be applicable to the proposed code amendment:

GOAL: The US 189 and 40 corridors into Heber Valley shall provide a pleasing entry to Heber City.

16.1.6 POLICY: Storm water runoff from each new development shall be controlled and limited to the discharge rate that occurred during the pre-developed condition. Wasatch County and the Cities and Towns of Heber Valley should develop a joint storm drainage system to replace the irrigation ditch system that has been eliminated due to the installation of pressured irrigation systems.

16.1.7 POLICY: Erosion control plans shall be required for all development. Development with disturbed areas larger than five acres shall obtain a permit from the Utah State Division of Water Quality.

Storm water runoff is a major factor in the high concentrations of the nutrient phosphorus. The streams in Heber Valley are exceeding the indicator standards that have been set to maintain healthy water quality in Deer Creek Reservoir. The majority of the phosphorus level occurs during storm runoff from the valley floor. Drainage patterns in the Heber Valley are complex because of the irrigation canals that crisscross natural drainage channels. (Ch. 4 General Plan, Pg. 103)

There are no specific citations regarding gravel pits, mining and non-conforming lots in the General Plan. However, it is clear that water quality, as a general rule, is an important topic in the General Plan as well as maintaining a pleasing entry into the valley from major roads. These issues are addressed as part of the two code sections being amended as well as part of the conditional use process.

RECOMMENDED MOTION

Move to Recommend approval the proposal with Conditions consistent with the findings, recommendations and modifications (if any) presented in the staff report.

– FINDINGS –

- County code requires that uses outside of those specifically listed as residential, agricultural and utility are not allowed on lots of record.
- Mining uses are not currently allowed on a nonconforming lot.
- Current code would require a mining proposal to plat a lot through the subdivision process which would require infrastructure improvements typically required for residential developments.
- The County realizes for mining uses, there is value to the public to allow certain types of mining in the valley to decrease the need for importing these items from outside the County.
- The code regarding gravel pit and mining operations was updated in 2020.
- Mining operations can be visually obtrusive and create water and air quality issues if not managed properly.
- Gravel pit and mining operations can be an impact on neighboring residents if not managed properly.
- The proposed codes address water quality as well as visual impacts of gravel pit and mining operations.
- The planning commission has held a public hearing on this ordinance and forwarded it to the County Legislative Body for the approval.
- The County has properly noticed public hearings before the County Legislative Body and has fulfilled all requirements of Wasatch County Code 3.03.01 for the enactment of an ordinance, including conducting a first and second reading, and making this ordinance available to the public on the County Website.

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 ordinance is consistent and compatible with the existing code.

2. Recommendation for Approval with Conditions. This action can be taken if the Planning Commission feels comfortable that and issues can be resolved through conditions or modifications to the proposed text.
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. 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 Ordinance5

Exhibit A – Proposed Ordinance

ORDINANCE NO. 25-10

Ordinance 25-10 which amends section 16.22.09 to allow for certain uses to be allowed on lots of record with specific stipulations and amendments to 16.27.35 regarding gravel pit and mining operation requirements.

RECITALS

WHEREAS, County code requires that uses outside of those specifically listed as residential and agricultural not be allowed on lots of record; and

WHEREAS, Due to this regulation the only option for a most uses is to plat a lot through the subdivision process which would require infrastructure improvements typically required for residential developments; and

WEREAS, This ordinance also updates certain language in code section 16.27.35; and

WHEREAS, The County realizes for mining uses, there is value to the public to allow certain types of mining in the valley to decrease the need for importing these items from outside the County; and

WHEREAS, Wasatch County gave notice of all public meetings and public hearings related to this ordinance 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 Code be amended as follows:

SECTION I: **Enactment.** The following amendments, additions, and deletions to Title 7, are hereby enacted: *See attached Exhibit A.*

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 _____, 2025.

Attest:

WASATCH COUNTY COUNCIL:

Joey Granger
Wasatch County Clerk / Auditor

Karl McMillan, Chair
Wasatch County Council

VOTE

Karl McMillan, Chairman _____
Spencer Park, Vice-Chair _____
Luke Searle _____
Coleen Bonner _____
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:

- [1] (a) Causing this ordinance to be entered at length in the ordinance book;
- [1] (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 _____, 2025.

Joey Granger
Wasatch County Clerk / Auditor

SUBSCRIBED AND SWORN to me, a Notary Public, this ____ day of _____, 2025.

Notary Public

Residing in:
My commission expires:

16.22.09: NONCONFORMING LOTS OF RECORD LAND USE REGULATIONS

Nonconforming lots of record are only exempt from the minimum size, width, frontage, depth or other applicable dimensional requirements of the zone where the lot is located. Before a building permit may be issued, nonconforming lots of record shall have access on a road built to county standards and shall comply with all other land use, zoning and development standards applicable to the particular zone the nonconforming lot of record is located in. A nonconforming lot of record determination does not guarantee a building permit.

A. Lot With Building: If a lot is unable to receive lot of record status and contains a building legally established on or before July 28, 1972, then the owner may continue the then existing use of such building and may expand the building in any way that does not increase the degree of nonconformity. This provision does not establish the parcel as a lot of record.

1. An increase in building size shall not be deemed to increase the degree of nonconformity of the lot unless the building increases any encroachment into a required setback of the lot coverage requirements of the underlying zone are exceeded by the increase.

2. Remodeling of a building within an existing footprint or expansion in compliance with this section shall not require a variance to lot requirements but shall be reviewed by the planning director as though the lot conforms to the requirements of this title.

3. At least 75% of the framing and foundation of the original building must remain intact to continue the then existing use of the building, or to expand the building, unless the structure was involuntarily destroyed in whole or in part by fire or other calamity, and the owner reconstructs or restores the structure in conformity with the requirements of Utah Code 17-27a-510(3) (2018) as amended, and Wasatch County Code.

B. Uses Granted for Nonconforming Lots of Record: Lots that are determined to be nonconforming lots of record may be granted a building right for a single family dwelling, accessory dwelling units only if allowed in section 16.21.46, and accessory uses as outlined in the underlying zone. So long as all other standards applicable to that use are complied with and so long as the use is permitted in the zone, nonconforming lots of record may also be permitted utility uses under use code 4800 (utilities) and agricultural uses under use code 8100 (not to include 8150). Except as provided in this section, no other uses are allowed on nonconforming lots. In the P-160 zone, mining uses (8510, 8530, 8540) that are

37 conditionally allowed in the P-160 zoning district can be allowed if processed as a
38 conditional use, and subject to the following additional requirements:

39 1. Compliance with section 16.27.35.

40 2. The use may not be located closer than 2,000 feet to the nearest non-
41 commercial/industrial permanent habitable structure, unless the structure is
42 directly associated with the mining use.

43 3. The nonconforming lot is, at a minimum, 75% of the required acreage for the
44 zone.

45
46 C. Lot Line Adjustments: Lots of Record are not authorized to modify the boundaries
47 of the Lot of Record without prior written authorization of the Planning Director.
48 Any lot line adjustments recorded without written approval of the Planning Director
49 shall be deemed illegal and shall invalidate any prior Lot of Record certificates
50 issued for the property. Any modification to the boundaries shall only be approved
51 if the modification does not increase the degree of nonconformity of the Lot of
52 Record.

53 ...
54
55 **16.27.35: GRAVEL PIT AND MINING REGULATIONS**

56 Gravel Pits and mining operations, as listed in 8500 of Wasatch County Code 16.36.07,
57 shall only be allowed ~~as a when included as a permitted or~~ conditional use in the
58 respective zone. ~~All mining rights shall be reviewed by the county as conditional uses.~~
59 ~~Mining rights shall be in the form of valid traditional rights as opposed to contract rights.~~
60 ~~The water quality standard of approval is the discharge quality.~~ A statement must
61 accompany applications for the conditional use containing the following information:

62 A. Mining plan which shows:
63

- 64 1. Size of operation;
65 2. Limits of disturbance for the entire property;
66 3. The surface area for each phase than can be disturbed at one time;
67 4. Work shifts and time of operation;
68 5. Tons per year limits;
69 6. Materials to be extracted;
70 7. Processing methods;
71 8. Impact statement regarding air quality, water quality and transportation;
72 9. Dust Control Plan;
73 10. Lighting Plan;

- 74 11. Noise abatement plan not exceeding fifty (50) dBA (decibels) at any
75 adjoining property line; and
76 12. Visual assessments showing the maximum extent of the excavated areas
77 for each phase with the visual assessments as from major roads and
78 highways clearly depicting visual impacts. Any impacts shall be addressed
79 by a plan to keep excavation hidden from the public especially along
80 highways and entry ways into the valley.

81 ~~11.-~~

- 82 12.13. Restoration plan and proposed mitigation measures as to above
83 items. Bonding is required to assure that each phase is restored and
84 complies with the restoration plan.

- 85 B. List of all federal and state permits required, and the name of the supervising
86 authority of each agency involved; and either showing permits received, or making
87 the land use approval conditional upon such permits being received;
88 C. Title report;
89 D. Written legal opinion about the applicant's right to access their mining products on
90 or under the surface;
91 E. Economic viability;
92 F. Parking;
93 G. Administrative offices;
94 H. Adjacent support and subsidence plans;
95 I. Transportation plan and impact analysis which evidences that such materials will
96 not be transported through a residential area and will not adversely impact any
97 residential or commercial area;
98 J. A plan which complies with all Wasatch County water quality standards; and
99 K. Any information or plan that the Wasatch County planning director or planning
100 commission may require.

101 ~~K.-~~



Item 2 - Ordinance 25-11, Approving a gate on West Strawberry Road .66 miles south of the intersection of Highway 40 and West Strawberry Road.

Project: DEV-0000 | Ordinance allowing a gate on West Strawberry Road.
Meeting Date: 10 July 2025
Report Date: 3 July 2025
Report Author: Doug Smith, Planner

Council Action Required: Yes
Type of Action: Legislative
Applicant: County initiated
Affected Code Section(s): 9.02.03 (Public Works section)

DETERMINATION ISSUE

Whether or not to recommend approval of Ordinance 25-11 allowing a gate for the seasonal closure of West Strawberry Road .66 miles south of the intersection with Highway 40 south of the Visitors Center and located close to Clyde Creek.

RECOMMENDATION

Based on the analysis and findings in this staff report, the Planning Staff is of the opinion that the proposed ordinance should be recommended by the planning commission to be approved by the County Council based on the findings included in the staff report.

BACKGROUND

The County has followed the practice that it, and UDOT, will not maintain many higher elevation roads through the Snow Season, thus closing the roads to vehicular traffic to protect the public health, welfare, and safety and to manage the high costs associated with maintaining the roads.

In 2020 the County Legislative Body adopted Ordinance 20-19, which enacted Wasatch County Code 9.02.03, which took a comprehensive approach to the seasonal closure of high elevation roads in the County. As part of Ordinance 20-19, the County Legislative Body adopted a Winter Maintenance Road Map, designating that existing and new County roads that would be closed in the Snow Season. West Strawberry Road is in the Seasonal Road Area on the Winter Maintenance Road Map.

West Strawberry Road was under Forest Service jurisdiction until around August 30, 2023, but was transferred to Wasatch County pursuant to a request from the Forest Service. The Strawberry Bay Marina and Lodge, which is south of the proposed gate, was conditionally permitted by the Forest Service while under Forest Service jurisdiction to plow West Strawberry Road.

Pursuant to WCC 9.02.03, Wasatch County encouraged Strawberry Bay Marina and Lodge to apply for a Private Plow Permit and authorized \$28,000 of restaurant tax funds to be used to cover the bond for the Private Plow Permit on December 18, 2024.

West Strawberry Road was plowed through the 2024-2025 Snow Season unlawfully and without a Private Plow Permit being issued.

A gate placed on West Strawberry Road, as shown in Exhibit A ("Gate"), would help prevent unlawful plowing on West Strawberry Road during the Snow Season. The County Legislative Body has determined that the Gate will promote the health, safety, and welfare of Wasatch County, as further outlined in Ordinance 20-19, and WCC 9.02.03.

What this ordinance does:

- Allows a gate on West Strawberry Road that can be seasonally closed to prevent illegal plowing of the road.

STAFF ANALYSIS

The public works department under code section 9.01.02 is responsible for the maintenance of roads in the County. It has been determined that some roads will not be maintained on a year-round basis due to costs or difficulty or both. In some situations, the County has determined that private entities can plow roads if approved to do so. In order for a private entity to plow public roads an agreement is required so that minimum maintenance standards can be required and bonds can be provided if damage to the road is done.

Many of these roads are remote and the County may not know that the road has been plowed or who plowed the road. This proposal for a gate on the road would force private entities to work with the County and enter into an agreement or the gate will not be opened.

Staff believes this is the best method to ensure the road is not damaged and that standards for winter maintenance are met.

RECOMMENDED MOTION

Move to recommend approval of the proposal with Conditions consistent with the findings, recommendations and modifications (if any) presented in the staff report.

– FINDINGS –

- Utah Code Section 17-50-302 authorizes the County to provide services, exercise powers, and perform functions that are reasonably related to the safety, health, morals, and welfare of their inhabitants.
- Utah Code Section 17-50-305 authorizes the County to control and manage county roads.
- Utah Code Section 17-50-309 authorizes the County to enact ordinances for the control and use of public roads.
- Utah Code Section 72-3-103 grants the County legislative body sole jurisdiction and control of county roads in the County and grants the county authority to enter into agreements with federal agencies to construct, improve, and maintain county roads in national forests.
- The County follows the practice that it, and UDOT, has followed for living memory, being at least 50 years of not maintaining higher elevation roads through the Snow Season, thus closing the roads to vehicular traffic to protect the public health, welfare, and safety and to manage the high costs associated with maintaining the roads.
- In 2020 the County Legislative Body adopted Ordinance 20-19, which enacted Wasatch County Code 9.02.03, which took a comprehensive approach to the seasonal closure of high elevation roads in the County.
- As part of Ordinance 20-19, the County Legislative Body adopted a Winter Maintenance Road Map, designating that existing and new County roads that would be closed in the Snow Season.
- West Strawberry Road is in the Seasonal Road Area on the Winter Maintenance Road Map.
- Changes to WCC 9.02.03 and the Winter Maintenance Road Map have been adopted from time to time by the County Legislative Body.
- West Strawberry Road was under Forest Service jurisdiction until around August 30, 2023, but was transferred to Wasatch County pursuant to a request from the Forest Service.
- The Strawberry Bay Marina and Lodge was conditionally permitted by the Forest Service to plow West Strawberry Road.
- Around August 30, 2023, maintenance of West Strawberry Road was transferred to Wasatch County pursuant to a request from the Forest Service.
- Pursuant to WCC 9.02.03, Wasatch County encouraged Strawberry Bay Marina and Lodge to apply for a Private Plow Permit and authorized \$28,000 of restaurant tax funds to be used to cover the bond for the Private Plow Permit on December 18, 2024.
- West Strawberry Road was plowed through the 2024- 2025 Snow Season unlawfully and without a Private Plow Permit being issued.
- A gate placed on West Strawberry Road, as further described in Exhibit A (“Gate”), would help prevent unlawful plowing on West Strawberry Road during the Snow Season.
- The County Legislative Body has determined that the Gate will promote the health, safety, and welfare of Wasatch County, as further outlined in Ordinance 20-19, and WCC 9.02.03.
- The planning commission has held a public hearing on this ordinance and forwarded it to the County Legislative Body for the approval.
- The County has properly noticed public hearings before the County Legislative Body and has fulfilled all requirements of Wasatch County Code 3.03.01 for the enactment of an ordinance, including conducting a first and second reading, and making this ordinance available to the public on the County Website.

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 ordinance is consistent and compatible with the existing code.
- 2. Recommendation for Approval with Conditions. This action can be taken if the Planning Commission feels comfortable that remaining issues can be resolved through conditions or modifications to the proposed text.
- 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. 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 Ordinance5

Exhibit B - Gate Location.....8

Exhibit C - Winter road closure map.....9

ORDINANCE NO. 25-11

AN ORDINANCE AUTHORIZING A GATE ON WEST STRAWBERRY ROAD

RECITALS

WHEREAS, Utah Code Section 17-50-302 authorizes the County to provide services, exercise powers, and perform functions that are reasonably related to the safety, health, morals, and welfare of their inhabitants, and Utah Code Section 17-50-305 authorizes the County to control and manage county roads; and Utah Code Section 17-50-309 authorizes the County to enact ordinances for the control and use of public roads and Utah Code Section 72-3-103 grants the County legislative body sole jurisdiction and control of county roads in the county, and grants the county authority to enter into agreements with federal agencies to construct, improve, and maintain county roads in national forests; and

WHEREAS, the County continues to follow the practice that it, and UDOT, has followed for living memory, being at least 50 years, of not maintaining many higher elevation roads through the Snow Season, thus closing the roads to vehicular traffic to protect the public health, welfare, and safety and to manage the high costs associated with maintaining the roads, and

WHEREAS, in 2020 the County Legislative Body adopted Ordinance 20-19, which enacted Wasatch County Code 9.02.03, which took a comprehensive approach to the seasonal closure of high elevation roads in the County, and

WHEREAS, as part of Ordinance 20-19, the County Legislative Body adopted a Winter Maintenance Road Map, designating that existing and new County roads that would be closed in the Snow Season, and

WHEREAS, West Strawberry Road is in the Seasonal Road Area on the Winter Maintenance Road Map, and

WHEREAS, changes to WCC 9.02.03 and the Winter Maintenance Road Map have been adopted from time to time by the County Legislative Body, and

WHEREAS, West Strawberry Road was under Forest Service jurisdiction until around August 30, 2023, but was transferred to Wasatch County pursuant to a request from the Forest Service, and

WHEREAS, Strawberry Bay Lodge, LC, Strawberry Bay Marina, LLC, Strawberry Bay Real Estate, LLC, Strawberry Bay Real Estate, LLC, Strawberry Bay Summer Rentals LLC, and Strawberry Bay Winter Rentals LLC are all Utah Corporations that have Paul Phillips at 23 MILES E HWY 40, PO BOX 219, HEBER CITY, UT, 84032 as their registered agent, and all appear to all be part of what is

commonly known as the Strawberry Bay Marina and Lodge, <https://strawberrybay.com/>, hereinafter called “Strawberry Bay Marina and Lodge,” and

WHEREAS, the Strawberry Bay Marina and Lodge was conditionally permitted by the Forest Service to plow West Strawberry Road, and

WHEREAS, pursuant to WCC 9.02.03, Wasatch County encouraged Strawberry Bay Marina and Lodge to apply for a Private Plow Permit, and authorized \$28,000 of restaurant tax funds to be used to cover the bond for the Private Plow Permit on December 18, 2024, and

WHEREAS, West Strawberry Road was plowed through the 2024- 2025 Snow Season unlawfully and without a Private Plow Permit being issued, and

WHEREAS, a gate placed on West Strawberry Road, as further described in Exhibit A (“Gate”), would help prevent unlawful plowing on West Strawberry Road during the Snow Season, and

WHEREAS, the County Legislative Body has determined that the Gate will promote the health, safety, and welfare of Wasatch County, as further outlined in Ordinance 20-19, and WCC 9.02.03;

WHEREAS, the planning commission has held a public hearing on this ordinance and forwarded it to the County Legislative Body for the approval;

WHEREAS, the County has properly noticed public hearings before the County Legislative Body, and has fulfilled all requirements of Wasatch County Code 3.03.01 for the enactment of an ordinance, including conducting a first and second reading, and making this ordinance available to the public on the County Website, and

NOW THEREFORE, The County Legislative Body of Wasatch County ordains as follows:

SECTION I: Enactment. The following is hereby enacted:

The Public Works Director is authorized to install a Gate on West Strawberry Road, as depicted on Exhibit A, and to close that gate during the Snow Season if a Private Plow Permit has not been issued for the Snow Season, or the road is not being properly maintained.

Otherwise, seasonal road closures, gates, and snow plowing on West Strawberry Road will continue to be governed by WCC 9.02.03.

SECTION II: **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 III: **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 IV: **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 _____, 2025.

Attest:

WASATCH COUNTY COUNCIL:

Joey Granger
Wasatch County Clerk / Auditor

Karl McMillan, Chair
Wasatch County Council

VOTE

Karl McMillan, Chair
Kendall Crittenden
Luke Searle
Colleen Bonner
Erik Rowland
Steve Farrell
Spencer Park

Exhibit B – Location of Proposed Gate

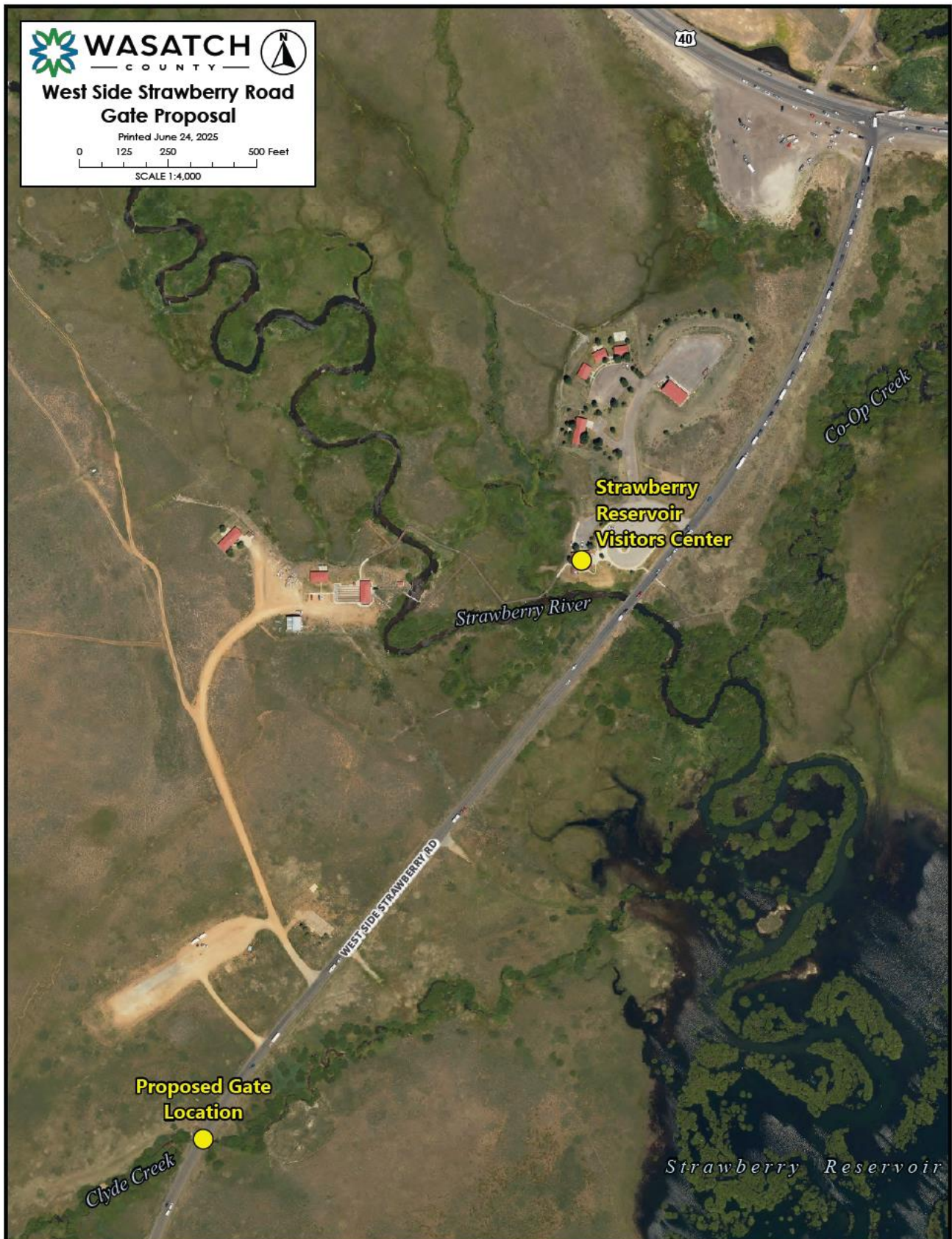
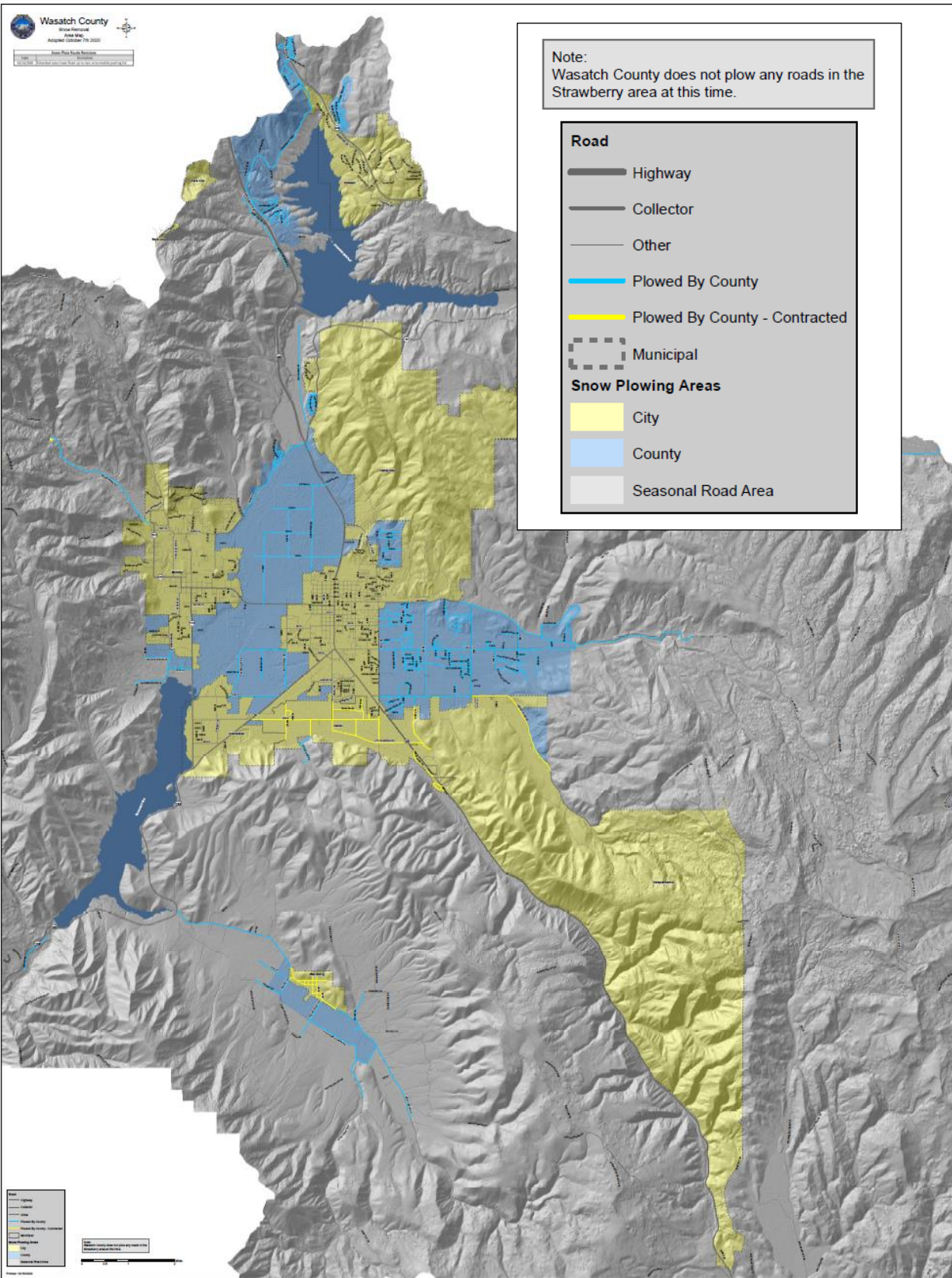


Exhibit C – Winter Road closure map



COUNTY MANAGER

Dustin A. Grabau

COUNTY PLANNERS

Doug G. Smith, Director
Austin Corry, Assistant Director
Anders Bake, Planner
Anna Anglin, Planner
Cadon Lyon, Planner



COUNTY COUNCIL

Kendall Crittenden
Colleen Bonner
Karl McMillan
Mark Nelson
Spencer Park
Erik Rowland
Luke Searle

MEMORANDUM

To: Planning Commission
From: Austin Corry and Richard Breitenbeker
Date: 2 July 2025
Re: Item 3 – General Plan Introduction and Background

Planning Commission members,

The most recent progress on the General Plan has involved the adoption of visioning drafts and the assemblance of the citizen advisory committee. Staff has also been working on drafting certain aspects of the plan based on the community survey that concluded at the beginning of May.

Attached you will find an incomplete rough draft of the first two chapters that is intended to serve three main purposes: 1) provide a contextual history of where we've been, 2) identify the values of the community that have resulted from that historical context, and 3) establish the overarching vision and goals that are comprehensive rather than element specific.

Many of the comments from the survey included a desire to keep the "feel" of the area. While development occurs and changes are inevitable, it is apparent that the most important aspect of the community is the people and the connections we have with one another. As such, staff has prepared the background section in a manner to help define what it means to "maintain rural character" or "respect our heritage."

The attached draft is intended to spur the discussion with the Planning Commission. Richard Breitenbeker will lead the discussion in hopes of finalizing the rough draft before releasing it for advisory committee review. This is not intended to be considered an item ready for decision.

Questions to contemplate as you prepare for the meeting are:

- 1) What one-word descriptors would you use to describe what these Wasatch valleys (Heber Valley, Round Valley, Strawberry Valley, Jordanelle Basin) have been in the past?
- 2) What one-word descriptors would you hope would be used to describe them in the future?

Attachments: (1) Rough Draft Chapter 1 – Introduction and Chapter 2 – Our Community

ATTACHMENT #1 – Rough Draft Chapters 1 & 2 – Introduction and Background

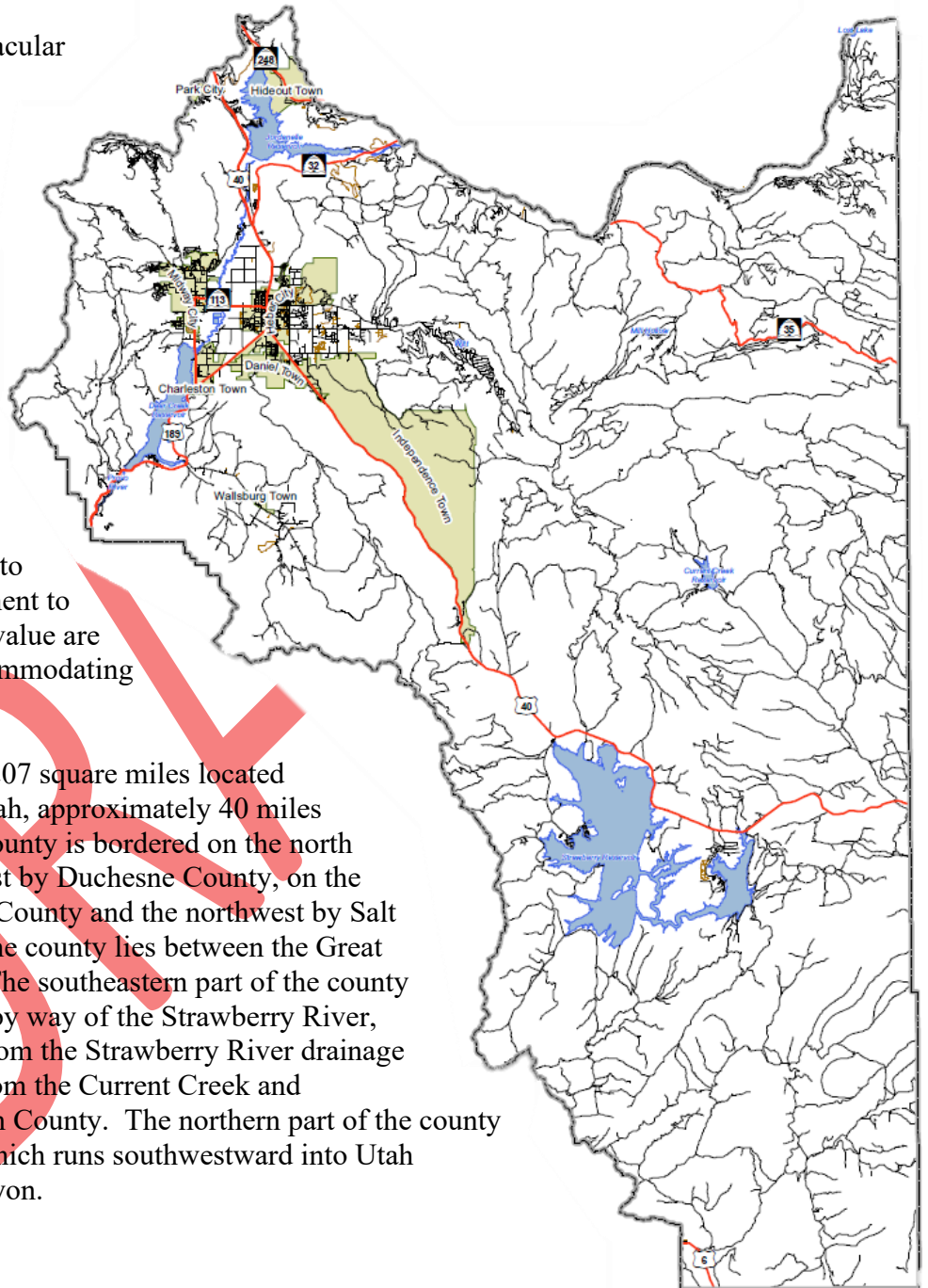
Chapter One

Introduction

One of the most spectacular places on earth, Wasatch County is home to majestic mountain views and bucolic valley floors. Each year, it attracts millions of visitors and hundreds of new residents who are drawn to its welcoming communities, natural beauty, and abundant recreational opportunities. Residents express widespread satisfaction with Wasatch County as a place to live; however, they also want to manage growth and development to ensure that the qualities they value are not lost in the process of accommodating change.

Wasatch County is 1,207 square miles located in the north-central part of Utah, approximately 40 miles east of Salt Lake City. The County is bordered on the north by Summit County, on the east by Duchesne County, on the south and southwest by Utah County and the northwest by Salt Lake County. Geologically, the county lies between the Great Basin and the Uintah Basin. The southeastern part of the county drains to the Colorado River by way of the Strawberry River, however, most of the water from the Strawberry River drainage is diverted through tunnels from the Current Creek and Strawberry Reservoirs to Utah County. The northern part of the county drains into the Provo River which runs southwestward into Utah County by way of Provo Canyon.

Above all else, Wasatch County is a community. It's the network of relationships, the shared experiences, and the mutual support that binds individuals together. This plan has been organized with that in mind. Each element will focus on the following pattern of *OUR* evolving story: 1) Our Foundation (Existing Conditions, Opportunities, and Constraints), and 2) Our Future (Goals and Policies).



Purpose of the General Plan

The first comprehensive plan for Wasatch County was completed in September 1973. The plan was prepared as a blueprint for the purpose of providing guidance to development or changes that would take place within the County during a twenty-year period. This plan served the needs of the County for that period; but for the eight years beyond the intended life of the plan.

In 2001, a comprehensive update to the General Plan was undertaken and involved significant community participation, including a committee of 100 residents serving to advise on matters of transportation, land use, economic development, and public services. It has guided Wasatch County well over the past 24 years with only minor updates to the plan being made through the years. It is time for Wasatch County to celebrate its successes and revisit the roadmap for the future.

Wasatch County has grown by 138% since the 2001 plan and projections anticipate doubling the population by the year 2060. The Wasatch County General Plan offers a proactive approach to how the county will accommodate additional housing needs, provide jobs and services, address the impacts of transportation, manage natural resources, and maintain the high quality of life for all residents and visitors. This effort will prioritize the following objectives:

1. **Protect our Values:** Ensuring responsible development that respects our rural heritage and protects natural resources.
2. **Enhance Quality of Life:** Coordinating strategies for economic development, transportation, and housing so that necessary services are provided for the community in a fiscally responsible way.
3. **Foster Community Engagement:** Providing opportunities for community members to actively participate in shaping our future and to establish mechanisms to encourage coordination with incorporated communities in the county.
4. **Improve Accessibility:** Making the plan easy to understand and predictable to ensure it is utilized regularly to the fullest extent possible.

Relationship to Other Plans

The General Plan is Wasatch County's preeminent planning document. It informs all other plans and policies, including master plans, area plans, and regulatory codes. Together these plans are complementary and consistent in their purpose.

The County legislative body has adopted the Wasatch County General Plan as a "mandatory" document requiring all land use proposals to adhere to the plan. Requests for changes in zoning or ordinances that are not in accordance with this general plan will require a change to the plan or they should not be approved.



Scope of Work

In fulfilling the purpose outlined above, the elements to be considered in the preparation of a general plan are established by Utah State Law (Section 17-27a-403 Utah Code Annotated). The general plan with its accompanying maps, charts and descriptive materials outlines the recommendations for the management of growth and development of the unincorporated areas of Wasatch County and provides a basis for coordinating with local incorporated municipalities on regional issues and with the federal government on land and resource management issues.

The chapters that follow will include the following specific elements for the purpose of ensuring that the plan achieves the objectives outlined earlier:

- Land Use and Growth
- Transportation and Mobility
- Housing Attainability
- Resource Management
- Public Services and Facilities
- Economic Development

It is also worth acknowledging that over 70% of the land in the county boundaries are either public lands administered by federal or state entities, or it is incorporated under the jurisdiction of one of the ten municipalities of Heber City, Midway, Charleston, Daniel, Hideout, Independence, Interlaken, Wallsburg and a portion of Park City. While this Plan is limited in scope only to the unincorporated area, efforts have been made to make the Plan compatible with adjoining areas in each municipality as necessary and to support aligning land use policies for the community as a whole.

Chapter Two

Our Community

Our Foundation

[S1] This land is raw and tough, yet beautiful. Grand peaks stretch as high as 10,800 feet to scrape cerulean skies and snow-chilled rivers rush by baked soils as low as 5,220 feet above sea level. Such an austere landscape places demands on those who walk its trails or farm its meadows. It demands *pragmatism* and *perseverance*. Its harsh realities teach determined *work*. Its beauty inspires *wonder* even in those who visit too briefly to be inculcated by the land. Indeed, settlers have long felt the divine in their connection to this land. The values we hold today are shaped by the land just as they are by the people who came and the people who've stayed.

[S2] The first to come and stay arrived in 1859. They fled uncivilized country, where between their arrival and the creation of Wasatch County in 1862, Abraham Lincoln would offer his first inaugural address. He closed "We are not enemies, but friends. We must not be enemies. Though passion may have strained it must not break our bonds of affection. The mystic chords of memory, stretching from every battlefield and patriot grave to every living heart and hearthstone all over this broad land, will yet swell the chorus of the Union, when again touched, as surely they will be, by the better angels of our nature." These settlers found here those bonds of union. As they worked together in this beautiful land, as we do today, they found themselves *better by nature*.

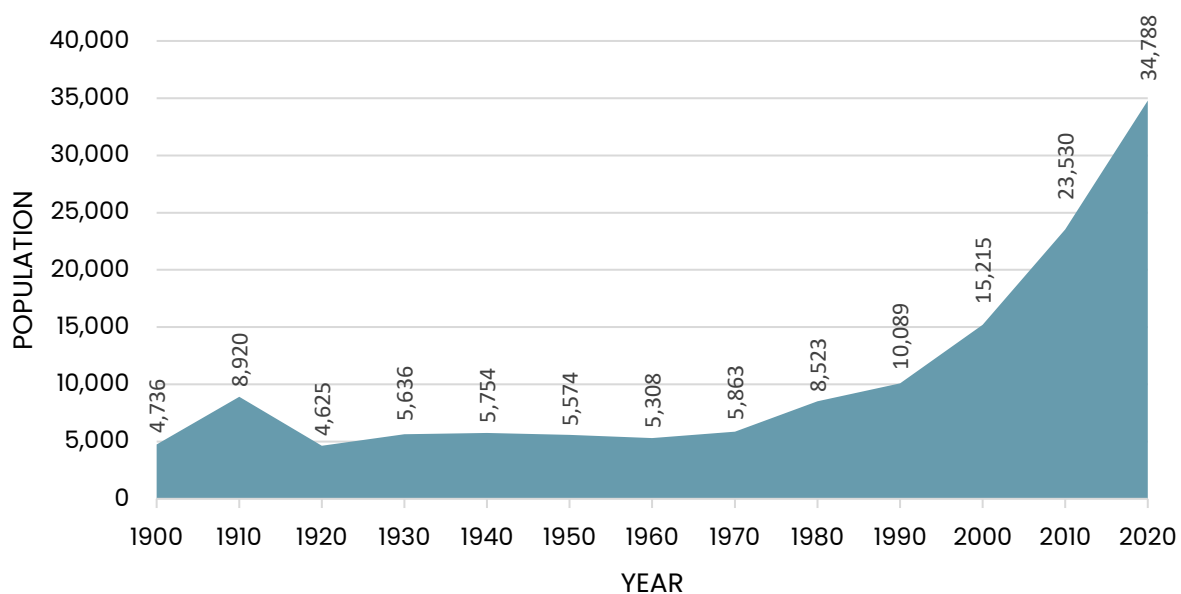
[S3] These first-comers, these Mormon Pioneers, were a peculiar people. They had endured much to get here and would endure much to stay. Whether because of the hardships en route or in spite of them, they came ready-made for a land that demanded work. They sowed *perseverance* and *determination*. Their early crops failed, but they persistently planted year after year. They took on hand-stinging labors for themselves and for others, putting down fences, digging canals, and tilling those baked soils. They met this land with the kind of obstinate resolve it demands. All this they did driven forward by their faith. They believed in Providence. They believed in each other. They believed in living good lives. Their beliefs brought a vision and an optimism sufficient to propel a people who valued self-sufficiency to organize around work. In this way, too, they mirrored a land where wonder and awe soar above rugged paths. The values they lived, together with the land, laid a foundational character for our communities that has been transmitted through generations.

[S4] Communities quickly grew from that foundation. Connected family groups put down strong roots, creating an era of native growth even as newcomers kept coming. Native-born residents outnumbered first pioneers by the turn of the century. Communities came from positions of strong independence, but also came together to meet deep needs. Residents of our valleys continued to organize around work even as the scale of projects kept growing. There were, at times, frictions regarding how work should be done. Still, it was done. Wasatch County saw its first rail line [1899], first water works [1905], first high school [1907], and first electric plant [1909]. Residents formed and reformed cooperatives, congregations, schools, and societies. Even as communities grew within they also began connecting to the world without. Utah became a state [1896]. Rail enabled agriculture to shift from a means of survival to a means of commerce. Mining came to stay. The federal government established the Forest Service [1905] and built Strawberry Reservoir [1910]. Consistent community efforts expanded their foundational values into blossoming manifestations of prudence, sensibility, and connection.

[S5] Connecting to the outside world brought opportunity, but it also brought the world's difficulties to Wasatch County. Sequences of tumultuous episodes followed, fluctuating between world wars and economic depressions. Ever a community of doers, residents of these valleys manifested and adapted their ideals to each new crisis. They inherited a pioneer tradition that honored American ideals like human liberty and individual *freedom*, and Lincoln's mystic chords of memory stirred in them the *patriotism* to fight for those ideals. Accustomed to sacrificing for each other, our communities would also *sacrifice* what they could for the fate of nations. They met war demands for agricultural and mining products only for those industries to slump against international markets post-war. Repeated and continued recessions would have been unbearable were county stock further removed from their agrarian roots. Poverty came to feel normal and population declined. World events in the war years both sporadically encouraged and undercut practices that echoed local values. Still, the memory of pioneer days felt closer than it was. Wasatch County came out of those tumultuous times spent, but optimistic.

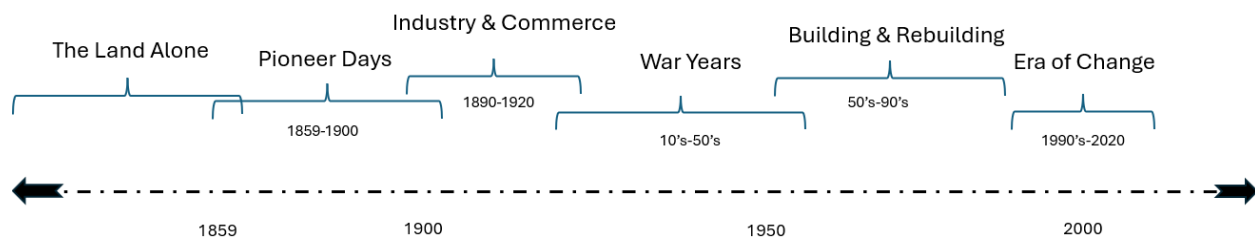
[S6] Post-war life in the county quickly returned to a sensible focus on what could be done here today. Communities looked to build, and rebuild, with what little they had. Rebuilding with so little usually meant *cooperation* and *compromise*. Often reluctantly, county happenings increasingly became entangled with state and federal projects. Businesses fought state agencies over limited water rights, ranchers fought federal agencies over grazing rights, federal funds were tapped for sewer and road projects, and Deer Creek Reservoir was completed with much protest. Economic practices in agriculture, mining, and timber struggled to return from recession and new recreation industries were encouraged in their place. At the same time, domestic practices began to fade or shift in philosophy with the rise of modern convenience. Communities responded with a desire to preserve their history and new interest in community planning and management. More than history, the last quarter of the century saw public concern for preserving the community's soul. Practices long cherished as expressions of community values were fading. Years of careful compromise enabled progress but also left affairs arranged in a way that could be vulnerable to change. The natural features of Wasatch County had been changed in major ways and the man-made façade too showed a growing potential energy.

HISTORIC POPULATION OF WASATCH COUNTY



[S7] We live today in a new era of growth. The simmering of last century leapt into rapid expansion and the breakaway trend is expected to continue for most of the current century. So far in this ongoing era, we have seen the creation of new communities and the expansion of existing ones. New construction has spread across the valleys and up the mountains. Perhaps more importantly than the face of the county changing more rapidly than it ever has, the county is full of new faces. There are more newcomers than old-timers, even if each newcomer wishes they were the last. Efforts to guide and to govern have grown in response. So too has a desire to preserve local heritage. External demand has created tight competition for land and water resources, which in turn further pressures traditional practices. Standing here today, with imperfect knowledge of how those after us will view our era, we recognize a challenge. We have long been a community of doers rather than sayers. Still, the practices and habits of those who live here continue changing. The values transmitted to us must be spoken if we are to find a way to transmit those same values forward.

[S8] Many of these values -pragmatism, frugality, simplicity, cooperation- were spurred or reinforced by necessity. Others arise only if given the space to grow naturally. As the necessity of our circumstances press less upon us, and as newcomers and old-timers press more together, we must all find new necessity in honoring our heritage. We seek in this general plan to preserve the land, the practices, and the traditions that have instilled our inherited values. We also seek to infuse those values, by necessity, in the vision, practices, and traditions yet to come. We seek to cultivate a community that continues to be *better by nature*.



Our Future

Vision: *Wasatch County stands as a community where rural heritage and natural wonders endure as we deliberately guide our future.*

GOAL 2.1: Address issues related to the quality of life in Wasatch County through comprehensive planning and the effective allocation of resources, in coordination with other public and private agencies.

POLICY 2.1.1: Review the General Plan at least every five (5) years and update as the need arises to provide responsible and well-formulated public policy direction to community decisions.

POLICY 2.1.2: Identify key elements that affect the quality of life in Wasatch County, using community surveys, open houses, and a broad variety of technological means.

POLICY 2.1.3: Coordinate with public and private groups to address quality of life issues related to cultural, social, and educational opportunities.

GOAL 2.2: Continue Wasatch County's commitment to promoting a broad-based and informed decision-making process based on citizen participation at all levels of community governance.

POLICY 2.2.1: Continue expanding opportunities for citizen involvement in the County's decision-making process through opportunities such as the Planning Commission and the Parks and Trails Committee

POLICY 2.2.2: Educate the public on the public input process and available avenues for discussion and comment.

POLICY 2.2.3: Publish the results of Wasatch County initiatives, studies, designs, and budgets in multiple formats, both electronic and print, and in multiple locations.

POLICY 2.2.4: Establish clearly defined methods for responding to community input on planning and zoning matters and monitor these methods to ensure their effectiveness.

GOAL 2.3: Seek opportunities to improve collaboration between the county, municipalities, special service districts, the school district, and other public and private entities where shared values can be discussed and coordinated for the greatest public benefit.

POLICY 2.3.1: Implement a process for boards and committees to ensure a means of providing representation of various backgrounds and experience levels representing the entire community.

POLICY 2.3.2: Coordinate with outside agencies or boards, as appropriate, to harmonize review processes and ensure each entity is receiving timely and accurate information.

POLICY 2.3.3: Partner with Wasatch County School District to incorporate school planning into the process of community planning and zoning.

POLICY 2.3.4: Consider ~~options to allow~~ developments incentives, such as additional density, in exchange for providing land for civic facilities based on accomplishing the intent of the General Plan, ~~ordinances~~ and providing a public benefit to the community as determined by the legislative body.

DRAFT