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## 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

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### 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	<b><u>AYE</u></b>	NAY	ABSTAIN	Mark Hendricks	<b><u>AYE</u></b>	NAY	ABSTAIN
Doug Hronek	<b><u>AYE</u></b>	NAY	ABSTAIN	Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN
Daniel Lyman	<b><u>AYE</u></b>	NAY	ABSTAIN				

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### 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	<b><u>AYE</u></b>	NAY	ABSTAIN	Doug Hronek	<b><u>AYE</u></b>	NAY	ABSTAIN
Mark Hendricks	<b><u>AYE</u></b>	NAY	ABSTAIN	Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN
Daniel Lyman	<b><u>AYE</u></b>	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.

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## **ADJOURNMENT**

## **MOTION**

**Commissioner Kimberly Cook made a motion to adjourn.**

**Commissioner Daniel Lyman seconded the motion.**

**VOTE**            **( 5 TO 0 )**

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

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

Meeting adjourned at 7:00 p.m.

  
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CHARLES ZUERCHER/CHAIRMAN