



WASATCH COUNTY PLANNING COMMISSION MINUTES

SEPTEMBER 11, 2025

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

BUSINESS ITEMS

❖ APPROVAL OF THE MINUTES FROM THE AUGUST 14, 2025 MEETING

MOTION

No motion was made because there were not enough members present that were present at the August 14th meeting. This item will be moved to the agenda for the next meeting.

REGULAR AGENDA ITEMS

ITEM #1 BERG ENGINEERING, REPRESENTING RICHARD CLIFTEN, REQUESTS PRELIMINARY SUBDIVISION APPROVAL FOR A 6-LOT SUBDIVISION ON 13.5 ACRES LOCATED AT 1380 S MILLS LANE IN THE RA-1 ZONE. (DEV-10687; ANNA ANGLIN)

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:

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

- Commissioner Murphy asked about the location of the trail.
- Commissioner Hendricks asked about the improvements on the road.

MOTION

Commissioner Hendricks made a motion to approve the preliminary proposal with all the findings and conditions in the staff report and with the correction that Center Creek (in the findings) be changed to Twin Creeks.

Commissioner Lyman seconded the motion.

VOTE **(4 TO 0)**

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

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

1. The subject property is 13.5 acres per the applicant's survey.
2. The subject property is in the Residential Agriculture 1 (RA-1) zone.
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.
4. The application includes connections to public sewer and public water through Center Creek SSD and Twin Creeks SSD.
5. The proposal could have up to 10 lots.
6. The proposed subdivision includes six lots with a density of 2.25 acres per unit.
7. The proposed subdivision will not provide any additional road connections due to the neighboring properties already being developed.
8. 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.

ITEM #2 CHRISTOPHER TALBOTT, REPRESENTING WILDWOOD RESERVE DEVELOPMENT LLC, REQUESTS A FINAL SITE PLAN REVIEW FOR A NEW ONE-STORY BUILDING, A POOL, A SPA AND AN OUTDOOR RECREATION AREA FOR THE WILDWOOD RESERVE RESIDENTIAL SUBDIVISION LOCATED AT THE INTERSECTION OF PANORAMA VIEW WAY AND FIRESIDE DRIVE ON THE NORTHEAST CORNER IN THE (JBOZ) ZONE. (DEV-10796, ANNA ANGLIN)

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:

- Applicant discussed the parking and that the lower numbers are appropriate.

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

- Discussion regarding the parking and building materials.
- Commissioner Lyman was concerned about the reduction in the parking numbers.

MOTION

Commissioner Hendricks made a motion to approve the site plan and forward with a recommendation of approval to the County Council the parking reduction numbers with all the findings and the conditions in the staff report. Commissioner Murphy seconded the motion.

VOTE **(4 TO 0)**

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

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

1. On March 13, 2025, Wildwood Reserve Subdivision plat amendment to allow a community club house was approved by the Planning Commission.
2. On July 7, 2025, Wildwood Reserve Subdivision Amendment was recorded with the County.
3. The subdivision was originally part of the Benloch Ranch Master Plan Development.
4. The proposed building is ancillary to the Wildwood Reserve Development.
5. The proposed building meets setback requirements.
6. The proposed project has an access point on Fireside Drive and will need to come into compliance with section 16.33.12 of the Wasatch County Code for building permit approval.
7. The proposal is in the Jordanelle Basin Overlay Zone (JBOZ).
8. The proposed project will have adequate parking on the condition that a minimum of 10 stalls and five bicycle stalls are added to the project.
9. The proposed project will meet landscaping requirements found in 16.21.10 of the Wasatch County Code.
10. The proposed height does not violate the Wasatch County Code.
11. The proposed project will need to meet the Dark Sky requirements found in section 16.21.16 of the Wasatch County Code by the applicant differentiating lumens that are an IBC and IES requirement and lumens that will apply to the 25,000 maximum lumen requirements to show the project will not exceed lighting requirements.

CONDITIONS

1. The applicant will need to bring the driveway width at curb radii into compliance with section 16.33.12 of the zoning ordinance.

2. The applicant will need to provide a minimum of five spaces for bicycle parking as a substitute for five required parking spaces.
3. The applicant will need to differentiate lumens that are IES and IBC requirements and lumens that will apply to the 25,000 maximum lumen requirements to show the project will not exceed lighting requirements.
4. All notes in the DRC comments are addressed and met.

ITEM #3 DISCUSSION AND DIRECTION REGARDING THE PROGRESS OF THE GENERAL PLAN UPDATE, SPECIFICALLY FOCUSING ON GOALS AND POLICIES THAT HAVE BEEN PREPARED BASED ON PUBLIC OUTREACH AND ADVISORY COMMITTEE FEEDBACK. (AUSTIN CORRY) **NOTE THAT THIS DISCUSSION ITEM WILL ALSO BE INCLUDED ON THE COUNTY COUNCIL AGENDA FOR SEPTEMBER 17, 2025 AT 4:00 P.M. SEE COUNTY COUNCIL AGENDA FOR FURTHER DETAILS.*

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.

Austin pointed out a few sections for further discussion.

- Goal 3.2 discusses protecting agriculture because it is significant to protect open space.
- Policy 4.2.1 discusses the use of network typologies that would allow different options depending on the context.
- Impacts of transportation development on natural topography.
- Statements regarding moderate income housing and the citations to the state code.
- Mentioned the language about protecting the agricultural operations.

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:

- Eric Bunker, Planning Director for the town of Daniel discussed working with the RPO and the AOG.
- Mr. Bunker talked about a number of changes he would propose.
- Mr. Bunker mentioned that if a rezone does not comply with the GP it should not be approved.
- Mr. Bunker stated that Ag. Uses also provide cooling from heat islands.

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

- Commissioner Hendricks made some comments regarding the Jordanelle Basin and felt that things were progressing properly.
- Commissioner Hendricks asked about affordable housing and what the role of the County was.
- Commissioner Hendricks asked about goal 3.4 and said that coordination is the most important aspect of the plan. He felt that this is the key.
- Chairman Zuercher mentioned that he agrees that coordination is very important so we are all planning and coordinating together.
- Commissioner Lyman mentioned urban growth boundaries and how we can get the cities to work together and not continue to annex out into the County.
- There was a discussion about the annexation policies of the various municipalities and how the cities are approving so much density.
- Commissioner Zuercher felt that the UDOT corridor is going to effect the agricultural feel of the valley.

- Housing affordability was discussed.

MOTION

No Motion was made because this was a discussion item.

ADJOURNMENT

MOTION

Chair Charles Zuercher made a motion to adjourn.

Commissioner Mark Hendricks seconded the motion.

VOTE **(4 TO 0)**

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

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN
Michael Murphy	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 8:00 p.m.


CHARLES ZUERCHER/CHAIRMAN