



# WASATCH

C O U N T Y

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## WASATCH COUNTY COUNCIL MEETING MINUTES

### MINUTES FOR NOVEMBER 19, 2025

THE WASATCH COUNTY COUNCIL MET IN REGULAR SESSION LIVE AND BY ON-LINE WEDNESDAY, NOVEMBER 19, 2025, IN THE WASATCH COUNTY COUNCIL CHAMBERS LOCATED IN THE WASATCH COUNTY ADMINISTRATIVE BUILDING AT 25 NORTH MAIN, HEBER CITY, UTAH 84032

A video recording of the meeting may be viewed by using the Wasatch County Website (<https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>) and selecting the desired meeting.

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#### CALL TO ORDER

(VIDEO TIME STAMP: 00:00:08)

- A. **SUMMARY:** The meeting was called to order at 4:10 P.M. by Councilmember McMillan with the following members in attendance:

COUNCILMEMBER	PRESENT	ABSENT
Karl McMillan (Council Chair & Seat F Councilmember)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erik Rowland (Council Vice Chair and Seat C Councilmember)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Luke Searle (Seat A Councilmember)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Colleen Bonner (Seat B Councilmember)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kendall Crittenden (Seat D Councilmember)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Nelson (Seat E Councilmember)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Spencer Park (Seat G Councilmember)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### PRAYER/REMARKS

(VIDEO TIME STAMP: 00:00:34)

- A. **SUMMARY:** A prayer was provided by Councilmember Bonner.
- i. **ACTION TAKEN:** No official action was taken.

## PLEDGE OF ALLEGIANCE

(VIDEO TIME STAMP: 00:01:26)

A. **SUMMARY:** The Pledge of Allegiance was led by Councilmember McMillan.

i. **ACTION TAKEN:** No official action was taken.

## WASATCH COUNTY SOLID WASTE SSD

### 1. PRESENTATION OF TENTATIVE 2026 BUDGET – KELLY CHRISTENSEN

A. **SUMMARY:** This item was presented during a Solid Waste SSD meeting prior to Council meeting.

i. **ACTION TAKEN:** No official action was taken.

## PUBLIC COMMENT

(VIDEO TIME STAMP: 00:01:51)

A. **SUMMARY:** Councilmember McMillan asked if there were any members of the public who wanted up-to 3 minutes to provide public comments to the Council on any item not on the agenda.

There were no individuals who asked to make a public comment.

i. **ACTION TAKEN:** No official action was taken.

## CALL FOR AGENDA ITEMS

(VIDEO TIME STAMP: 00:02:13)

A. **SUMMARY:** Councilmember McMillan asked if there were any topics to be added as a future agenda item. No requests were made.

**Kendall Crittenden:** Discussion on US 40 corridor agreement December 3rd

**Erik Rowland:** Jordanelle Ridge Open Space December 3rd

i. **ACTION TAKEN:** No official action was taken.

## APPROVAL OF MINUTES

(VIDEO TIME STAMP: 00:04:04)

### 1. APPROVAL OF MINUTES – NOVEMBER 05, 2025

(VIDEO TIME STAMP: 00:04:04)

A. **SUMMARY:** Councilmember McMillan asked if there were any requested changes to the November 05, 2025, Draft Minutes. No changes were proposed.

- i. **ACTION TAKEN:** Councilmember Crittenden made a motion to "approve the minutes for the November 05, 2025 and November 12, 2025 as presented" Councilmember Rowland seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

## 2. APPROVAL OF MINUTES – NOVEMBER 12, 2025

(VIDEO TIME STAMP: 00:04:04)

- A. **SUMMARY:** Councilmember McMillan asked if there were any requested changes to the November 12, 2025, Draft Minutes. No changes were proposed.

- i. **ACTION TAKEN:** Councilmember Crittenden made a motion to "approve the minutes for the November 05, 2025 and November 12, 2025 as presented" Councilmember Rowland seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

## COUNCIL ITEMS

(VIDEO TIME STAMP: 00:04:44)

### 1. BOARD OF EQUALIZATION 5TH ROUND CONSIDERATION – JERRY JONES

(VIDEO TIME STAMP: 00:04:44)

- A. **SUMMARY:** Jerry Jones, representative from the Wasatch County Clerk's Office, presented the 5<sup>th</sup> round of board of equalization appeals. Heather Leavitt, appraiser from the Wasatch County Assessor's Office explained the main difference on two parcels market value was due to the removal of a building foundation. The difference in change is \$14,663,673.

- i. **ACTION TAKEN:** Councilmember Searle made a motion to "approve the 5<sup>th</sup> round consideration of the board of equalization" Councilmember Nelson seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

## 2. BOARD OF EQUALIZATION ASSESSOR ADJUSTMENT CONSIDERATION – JERRY JONES

(VIDEO TIME STAMP: 00:11:37)

A. **SUMMARY:** Jerry Jones, representative from the Wasatch County Clerk's Office, explained that assessor adjustments are discoveries made by the assessor's office for mistakes, errors, or oversights. Jerry explained the error on parcel 00-0022-0613 was an extra zero in the market value, error on parcel 00-0020-4148 was due to a difference in actual acreage, the error on parcel 00-0020-1420 was due to incorrect square footage, and the following parcels numbers all had the same issue where they are deed restricted lots that restricts the value of the property: 00-0021-5374, 00-21-5372, 00-0021-5373, 00-0021-5375.

i. **ACTION TAKEN:** Councilmember Crittenden made a motion to “**approve assessor adjustments for the 7 properties**” Councilmember McMillan seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

## 3. BOARD OF EQUALIZATION LATE APPEAL CONSIDERATION – JERRY JONES

(VIDEO TIME STAMP: 00:020:59)

A. **SUMMARY:** Jerry Jones, representative from the Wasatch County Clerk's Office, explained Utah administrative rule that allows property owners to file late appeal with certain exceptions. Joey Granger, Wasatch County Clerk/Auditor, gave history of late appeal process and what qualifies as extenuating circumstances. Dustin Grabau, Wasatch County Manager's Office, proposed gathering the tax subcommittee of the council to discuss the process of late appeals. Council was in favor of Dustin's proposal.

**Note:** Councilmember Crittenden was excused from the meeting during this item.

B. **SUMMARY:** Jerry explained the first late appeal request is due to the property owners not receiving their preliminary tax notice and were going through family hardship at the time so the appeal deadline was missed.

i. **ACTION TAKEN:** Councilmember Rowland made a motion to “**approve the request**” Councilmember Bonner seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. **SUMMARY:** Jerry explained the second late appeal request is due to the property owners did not knowing their parcel had a secondary status applied to it for 5 years. Once they became aware they filed for primary status and were approved for 2025. Council discussed issues related to primary and secondary status as well as the acceptable statute of limitations. Joey explained the sensitivity of retroactively fixing statuses.

i. **ACTION TAKEN:** Councilmember Rowland made a motion to “**retract the prior motion and continue the discussion on late appeals pertaining to and including primary/secondary assessments until we receive legal counsel**” Councilmember Bonner seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**4. FIRST READING OF ORDINANCE 25-17 ENACTING A COUNTY RECORDS MANAGEMENT AND DATA PRIVACY PROGRAM IN COMPLIANCE WITH THE UTAH GOVERNMENT DATA PRIVACY ACT (GDPA) (U.C.A. § 63A-19-101, ET SEQ.) - DON WOOD** (VIDEO TIME STAMP: 00:57:17)

A. **SUMMARY:** Dustin Grabau, Wasatch County Manager, noted that this item is technically the second reading of ordinance 25-17. The first reading was held during the November 5<sup>th</sup>, 2025 council meeting. Required ordinance due to the state enacted in 2024 state code that requires the county to outline certain provisions within the government data privacy act. Don Wood, Wasatch County Information System Director, explained that one employee from each department would be trained and certified record's managers and that the county has seven years to create the program.

i. **ACTION TAKEN:** Councilmember Bonner made a motion to “**approve ordinance 25-17 enacting a county records management and data privacy program in compliance with the Utah Government Data Privacy Act**” Councilmember Rowland seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**5. REVIEW AND APPROVAL OF WASATCH COUNTY'S RECORDS MANAGEMENT AND DATA PRIVACY PROGRAM POLICY- DON WOOD** (VIDEO TIME STAMP: 01:02:25)

A. **SUMMARY:** Dustin Grabau, Wasatch County Manager, explained that this policy goes in partnership with ordinance 25-17 and that this starts the process of creating a program that outlines provisions. Scott Sweat, Wasatch County Attorney requested to review the policy.

i. **ACTION TAKEN:** Councilmember McMillan made a motion to “**approve the policy contingent on the attorney’s office review and authorize minor changes therein**” Councilmember Rowland seconded the motion. The motion carried with the following vote:

	<b>McMillan</b>	<b>Rowland</b>	<b>Searle</b>	<b>Bonner</b>	<b>Crittenden</b>	<b>Nelson</b>	<b>Park</b>
AYE:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**6. DISCUSSION ON LAND USE SCENARIOS PREPARED BY THE ADVISORY COMMITTEE FOR THE GENERAL PLAN UPDATE. –AUSTIN CORRY** (VIDEO TIME STAMP: 01:04:25)

A. **SUMMARY:** Austin Corry, planner from the Wasatch County Planning Department, refresh to the council on the status of creating a new general plan, and the primary theme is better coordination between municipalities. Austin also presented the results of the public open houses and online survey and four maps created by citizen groups.

**Note:** Councilmember Searle was excused during this item but returned shortly after.

**Note:** Dustin Grabau, Wasatch County Manager, was excused from the meeting during this item.

- i. **ACTION TAKEN:** No official action was taken.
- ii. **ACTION TAKEN:** Councilmember McMillan acknowledge the time was after 6PM and directed other items on the regular agenda will need to be continued until after the public hearings. Councilmember McMillan then instructed the council to recess for 5 minutes and upon returning will go into public hearing items.

**PUBLIC HEARINGS: 6:00PM**

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**1. PETE GILLWALD, REPRESENTING SK HART ENGINEERING LLC, REQUESTS A ZONE MAP AMENDMENT TO ANNEX AN APPROXIMATELY 4 ACRE PARCEL LOCATED AT 1889 W ALPINE AVENUE INTO THE JORDANELLE SPECIALLY PLANNED AREA (JSPA) OVERLAY ZONE WITH A LAND USE DESIGNATION OF RESIDENTIAL MEDIUM DENSITY (RMD). (DEV-9502) – DOUG SMITH** (VIDEO TIME STAMP: 02:03:24)

A. **SUMMARY:** Doug Smith, Wasatch County Planner, explained the reasoning for annexing the property into the JSPA area where medium density is preferred. Doug also shared what is planned around the site including workforce housing and commercial center and what the

plans are for the proposed property being annexed. Doug reviewed 11 findings with council including: 1. The subject property is 3.999 acres surrounded by the Jordanelle Specially Planned Area (JSPA) overlay zone. 2. The subject property is bordered by the Jordanelle Parkway on the west side, Jordanelle Commerce Park (commercial development) to the north, RMD land use designation to the south (LON Parcel) and the Fox Bay condominiums to the east (developed under the JBOZ) with a density of 13.3 UPA. 3. The subject property was not part of the master planning of the JSPA and was therefore never given a target density or land use designation. 4. Section 1.3.3 of the JSPA code requires any property within the boundaries of the JSPA to develop using the JSPA code. 5. The property currently is a Mountain (M) underlying zone with the JBOZ overlay zone. 6. The proposal is consistent with the guidelines for approval found in the Wasatch County General Plan and the JSPA Plan Book. 7. The JSPA land use categories being proposed are 2.649 acres of Residential Medium Density (RMD) and 1.35 acres of the Open Space. 8. The maximum Gross Density for the RMD Zone is six (6) to twenty (20) Units per acre. 9. The proposal if approved as proposed is 13.5 units per acre in the RMD portion of the site but could have as high as 53 units if all other code requirements could be met. If counting the total gross acreage of the site including the open space parcel the density would be 9 units per acre. 10. The proposal includes two 18-unit condominium buildings with a total ERU count of 33 ERU's which would comply with the density allowed in the RMD land use category. 11. 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, and one condition: A moderate-income housing fee may be required as part of this application request to annex into the JSPA overlay zone. Councilmember Searle supported requesting a fee in lieu for moderate-income housing.

- iii. **ACTION TAKEN:** Councilmember McMillan invited the applicant to speak. Pete Gillwald gave a brief history of the project.
- iv. **ACTION TAKEN:** Councilmember McMillan asked if there were any public comments on the item. No public comments were made.
- v. **ACTION TAKEN:** Councilmember Nelson made a motion to "**approve and accept the zone map amendment to annex approximately 4 acre parcels as presented with the findings and conditions**" Councilmember Rowland seconded the motion. The motion carried with the following vote:

	<b>McMillan</b>	<b>Rowland</b>	<b>Searle</b>	<b>Bonner</b>	<b>Crittenden</b>	<b>Nelson</b>	<b>Park</b>
AYE:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NAY:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**2. PETE GILLWALD, REPRESENTING SK HART ENGINEERING LLC, REQUESTS MASTER PLAN, PHYSICAL CONSTRAINTS ANALYSIS AND DENSITY DETERMINATION APPROVAL FOR A 36-UNIT CONDO PROJECT ON 4**

**ACRES LOCATED IN SECTION 24, TOWNSHIP 2S, RANGE 4E IN THE JORDANELLE SPECIALLY PLANNED AREA (JSPA) OVERLAY ZONE. (DEV-10549) – DOUG SMITH** (VIDEO TIME STAMP: 02:17:50)

- A. **SUMMARY:** Doug Smith, Wasatch County Planner, explained that now that the property has been annexed into the JSPA area the master plan for the property can be proposed. Doug presented twelve findings including the following: 1. The subject property is 3.999 acres in the Jordanelle Specially Planned Area (JSPA) overlay zone. 2. The JSPA allows for higher density than the underlying zone through a master plan, physical constraints analysis, and density determination to be analyzed by the legislative body for conformance to established plans and policies. 3. The JSPA code requires properties within the boundaries of the JSPA to develop using the JSPA code (Section 1.3.3). 4. The JSPA land use categories being proposed are the Residential Medium Density (RMD) and Open Space categories which are consistent with the guidelines for approval found in the JSPA Plan Book. 5. The proposal includes two 18-unit condominium buildings with a total ERU count of 33 ERU's which would comply with the maximum density allowed in the RMD land use category. 6. The proposal if approved as prosed is 13.5 units per acre in the RMD portion of the site but could have as high as 53 unites if all other code requirements could be met. If counting the total gross acreage of the site including the open space parcel the density would be 9 units per acre. 7. The proposal demonstrates compliance with the physical constraints analysis requirements in Wasatch County Code. According to the applicant's analysis, the only constraints present on the property are steep slopes which are present in the open space and not on the proposed building envelopes. 8. The proposal includes an adequate amount of open space on the site. 9. The application documents demonstrate that the site will comply with street block connectivity and parking requirements. 10. The proposal demonstrates that it can comply with the architectural standards outlined in the JRA handbook with only minor adjustments to the color and garage doors. 11. The proposal will have to demonstrate compliance with the uniform streetlight and street sign requirements of the JSPA design handbook. 12. Master plan approval does not grant a variance from County Code standards as a project proceeds with further stages in the approval process. 13. 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. Also presented were three conditions including: 1. This Master Plan, Density Determination, and Physical Constraints Analysis Application is not approved until the Wasatch County Council grants approval of the proposed Zone Map Amendment to assign the Residential Medium Density (RMD) and Open Space land use categories to the subject property. 2. Compliance with the JSPA design handbook and all other code requirements will need to be demonstrated through future applications. 3. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
- i. **ACTION TAKEN:** Councilmember McMillan invited the applicant to speak. Pete Gillwald explained trail connectivity and the access points on Alpine
- ii. **ACTION TAKEN:** Councilmember McMillan asked if there were any public comments on the item. No public comments were made.

- iii. Councilmember Bonner made a motion to “**approve the Physical Constraints Analysis and Density Determination approval for a 36-unit project on 4 acres located in section 24 representing the master plan with all of the findings and conditions as presented**” Councilmember Nelson seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NAY:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**3. ORDINANCE 25-13 AMENDING SECTION 16.21.16(G, C) REMOVING THE REQUIREMENT FOR STREETLIGHTS TO BE LOCATED AT FIRE HYDRANTS AND REQUIRING THEM AT INTERSECTIONS AND AT THE END OF CUL-DE-SACS. (DOUG SMITH)** (VIDEO TIME STAMP: 02:29:15)

- A. **SUMMARY:** Doug Smith, Wasatch County Planner, explained the ordinance affects section 16.21.16 (G,c) applying to streetlights. Two options were presented including: 1. Remove the requirement for streetlights at fire hydrants and requires streetlights at all intersection and at the end of cul-de-sacs over 200' in length; or 2. Requires streetlights only at major intersections (collectors and arterials) unless more are needed as determined by the Public Works Director or the Engineering Department Direction. Depending on the option, substantially lower lighting on roads and over or around each fire hydrant. 2. Initial cost to developers and ongoing maintenance to an HOA or the County would be lower

- i. **ACTION TAKEN:** Councilmember McMillan asked if there were any public comments on the item. No public comments were made.
- ii. **ACTION TAKEN:** Councilmember Rowland made a motion to “**approve Ordinance 25-13 amending section 16.21.16(G, c) removing the requirement for streetlights to be located at fire hydrants and requiring them at arterial intersections, major intersections, school crosswalks and allow the Public Works Director and Engineering Department Director to make changes**” Councilmember Bonner seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**4. SARA E. BOULEY, REPRESENTING CRAIG A. ALEXANDER, REQUESTS A PLAT AMENDMENT TO EXCHANGE 2,231 SQUARE FEET OF LAND BETWEEN LOT 47 OF DEER MOUNTAIN RESORT PLAT 3 AND THE ADJACENT OPEN SPACE**

**PARCEL LOCATED ON THE DEER MOUNTAIN RESORT PLAT 4 SUBDIVISION. THE REQUEST ALSO INCLUDES AN ADJUSTMENT TO THE COMMON BOUNDARY BETWEEN LOTS 47 AND 48 OF PLAT 3. THE PROJECT IS LOCATED APPROXIMATELY AT 12664 MUD SPRINGS CIRCLE, WITHIN THE JORDANELLE BASIN OVERLAY ZONE (JBOZ). (DEV-11191, ANNA ANGLIN)**

**(VIDEO TIME STAMP: 02:43:26)**

- A. **SUMMARY:** Anna Anglin, planner from the Wasatch County Planning Department, presented the determination issue of whether or not the proposed plat amendment to allow a boundary line adjustment and a land swap involving property located within an open space easement and changing the boundary line between two plats complies with the standards for "good cause" as required under Utah Code 17-27a-609. Anna also presented the findings including:
1. Good cause for the plat amendment exist because: a. The proposed plat amendment does not alter the overall density of the development. b. The amendment enhances compliance by bringing one of the affected parcels into greater conformance with applicable development standards. c. The adjustment eliminates driveway access from the designated open space parcel, and allows the owner of the adjacent parcel to own the property their driveway is on thereby resolving an existing encroachment. d. Relocation of the driveway access preserves the integrity and intended function of the open space area. e. Open space acreage does not change. f. The reconfiguration aligns Lots 47 and 48 with the contours of the emergency access driveway. g. The improved alignment enhances site functionality, circulation, and overall layout. 2. This proposed revision conforms to the Wasatch County development standards. 3. The Development Review Committee has reviewed the project and provided a favorable recommendation with a condition. The condition presented is 1. The applicant resolves any conditions noted in the DRC report to the satisfaction of the applicable review department.
- i. **ACTION TAKEN:** Councilmember McMillan invited the applicant to speak. Sara Bouley
- ii. **ACTION TAKEN:** Councilmember McMillan asked if there were any public comments on the item. No public comments were made.
- iii. **ACTION TAKEN:** Councilmember Bonner made a motion to **"approve a Plat Amendment to exchange 2,231 square feet of land between Lot 47 of Deer Mountain Resort Plat 3 and the adjacent open space parcel located on the Deer Mountain Resort Plat 4 Subdivision and included an adjustment to the common boundary between Lots 47 and 48 of Plat 3. The project is located approximately at 12664 Mud Springs Circle, within the Jordanelle Basin Overlay Zone along with the findings, recommendations, and conditions as presented"** Councilmember Searle seconded the motion. The motion carried with the following vote:

	<b>McMillan</b>	<b>Rowland</b>	<b>Searle</b>	<b>Bonner</b>	<b>Crittenden</b>	<b>Nelson</b>	<b>Park</b>
AYE:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NAY:	<input type="checkbox"/>						
ABSTAIN/ ABSENT:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## CONTINUED ITEMS FROM REGULAR MEETING

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### 7. DISCUSSION AND DIRECTION ON THE REVIEW OF THE 2026 BUDGET – HEBER LEFGREN & DUSTIN GRABAU (VIDEO TIME STAMP: 02:55:44)

A. **SUMMARY:** Heber Lefgren, Wasatch County Assistant Manager, explained to council that since the presentation of the tentative budget during the work meeting on November 12<sup>th</sup>, 2025 Randy Bates, Wasatch County Finance Director, collected information from other counties across Utah to gauge funding for public safety. The results of the analysis reflected that Wasatch County is in the middle of all counties. Jared Rigby, Wasatch County Sheriff, presented 2025 metrics on 911 calls, non-emergency calls, attempt to locate calls, all law enforcement calls for service, deputy calls for service, fire calls, individuals booked into jail, arrest by deputies, and traffic stops compared to 2024. Sheriff Rigby explained his priority for increasing employee count in 2026 by using two categories of immediate risk that needs to be resolved and important issues that may or may not be a temporary alternative. Immediate risk that needs to be resolved included two dispatchers, two bailiffs, one school resource officer, and a professional standards division director. Important issues that may or may not be a temporary alternative including two patrol deputies and one emergency management specialist that would be part-time. Council requested a deeper dive in the 2026 Wasatch County Parks and Rec 2026 tentative budget.

**Note:** Councilmember Nelson was excused from the meeting during this item.

- i. **ACTION TAKEN:** No official action was taken.

## COUNCIL/BOARD REPORTS

(VIDEO TIME STAMP: 04:17:22)

A. **SUMMARY:** Councilmember McMillan asked if there were any council/board report to be presented.

Councilmember Crittenden provided the following report:

- Heber Light & Power meeting update

Councilmember Rowland provided the following report:

- Request better management of agenda items to allow for appropriate time.

Councilmember Bonner provided the following report:

- Railroad special events.
- HVSSD meeting in December will discuss rate increase proposal.
- Tennis facility will be presented to Heber City Council soon.

- i. **ACTION TAKEN:** No official action was taken.

## MANAGER'S REPORT

(VIDEO TIME STAMP: 04:25:04)

**1. DISCUSSION AND CONSIDERATION OF APPOINTING MEMBERS TO THE TRAILS, ARTS, AND PARKS BOARD –  
DUSTIN GRABAU**

(VIDEO TIME STAMP: 04:25:04)

A. **SUMMARY:** Dustin Grabau, Wasatch County Manager, was excused from the meeting prior to this item. Heber Lefgren, Wasatch County Assistant Manager, presented three names to recommend be appointed to the Trails, Arts, and Parks Tax Advisory Board that were interviewed by the county manager and chair of the board. The names presented were Gary Harter (term expires in November 2026), Chris Reeves (term expires in November 2029, and Tori Broughton (term expires in November 2029).

i. **ACTION TAKEN:** Councilmember Bonner made a motion to “**approve recommended members**” Councilmember Rowland seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☒	☒	☒	☒	☐	☐
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☒	☒

**CLOSED SESSION – AS NEEDED**

(VIDEO TIME STAMP: 04:27:02)

A. **SUMMARY:** Councilmember McMillan indicated that there was no need for a Closed Session.

i. **ACTION TAKEN:** No official action was taken.

**MEETING ADJOURNMENT**

(VIDEO TIME STAMP: 04:27:20)

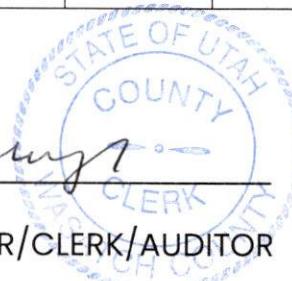
A. **SUMMARY:** Councilmember McMillan asked to adjourn the meeting.

i. **ACTION TAKEN:** Councilmember Searle made a motion to “**adjourn the meeting**” Councilmember Bonner seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☒	☒	☒	☒	☐	☐
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☒	☒

Karl McMillan

KARL MCMILLAN/CHAIRMAN

  
Joey D. Granger  
JOEY D. GRANGER/CLERK/AUDITOR