

Notice of Wasatch County JSPA (Jordanelle Specially Planned Area) Planning Committee Meeting
Tuesday, February 24, 2026, at 3:00 PM

Public Notice is hereby given that the Wasatch County JSPA (Jordanelle Specially Planned Area) Planning Committee will hold a regular session on Tuesday, February 24, 2026 at 3:00 PM in the Council Chambers in the Wasatch County Administration Building, 25 North Main, Heber City, Utah to consider the below listed items advanced to the County Council by the JSPA Planning Committee*:

The public is welcome to attend and participate in this meeting real-time either in-person or by joining the Zoom Webinar at <https://us02web.zoom.us/j/87842045982?pwd=Rks5rlwa7Vt5Sfz2ttVAIAaWpPU5Sf.1>. A recording of the meeting may also be viewed afterwards at <https://wasatchcout.portal.civicclerk.com>.

Agenda
Order of agenda items subject to change without notice

Welcome

1. Prayer/Remarks
2. Pledge of Allegiance

Business Items

1. Approval of Minutes from the January 20, 2026 Meeting

Regular Agenda

1. Jackson Engineering requests a Conditional Use Permit to relocate an existing sewer lift station to a new site in the public right-of-way at approximately 1455 W. Rail Trail Road (just north of the Stillwater Development and south of the Keetley Road intersection) located in the Jordanelle Specially Planned Area (JSPA). **If forwarded, the recommendation by the Planning Committee on this item will be considered by the County Council as the Land Use Authority, at a Public Hearing on March 4, 2026 - Doug Smith*

Adjournment

The Public Is Invited to Participate in All County JSPA (Jordanelle Specially Planned Area) Planning Committee Meetings.

*County Council Public Hearings will be held at 6:00 PM in the County Council Chambers located at 25 N. Main Street, Heber City, Utah on the date specified.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at 435-657-3205 at least one day prior to the meeting.



WASATCH COUNTY JSPA PLANNING COMMITTEE MINUTES

JANUARY 20, 2026

MEETING TIME: 3:00 P.M.
MEETING PLACE: Wasatch County Administration Bldg., 25 North Main, Heber City, Utah
COMMITTEE MEMBERS PRESENT: Chair Bill Redkey, Mark Hendricks, Craig Hahn, Robert Holmes,
STAFF PRESENT: Doug Smith, Wasatch County Planner; Jon Woodard, Assistant Wasatch County Attorney
PRAYER: Committee Member Bill Redkey
PLEDGE OF ALLEGIANCE: Led by Chair Bill Redkey and repeated by everyone

BUSINESS ITEMS

❖ APPROVAL OF THE MINUTES FROM THE SEPTEMBER 30, 2025 MEETING

MOTION

Committee Member Bill Redkey made a motion to approve the minutes of the September 30, 2025 meeting as written.

Committee Member Craig Hahn seconded the motion.

VOTE (4 TO 0)

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN

REGULAR AGENDA ITEMS

ITEM #1

BLAYDE MCINTIRE, REPRESENTING S-LO JORDANELLE FGMCD, LLC, REQUESTS FINAL SUBDIVISION AND SITE PLAN APPROVAL FOR KEETLEY SQUARE, A PROPOSED DEVELOPMENT CONSISTING OF 37,200 SQUARE FEET OF COMMERCIAL SPACE ON 3.99 ACRES LOCATED AT THE INTERSECTION OF

**JORDANELLE PARKWAY AND ALPINE AVENUE IN THE JORDANELLE SPECIALLY PLANNED AREA (JSPA)
WITH A NEIGHBORHOOD COMMERCIAL LAND USE DESIGNATION. (DEV-10839; DOUG SMITH)**

STAFF PRESENTATION – The Staff Report to the JSPA Planning Committee provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations.

- Doug Smith went through a PowerPoint presentation.
- Jon Woodard addressed the committee regarding their motion and including the bus stop in their motion.

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

- Sid Ostergard answered questions for the committee regarding the land uses, bus stop, buffering for the parking area etc.
- Mike Kosakowski, neighboring resident, addressed the committee and stated that he is very disappointed in the committee because they are not requiring a grocery store now and many of the residents will be upset as well.

JSPA PLANNING COMMITTEE DISCUSSION – Key points discussed by the JSPA Planning Committee included the following:

- Robert Holmes asked about the parking and their parking plan. Mr. Smith discussed the parking management plan that will be required to be recorded with the plat.
- Mark Hendricks noted that the condition and findings should be consistent and refer to a "Parking management Plan".
- John Woodard addressed the committee and mentioned that the agreement is a "Parking Management Plan".
- The committee asked about the bus stop that was shown on the preliminary plan and why it was removed.
- There was a lengthy discussion about the bus stop and that there should be some input from the transit authority who would determine if a bus stop was necessary.

MOTION

Committee Member Redkey made a motion to approve the final plat and site plan with the findings and conditions and an additional two conditions. Condition 7 that the County will revisit the transit shelter and pull out with the final approval of building A; and condition 8 that the final plat will have a note on it that a bus shelter will be an appropriate use in the area labeled "conservation easement".

Committee Member Holmes seconded the motion.

VOTE **(4 TO 0)**

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN

FINDINGS / BASIS OF JSPA PLANNING COMMITTEE DETERMINATION

The motion includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; JSPA Planning Committee determination is generally consistent with the Staff analysis and determination.

1. The subject property is 3.99 acres.
2. The property is in the JSPA (Jordanelle Specially Planned Area).
3. The property received site plan approval but expired.
4. The overall preliminary approval included the commercial area which has changed from the proposed final site plan.
5. The County Council approved 154 parking stalls on the property on July 3, 2024.
6. As per the requirements of the County Council there is an area for future parking, if needed, that is shown as landscaped area.
7. A parking management plan will need to be recorded with the final plat.
8. The project shows 37,200 square feet of commercial buildings on the site.
9. Parcel A is not part of this approval but will be required to come back for site plan approval where architecture will be the main review issue since landscaping and parking will be approved with this application.
10. The architecture must be in compliance with the JSPA standards which requires specific materials and percentages.
11. It has been demonstrated that the common elements, i.e., parking lot lights, bike racks, street signs, benches, trash receptacles, wayfinding etc. are consistent with the JRA design handbook.
12. The proposal has 34% open space and meets the code requirement.
13. The planning committee will need to make a determination that this proposal is substantially similar to the one approved at preliminary and if not add conditions to address the impacts of the changes.
14. The proposal complies with the county trail plan by providing the 10' asphalt trail along the Jordanelle Parkway.
15. The application includes connections to public sewer and public water through the Jordanelle Special Service District.
16. The applicant's affordable housing commitment has been addressed with the construction of the Fox Bay condominiums to the east of the site.
17. 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. Commitments made by the developer in the submittal documents shall be considered part of the approval.
2. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
3. All signage will require a separate review and permits in accordance with applicable County codes.
4. The parking management plan must be recorded with the final plat.
5. A new development agreement or an addendum to the development agreement with common elements and updated site plan/architectural plans will need to be recorded with the final plat.
6. JSPA logo is required on street signs and streetlights.
7. The County will revisit the transit shelter and pull out with the final approval of building A
8. The final plat will have a note on it that a bus shelter will be an appropriate use in the area labeled "conservation easement".

ADJOURNMENT

MOTION

Committee Member Bill Redkey made a motion to adjourn.

Committee Member Craig Hahn seconded the motion.

VOTE **(4 TO 0)**

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN

Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Robert Holmes	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 4:10 p.m.

BILL REDKEY / CHAIR

DRAFT

Wasatch JSPA (Jordanelle Specially Planned Area) Planning Committee Agenda Item

Meeting Date: February 24, 2026

Presenter: Doug Smith

Requested Time: N/A

Department: Planning

Applicant: Jackson Engineering

Item Title:

Jackson Engineering requests a Conditional Use Permit to relocate an existing sewer lift station to a new site in the public right-of-way at approximately 1455 W. Rail Trail Road (just north of the Stillwater Development and south of the Keetley Road intersection) located in the Jordanelle Specially Planned Area (JSPA). **If forwarded, the recommendation by the Planning Committee on this item will be considered by the County Council as the Land Use Authority, at a Public Hearing on March 4, 2026*

Issue:

Whether the application meets the standards required by Wasatch County Code (WCC) 16.23 for approval of a Conditional Use Permit allowing the relocation of a sewer lift station in the public Right-of-Way and if the proposal meets the JSPA code requirements.

Background:

The subject property is located within the public right-of-way of the Rail Trail Road, south of its intersection with Old Keetley Road and north of the Stillwater Open Space parcel and the Hailstone at Stillwater Phases 1 and 2 subdivisions. The right-of-way is publicly owned and maintained by Wasatch County. The applicant has received authorization from the Wasatch County Public Works Department to construct a sewer lift station within this right-of-way. The applicant proposes relocating the existing sewer lift station currently located at approximately 1500 W Hailstone Drive that is within the Stillwater Master Association open space property. The proposed lift station will serve the Stillwater development as well as other developments in the general area. Relocation is necessary due to the failure of an existing block retaining wall that supports a Wasatch County roadway and poses a structural risk to the current lift station. The Jordanelle Special Service District (JSSD) has coordinated with the Wasatch County Public Works and Engineering Department to identify an appropriate alternate location for the sewer lift station.

Proposed Motion:

Move to Recommend Approval of item 1 consistent with the findings presented in the staff report.

Impact:

N/A

Attachments:

1. JSPA PC Staff Report 02-24-2026 – Item 1 – JSSD Sewer Lift Station



Item 1 – JSSD Stillwater Sewer Lift Station Relocation Conditional Use Permit

Project: DEV-11805 | JSSD Stillwater Sewer Lift Station Relocation
Meeting Date: 24 February 2026
Report Date: 16 February 2026
Report Author: Doug Smith, Planning Director
Council Action Required: Yes
Type of Action: Legislative

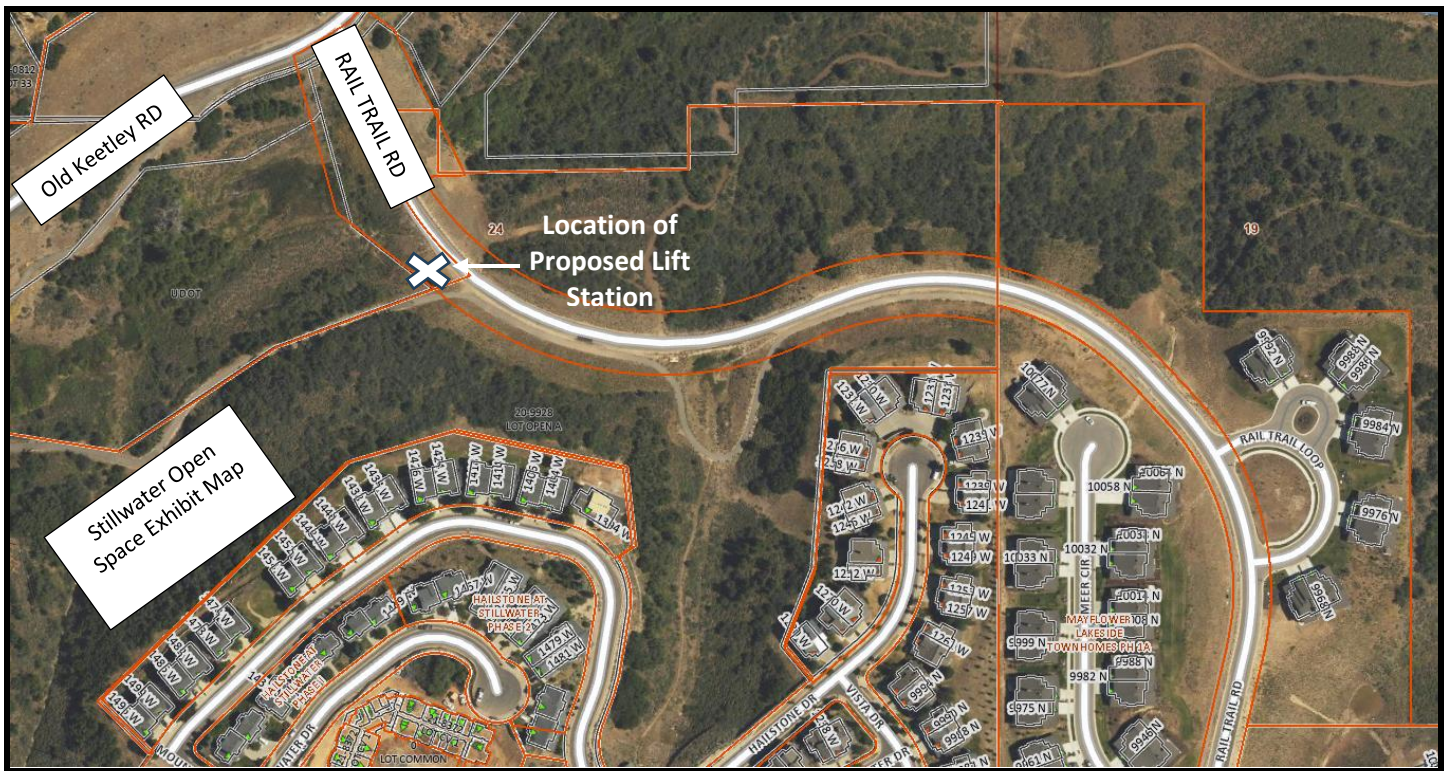
Applicant: Steve Jackson Engineering
Address: Adjacent to Stillwater Open Space Exhibit Map Recorded Plat
Parcel No(s): Rail Trail Road Open Space.
Acreage: N/A
Zoning Designation: JSPA
Land Use Number(s): 4840

DETERMINATION ISSUE

Whether the application meets the standards required by Wasatch County Code (WCC) 16.23 for approval of a Conditional Use Permit allowing the relocation of a sewer lift station in the public Right-of-Way and if the proposal meets the JSPA code requirements. The Conditional Use Permit, due to the issues related to this project, is a legislative decision to be made by County Council after receiving a recommendation from the JSPA Planning Committee pursuant to the authority granted in WCC 16.21.43 and 16.21.21(C). The application was duly noticed and received public comments for consideration by the planning committee and county council.

RECOMMENDATION

Based on the analysis in this staff report, Planning Staff recommend that the JSPA Planning Commission forward a Positive Recommendation to County Council of the Conditional Use Permit based on the findings included in the staff report.



BACKGROUND

The subject property is located within the public right-of-way of the Rail Trail Road, south of its intersection with Old Keetley Road and north of the Stillwater Open Space parcel and the Hailstone at Stillwater Phases 1 and 2 subdivisions. The right-of-way is publicly owned and maintained by Wasatch County. The applicant has received authorization from the Wasatch County Public Works Department to construct a sewer lift station within this right-of-way.

The applicant proposes relocating the existing sewer lift station currently located at approximately 1500 W Hailstone Drive that is within the Stillwater Master Association open space property. The proposed lift station will serve the Stillwater development as well as other developments in the general area. Relocation is necessary due to the failure of an existing block retaining wall that supports a Wasatch County roadway and poses a structural risk to the current lift station. The Jordanelle Special Service District (JSSD) has coordinated with the Wasatch County Public Works and Engineering Department to identify an appropriate alternate location for the sewer lift station.

Conditional Use Permit applications require notification to all property owners within 500 feet of the subject property. Notice was mailed on December 9, 2025. Wasatch County Code Section 16.21.43 allows certain use categories, including utilities (Use Category 4300), to be exempt from specific code requirements with approval from the County Council as per 16.21.43(B). Another section (16.21.21(C)) of the code allows for “projections into yards” for “necessary appurtenances for utility services”.

The Planning Department received several written comments regarding the proposal. The comments raised concerns about potential impacts to neighboring properties, including proximity to a ravine, visual impacts, and the potential odor from the facility. The building will essentially look like a dressed up approximately 13’x15’ shed which will also be required to comply with JSPA material and color requirements.

There is a similar sewer lift station within Heber City in much closer proximity to residential dwellings. This existing sewer lift station has not received any complaints from the neighbors regarding smell or noise.

For a general understanding of the proposal the applicant has provided the following information:

“The Jordanelle Special Service District (JSSD) provides public utility services within the Jordanelle Basin within Wasatch County for culinary water and sanitary sewer utilities. With the mountainous terrain within the service area sanitary sewer collection systems collect by gravity to local and regional low points and then require pumping facilities to convey the collected sewer flows to elevations that can then again gravity flow ultimately delivered to the JSSD Water Reclamation Facility located on Old Hwy 40 below the Jordanelle Dam.

The Stillwater Lodge and the residential units within the Hailstone at Stillwater and the Shores both have sanitary sewer flows that are directed via gravity pipelines to an existing sewer pumping station or lift station referred to as the JSSD Stillwater Sewer Lift Station. The sewage flows are collected within a below ground vault or wet well. Pumps within the lift station then pull the sewage from the wet well and pump the sewage through a pressurized sewer pipeline to a gravity sewer line located in SR319 which conveys the sewage to another sewer lift station located within the Jordanelle State Park. The pumps start and stop based on the level of the fluid within the wet well through electrical level sensing equipment. Including with the level sensing equipment are alarms which can alert the JSSD operations staff if the fluid level reaches a designated set point. The facility is connected to the JSSD SCADA control system which allows for remote monitoring of operation and alarms from the lift station via radio to the staff’s cellular phones.

The pumping equipment includes redundant pumps so that if one pump should fail a backup pump is engaged to maintain the full pumping capacity of the facility. Also included within the facility is an emergency backup generator that can power the facility in the event of a power failure to the facility. The facility is also equipped with odor control system to minimize smell of sewage from the facility. JSSD operation staff visit the facility regularly through the weeks to confirm the facilities are operating properly. Regular maintenance of the pumps and generator are conducted to ensure dependable operations of the facility.”

The subject property is in the Jordanelle Specially Planned Area (JSPA) zone. The Overlay zone does not have a specific listing for public utility infrastructure, however as mentioned, section 16.21.43 Exempts land uses such as utilities, from specific code requirements and another code sections allows for projections into yards for utility uses in 16.21.21(C). As mentioned, the proposal is in the right-of-way and has a setback of approx. 14’ 9” from the edge of asphalt.

KEY ISSUES TO CONSIDER

- Neighborhood compatibility and impact.
- Compatibility with the General Plan.
- Compliance with zoning requirements including any exemptions and conditional use standards.
- Compatibility with the JSPA architectural requirements

STAFF ANALYSIS

– GENERAL PLAN RECOMMENDATIONS –

The General plan does not specifically address utility buildings in the JSPA but does have the following goal and policies regarding infrastructure and sewer systems.

16. GOAL: Provide cost effective infrastructure that meets the needs of unincorporated areas of the County.

Policy 16.1.3 – The use of public sewer collection systems shall be the primary method of sewer disposal. All residential developments with densities greater than one (1) unit per five (5) acre shall be connected to a public sewer collection system and treatment facility except for non-conforming lots of records.

The proposed sewer lift station complies with this policy, as it will continue to serve the same area as the existing lift station. The relocation is necessary due to the risk of failure associated with an existing block retaining wall that supports a Wasatch County roadway adjacent to an existing lift station. To prevent potential service interruptions for existing residents, the lift station must be relocated prior to roadway repair activities.

The below County Code section 16.21.43 allows for exemptions for certain utility uses if approved by the County Council after a recommendation by the JSPA planning committee. Code section 16.21.21(C) allows for projections into yards which in this scenario is the front setback. Code requires that structures are 30' from the right-of-way line. The proposed lift station is 14' 9" from the edge of the asphalt.

16.21.43: EXEMPTIONS FOR SPECIFIC USES

- A. The following land uses, as identified in the land use classification appendix, may be exempt from specific code requirements: (4800) Utilities, (6721) police protection and related activities; and (6723) fire protection and related activities, (6729) other protective functions and their related activities, NEC (includes, but is not limited to, customs inspection, immigration offices, FBI offices, children's justice centers).
- B. The land use classifications identified above and related services may be exempt from certain land use requirements if it is determined by the county council, after receiving a recommendation for or against from the planning commission, that the health, safety and general welfare of the citizens of Wasatch County is further protected.
- C. Exempting the above noted uses from land use requirements means exemptions may be for some or all of the following: frontage, access, acreage, sewer, fees, etc.

16.21.21: PROJECTION INTO YARDS

The following structures may be erected on or projected into any setback areas:

- A. Sight obscuring fences, not exceeding thirty six inches (36") in height, may be placed within the front setback or the side setback on a corner lot and may not extend into the road right of way area. Sight obscuring fences that exceed thirty six inches (36") in height shall not protrude into the twenty five foot (25') visibility triangle on the street sides of a corner lot, or near a driveway used for ingress and egress on all lots. (See [chapter 16.37](#), "Appendix 2, Illustrations", figures 5 and 6 of this title.) Fences in rear yards shall not exceed eight feet (8') in height, unless a conditional use permit is granted.
- B. Landscape elements, including trees, shrubs and agricultural crops, except that no sight obscuring plants, trees or shrubs may exceed thirty six inches (36") in height within the twenty five foot (25') visibility triangle (see [chapter 16.37](#), "Appendix 2, Illustrations", figure 6 of this title), near a corner or a driveway used for ingress and egress. Trees may be permitted if they are kept trimmed so that the area between three feet (3') and eight feet (8') is kept open and clear within the "visibility triangle" area (see [chapter 16.37](#), "Appendix 2, Illustrations", figure 6 of this title).
- C. Necessary appurtenances for utility services.

– COMPATABILITY OF PROPOSED USE –

Wasatch County Code (WCC) §16.01.05(B) allows utility buildings and structures to be approved administratively as a conditional use. However, because the proposed structure is located within the public right-of-way, it does not fully comply with zoning code requirements. Also, after sending notification letters to property owners within 500' of the proposal we received some comments back about concerns of the use (See exhibit E). As a result, the utility structure must proceed through a public hearing and receive approval from the County Council, following a recommendation from the Jordanelle Special Planning Area (JSPA) Planning Commission, pursuant to the authority granted in WCC §16.21.43 and 16.21.21(C).

As part of the approval process, the County Council must make findings that the proposed site and use are compatible with surrounding uses and that any potential negative impacts can be adequately mitigated through imposed conditions.

– CONDITIONAL USE PROCEDURE –

Wasatch County Code 16.23.07(F) outlines the findings that are required in order for the Land Use Authority to approve a conditional use permit. The required findings are as follows (Applicant and Staff analysis responses are provided in **bold**):

16.23.07 GENERAL STANDARDS AND FINDINGS REQUIRED

These standards shall be in addition to any standards set forth in this land use ordinance for the zoning district wherein the proposed conditional use will be established. If there is a conflict between these standards and those set forth for the appropriate zoning district, the more specific standard control. The county shall not issue a conditional use permit unless the issuing department or commission finds:

- A. *The application complies with all requirements of this title;*

Applicant Response: The Conditional Use Application complies with all requirements of title 16.23.07.

Staff Response: Due to the sewer lift station being in the public right-of-way, it will not meet the setback requirements of the JSPA. It will be required to meet design requirements and all other requirements of the ordinance. Code Section 16.21.43 allows certain use categories, including utilities (Use Category 4300), to be exempt from specific code requirements with approval from the County Council. Code section 16.21.21 allows for reductions in setbacks for utility uses. Staff finds that, with approval from the County Council, the sewer lift station can meet code requirements.

- B. *The business shall maintain a business license, if required;*

Applicant Response: Jordanelle SSD will own and operate the sewer lift station facility. JSSD maintains current business license.

Staff Response: Staff finds the sewer lift station meets this requirement.

- C. *The use will be compatible with surrounding structures in use, location, scale, mass, design and circulation;*

Applicant Response: The sewer lift station is a utility facility necessary to provide sanitary sewer services to the surrounding Stillwater community. The structure, use, location, scale, mass, and design meet the needed requirements for a facility to perform the needed function.

Staff Response: What is visible for the most part will be a 13x15' shed with hardi-plank siding and a natural rock wainscot. There will also be an at grade concrete vault. The building will obviously be smaller in scale than the residential dwellings around it.

- D. *The visual or safety impacts caused by the proposed use can be adequately mitigated with conditions;*

Applicant Response: There are no adverse visual or safety impacts associated with the proposed facility. JSSD has coordinated with Wasatch County Engineering and Public Works departments to identify a site and location for the facility away from existing residential structures and at a location that meets the operational requirements and accessibility requirements.

Staff Response: The proposed lift station is required to meet the design guidelines for the JSPA overlay zone. The proposed structure is a required utility service for the local community. The proposed use has been reviewed by the public works department and the engineering department for safety aspects and the setback from the road. Material requirements and percentages will be enforced at the building permit stage.

- E. *The use is consistent with the Wasatch County general plan;*

Applicant Response: The facility is compatible with the Wasatch County General Plan by providing needed sanitary sewer service for the surrounding community.

Staff Response: Staff finds that the proposed use complies with Goal and Policy 16.1.3 of the Wasatch County General Plan.

- F. *The effects of any future expansion in use or scale can be and will be mitigated through conditions;*

Applicant Response: The proposed facility will not need future expansion.

Staff Response: Any future expansion of the facility would require conditional use approval.

- G. *All issues of lighting, parking, the location and nature of the proposed use, the character of the surrounding development, the traffic capacities of adjacent and collector streets, the environmental factors such as drainage, erosion, soil stability, wildlife impacts, dust, odor, noise and vibrations have been adequately mitigated through conditions;*

Applicant Response: All issues noted in 16.23.07.G have been accounted for with the proposed location and type of structure.

Staff Response: The proposed sewer lift station is not located within a designated floodway and meets the required setbacks from existing waterways. The site is not situated on a ridgeline or within any identified sensitive environmental area. The design of the facility will be consistent with surrounding development and will not adversely impact adjacent traffic capacity. The location was selected and approved by the Wasatch County Public Works Department and Engineering Department. The applicant has indicated that the lift station includes built-in odor control mechanisms intended to mitigate potential odor impacts. Lighting if any is required to be full cutoff and directed downward. Based on the information provided, staff finds that environmental and site-related impacts, including drainage, erosion, soil stability, and odor, lighting have been adequately addressed through the proposed design.

- H. *The use will not place an unreasonable financial burden on the county or place significant impacts on the county or surrounding properties, without adequate mitigation of those impacts;*

Applicant Response: The use will not place unreasonable financial burden on the county or place significant impacts on the county or surrounding properties. The relocation of the facility will remove

potential financial burden on the county as the existing facility is endangered by the County roadway and the failing retaining wall.

Staff Response: Staff finds that the proposed lift station meets this requirement.

- I. *The use will not adversely affect the health, safety or welfare of the residents and visitors of Wasatch County; and*

Applicant Response: The use will not adversely affect the health, safety or welfare of the residents and visitors of Wasatch County, rather the facility will support public health by collecting and disposal of the local community's sanitary sewage.

Staff Response: Staff agrees with the applicant and finds that the proposed use will support public health and welfare.

- J. *Any land uses requiring a building permit shall conform to the international uniform building code standard.*

Applicant Response: The facility shall conform to the international uniform building code standard.

Staff Response: Any land use requiring a building permit must comply with the International Uniform Building Code and obtain all required building permit approvals prior to the commencement of construction.

– COMPLIANCE WITH THE JSPA DESIGN HANDBOOK –

The JSPA code does not specifically mention utility buildings but regulates materials and colors for dwellings, mailboxes, bus shelters, signs and kiosks. Staff believes the intent of the code would be to regulate utility buildings as well. The applicant has stated their willingness to comply with any requirements necessary.

The following is recommended to be required for this utility structure:

1. A minimum of 30% of the total adjusted exterior surface area shall be natural stone or natural stone veneer, and the remaining exterior surface area shall be wood, COR-TEN or blackened steel, fiber board, Cemi-plank or cementitious siding with the appearance of stained natural wood.
2. Superior grade asphalt shingles or standing seam metal roof.
3. Applicant must follow the color palette in the handbook.

The color palette shall reflect a similar range of hues as shown below:



DEVELOPMENT REVIEW COMMITTEE

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

RECOMMENDED MOTION

Move to Recommend Approval of item 1 consistent with the findings presented in the staff report.

– FINDINGS –

1. The General Plan policy 16.1.3. requires that all uses in the JSPA use a centralized sewer system and that the utility infrastructure should be cost effective.
2. The existing sewer lift station is adjacent and below a failing retaining wall.
3. The applicant has received authorization from the Wasatch County Public Works Department to construct a sewer lift station within the right-of-way of Rail Trail Rd.
4. Two code sections allow for approval of utility uses that vary from the strict standards of the code. These sections are 16.21.21(C) and 16.21.43. With County Council approval the proposal can be in compliance with all code requirements.
5. The staff analysis indicates the proposal complies with Section 16.23.07 of the current Wasatch County Code related to Conditional Uses.
6. Notice has been sent to neighboring property owners within 500 feet of the property.
7. The proposal could be an administrative approval but for the written objections of several property owners and allowances for utilities that must be approved by the County Council.
8. The proposal must comply with the JSPA Design Handbook. Materials and colors will be signed off with the building permit.
9. There are no known zoning violations on the property at this time.
10. The Development Review Committee has reviewed the project and has forwarded the project for the Land Use Authority to render a decision

POSSIBLE ACTIONS

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

1. Recommendation for Approval. This action may be taken if the JSPA Planning Commission finds that the proposed Conditional Use is consistent and compatible with the General Plan.
2. Recommendation for Approval with Conditions. This action can be taken if the JSPA Planning Commission feels comfortable that remaining issues can be resolved through conditions or modifications to the proposed project.
3. Continue. This action can be taken if the JSPA Planning Commission needs additional information before making a recommendation, if there are issues that have not been resolved, or if the application is not complete.

4. Recommendation for Denial. This action may be taken if the JSPA Planning Commission finds that the Conditional Use is not appropriate at this time and/or is not supported by the General Plan.

CONDITIONS

1. At building permit the plans must reflect the JSPA design requirements.
2. Lighting if any is required to be full cut off and directed downward.
3. Fencing around the site should not be allowed . The JSPA code discourages fencing (section 7.6)

NEXT STEPS

If the requested Conditional Use Permit is approved, the applicant shall be required to comply with all conditions of approval and may proceed with obtaining any required building permits. Failure to comply with the conditions of approval may result in revocation of the Conditional Use Permit in accordance with Wasatch County Code §16.23.06.

If the requested conditional use permit is denied, the applicant would not be allowed to operate a utility facility at this site.

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

EXHIBITS

Exhibit A – Applicant Request	10
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Exhibit D – DRC Report.....	17
Exhibit E – Objection Letters	19
Exhibit F – Rendering and Plans	21

JSSD Stillwater Sewer Lift Station – Wasatch County Planning CUP Application

01-Project Description:

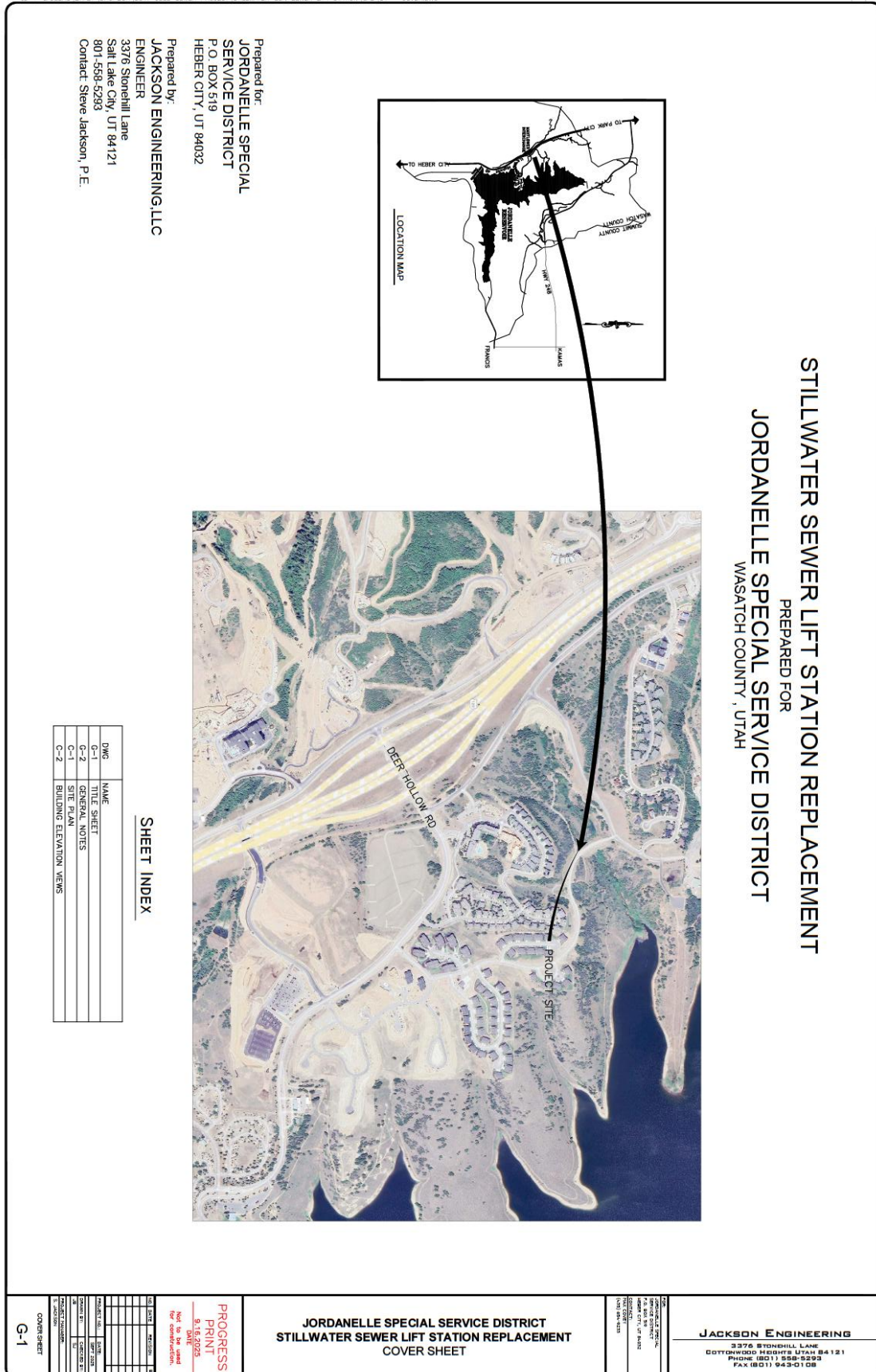
The Jordanelle SSD needs to relocate an existing sewer lift station located at approximately 1500 W Hailstone Drive. The existing block retaining wall supporting the Wasatch County roadway Hailstone Drive is failing creating concern for the existing sewer lift station structure. JSSD has coordinated with Wasatch County Engineering and Public Works Departments to identify a new location for the sewer lift station along the Rail Trail Road right-of-way for the construction replacement facility. Site address is approximately 1455 W Rail Trail Road. The sewer lift station receives sewage flows from the Stillwater community and the pumps the sewage to SR319 to connect to the gravity sewer collection system.

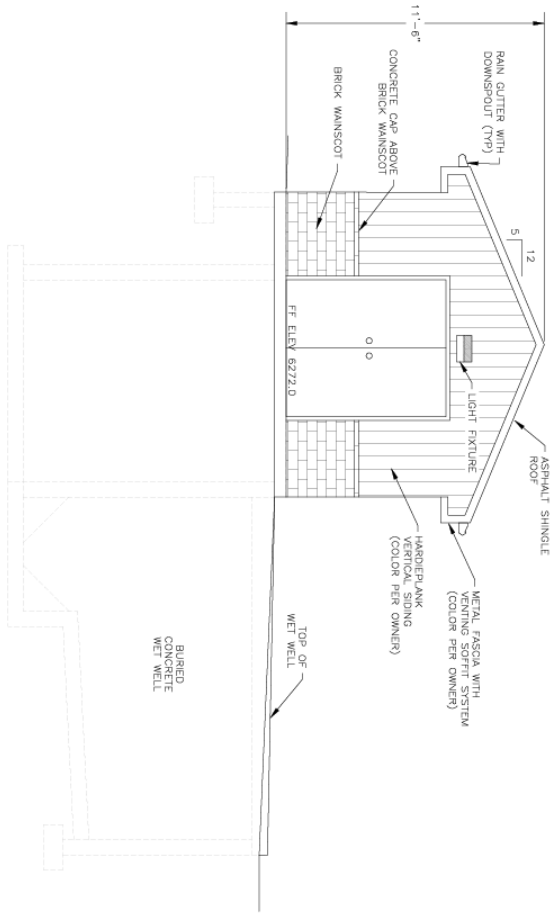
This application is for a Conditional Use Permit for JSSD to construct a sewer lift station. The facility will have a below ground wetwell and dry pit for the pumps and an above ground structure for electrical equipment and entrance.

The facility is primarily unoccupied with period operation staff visits.

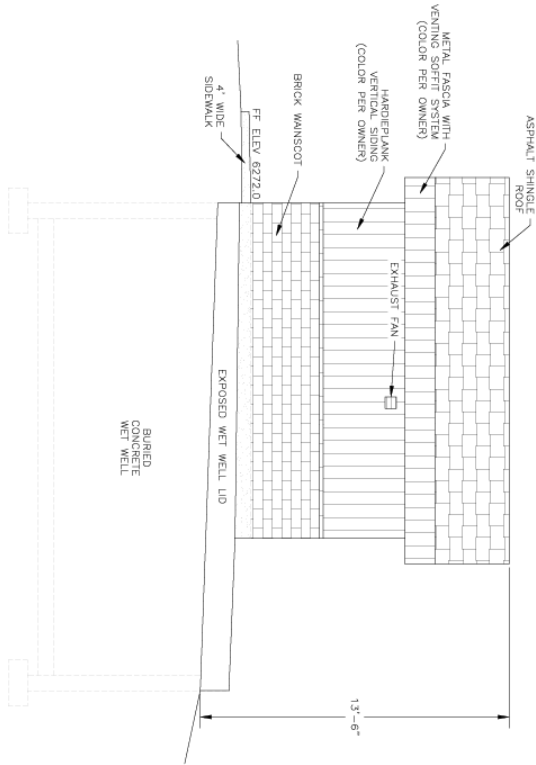
The facility will be operational year-round.

This replacement facility is to mitigate potential damage to the existing JSSD Stillwater Sewer Lift Station to ensure long-term sewer services for the Stillwater community.

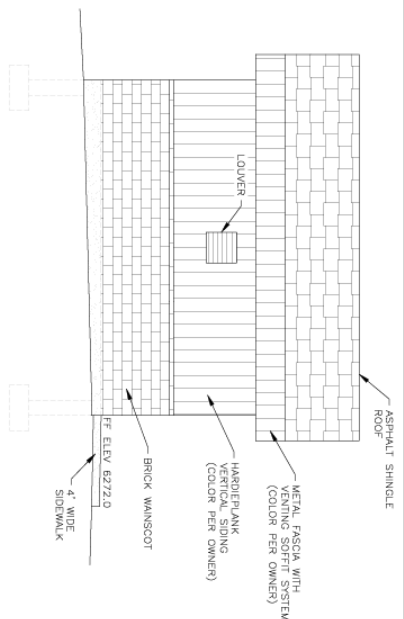




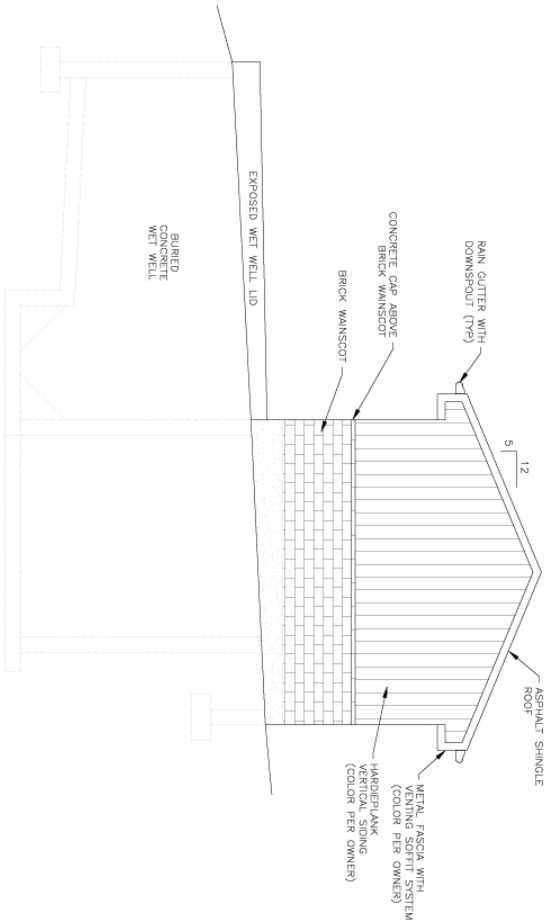
NORTHEAST ELEVATION
NOT TO SCALE



NORTHWEST ELEVATION
NOT TO SCALE



SOUTHEAST ELEVATION
NOT TO SCALE



SOUTHWEST ELEVATION
NOT TO SCALE

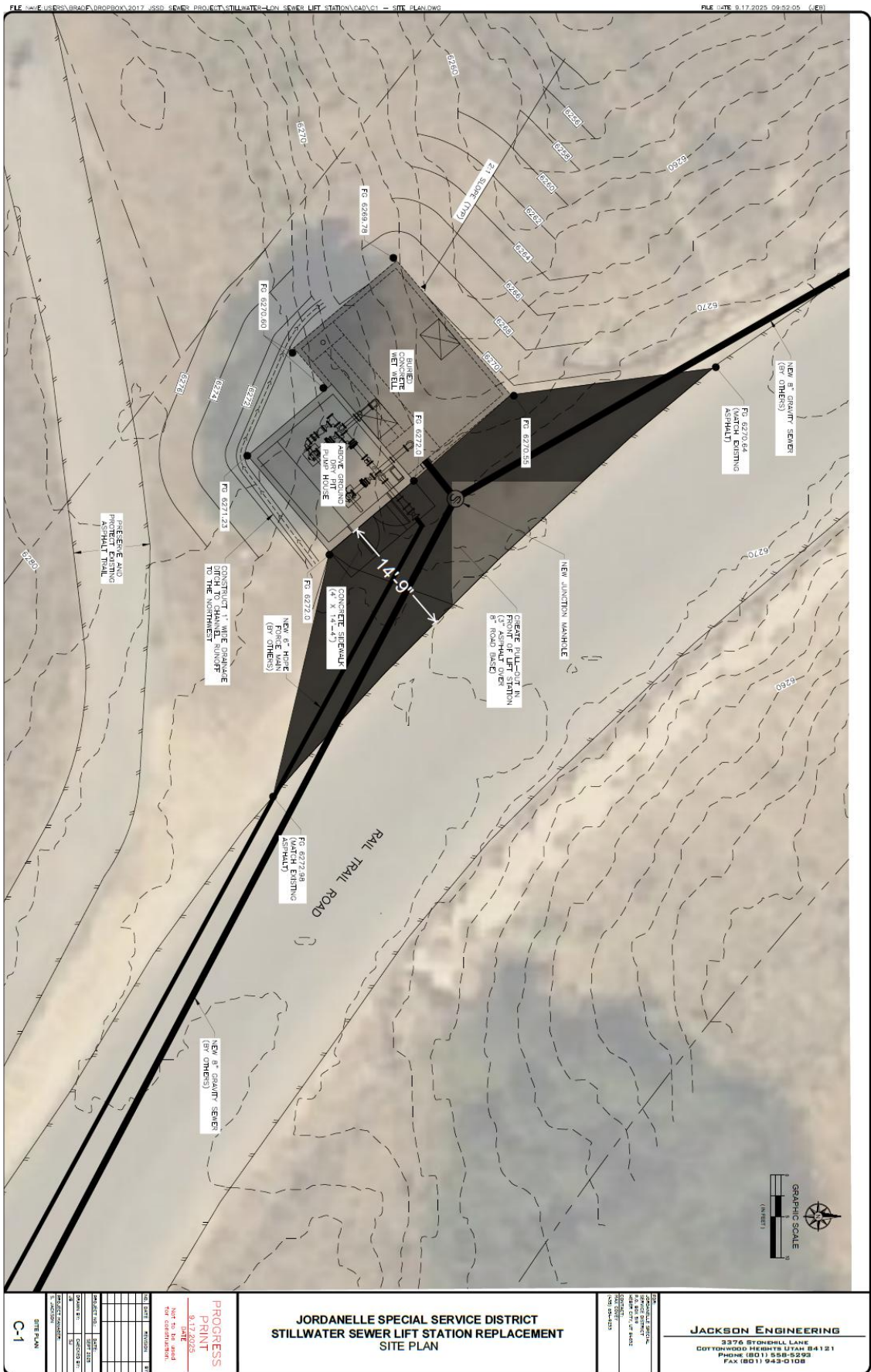
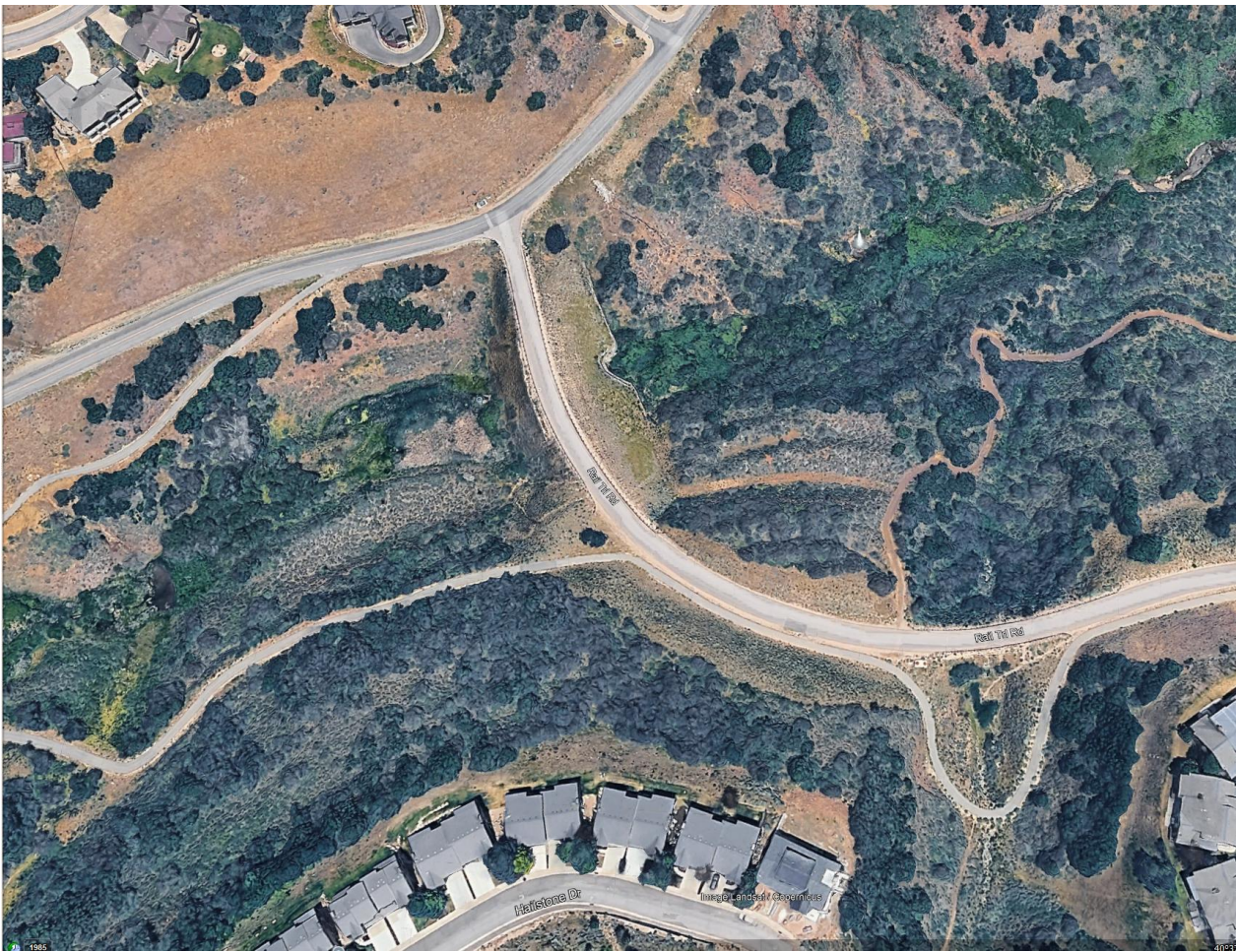
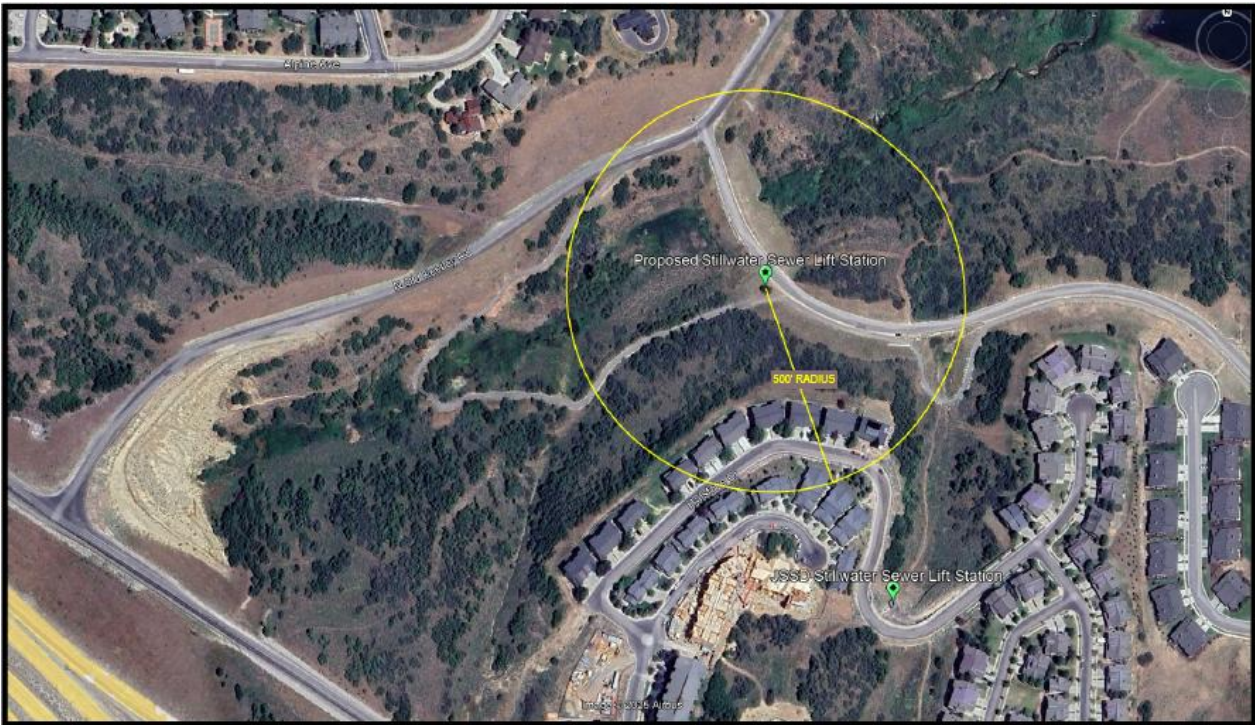
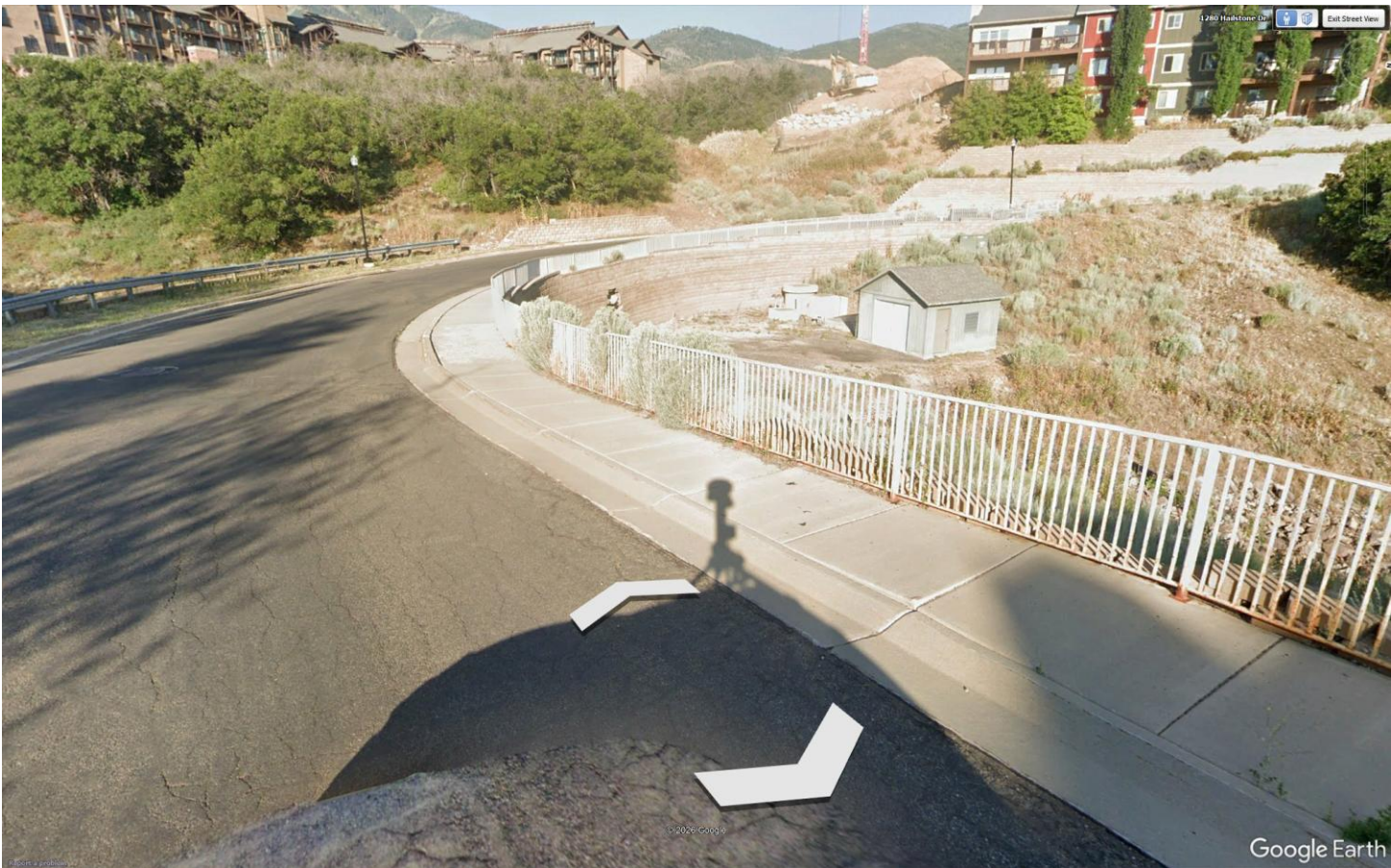


Exhibit C – Context pictures









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

PROJECT ID: DEV-11805
PROJECT NAME: CUP - JSSD STILLWATER SEWER LIFT
STATION RELOCATION
VESTING DATE: 11/21/2025
REVIEW CYCLE #: 2

REVIEW CYCLE STATUS: APPROVED

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

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

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

Entity	Decision
Jordanelle SSD	Approved
County Surveyor	Approved
Health Department	Approved
Sheriff's Office	Approved
Building Department	Approved
Fire SSD	Approved
Public Works Department	Approved
Planning Department	Approved
DRC - SSA 1 Water	No Action Taken
Engineering Department	Approved

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

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

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

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

OVERALL PROJECT COMMENTS

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Engineering Dept

Comment ID	Sheet Name	Comment
DRC-ENG1	03-JSSD Stillwater Replacement Lift Station_Site Plan	2:1 Fill slope will require permanent erosion control blanket or covered with a flexible growth medium.

DRC – Planning Dept

Comment ID	Sheet Name	Comment
DRC-PLN2	0-JSSD Stillwater Sewer Lift Station Relocation CUP Plan Set 9-17-25	16.21.43: EXEMPTIONS FOR SPECIFIC USES The following land uses, as identified in the land use classification appendix, may be exempt from specific code requirements: (4800) Utilities, (6721) police protection and related activities; and (6723) fire protection and related activities, (6729) other protective functions and their related activities, NEC (includes, but is not limited to, customs inspection, immigration offices, FBI offices, children's justice centers). Due to the building being in the public ROW, and not meeting all of the code requirements, this requires County Council approval. • The applicant is exempt from meeting setbacks and needs to comply with section 5.01.06 of the Wasatch County Code.

Exhibit E – Objection Letters

[REDACTED]

[REDACTED]

[REDACTED]

The Notice of this Planned relocation of this sewer lift station does not adequately explain why the existing sewage lift station is being relocated and the location of the existing sewer lift station

It does not define who Jackson Engineering, the requiter, is and why the sewer lift station needs to be relocated

The Planned location of the sewer lift station is directly below and off the back deck of our property. We are in the Views at Stillwater community

We Oppose this new location as it would ruin the current view below out deck, add sewage smell to our outdoor living area and reduce the property value of our home

Please let us know when the Public Hearing is planned

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I Strongly oppose the location of a new sewer lift station on W Rail Trail

I bought my property here at [REDACTED] after reviewing area development plans and discovering that my view was of a ravine which could not be built in. This ravine is home to significant wildlife and has since had a beautiful paved walking/biking path built.

I am confident that a better inconspicuous location exists to serve all the new construction which is not part of my immediate undeveloped view or the beautiful recreation path that already exists. The planned location is also immediately adjacent to the recently improved Jordanelle trailhead which is a state park site. Why further encroach on what little natural recreation space is left.

Furthermore, why would new development not have its own planned for sewage pumping instead of placing it directly beneath established housing? The existing location is very hidden in a small ravine and was very well placed, why move it?

[REDACTED]

Sent from my iPad

Exhibit F – Rendering and Plans

JSSD Stillwater Sewer Lift Station
Sample Building Materials



