



Wasatch County Council Meeting Minutes

DRAFT Minutes for February 18, 2026

The Wasatch County Council met in regular session live and on-line Wednesday, February 18, 2026, in the Wasatch County 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 Public Portal (<https://wasatchcount.portal.civicclerk.com/>) and selecting the desired meeting.

Call to Order

1. Prayer/Remarks – Spencer Park
2. Pledge of Allegiance – Mark Nelson

Public Comment

Public comments will be accepted in-person or via Zoom Webinar. Please limit comments to three minutes. If action is necessary, the item will be listed on a future agenda. The Council may elect to discuss the item if it is an immediate matter of concern. Email public comments to publiccomment@wasatchcounty.gov.

Summary: Council member Rowland asked if there were any members of the public who wanted up to 3 minutes to provide comments to the Council on any item not on the agenda. There was no public comment.

Call for Agenda Items

Summary: Dustin Grabau We have a joint meeting with Heber City on February 24, 2026. The agenda items right now are Jordnaelle Ridge Conservation, and discussion around the North Fields. Luke Searle: Future agenda item reviewing SB passed in 2024 and the current laws about pre-municipalities. There is a proposed bill to adjust that, and bills that have passed or they have not.

Consent Items

1. Approval of January 21, 2026 Minutes – Clerk/Auditor

Approval of January 21, 2026, Minutes,

Summary: Council member Kendall Crittenden made a motion to approve all consent items listed. The second motion was made by Council member Colleen Bonner.

Action Taken: Council member Crittenden made a motion to approve January 21, 2026. Council member Bonner seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

2. Approval of February 4, 2026 Minutes – Clerk/Auditor

Summary: Approval of February 4, 2026, Minutes,

Summary: Council member Kendall Crittenden made a motion to approve all consent items listed. The second motion was made by Council member Colleen Bonner.

Action Taken: Council member Crittenden made a motion to approve February 4, 2026. Councilmember Bonner seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Board of Equalization

1. Discussion and Consideration Abatement of taxes for tax-exempt parcel 00-0008-7572 – Jerry Jones

Summary:

We found these parcels on the tax delinquent billing report.

Abatement of \$205.04

Action Taken: Councilmember Nelson made a motion to

Abate the taxes for parcel 00-0008-7572 / Heber Valley Special Service District

. Councilmember Park seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

2. Discussion and Consideration Abatement of taxes for tax-exempt parcel 00-0020-1108 – Jerry Jones

Summary: We found these parcels on the tax delinquent billing report.

Abatement of \$113.83

Action Taken: Councilmember Nelson made a motion to

Abate the taxes for parcel 00-0020-1108 / Midway City

. Councilmember Park seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle, Mark Nelson

Voting Nay: None

3. Discussion and Consideration Abatement of taxes for tax-exempt parcel 00-0021-1372 – Jerry Jones

Summary: The Assessor's Office erroneously changed the classification from Primary to secondary.

Approval of late appeal on primary resident status for 2025, and refund of taxes charged as secondary.

Action Taken: Councilmember Nelson made a motion to **approve late appeal and refund the overcharged taxes.**

. Councilmember Park seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Council Items

1. Discussion and consideration of Heber Valley EIS comment submission – Erik Rowland

Summary: UDOT published the Heber Valley Environment Impact Study in January of 2026.

Wasatch County has the option to provide a formal comment during the public comment period that extends to March 9, 2026.

Council Member Rowland brought up additional items for consideration at the February 11 meeting. Council recommended submitting the staff comments while continuing to work on additional comments.

This item is intended to discuss what items to consider including in an additional comment to UDOT. What comments would the County Council like to submit to UDOT as part of the Heber Valley EIS? Council member vice chair Rowland opened up for public comment. No motion was made, going for direction.

2. Follow-up from previous General Plan land use scenario discussion. -
Austin Corry

Summary: After the goals and policies were established in August/September of last year, the General Plan Advisory Committee met to brainstorm potential land use maps that could meet the needs of the county. At the November meeting, three scenarios were prepared by the General Plan advisory committee for discussion purposes. Based on that discussion, staff has generated an additional Scenario E that attempts to incorporate the feedback received during the Planning Commission and Council meetings. The scenario also considers the various goals and policies established earlier by the Planning Commission and Council. The Planning Commission discussed this item and is in favor of the concept of Scenario E, with some suggested changes to the way density would transition on the east border of Heber City. Some concerns were raised about the attempts to maintain similar potential housing stock with the new land uses and potential conflicts with the stated goals and policies.

Scenario E remains close to existing land use with the primary changes being: 1) Establishing clear sending and receiving zones for a TDR program for the two-fold purpose of protecting agriculture and accommodating attainable housing potential, 2) removing development from areas that previously encroached on sensitive hillsides, and 3) adjusting land uses adjacent to incorporated areas to respect the urban-to-rural transition.

Determine whether the Scenario E Future Land Use Map appropriately reflects the County's desired land use pattern based on community input, established goals and policies, and sound planning principles.

No motion was made.

Council/Board Reports

Summary: Council member Colleen Bonner: Don Taylor is our trail coordinator and is retiring in June.

Nancy O'Toole has been working on several grants.

The farm spring trail is going to be completed this spring and has been paid for with Midway TAP tax.

FYI, Midway is starting on the 23rd until July 28, 2026, working on the light on the River Road.

We did get the grant for the South Field RD realignment project.

HVSSD put out the farm lease. Brian is going to retire, so we are looking for someone to take over the leasing of the farm.

Council member Crittenden: Just a reminder of the self-reliance emergency fair on

March 21, 2026.

Council member Luke Searle: Just a reminder, Wasatch County Republic Party is having their Lincoln day next Saturday the 28th.

Do we need to schedule the County Council retreat in March? Would the land topic be a good thing?

Council member Mark Nelson: I need to let the Council know I will be out of town March 11th, and will try and be on zoom.

Manager's Report

Summary: Memorial Hill Sub Committee met last week and I received directions for the design for Memorial Hill.

Council member Eric Rowland, has there been any update for Tabernacle Park?

Dustin Grabau, Yes the City is putting together some concepts.

Closed Session - as needed

Closed sessions may be held in accordance with Utah State Code 52-4-205 to discuss the following: Purchase, Exchange or Lease of Property; Pending or Reasonably Imminent Litigation; The Character, Professional Competence, or Physical or Mental Health of an Individual.

Summary: Council member Rowland indicated that there was a need for a closed session.

Action Taken: Council member Bonner made a motion to go into **closed session for litigation**. Councilmember Crittenden seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

Municipal Building Authority 6:00PM

1. Public hearing, to receive input from the public regarding (a) the issuance of not more than \$45,000,000 of Lease Revenue and Refunding Bonds and (b) any potential economic impact the improvements, facility or property financed in whole or in part with the proceeds of said bonds may have on the private sector. - Dustin Grabau

Summary: Established law requires this hearing as part of the debt issuance process. It is specifically intended to facilitate public input on the potential debt issuance. This is a requirement for the bond issuance process.

Action Taken: Council member Nelson made a motion to accept the Municipal

Building Authority. Council member Park seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Mark Nelson, Spencer Park

Voting Nay: None

2. Public hearing, to be held separate from any other public hearing, regarding (a) the issuance of not more than \$45,000,000 of Lease Revenue and Refunding Bonds, and (b) providing each member of the public desiring to be heard an opportunity to present testimony on the proposed issuance of a lease revenue bond. – Dustin Grabau

Summary: Established law requires this hearing as part of the debt issuance process. It is specifically intended to facilitate public input on the potential debt issuance. This is a required public hearing as part of the debt issuance process.

Action Taken: Council member Nelson made a motion to make a motion to accept the Municipal Building Authority. Council member Park seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Mark Nelson, Spencer Park

Voting Nay: None

Public Hearings 6:00

1. Russell Campbell, representing Matt Bowman, requests a Plat Amendment to the Tuhaye Dancing Sun Phase 3 Subdivision in order to amend the boundary line between Lot 70 and Open Space Parcel B without changing the total area of lot 70 and Open Space Parcel B. Lot 70 is located at 9641 N Dancing Sun Ct in the Residential Agriculture 1 (RA-1) zone. – Caden Lyon

Summary: The owner of Lot 70 of the Tuhaye Dancing Sun Plat 3 subdivision, Matthew Bowman, in cooperation with the Tuhaye HOA, proposes a land swap involving a portion of land located on the south property line of Lot 70 and the north property line of Open Space Parcel B. This land swap would allow Mr. Bowman to widen the lot frontage of his lot so that his driveway can be lengthened to meet Wasatch County Code slope requirements. The swap maintains the same open space and parcel acreage.

Whether the proposed plat amendment to allow a boundary line adjustment for acreage land swap involving property located within an open space easement complies with the standards for "good cause" as required under Utah Code Annotated §17-79-712 and WCC 16.04 and other applicable Wasatch County ordinances governing land use and development.

Action Taken: Council member Bonner made a motion to **approve Tuhaye Dancing Sun Phase 3 Lot 70 plat amendment subject only to the condition of the applicant resolving any conditions noted in the DRC report, the satisfaction of the applicable review department and then a plat is recorded within one year.** Councilmember Crittenden seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

2. Ordinance 26-03 amending Chapter 16.21.18 entitled "non-motorized trails" adding regulations on back country trail standards and their construction. - Doug Smith

Summary: Wasatch County has been requiring back country trails to be built as part of developments for many years. Wasatch County requires back country trails to be built to the standards adopted in Chapter 16.38, which follows IMBA (International Mountain Biking Standards). This code section has width, materials and grades, switchback design, grade dips and reversals to handle water etc. Back country trails that are not built to standards outlined in the code can be not only hard to ride but hard to maintain.

Whether code section 16.21.18 should be amended to add a requirement for back country trails that are part of a development to be built by professional trail builders.

Action Taken: Councilmember Park made a motion to **approve Ordinance 26-03 with the findings listed in the staff report.** Councilmember Nelson seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle, Mark Nelson, Spencer Park

Voting Nay: None

3. Ordinance 26-04 amending Chapter 16.33.11 regarding driveway setbacks from property lines and clarifying language for driveway setbacks on corner lots. - Doug Smith

Summary: Wasatch County has an ordinance that requires driveways to be setback from side property lines a minimum of 10'. This has typically been interpreted as the driveway at the street must be a minimum of 10' from the side lot line. This requirement is to keep driveways from conflicts with adjacent properties. Typically, we have not enforced the 10' setback as the driveway goes further into the lot. However, a plain reading of the current code does not allow that.

Whether or not code section 16.33.11 should be amended to allow driveways to encroach into site setbacks and side PUE's as well as clarify driveway setbacks on corner lots.

Action Taken: Council member Park made a motion to **approve ordinance 26-04 with the findings listed in the staff report.** Council member Nelson seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle,
Spencer Park

Voting Nay: None

Adjournment

Summary: Council member Park made a motion to adjourn the meeting; Council member Bonner seconded the motion. The motion carried with the following vote:

Action Taken: Council member Park made a motion to. Councilmember Bonner seconded the motion. The motion passed with the following vote:

Voting Aye: Colleen Bonner, Erik Rowland, Kendall Crittenden, Luke Searle,
Mark Nelson

Voting Nay: None

Karl McMillan/Chairman

Joey D. Granger/Clerk/Auditor