



## **Notice of Wasatch County Planning Commission Meeting** **Thursday, March 12, 2026, at 6:00 PM**

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**Public Notice** is hereby given that the Wasatch County Planning Commission will hold a regular session on Thursday, March 12, 2026 at 6:00 PM in the Council Chambers in the Wasatch County Administration Building, 25 North Main, Heber City, Utah.

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/86141750969?pwd=ZGRhdVp2bzlxZUk1cUNsbUhHSzBHQT09>. 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**

#### **Work Meeting 5:30 PM**

This work meeting is for discussion purposes only. The public is welcome to attend, however formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 PM.

#### **Regular Meeting 6:00 PM**

1. Welcome
2. Prayer/Remarks
3. Pledge of Allegiance

#### **Business Items**

1. Approval of Minutes from the January 8, 2026 Meeting
2. Approval of Minutes from the February 12, 2026 Meeting
3. Election of New Chair and Vice Chair

#### **Regular Agenda**

1. Jason Rickards, representing Deer Knoll Dr LLC, requests a Plat Amendment in order to vacate Lot 5A and a portion of Deer Knoll Drive from the Diamond Bar X Ranch Subdivision, No. 6 Third Amended. The road east of the intersection of Deer Knoll Drive and Aspen Loop Road is proposed to be private and be vacated along with lot 5A into the HOVAS Diamond Bar X Ranch subdivision which would replace the Milton Diamond Bar X Ranch subdivision. The project is located in the Preservation (P160) zone. (DEV-10185) *\*If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on March 18, 2026*
2. Kurt Hoffman, representative for the Wasatch County Children’s Justice Center (CJC), requests a Conditional Use Permit and site plan approval to add parking stalls, an approximately 1,000 square foot conference room to the existing CJC building and bring the site and structure up to ADA standards. The use is on a .54-acre lot located at 1484 E 980 S in the Residential Agriculture 1 (RA-1) zone. (DEV-11944)
3. Wasatch Springs Investors LLC requests a Plat Amendment for Wasatch Springs Phase 2, 2<sup>nd</sup> Amendment Building X to remove interior lot lines so that the building goes from 4 units into one single unit of 6,240 square feet. The proposal is located at approximately 1016-1026 West Wasatch Spring Road in the Jordanelle Basin Overlay (JBOZ) zone. (DEV-11742)
4. Heber Light & Power requests a Conditional Use Permit to upgrade the transmission line from the HL&P Provo River Substation to the Southeast corner of the Sewer Plant. More specifically this proposal will replace .50 miles of existing lines running along the east side of the of the Heber Valley Special Service District. The height of the poles is proposed to be 75-100’ with a 3-way switch pole being 100-120’ in height. The number of poles is to be consistent with the current number. The proposal is located in Section 1, Township 4S, and Range 4E in the Public Facility (PF) zone. (DEV-11655)

## **9:30 PM Approval of Motions**

## **Commission/Director Comments**

## **Adjournment**

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**The Public Is Invited to Participate in All County Planning Commission 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 PLANNING COMMISSION MINUTES

JANUARY 8, 2026

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

### BUSINESS ITEMS

❖ **APPROVAL OF THE MINUTES FROM THE NOVEMBER 13, 2025 MEETING**

**MOTION**

**Commissioner Thacker made a motion to approve the minutes of the November 13, 2025 meeting as written. Commissioner Murphy seconded the motion.**

**VOTE (4 TO 0)**

Charles Zuercher	<b><u>AYE</u></b>	NAY	ABSTAIN		Michael Murphy	<b><u>AYE</u></b>	NAY	ABSTAIN
Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN		David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN

❖ **APPROVAL OF THE MINUTES FROM THE DECEMBER 11, 2025 MEETING**

**MOTION**

**Commissioner Murphy made a motion to approve the minutes of the December 11, 2025 meeting as written. Commissioner Thacker seconded the motion.**

**VOTE** (4 TO 0)

Charles Zuercher	<b><u>AYE</u></b>	NAY	ABSTAIN	Michael Murphy	<b><u>AYE</u></b>	NAY	ABSTAIN
Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN

**REGULAR AGENDA ITEMS**

**ITEM #1** RHETT RIDING, REPRESENTING STORIED DEER VALLEY, LLC, REQUESTS AMENDED MASTER PLAN AND PRELIMINARY SUBDIVISION APPROVAL FOR A 3,021 SQUARE FOOT BUILDING FOR THE HOA MANAGEMENT, LOCATED IN SECTION 26, TOWNSHIP 2S, AND RANGE 5E IN THE JORDANELLE BASIN OVERLAY ZONE (JBOZ). *\*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LAND USE AUTHORITY, AT A PUBLIC HEARING ON JANUARY 21, 2026 (DEV-11279; 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:

- Rhett Riding, applicant, gave details about why the building will help the HOA be able to own and operate their own building.

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

- Commissioner Thacker asked about the size of the building and the code limitations on building size. Ms. Anglin noted that the 2.25 acres is because a parking lot is part of the project as well. She indicated the one building is the only proposed building in the project.

**MOTION**

**Commissioner Murphy made a motion to recommend approval of the item with conditions based on the findings prescribed by the supporting evidence in the staff report.**

**Commissioner Thacker seconded the motion.**

**VOTE** (4 TO 0)

Charles Zuercher	<b><u>AYE</u></b>	NAY	ABSTAIN	Michael Murphy	<b><u>AYE</u></b>	NAY	ABSTAIN
Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN

**FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION**

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

1. The subject property is a 35.77-acre open space parcel.

2. The subject property is in the Jordanelle Basin Overlay (JBOZ) zone within the Tuhaye Master Plan area.
3. The subject property is designated open space and is subject to an open space easement.
4. The overall project will lose 2.25- acres of designated open space but will continue to meet the 42% minimum open space requirements of the Tuhaye Development Agreement.
5. The proposed HOA office building functions as both a community-serving facility and a professional service office and is not allowed in the open space designated areas.
6. The proposal is to amend the master plan to allow a neighborhood commercial designation for the HOA office building which is ancillary to the larger operation of the Tuhaye development.
7. The project proposes to redesignate the building site, landscaped area, and required parking of the proposed lot to Neighborhood Commercial.
8. The proposed subdivision meets the minimum lot requirements for the proposed Neighborhood Commercial use designation.
9. The proposed subdivision appears to comply with the environmental constraints analysis requirements of Wasatch County Code §16.27.25.
10. Wasatch County Code 16.21.06 requires specific ownership and maintenance responsibilities for open space parcels.
11. Open space maintenance requirements have already been established through prior approvals of the Tuhaye Master Plan.
12. 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. A note stating that the remaining open space parcel is subject to an open space easement should be added to the subdivision plat.

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**ITEM #2 RHETT RIDING, REPRESENTING STORIED DEER VALLEY, LLC, REQUESTS FINAL SUBDIVISION AND FINAL SITE PLAN APPROVAL FOR A 3,021 SQUARE FOOT BUILDING FOR THE HOA MANAGEMENT, WHICH CONTAINS OFFICES, BREAK AND CONFERENCE ROOMS, RESTROOMS AND STORAGE LOCATED IN SECTION 26, TOWNSHIP 2S, AND RANGE 5E IN THE JORDANELLE BASIN OVERLAY ZONE (JBOZ). (DEV-11280; 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:

- no public comment given

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

#### **MOTION**

**Commissioner Thacker made a motion to approve item 2 consistent with the findings and subject to the conditions in the staff report.**

**Commissioner Murphy seconded the motion.**

**VOTE** (4 TO 0)

Charles Zuercher	<b><u>AYE</u></b>	NAY	ABSTAIN	Michael Murphy	<b><u>AYE</u></b>	NAY	ABSTAIN
Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN

**FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION**

1. The subject property is a 35.77-acre open space parcel.
2. The subject property is in the Jordanelle Basin Overlay (JBOZ) zone within the Tuhaye Master Plan.
3. The subject property is designated open space and is subject to an open space easement.
4. The overall project will lose 2.25- acres of designated open space but will continue to meet the minimum 42% of open space requirements found in the Tuhaye Development Agreement.
5. The development complies with the additional standards outlined in Wasatch County Code §16.15.06(G) for neighborhood commercial designated areas.
6. The application includes a will-serve letter for public sewer and public water through Jordanelle Special Service District JSSD.
7. The proposed subdivision meets the minimum lot requirements for the proposed Neighborhood Commercial designation.
8. The public trails in this project will not be affected by the proposed subdivision plat.
9. The proposed subdivision appears to comply with the environmental constraints analysis requirements of Wasatch County Code §16.27.25.
10. The proposed development generally meets the requirements found in Chapter 16 of the Wasatch County code.
11. The surrounding properties are fully developed, and no changes to existing sites or area connectivity are proposed or anticipated.
12. There is sufficient existing parking to meet all parking requirements found in section 16.33 of the zoning ordinance for the open space recreational activities and for the proposed HOA office.
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.

**CONDITIONS**

1. Compliance with the DRC report and reviews as a condition of approval.
2. A note stating that the remaining open space parcel is subject to an open space easement should be added to the subdivision plat.
3. A note on the subdivision plat specifying that the parking located on the newly created lot shall be under common possession with the open space parcel and is intended to serve both the open space parcel and the use located on the same lot.
4. The Master Plan amendment and preliminary plan receive County Council approval.

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**ITEM #3 THE CROSSINGS AT LAKE CREEK I, LLC REQUESTS A PLAT AMENDMENT TO THE CROSSINGS AT LAKE CREEK PHASE NO. 1 IN ORDER TO AMEND THE BOUNDARIES OF LOT C, A DESIGNATED OPEN SPACE LOT, THAT WOULD ADJUST THE LOCATION OF THE PARCEL BUT MAINTAIN THE SAME SIZE FOR THE PARCEL LOCATED AT APPROXIMATELY 340 S LINDSAY HILL ROAD IN THE RESIDENTIAL AGRICULTURE 1 (RA-1) ZONE. *\*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS***

**ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LAND USE AUTHORITY, AT A PUBLIC HEARING ON JANUARY 21, 2026 (DEV-11210; AUSTIN CORRY)**

**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 Corry went through a PowerPoint presentation
- Austin discussed the stream alteration permit and the revegetation and re-alignment back to the former alignment.
- Austin went through the findings and conditions with the added discussion about the items that had a time frame in the previous conditions.

**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:

- Logan Cannon addressed the commission.
- Eric Lowe, a resident of the crossings for over 3 years. Mr. Lowe stated that they have seen no progress in the open space of the project. Mr. Lowe felt that the HOA should own the property on both sides of the creek so that it could more easily be maintained. Mr. Lowe did not know why there has been so many postponements. Nothing was done this summer with the weeds. Mr. Lowe felt that there needed to be a specific timeframe.
- Kory Wofford - Resident of the Crossings. Mr. Wofford has lived in his house since April of 2022. Residents were promised that there was going to be a clubhouse. Mr. Wofford's biggest concern is regarding the dates that have never been met and he feels that the items can be completed much sooner than the fall. There should be a firm date. There was a forest of thistle behind his house. Mr. Wofford asked about the exhibit comparison slide and asked questions of Mr. Cannon.
- Mr. Cannon was asked how many homes there would be in Phase II, and he commented 62.
- Mr. Low commented that the amendment allows for homes to be located closer to them who are on the east side of open space C.
- Mr. Cannon addressed the commission and discussed the issues brought up by the residents.

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

- There was discussion between the commission regarding the timing of the improvements.
- Chairman Zuercher asked about the transfer to the HOA and completion of the trail. Mr. Cannon stated that the trail will be sometime this summer.
- Commissioner Thacker asked about the dates and asked about specifying that.
- Commissioner Murphy asked about the trails and completing all of the necessary trail and transferring the property.

**MOTION**

**Commissioner Thacker made a motion for a recommendation of approval to the council consistent with the findings and the conditions, adding that the trail be completed by June 1 and the open space parcel be turned over by July 1.**

**Commissioner Murphy seconded the motion.**

**VOTE (4 TO 0)**

Charles Zuercher **AYE** NAY ABSTAIN

Michael Murphy **AYE** NAY ABSTAIN

**FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION**

1. The subject property is a 7.54 acre open space lot part of the Crossings at Lake Creek master development.
2. The applicant had previously altered a stream on the property without the necessary permits from the applicable State and Federal agencies.
3. The applicant has since worked with the State to restore the stream to its original alignment and replant trees.
4. The development agreement requires that the applicant provide 20% open space for the project.
5. The proposed boundary adjustment reconfigures the 7.54 acre open space lot, but maintains the same acreage.
6. The application includes a portion of the trail plan consistent with the development agreement for a public trail connecting throughout the master development.
7. Good cause for the amendment exists to resolve the completion of the trail committed to in 2005 with no other significant alteration to the open space acreage currently provided.
8. No public or private roads are being vacated as part of this plat amendment.
9. 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.
10. The proposal appears consistent with Utah Code §17-79-712.

**CONDITIONS**

1. The trail improvements and any other construction activities needed to comply with State or Federal laws shall be completed or bonded for prior to plat recording. If bonded, the construction of the trail shall be completed in accordance with the bond agreement timelines.
2. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
3. The declarant covenants to complete the trail by June 1, 2026.
4. Open space parcel C will be transferred to the HOA on or before July 1, 2026.

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**ITEM #4      *ORDINANCE 26-01 REGARDING UPDATES TO VARIOUS SECTIONS OF THE WASATCH COUNTY CODE TO ADDRESS CHANGES REQUIRED BY STATE LEGISLATION CONTAINED IN HB 368: LOCAL LAND USE AMENDMENTS, AND RELATED UPDATES AND REVISIONS. \*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON JANUARY 21, 2026 (JON WOODARD)***

**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.

- Jon Woodard addressed the Commission and mentioned that this ordinance is to address the issues brought up by HB 368 and SB 1006.
- In summary Jon mentioned that the proposal clarifies infrastructure requirements before building permits and certificates of occupancy can be issued, increases the references to the Utah code, bonds and warranty issues, administration of bonds, warnings to property owners for incomplete infrastructure,

updates fees for engineering, building and planning, clean up on some of the code for access requirements, vesting and expiration of approvals clarifications, etc. Delete if nothing more than presenting what is in the report.

**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:

- Logan Cannon addressed the commission and stated that Wasatch County is hard to develop in and felt that the expiration and time frames should be more flexible because sometimes there are federal agencies (Army Corps) that developers have no control over and take a lot of time.

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

- The Commission discussed timelines and noted how generously long the timelines in code were as long as a developer is tending to his project.

**MOTION**

**Commissioner Murphy made a motion to recommend that the Wasatch County Council adopt Ordinance 26-01 in order to comply with HB 368 and SB 1006, and to advance the purposes of this Ordinance, as presented. Commissioner Thacker seconded the motion.**

**VOTE** (4 TO 0)

Charles Zuercher	<b><u>AYE</u></b>	NAY	ABSTAIN	Michael Murphy	<b><u>AYE</u></b>	NAY	ABSTAIN
Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN

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**ADJOURNMENT**

**MOTION**

**Commissioner Zuercher made a motion to adjourn. Commissioner Murphy seconded the motion.**

**VOTE** (4 TO 0)

Charles Zuercher	<b><u>AYE</u></b>	NAY	ABSTAIN	Michael Murphy	<b><u>AYE</u></b>	NAY	ABSTAIN
Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN

Meeting adjourned at 8:00 p.m.

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CHARLES ZUERCHER/CHAIRMAN



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## WASATCH COUNTY PLANNING COMMISSION MINUTES

FEBRUARY 12, 2026

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

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### BUSINESS ITEMS

❖ **APPROVAL OF THE MINUTES FROM THE JANUARY 8, 2026 MEETING**

**Due to the lack of enough members that were in attendance at the January 8, 2026 meeting, the approval of those minutes will be postponed until a later time.**

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### CONSENT AGENDA ITEMS

**ITEM #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. *\*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LAND USE AUTHORITY, AT A PUBLIC HEARING ON FEBRUARY 18, 2026. (DEV-11262; CADEN LYON)***

**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.

- Jon Woodard noted that this plat amendment requires Council approval because of the adjustment to the open space easement that is required to be a legislative approval. Otherwise, the plat amendment would be a minor administrative action.

**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:

- The applicant was not present and no public addressed the Commission for comment.

**MOTION**

**Commissioner Brubaker made a motion approve Item #1 Tuhaye Dancing Sun Phase 3 Lot 70 plat amendment and forward with a positive approval subject to only the condition of the applicant resolving any conditions noted in the DRC report to the satisfaction of the applicable review department and then a plat is recorded within one year.**

**Commissioner Cook seconded the motion.**

**VOTE (6 TO 0)**

Charles Zuercher	<b>AYE</b>	NAY	ABSTAIN	Scott Brubaker	<b>AYE</b>	NAY	ABSTAIN
Mark Hendricks	<b>AYE</b>	NAY	ABSTAIN	Michael Murphy	<b>AYE</b>	NAY	ABSTAIN
Kimberly Cook	<b>AYE</b>	NAY	ABSTAIN	Daniel Lyman	<b>AYE</b>	NAY	ABSTAIN

**FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION**

1. Good cause for the plat amendment exists because:
  - a. The proposed plat amendment does not alter the overall density of the development.
  - b. The amendment enhances compliance by allowing Lot 70 to conform more easily with applicable development standards.
  - c. The adjustment improves driveway access for Lot 70 thereby improving the safety and welfare of Wasatch County citizens.
  - d. Improvement of the driveway access preserves the integrity and intended function of the open space area.
  - e. Open space acreage does not change.
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.

**CONDITIONS**

1. The applicant resolves any conditions noted in the DRC report to the satisfaction of the applicable review department.
2. A plat must be recorded within one year of the approval.

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## REGULAR AGENDA ITEMS

**ITEM #2**      **ORDINANCE 26-03 AMENDING CHAPTER 16.21.18 ENTITLED "NON-MOTORIZED TRAILS" ADDING REGULATIONS ON BACK COUNTRY TRAIL STANDARDS AND THEIR CONSTRUCTION. *\*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON FEBRUARY 18, 2026. (DOUG SMITH)***

**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:

- No public comment was given.

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

- Commissioner Hendricks asked about how easements are being handled. The Commission discussed the potential of getting public easements locked in better on as-built conditions.
- Commissioner Murphy asked about the trail design and who the professional would be. He also asked about hiking trails vs. mountain biking.
- Commissioner Hendricks asked about not just having design standards, but also who is responsible for the design. He also recommended adding in consequences for remediation if the trail is cut in and it doesn't meet the standards.
- The Commission discussed bonding or other triggers that could be used to ensure it is built right, as-builts are obtained, and easements are recorded.
- Commissioner Murphy asked for clarification on the budget allocation this would require and noted he would encourage the county to be scrutinous of the amount of funds and encourage volunteer efforts where possible.

### **MOTION**

**Commissioner Lyman made a motion to forward the ordinance 26-03 to the County Council with the findings in the staff report and a recommendation to approve the updated language.**

**Commissioner Brubaker seconded the motion.**

### **VOTE**            **( 6 TO 0 )**

Charles Zuercher	<b><u>AYE</u></b>	NAY	ABSTAIN	Scott Brubaker	<b><u>AYE</u></b>	NAY	ABSTAIN
Mark Hendricks	<b><u>AYE</u></b>	NAY	ABSTAIN	Michael Murphy	<b><u>AYE</u></b>	NAY	ABSTAIN
Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN	Daniel Lyman	<b><u>AYE</u></b>	NAY	ABSTAIN

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**ITEM #3**      **ORDINANCE 26-04 AMENDING CHAPTER 16.33.11 REGARDING DRIVEWAY SETBACKS FROM PROPERTY LINES AND CLARIFYING LANGUAGE FOR DRIVEWAY SETBACKS ON CORNER LOTS. *\*IF FORWARDED,***

**THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON FEBRUARY 18, 2026. (DOUG SMITH)**

**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:

- Mike Kosakowski, Jordanelle resident, stated the current law has been in place for 20 years and isn't being enforced. There should be more discussion. Crosswalks haven't been considered. Federal highways hasn't been consulted, but their standards for intersections are much larger than 40 feet.
- Commissioner Hendricks asked Mr. Kosakowski to offer suggestions of how he would improve it. Mr. Kosakowski stated there should be effort made to research in depth the real impacts of this code change. Doug Smith replied that this is intended to clarify how it's being interpreted.
- Jon Woodard noted an advisory opinion request is in the with the Property Rights Ombudsman regarding the issue of this interpretation.

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

- Commissioner Murphy asked if there would be an instance of a lot being platted that couldn't comply with the setback distance.

**MOTION**

**Commissioner Brubaker made a motion to forward a recommendation for approval of Ordinance 26-04 with the associated findings.**

**Commissioner Lyman seconded the motion.**

**VOTE (6 TO 0)**

Charles Zuercher	<b>AYE</b>	NAY	ABSTAIN	Scott Brubaker	<b>AYE</b>	NAY	ABSTAIN
Mark Hendricks	<b>AYE</b>	NAY	ABSTAIN	Michael Murphy	<b>AYE</b>	NAY	ABSTAIN
Kimberly Cook	<b>AYE</b>	NAY	ABSTAIN	Daniel Lyman	<b>AYE</b>	NAY	ABSTAIN

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**ITEM #4 FOLLOW-UP FROM PREVIOUS GENERAL PLAN LAND USE SCENARIO DISCUSSION. \*NOTE THAT THIS DISCUSSION ITEM WILL ALSO BE INCLUDED ON THE COUNTY COUNCIL AGENDA FOR FEBRUARY 18, 2026 AT 4:00 P.M. SEE COUNTY COUNCIL AGENDA FOR FURTHER DETAILS. (AUSTIN CORRY)**

**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 Corry gave a presentation to the Planning Commission

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

- Commissioner Murphy asked about how we are protecting agricultural operations.

- Overall, high level policy themes were discussed.
- 13 planning areas reduced to 6
- Commissioner Lyman asked about maintaining property rights and how that fits in with the various scenarios.
- The three scenarios recommended by the advisory committees were discussed.
- Commissioner Lyman does not like the idea that someone has a right to anything. A property owner needs to go through an entitlement process to have the right to develop their property.
- Concerns were raised about the legislature and their pro-growth position.
- Commissioner Lyman stated that we cannot remove density from the City core. We cannot compete with the City and create our own mixed-use high-density areas outside the City core.
- Commissioner Lyman: 2000 units is not in the goals and policies so don't go there.
- Commissioner Brubaker: I wish there was a practical answer to this.
- Commissioner Lyman: transitioning from the urban cores as best we can with density. Allow density closer to Heber City with urban services. Density reduces out from the center. The 2000 units gets put in the core or high density adjacent to the core. Higher density along the Heber boundary to not incentivize annexation. Commissioner Hendricks agreed.
- Commissioner Hendricks feels like the north fields is the heart of the valley. The general plan should reflect our love of the north fields.
- Commissioner Lyman: The option should only reflect the goals and policies not the housing unit numbers. The transition to 1-acre lots should happen quicker as you move away from the Heber City boundary. Transition to 1-acre and 5-acre lots quicker. 5-acre lots at 3600 east. 1/3, 1/2, 1-acre, 5-acre lots.
- Commissioner Murphy likes the scenario E map.

**The general consensus of the Planning Commission was that scenario E be used with the feathering (transitioning) as mentioned by Commissioner Lyman and preserve the north fields.**

**ADJOURNMENT**

**MOTION**

**Commissioner Zuercher made a motion to adjourn.  
Commissioner Lyman seconded the motion.**

**VOTE (6 TO 0)**

Charles Zuercher	<b><u>AYE</u></b>	NAY	ABSTAIN	Scott Brubaker	<b><u>AYE</u></b>	NAY	ABSTAIN
Mark Hendricks	<b><u>AYE</u></b>	NAY	ABSTAIN	Michael Murphy	<b><u>AYE</u></b>	NAY	ABSTAIN
Kimberly Cook	<b><u>AYE</u></b>	NAY	ABSTAIN	Daniel Lyman	<b><u>AYE</u></b>	NAY	ABSTAIN

Meeting adjourned at 9:00 p.m.

CHARLES ZUERCHER/CHAIRMAN

**Meeting Date:** March 12, 2026**Department:** Planning**Presenter:** Doug Smith**Applicant:** Jason Rickards**Requested Time:****Item Title:**

Jason Rickards, representing Deer Knoll Dr LLC, requests a Plat Amendment in order to vacate Lot 5A and a portion of Deer Knoll Drive from the Diamond Bar X Ranch Subdivision, No. 6 Third Amended. The road east of the intersection of Deer Knoll Drive and Aspen Loop Road is proposed to be private and be vacated along with lot 5A into the HOVAS Diamond Bar X Ranch subdivision which would replace the Milton Diamond Bar X Ranch subdivision. The project is located in the Preservation (P160) zone. (DEV-10185) *\*If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on March 18, 2026*

**Issue:**

Whether or not the proposed amendment and road vacate meets the standards for 'good cause' as required by Utah Code Annotated §17-79-713 and other applicable ordinances governing the land use in Wasatch County. This determination is a legislative decision to be made by the Wasatch County Council after a recommendation by the Planning Commission.

**Background:**

This plat amendment and road vacate was previously approved by the County Council on May 17, 2023. The former approvals were an amendment to the Milton Diamond Bar-X plat recorded in 2020. The approvals expired due to the subdivision plat not being recorded within the required 12-month time frame per section 16.01.16 of the Wasatch County code. The current applicant is requesting the same approvals as the former application. The same conditions are being recommended as well.

**Proposed Motion:**

Move to forward a *Recommendation for Approval with Conditions* to the County Council consistent with the findings and subject to the conditions presented in the staff report.

**Impact:**

**Attachments:**

1. PC Staff Report 03-12-2026 - Item 1 - Hovas Diamond Bar X Plat Amendment



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## Item 1 - HOVAS Diamond Bar X Subdivision Amendment and Road Vacate

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**Project:** DEV-10185 | HOVAS Diamond Bar X Street vacate and Plat Amendment  
**Report Date:** 5 March 2026  
**Hearing Date:** 12 March 2026  
**Report Author:** Doug Smith, Planning Director  
**Council Action Required:** Yes  
**Related Application:** DEV-7004 (approval May 17, 2023)

**Applicant:** Jason Rickards  
**Address:** 6536 E Deer Knoll Drive  
**Zoning:** Preservation (P-160)  
**Existing Land Use:** Single-Family Home  
**Proposed Vacate:** All of lot 5A, and a portion of Deer Knoll Drive from Diamond Bar X Ranch Subdivision No. 6 Third Amendment into the HOVAS Diamond Bar-X plat

### DETERMINATION ISSUE

Whether or not the proposed amendment and road vacate meets the standards for 'good cause' as required by Utah Code Annotated §17-79-713 and other applicable ordinances governing the land use in Wasatch County. This determination is a legislative decision to be made by the Wasatch County Council after a recommendation by the Planning Commission.

### RECOMMENDATION

Based on the analysis in this staff report, Planning Staff recommends that the Planning Commission ***forward a recommendation of approval*** to County Council for the street vacate and lot consolidation based on the findings included in the staff report.



## BACKGROUND

This plat amendment and road vacate was previously approved by the County Council on May 17, 2023. The former approvals were an amendment to the Milton Diamond Bar-X plat recorded in 2020. The approvals expired due to the subdivision plat not being recorded within the required 12-month time frame per section 16.01.16 of the Wasatch County code. The current applicant is requesting the same approvals as the former application. The same conditions are being recommended as well.

The applicant is requesting to vacate a portion of Deer Knoll Drive and lot 5A within the Diamond Bar X Ranch No. 6 Subdivision, Third Amended, and move the road and lot 5A into the HOVAS Diamond Bar-X subdivision. As part of this process, the roadway segment would be converted from a public road to a private road, which requires legislative action by the County Council to vacate the public right-of-way. The vacation may be accomplished either by ordinance or by plat by including the County Council as a signatory on the amended plat acknowledging the vacation.

The proposed plat amendment, as mentioned, removes Lot 5A (.83 acres) from the Diamond Bar No. 6 Subdivision and combines it with Lot 1 of the HOVAS Damond Bar-X Subdivision for a total of 19.01 acres. The HOVAS Subdivision (and the existing Milton Diamond Bar-X subdivision) is subject to development area limitations. The proposed new plat allows for a 2-acre building envelope the same as the current plat. This means that there will be 17.01 acers of privately held open space outside of the building envelope.

In order to vacate a public street, or a portion of a public street, Utah Code § 17-79-713 requires the County to hold a public hearing and determine whether: (a) good cause exists for the vacation; and (b) the public interest or any person will be materially injured by the vacation.

NOTICING FOR THE ROAD VACATE AND PLAT AMENDMENT

- Notice regarding the vacate of the road was first published in the Park Record on February 11<sup>th</sup> and has been noticed for four consecutive weeks after that.
- Notices regarding the plat amendment have been sent to all property owners within the plat and within 500’ of the plat on March 3<sup>rd</sup>.
- A sign was posted at the gated entrance to Diamond Bar-X on February 6, 2026.
- As of the date of this report no objections have been received from the public and/or adjacent property owners.

WHAT THIS APPLICATION DOES

- Vacates out of the existing plat and makes private approximately 250’ of Deer Knoll Drive east of the intersection of Deer Knoll Drive and Aspen Loop Road and moves it into the HOVAS Diamond Bar-X plat.
- Moves a .83-acre parcel into the HOVAS subdivision from the existing plat.
- Approves a plat amendment approved on May 17, 2023 that expired because the plat was not recorded in the required time frame.

STAFF ANALYSIS

– ZONING –

The subject property is in the P-160 zone. The minimum lot size for the zone is 160 acres. The Diamond Bar X Ranch No. 6 Subdivision is nonconforming under current zoning standards, as it does not meet the minimum lot size and access requirements of the P-160 Zone.

Both Diamond Bar-X No. 6 and the HOVAS subdivision being considered are legal non-conforming subdivisions. Since the subdivisions were created, zoning regulations for the property have changed. Based on the current zoning designation and its associated regulations, the applicant would forfeit the right to re-subdivide the property in the future.

The lot consolidation portion of this plat amendment would bring the lot into greater compliance with the P-160 zoning district, which helps with establishing good cause.

When this item was approved (and not recorded) in 2023 it combined Lot 1 in the Milton Diamond Barr X subdivision with lot 5A for a total acreage of 19.01 acres. The 2023 proposal is the same as this current application.

– GOOD CAUSE –

UCA §17-79-713 allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment; and (b) no public street, right-of-way, or easement has been vacated or altered. Wasatch County Code 16.04.02 has defined “good cause” as follows:

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**16.04.02: DEFINITIONS** . .

*GOOD CAUSE: Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Wasatch County and furthering the health, safety, and welfare of Wasatch County.*

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The applicant has not provided any proposed statements of how the application would meet the good cause requirements. It could be stated that the change in status for the section of road would clean up an issue of the road changing from public to private in the middle of a road section as that is the current scenario with the current plat. The proposal would move the change in status to an intersection where the distinction is clearer.

As mentioned previously the lot combination increases the acreage of the lot bringing it closer to compliance with the underlying zone.

– PUBLIC RIGHT-OF-WAY OR EASEMENTS –

When a plat amendment request involves the vacate of a public street, Utah Code 17-79-713 requires the county legislative body to find that a) good cause exists for the vacation; and b) neither the public interest nor any person will be materially injured by the proposed vacation.

Vacating this portion of road would mean that Deer Knoll Drive east of the intersection is private instead of having the road go from public to private in the middle of the road. Considering that the road will remain, but instead just change in status from public to private, it is anticipated that any existing rights will be maintained as they are now. The change in status would ensure clear maintenance responsibility is on the private landowner and not the County. Currently, the road services almost exclusively the applicant.

As part of the public comment in a previous hearing on January 12, 2023, the adjacent property owner raised objection to the vacate because of a conflict with an easement agreement that was represented to rely on the public road status of Deer Knoll Drive to complete the access. On May 1, 2023, that property owner sent a letter to the planning staff withdrawing that objection. With no other feedback from the notices sent, it can be reasonably assumed that the other affected parties see no material issue with the proposal. As mentioned, new letters have been sent out to property owners and as of the date of this report no comments have been submitted.

Accordingly, staff finds that good cause exists for the proposed vacation and that no material injury to the public or any individual is anticipated should the vacation be approved.

### 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 Planning Commission to forward a recommendation to County Council.

### POTENTIAL MOTION

Move to forward a Recommendation for Approval with Conditions to the County Council consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. This request for a plat amendment and road vacate was approved by the County Council in May of 2023.
2. A plat was never recorded and the 2023 approval expired.

3. This application is consistent with the approval granted in 2023.
4. Good cause for the street vacate exists because:
  - a. No properties owned by a party other than the applicant are currently accessed using the portion of the street being vacated.
  - b. There is no known public interest in the portion of the street being vacated.
  - c. No person is expected to be materially injured by the vacation.
  - d. The vacate will place the entirety of Deer Knoll Drive east of the intersection as a private road cleaning up a small approximately 250' segment east of the intersection.
5. Utah Code 17-79-713 allows the County, by plat or ordinance, to vacate a public street.
6. The Development Review Committee has reviewed the project and has recommended approval.
7. The proposal includes a combination of Lot 5A (0.83 acres) from the Diamond Bar X No. 6 plat and Lot 1 from the Milton Diamond Bar X for a total of 19.01 acres.
8. Lot 1 currently has a two-acre buildable area allowance which totals 11% of the lot.
9. The proposed lot 1 has a two-acre building envelope.
10. Lot combinations are commonly found to meet the good cause requirement as a positive benefit in non-conforming subdivisions as they bring projects into closer conformity with current regulations and result in fewer septic drain fields.

– *CONDITIONS* –

1. Potential access improvements to be verified by the Fire District prior to plat recording.
2. The applicant will need to obtain consent to the vacation from Diamond Bar X Ranch Inc. as the owner of parcel 08-3985 (the parcel directly to the north) in accordance with UCA §17-79-713(2)(c) prior to plat recording.
3. Any technical issues listed in the DRC report shall be resolved to the satisfaction of the applicable review departments.

POSSIBLE ACTIONS

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

1. Approve. This action may be taken if the County Council finds that the street vacation request is compliant as proposed with Wasatch County Code and all other applicable laws.
2. Approve with Conditions. This action can be taken if the County Council feels comfortable that remaining issues can be resolved through specified conditions. ***\*This action would be consistent with the staff analysis.\****
3. Continue. This action can be taken if the County Council needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Deny. This action can only be taken if the County Council finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

NEXT STEPS

If the requested street vacation by plat amendment is approved, the applicant will need to satisfy any conditions, if applicable, and can deliver a mylar plat to the planning office for recording. Actions must be taken to pursue the approval with reasonable diligence as outlined in Wasatch County Code 16.01.16.

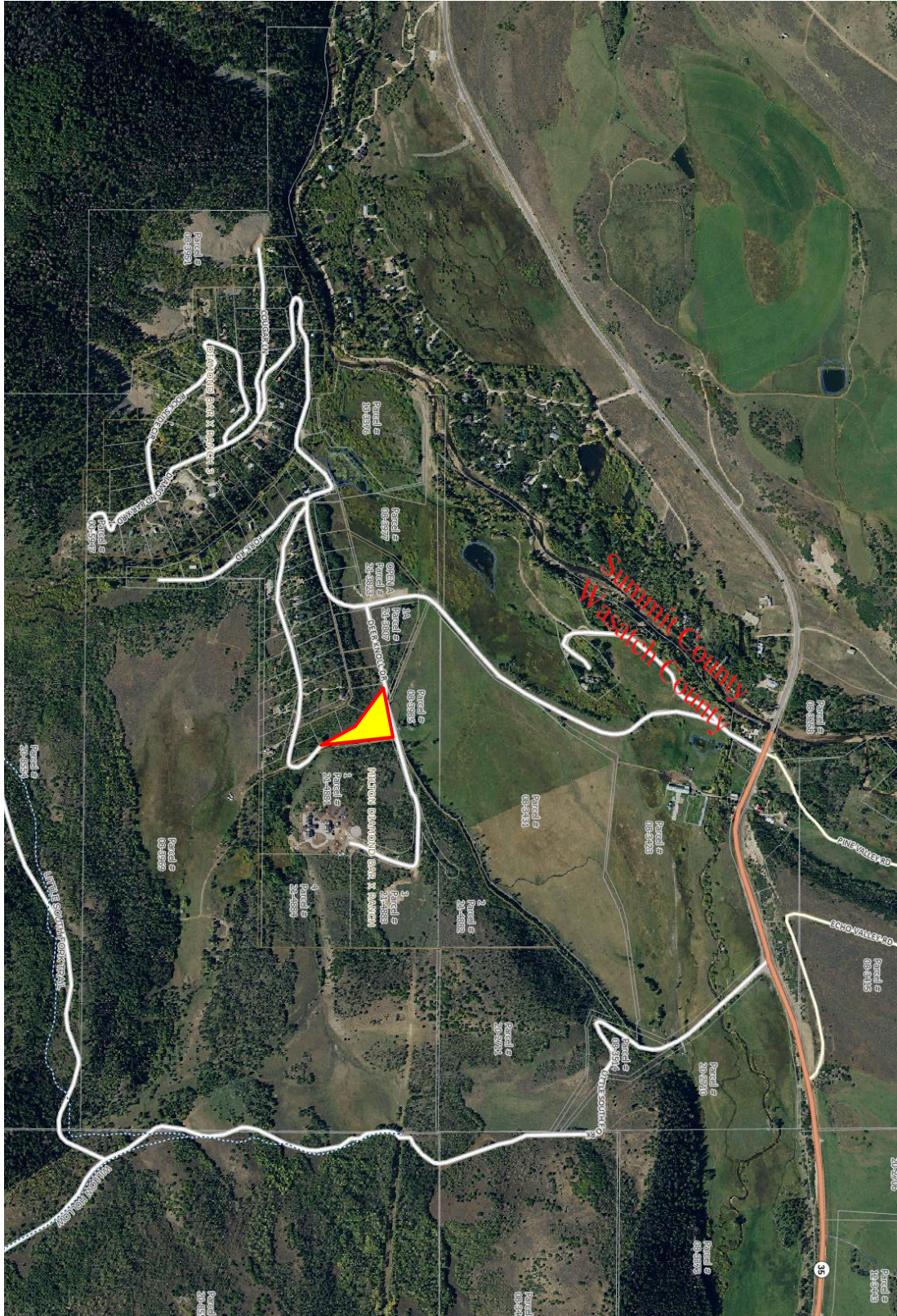
If the requested street vacation by plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

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

EXHIBITS

Exhibit A – Vicinity Plan..... 7  
Exhibit B – Existing Subdivision Plat ..... 9  
Exhibit C – Proposed Subdivision Plat ..... 11  
Exhibit D – Planning Commission and County Council Minutes (2023) ..... 12  
Exhibit E – DRC Report ..... 19

Exhibit A – Vicinity Plan











- ITEM 6**      **CORT LOCKWOOD, REPRESENTING TREVOR MILTON, REQUESTS A PLAT AMENDMENT TO BOTH DIAMOND BAR X RANCH, NO. 6 THIRD AMENDED SUBDIVISION AND TO THE MILTON DIAMOND BAR X RANCH SUBDIVISION IN ORDER TO VACATE LOT 5A AND THE PORTION OF DEER KNOLL DRIVE FROM DIAMOND BAR X RANCH SUBDIVISION AND THEN TO SUBSEQUENTLY COMBINE THE VACATED LOT 5A AND ITS ASSOCIATED BUILDABLE AREA INTO THE EXISTING LOT 1 OF THE MILTON DIAMOND BAR X RANCH SUBDIVISION AND TO ADD THE DEER KNOLL DRIVE ROAD AS A PRIVATE ROAD IN THE SUBDIVISION LOCATED IN THE PRESERVATION (P-160) ZONE. *\*IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON MAY 17, 2023. (DEV-7004; AUSTIN CORRY)***

**Staff**

Austin Corry, Assistant Wasatch County Planner, addressed the Wasatch County Planning Commission and then indicated that this applicant is seeking to vacate a portion of Deer Knoll Drive from the Diamond Bar X Ranch No. 6 subdivision. We have been working with the applicant on some of those zoning violations they had and you will notice in your staff report it was updated. The individual that had submitted the objection has now submitted a letter withdrawing the objection. One of the main concerns that they had was that the plat amendment request involves a street vacate. As such they had an easement that they suggested that relied on that being a public street in order to maintain the access rights through. After they have analyzed that they determined that they don't think it actually does affect their easement rights. The proposal is a little bit different than what they had originally done in January. Primarily what they are asking to do that is different from what you saw previously is that instead of vacating a lot and a street out of an old subdivision, out of one subdivision and putting into a new subdivision, they are still making the same

request but instead the lot will be absorbed into one of the existing lots that is there and not remain as a lot. That lot 5A that you see highlighted there is what is being requested to be pulled out of the Diamond Bar Number 6 subdivision and the portion of Deer Knoll Drive just north of that. That is what is coming out of this subdivision and placing it into Milton and Diamond Bar X which exists right now. One of the things with that request and the new proposed plat. There is a little bit of an adjustment to Deer Knoll Drive and that is to move the road to where the actual physical road got built. The critical part being that Deer Knoll Drive changes from a public road to a private road. Milton Bar X has building areas on the lots. So the lots range from ten to eighteen acres right now and they have one to two buildable areas on the lots. What the applicant is asking for as part of this is because they are getting rid of Lot 5 they are asking to use what would have been the buildable area for Lot 5 and still be able to keep that.

Austin Corry indicated that the DRC has reviewed this and forwarded on. There is a condition of approval from the surveyor primarily to resolve some lot closure issues that they don't believe would affect what you as a Planning Commission really see but certainly something that needs to get resolved before a Mylar is ever printed.

Austin Corry then went through the proposed findings;

1. Good cause for the street vacate exists because:
  - a. No properties owned by a party other than the applicant are currently accessed using the portion of the street being vacated. One property is adjacent to the road, but has indicated no objection to the vacate.
  - b. There is no known public interest in the portion of the street being vacated.
  - c. No person is anticipated to be materially injured by the vacation.
  - d. The vacate will place the entirety of Deer Knoll Drive as private status.
2. Utah Code 17-27a-609.5 allows the County, by plat or ordinance, to vacate a public street.
3. This proposed revision conforms to the Wasatch County development standards under the non-conforming subdivision regulations.
4. The Development Review Committee has reviewed the project and provided comments.
5. The proposal includes a combination of Lot 5a (0.83 acres) from the Diamond Bar X No. 6 plat and Lot 1 (18.181 acres) from the Milton Diamond Bar X.
6. Lot 1 currently has a two acre buildable area allowance which totals 11 percent of the lot.
7. The proposal requests to increase the buildable area allowance on Lot 1 by using the same eleven percent allocation and applying it to the new, larger acreage of the combined lot. The result is the addition of 3,969 square feet of buildable area, total of 2.09 acres, for the amended Lot 1 (19.011 acres).
8. Lot combinations are commonly found to meet the good cause requirement as a positive benefit in non-conforming subdivisions as they bring projects into closer conformity with current regulations and result in fewer septic drain fields.

Austin Corry then went through the proposed conditions:

1. Plat Note 10 shall be modified to strike "Per current county zoning," and instead simply state that no further subdivision is permitted.
2. Potential access improvements to be verified by the Fire District prior to plat recording.
3. The applicant will need to obtain written consent to the vacation from Diamond Bar X Ranch Inc. as the owner of parcel 08-3985 in accordance with UCA Section 17-27a-609.5(2)(c) prior to plat recording.
4. Technical issues listed on the DRC report shall be resolved to the satisfaction of the applicable review departments.

Austin Corry then went through the DRC Report.

FIRE SSD comments:

- Verification of capacity of bridge accessing development must be provided by an engineer.
- Roadway improvements may be needed at permit to bring access to compliance.

PLANNING comments:

- The title of the plat should include the note about the road vacate as well unless the recorder is comfortable state law is complied with using note 1 alone.

SURVEYOR comments:

- 1. Road width is not shown. I realize the west end is wider. Please call out the width in several places.
- 2. Do both cul-de-sacs carry the same name?
- 3. The common line between Lot 1 and Lot 4 have different values in the lot closure sheets than the plat face.

4. Same comment for the west line of Lot 4.
5. Same comment for the west line of Lot 3.
6. You have two wells shown. Ownership of each could be helpful. The well in the south cul-de-sac needs some protection if it will be used by some party.
7. Since the road is private, please give us an area of such.

**Applicant**

The applicant was not present.

**Motion**

**Commissioner Scott Brubaker made a motion that we recommend Item No. 6, the Milton Diamond Bar X Ranch plat amendment, subject to the four conditions noted on the staff report starting with “Plat Note 10 shall be modified...” and ending with “...the applicable review departments” and insert the word written consent in condition no. 3 and in light of the findings and recommend the item to the Wasatch County Council for approval.**

**Commissioner Mark Hendricks seconded the motion.**

**The motion carries with the following vote:**

**AYE: Chair Chuck Zuercher, Scott Brubaker, Kimberly Cook, Mark Hendricks, Wendell Rigby, Doug Grandquis.**

**NAY: None.**

**DIAMOND BAR X RANCH SUBDIVISION AND THEN TO SUBSEQUENTLY COMBINE THE VACATED LOT FA AND ITS ASSOCIATED BUILDABLE AREA INTO THE EXISTING LOT 1 OF THE MILTON DIAMOND BAR X RANCH SUBDIVISION AND TO ADD THE DEER KNOLL DRIVE ROAD AS A PRIVATE ROAD IN THE SUBDIVISION LOCATED IN THE PRESERVATION P-160 ZONE DEV-7004.**

**Staff:**

Austin Corry, the Assistant Wasatch County Planner addressed the Wasatch County Council and presented a power point presentation then indicated that this applicant is seeking to vacate a portion of Deer Knoll Drive from the Diamond Bar X Ranch No. 6 subdivision. We have been working with the applicant on some of those zoning violations they had and you will notice in your staff report it was updated. The individual that had submitted the objection has not submitted a letter withdrawing the objection. One of the main concerns that they had was that the plat amendment request involves a street vacate. As such they had an easement that they suggested that relied on that being a public street in order to maintain the access rights through. After they have analyzed that they determined that they don't think it actually does affect their easement rights. The proposal is a little bit different than what they had originally done in January. They have since changed their minds not significantly from what you saw. Primarily what they are asking to do that is different from what you saw is that instead of being they were vacating a lot and a street out of an old subdivision, out of one subdivision and putting into a new subdivision. They are still making the same request but the lot will be absorbed into one of the existing lots that is there. That lot 5A that you see highlighted there is what is being requested to be pulled out of the Diamond Bar and Number 6 subdivision and the portion of Deer Knoll Drive just north of that. That is what is coming out of this subdivision and placing it into Milton and Diamond Bar X which exists right now. One of the things with that request and the new proposed plat. There is a little bit of an adjustment to Deer Knoll Drive and that is to move the road to where the actual physical road got built. The critical part being that Deer Knoll Drive changes from a public road to a private road. Milton Bar X has building areas on the lots. So the lots range from ten to eighteen acres right now and they have one to two buildable areas on the lots. What the applicant is asking for as part of this is because they are getting rid of Lot 5 they are asking to use what would have been the buildable area for Lot 5 and still be able to keep that.

Austin Corry indicated that the DRC has reviewed this and forwarded on. There is a condition of approval from the surveyor primarily to resolve some lot closure issues that they don't believe would affect what you as a County Council really see but certainly something that needs to get resolved before a Mylar is ever printed.

Austin Corry then went through the proposed findings:

1. Good cause for the street vacate exists because:
  - a. No properties owned by a party other than the applicant are currently accessed using the portion of the street being vacated. One property is adjacent to the road but has indicated no objection to the vacate.

- b. There is no known public interest in the portion of the street being vacated.
  - c. No person is anticipated to be materially injured by the vacation,.
  - d. The vacate will place the entirety of Deer Knoll Drive as private status.
2. Utah Code 17-27a-609.5 allows the County, by plat or ordinance to vacate a public street.
  3. The proposed revision conforms to the Wasatch County Development Standards under the non-conforming subdivision regulations.
  4. The Development Review Committee has reviewed the project and provided comments.
  5. The proposal includes a combination of Lot 5a (0.83 acres) from the Diamond Bar X No. 6 plat and Lot 1 (18.181 acres) from the Milton Diamond Bar X.
  6. Lot 1 currently has a two acre buildable area allowance which totals 11 percent of the lot.
  7. The proposal requests to increase the buildable area allowance on Lot 1 by using the same eleven percent allocation and applying it to the new, larger acreage of the combined lot. The result is the addition of 3969 square feet of buildable area total of 2.09 acres for the amended Lot 1 19.011 acres.
  8. Lot combinations are commonly found to meet the good cause requirement as a Plat Note 20 shall be modified to strike per current County zoning and instead simply state that no further subdivision is permitted.

Austin Corry then went through the proposed conditions:

1. Plat Note 20 shall be modified to strike per current County zoning and instead of simply state that no further subdivision is permitted.
2. Potential access improvements to be verified by the Fire District prior to plat recording.
3. This is as modified by the Planning Commission That the applicant will need to obtain consent to the vacation from Diamond Bar X Ranch Inc. As the owner of parcel 08-3985 in accordance with UCA Section 17-27a-0609 (5) (2) prior to plat recording
4. Technical issues listed on the DRC report shall be resolved to the satisfaction of the applicable review departments.

Austin Corry via Zoom then went through the DRC Report.

#### PROJECT COMMENTS:

- Verification of capacity of bridge accessing development must be provided by an engineer.
- Roadway improvements may be needed at permit to bring access to compliance.

#### PLANNING comments:

- The title of the plat should include the note about the road vacate as well unless the recorder is comfortable state law is complied with using note 1 alone.

#### SURVEYOR comments:

- 1. Road width is not shown. I realize the west end is wider. Please call out the width in several places.
- 2. Do both cul da sacs carry the same name?

- 3. The common line between Lot 1 and Lot 4 have different values in the lot closure sheets than the plat face.
- 4. Same comment for the west line of Lot 4.
- 5. Same comment for the west line of Lot 3
- 6. You have two wells shown. Ownership of each could be helpful. The well in the south cul da sac needs some protection if it will be used by some party.
- 7. Since the road is private, please give us an area of such.

### **Applicant**

The applicant was not present.

### **Council Comments:**

Councilman Steve Farrell asked what properties are affected by that road: Austin Corry replied there is one other property owner just to the north of this. Also the same property owner actually owns all four lots would have the access rights. Councilman Steve Farrell asked if Diamond Bar X is okay with taking that lot 5 out of their development. Austin Corry replied yes. He didn't directly state that but the letter he sent says we have no objections to that. Councilman Steve Farrell asked if the applicant owns that subdivision. Austin Corry replied currently. Councilman Steve Farrell asked how much notification did you send out to the adjacent property owners. Austin Corry replied that there were letters sent out within five hundred feet and every owner in the subdivision. Also a sign posted at the property on the gate. Councilman Steve Farrell asked was their access to the forest on this road. Austin Corry replied that he doesn't know the answer to that. Jon Woodard replied when was Diamond Bar X originally approved it was silent about whether the roads were public or private so those are public roads. When Milton was created as a subdivision from the beginning as far as I am aware those roads were private. There is a difference between how these two subdivisions have their roads treated. Councilman Steve Farrell indicated that in the older subdivision we didn't address the ownership of the road. It was the newer subdivisions has created problems and we stated whether they were private or public and had to be recorded on the plat. Also why do we have to vacate that lot out of the Diamond Bar X? Austin Corry replied that is their request is to take it out and if you wanted to combine that with Lot 1 it would have to come out of the Diamond Bar subdivision. This is more like a lot combination than a re-subdivision and you are getting rid of one lot period. Jon Woodard indicated that it is becoming more conforming with the underlying zone.

Councilman Kendall Crittenden asked if that cul-de-sac is likely to remain a cul-de-sac or would it just be a driveway into those other lots. Austin Corry replied that they are private cul-de-sacs and only servicing four lots now and the easement that is there. We have heard from that easement holder they are in negotiations and working on potentially getting rid of it altogether. We relied more on them saying that they are okay with that road status change.

Councilman Kendall Crittenden asked what happens if we do this and somewhere down the road somebody discovers it and comes forth with a public interest and wasn't aware of it and now they discover what happened or a road they had a public interest in. Jon Woodard indicated that anybody that is using a vacated right-of-way automatically has a private easement created over that. For access purposes to their property they are still going to be protected. Councilman Kendall Crittenden asked about the designated wells. Austin Corry replied that the current plat even shows there is a culinary well that is inside the right-of-way, a private culinary well that is right in the right-of-way. Jon Woodard indicated that will have to be taken care of.

Councilman Steve Farrell asked if we did address that on the plat note on the culinary well. Right now these are all owned by one individual but if he would break them off and sell lot two and three to an outside individual then what? Jon Woodard replied that is not sure of the status culinary water requirements. Councilman Steve Farrell indicated that there should be a staff note and that should address it. I think that was addressed in the Water Board and we would have required a well permit. We wouldn't have approved this subdivision if each lot didn't have an indicated way of getting water and water right associated with it. Also I don't see any reason not to approve this but I don't have a good feeling of approving it for other reasons. Jon Woodard replied that the Council has great discretion in adopting a plat amendment or not approving it. Councilman Steve Farrell indicated that if it wasn't good cause you would consider there would be a lot of people here and giving written comments of why not to do it or they would be here tonight. When did you get the letter from Tom Clyde what was the date on that? Austin Corry replied April 17, 2023.

Councilman Luke Searle replied that we can see that the neighbors had strong feelings about some of the things that were proposed like the helipad, etc. and that was clearly re-noticed and posted and if there were issues we would hear about them that is my conclusion. Councilman Steve Farrell replied that he agrees with Councilman Luke Searle on that and I don't want to approve this if there is some adverse effect to the adjacent property owners. Again the adjacent property owner has to take notice and make their objections noted and the Council can't do their thinking for them. If we don't have a record of anything I don't know how we could deny this.

**Public Comment:**

Chair Spencer Park then opened the public hearing for public comment and there was none so the public comment period was closed.

**Motion**

**Councilman Erik Rowland made a motion to approve the plat amendment to both the Diamond Bar X Ranch No. 6 through the subdivision third amended subdivision and to the Milton Diamond Bar X Ranch Subdivision in order to vacate Lot 5a as presented in the presentation here tonight in light of the findings and subject to the conditions presented here tonight. Also we need to mention the DRC comment on the water wells to make sure that is followed through with. Also mention that this is a lot combination not a deletion. Mark Nelson seconded the motion.**



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

PROJECT ID: DEV-10185  
PROJECT NAME: PLAT AM - MILTON DIAMOND BAR X PLAT  
AMENDMENT  
VESTING DATE: 2/12/2025  
REVIEW CYCLE #: 3

**REVIEW CYCLE STATUS: READY FOR DECISION**

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
Building Department	Ready for Decision
MAG Regional Trail Planner	Ready for Decision
County Surveyor	Ready for Decision
Fire SSD	Ready for Decision
GIS Department	Ready for Decision
Recorder's Office	Ready for Decision
Public Works Department	Ready for Decision
Engineering Department	Ready for Decision
Health Department	Ready for Decision
Planning Department	Ready for Decision

**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

DRC Project Comments		
Comment ID	Entity	Comment
FIRE-App-1	SSD - Fire SSD Approval	<p>No fire flow in area of subdivision. Please specify how fire flow will be achieved.</p> <p>Options,</p> <ol style="list-style-type: none"> <li>1) Bring Fire Flow from nearest culinary source.</li> <li>2) Provide Fire Flow with tanks/pumps as approved</li> <li>3) Installation of fire sprinklers as per NFPA 13D</li> </ol> <p>Selected option must be stamped on plat prior to signing</p> <p>Fire flow and fire protection measures for construction of a home on these lots shall comply with requirements of the International Fire Code Section 507 as amended by the State of Utah and approved by the Wasatch County Fire District and Building Department</p>
FIRE-App-2	SSD - Fire SSD Approval	Access, fire flow to meet SFD Guidelines at permit

## PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Recorder Office		
Comment ID	Sheet Name	Comment
DRC-REC1	HOVAS DBX RANCH Plat	COA: The Power of Attorney will need to be recorded prior to the plat being recorded to show that Court Lockwood is indeed the Power of Attorney. If the POA is very extensive, all I would need would be the pertinent information showing he is appointed and can sign for real estate transactions.

**Meeting Date:** March 12, 2026**Presenter:** Doug Smith**Department:** Planning**Applicant:** Wasatch County Children's  
Justice Center**Requested Time:****Item Title:**

Kurt Hoffman, representative for the Wasatch County Children's Justice Center (CJC), requests a Conditional Use Permit and site plan approval to add parking stalls, an approximately 1,000 square foot conference room to the existing CJC building and bring the site and structure up to ADA standards. The use is on a .54-acre lot located at 1484 E 980 S in the Residential Agriculture 1 (RA-1) zone. (DEV-11944)

**Issue:**

Whether the application meets the standards required by Wasatch County Code (WCC) and findings in 16.23 for approval of a Conditional Use Permit allowing for the expansion of the CJC for additional square footage and parking.

**Background:**

The CJC has been located at 1484 E 980 S since 2005. The facility was built on a parcel donated to the county by developer Mike Peterson during the construction of the Cobblestone subdivision. In September 2025, a needs assessment was completed, and several improvements were identified that the center looks to implement. One of the primary findings is that the building does not meet ADA accessibility guidelines. The basement is not wheelchair accessible, the sidewalk requires patrons to walk in the drive lane, and the bathrooms do not meet the current standard. Another finding is that the current multidisciplinary team lacks adequate parking, forcing on-street parking, and lacks sufficient meeting space for monthly case review meetings.

**Proposed Motion:**

Move to Recommend Approval of item 2 consistent with the findings presented in the staff report.

**Impact:****Attachments:**

1. PC Staff Report 03-12-2026 - Item 2 - CJC Conditional Use



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## Item 2 – Children’s Justice Center Conditional use and site plan approval

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**Project:** DEV-11944 | CJC conditional use and site plan for addition.

**Meeting Date:** 12 March 2026

**Report Date:** 5 March 2026

**Report Author:** Doug Smith, Planning Director

**Council Action Required:** No

**Type of Action:** Administrative

**Applicant:** Kurt Hoffman

**Address:** 1484 East 980 South

**Parcel No(s):** N/A

**Acreage:** .54 acres

**Zoning Designation:** RA-1

**Previous approvals:** Conditional Use (2005)

**Land Use Number(s):** 6729 Protective functions and related activities

### DETERMINATION ISSUE

Whether the application meets the standards required by Wasatch County Code (WCC) and findings in 16.23 for approval of a Conditional Use Permit allowing for the expansion of the CJC for additional square footage and parking.

The application was duly noticed and letters sent to property owners within 500'. As of the date of the writing of this report no comments have been received.

### RECOMMENDATION

Based on the analysis in this staff report, Planning Staff recommend that the Planning Commission approve the conditional use permit and site plan based on the findings included in the staff report.



## BACKGROUND

The site is located at 1484 East 980 North in the RA-1 zoning district. The site is adjacent to a middle school and shares a south and east boundary with Old Mill elementary. To the west is a single-family home that shares a common boundary. The site has been used as a Children’s Justice Center (CJC) since the fall of 2005. An explanation of what the CJC does is provided below from the applicant.

The Wasatch County Children’s Justice Center (CJC) is a child-oriented facility for victims of child abuse and is a statutorily required facility by Utah law. The CJC provides a comfortable, neutral, child-friendly atmosphere for children to receive coordinated services during the child abuse investigative process. The CJC maintains a multidisciplinary team including law enforcement, child protective services, victim advocates, Primary Children’s Hospital, and mental health professionals. The goal of the center is that victims of abuse are brought to the center and receive coordinated care from the CJC rather than having to navigate all the parts of the system; the system is brought to the child.

The CJC has been located at 1484 E 980 S since 2005. The facility was built on a parcel donated to the county by developer Mike Peterson during the construction of the Cobblestone subdivision. In September 2025, a needs assessment was completed, and several improvements were identified that the center looks to implement. One of the primary findings is that the building does not meet ADA accessibility guidelines. The basement is not wheelchair accessible, the sidewalk requires patrons to walk in the drive lane, and the bathrooms do not meet the current standard. Another finding is that the current multidisciplinary team lacks adequate parking, forcing on-street parking, and lacks sufficient meeting space for monthly case review meetings.

The CJC operates primarily between the hours of 8 am to 5 pm. The center does not function as a safe house, does not provide overnight accommodations, and does not permit alleged offenders on site.

The conditional use and site plan approval is primarily for an expansion of the building for a 1,041 square foot meeting space area and the associated parking.

### WHAT THIS APPLICATION INCLUDES

- Addition of 7 parking stalls on the south side of the property.
- Encloses the dumpster in compliance with current codes.
- Removes non-compliant building lighting and replaces it with full cutoff directional lighting.
- Upgrades portions of the site and building for ADA compliance.
- Addition of a 13' tall 1,041 square foot meeting space.

### KEY ISSUES TO CONSIDER

- Neighborhood compatibility and impact.
- Compliance with zoning requirements.
- Compliance with the conditional use findings.

### STAFF ANALYSIS

#### – COMPATABILITY OF PROPOSED USE –

The RA-1 zoning district allows for the CJC as a conditional use. The original CJC went through a conditional use process in 2005. Any expansion of a conditional use requires a new conditional use review. As mentioned, the CJC shares a boundary with a single-family home on the west side. Along the west boundary is a solid fence and a 10' landscape buffer with trees planted on center every 20'. There is also a landscape buffer along the south and east sides of the property adjacent to the elementary school. To the north of the site is Rocky Mountain Middle School and a County Park.

Other than the sign and the parking stalls on the west side of the building it would be hard to determine if the building is not a single-family home. The new addition to the property is requiring some upgrades to bring the site closer into compliance with current codes. The dumpster will be required to be enclosed and any lighting on the building is being removed and replaced with directional full cut-off lighting. There are some changes being made to the interior for handicap access. The front of the building is not being changed.

#### – ADDITIONAL PARKING STALLS AND PARKING LOT –

There are some issues with drive aisle width and parking stall depth in the plan. Parking stalls are required to be 9 x 20'. The stalls added on the south side of the site are only 9' x 18'. The stalls will need to be either enlarged which would require the sidewalk to be moved north or the sidewalk can be removed. If the sidewalk is removed the vehicles will pull up over landscaping and the stalls are allowed to be 9 x 18'.

#### – 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 proposed project complies with all applicable provisions of the Wasatch County Land Use and Development Code. The Children’s Justice Center is an established and previously approved conditional use, and the proposed improvements maintain the existing use while enhancing accessibility, safety, and functionality in accordance with county standards.

**Staff Response:** The new addition will be brought up to current codes like the dumpster enclosure, site lighting, drive aisle width and ADA compliance.

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

**Applicant Response:**

The Children’s Justice Center is a governmental public service facility operated by Wasatch County. No Business License is required.

**Staff Response:** N/A

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

**Applicant Response:**

The Children’s Justice Center is located within the Cobblestone Off-Site Parcels and is surrounded by institutional and public uses, including an elementary school, school district sports fields, and public road infrastructure. The proposed improvements are compatible with surrounding structures in terms of use, location, scale, mass, and design. The conference room addition is modest in size, located at the rear of the existing building, and designed to remain consistent with the facility's existing architectural character.

**Staff Response:** The building, from 980 South, appears to be a single-family home. The addition is to the south side of the site behind the existing CJC building adjacent to the Elementary school. The addition will be 13’ tall and have a slightly sloped shed roof. As mentioned, the proposal is adjacent and shares a boundary with a residence. As per code an existing solid fence is on the property line and there is an existing 10’ landscape buffer that will be maintained. As part of this addition the existing dumpster will be enclosed to comply with current codes.

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

**Applicant Response:**

Any potential visual or safety impacts associated with the proposed improvements can be adequately mitigated through standard conditions of approval. Improved pedestrian access, ADA-compliant sidewalks, and additional on-site parking will enhance site safety and reduce circulation conflicts. The placement and design of the improvements minimize visibility from adjacent parcels and public rights-of-way.

**Staff Response:** The visual impacts have been addressed with the existing fence and landscape buffer.

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

**Applicant Response:**

The Children's Justice Center fulfills an essential public and community service function that is consistent with the Wasatch County General Plan's goals of supporting public facilities, health and human services, and community safety. The proposed improvements further these goals by ensuring the facility remains accessible and functional for the community it serves.

**Staff Response:** The General Plan is not specific enough to address this type of use.

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

**Applicant Response:**

The proposed project does not expand the scope or intensity of the approved use.

**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 related to lighting, parking, site circulation, and traffic will be adequately addressed through the proposed design and standard conditions of approval. The addition of parking stalls will meet on-site demand and reduce potential off-site parking impacts. Environmental factors such as drainage, erosion, soil stability, dust, noise, odor, and vibrations are expected to be minimal due to the limited scope of construction and the continued institutional use of the site. Any temporary construction-related impacts will be mitigated through compliance with applicable building and engineering standards.

**Staff Response:** The lighting code for the County has changed in the last few years. The applicant will be retrofitting the attached building lighting on the site. Currently there are 5 sconce lights on the outside of the CJC building. These sconce lights will be retrofitted with downward direction cutoff lighting. There will also be three recessed lights in in the covered hallway adjacent to the conference room.

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 proposed use and improvements will not place an unreasonable financial burden on Wasatch County. As a County-operated facility, the project is publicly funded and designed to enhance service delivery without creating significant impacts on surrounding properties. Any potential impacts will be mitigated through site design and conditions of approval.

**Staff Response:** Staff finds that the proposal does not create a financial burden for the County.

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

**Applicant Response:**

The continued operation and improvement of the Children’s Justice Center will not adversely affect the health, safety, or welfare of residents or visitors. On the contrary, the project enhances public welfare by providing a safer, more accessible facility dedicated to protecting and supporting vulnerable children and families.

**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:**

All proposed improvements requiring a building permit will conform to the applicable International Building Code and related adopted standards. The project will undergo all required plan review and inspections prior to construction.

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

## 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 2 consistent with the findings presented in the staff report.

### – FINDINGS –

1. The CJC received a conditional use in 2005 and has been operating since the fall of 2005.
2. The CJC is bordered on the east and south by an elementary school and on the west by a single-family home.
3. The residential subdivision to the west was recorded in August of 2010.
4. The CJC operates primarily between the hours of 8 am to 5 pm 5 days per week.
5. The center does not function as a safe house, does not provide overnight accommodations, and does not permit alleged offenders on site.
6. The CJC has applied to amend the conditional use to add a 1,041 square foot meeting space and update the site on compliance with ADA standards.

7. As part of this review some of the non-conforming issues like lighting and a dumpster enclosure are required to be brought up to code.
8. The staff analysis indicates the proposal complies with Section 16.23.07 of the current Wasatch County Code related to Conditional Uses.
9. Notice has been sent to neighboring property owners within 500 feet of the property.
10. There are no known zoning violations on the property at this time.
11. 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 Planning Commission can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Planning Commission should state new findings.

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

### CONDITIONS

1. Drive aisle width for new parking area should be 24' wide.
2. Parking stalls are required to be 9x20 unless the bumper is over a landscaped area.

### 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 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 – Site Plan..... 9  
Exhibit B– Floorplan ..... 10  
Exhibit C– Elevations ..... 11  
Exhibit D– Site lighting ..... 13  
Exhibit E– Dumpster enclosure ..... 14  
Exhibit F– Context pictures ..... 15  
Exhibit G– DRC Report ..... 17



## Exhibit B- Floorplan

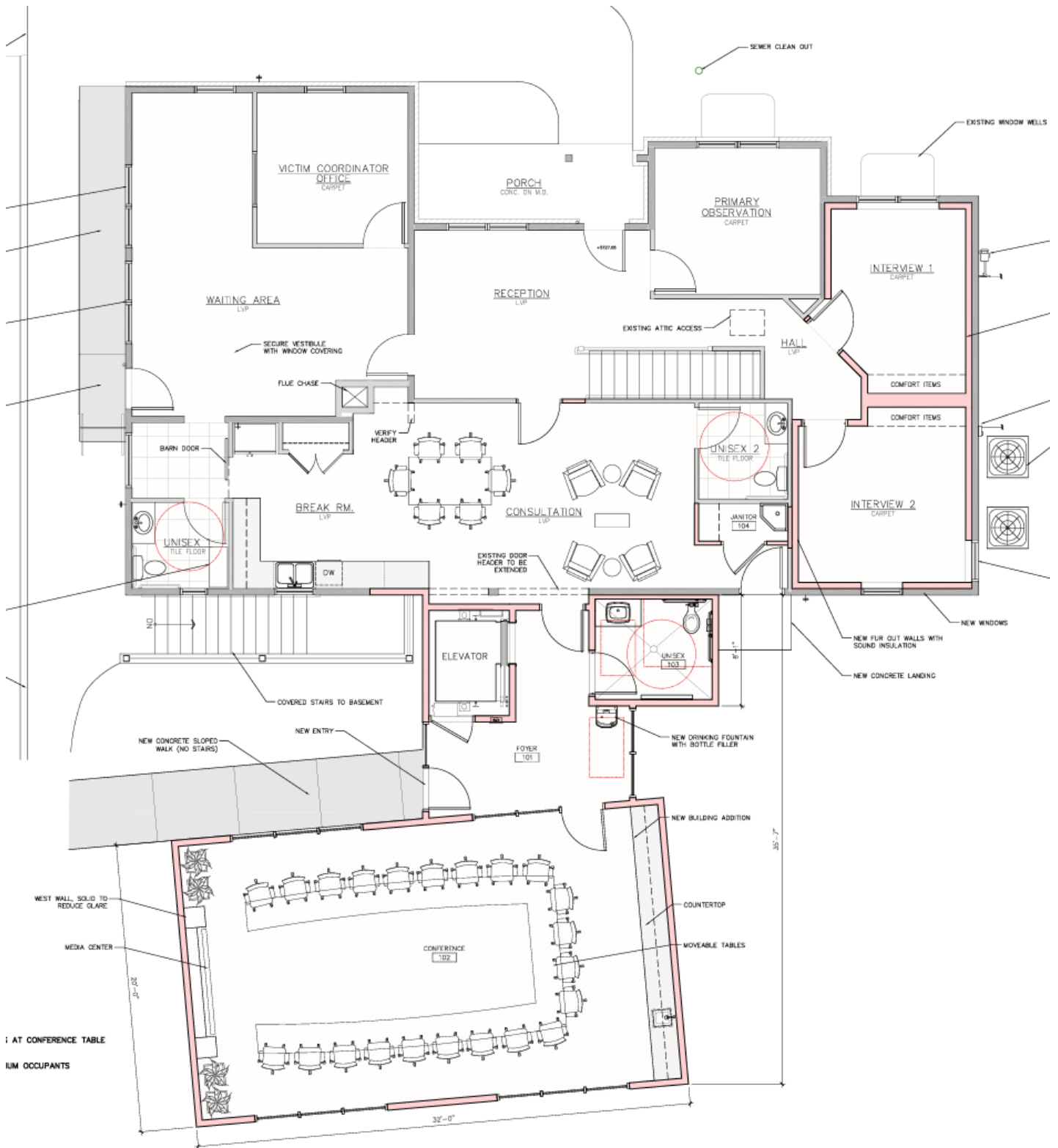
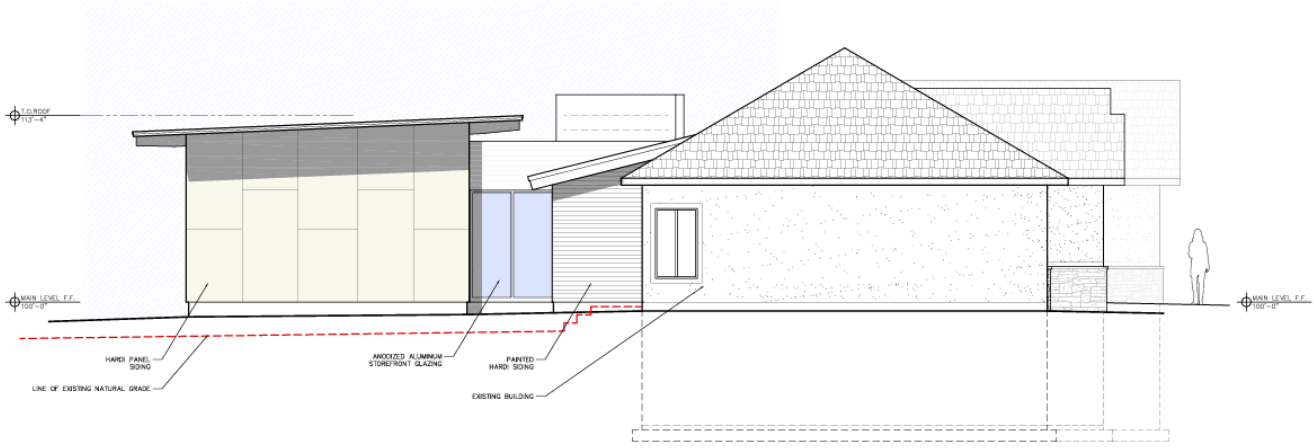
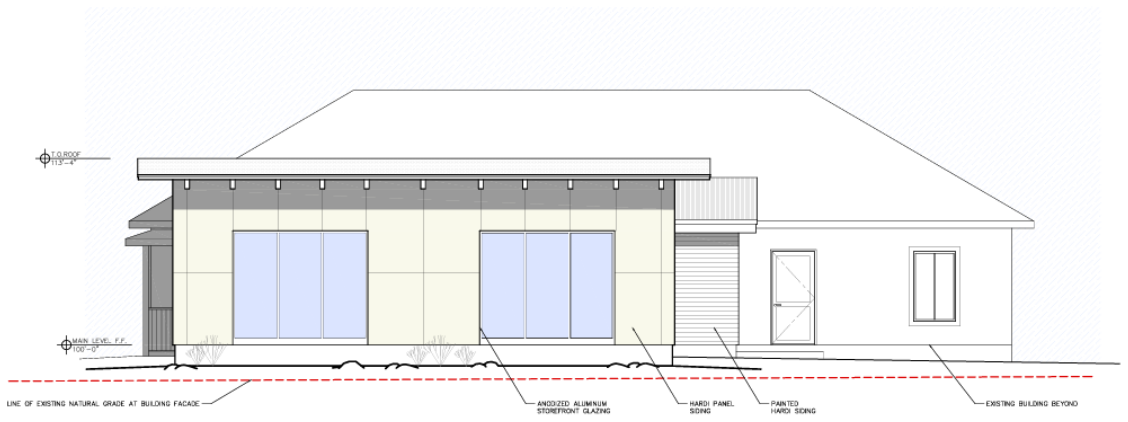


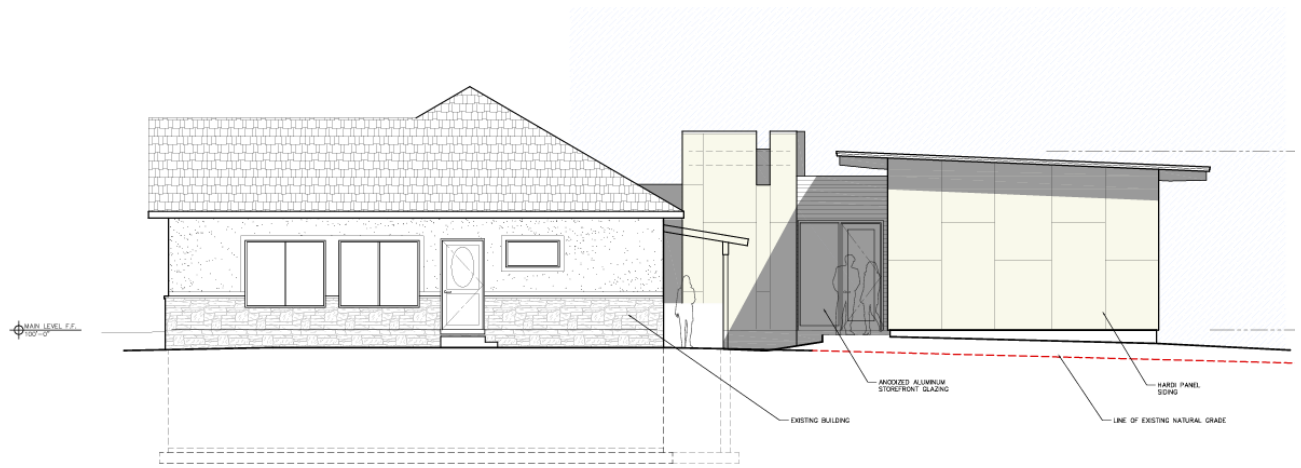
Exhibit C – Elevations



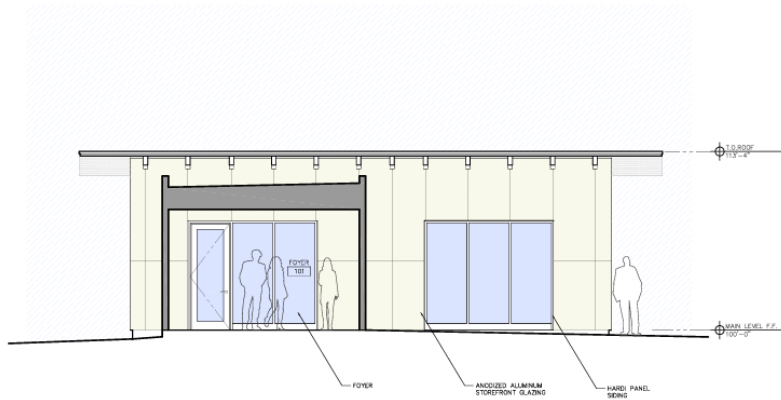
**EAST ELEVATION**  
3/4" = 1'-0"



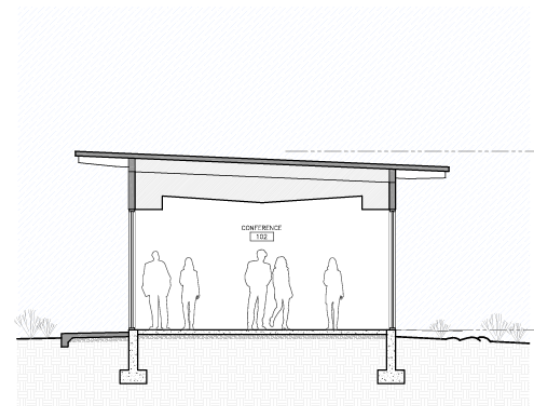
**SOUTH ELEVATION**  
3/4" = 1'-0"



**WEST ELEVATION**  
1/4" = 1'-0"




**NORTH ELEVATION / SECTION**  
1/4" = 1'-0"



**SECTION**  
1/4" = 1'-0"

Exhibit D- Site lighting



**4" SQUARE DEEP DOWNLIGHT**  
WILDLIFE FRIENDLY


**UNIVERSAL HOUSINGS WITH INTERCHANGEABLE TRIMS**

Spectrums's Enduro 4" recessed square downlight series features a trim and variety of options for accent and general illumination.


UNIVERSAL HOUSING CODE					
PART NUMBER	LUMENS	SCENE	BEAM ANGLE	SYSTEM WATTAGE	WPL
SD4P	1416	800	37°	16	28
SD4P	1518	1000	37°	16	48

**AVAILABLE HOUSING TYPES**

**SD4M3** - New Construction



**SD4M** - Recessed Construction




**FIXTURE HOUSING SPECIFICATION**

SERIES	LUMENS	DRIVER / DIMMING / VOLTAGE	OPTIONS	MOUNTING	
SD4M3 - New Construction SD4M - Recessed Construction	4800 (2x30W)	8000K, 10K, 5A-Div	1   120V 2   277V	MS - Back Housing NO - Default Factory	PS1 - 12" - 14" Recessed Box BK37 - 27" Recessed Box CB34 - 24" Recessed Box
	2400 (2x15W) OR 1 (30W) or 2 (30W) OR 2 (30W) or 4 (15W)	8000K, 5A-Div	1   120V		

PROJECT: \_\_\_\_\_

TYPE: \_\_\_\_\_



- Full Shielding
- Die-cast aluminum trim with a wide variety of options.
- Deep recessed trim.
- Universal housing accepts all trim types including N-Line trimless.
- 5 year warranty on fixture and electronics.
- Sustainable fixture.

\*ADDS

**TYPICAL RECESSED FIXTURE**  
N.T.S.

Trans  
Globe Lighting



**51340**



**Wall Sconce**

- Width (in): 5
- Height (in): 7
- Depth (in): 4
- Glass Type: No glass
- Bulb Type: Medium Base
- Number of Bulbs: 1
- Wattage: 60
- Finish Shows: Matte Black (BK)
- Available Finishes: Matte Black (BK)
- UL Listed: Wet
- Country of Origin: China
- Material: Aluminum, Electrical

**TYPICAL SCNCE LIGHT FIXTURE**  
N.T.S.

Exhibit E– Dumpster enclosure

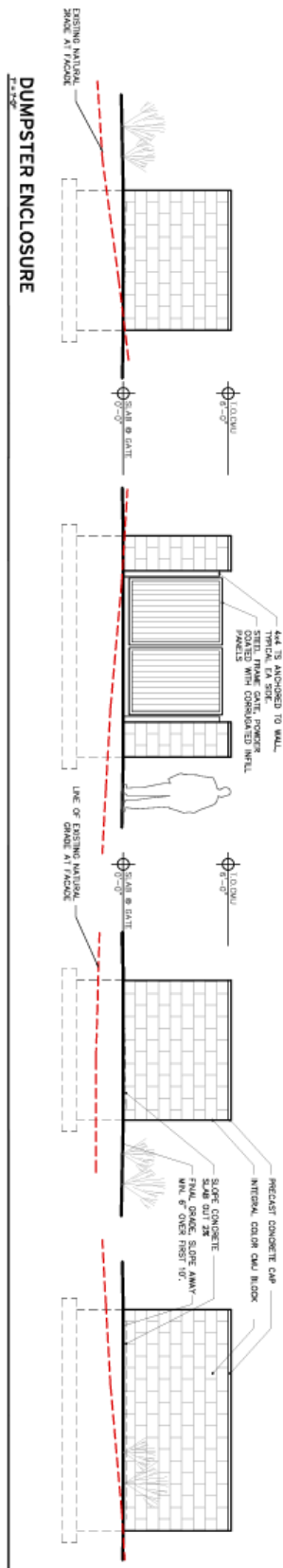


Exhibit F- Context pictures





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Google



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

PROJECT ID: DEV-11944  
PROJECT NAME: CUP - WASATCH COUNTY CJC UPDATE  
VESTING DATE: 2/2/2026  
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
Planning Department	Approved
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

DRC Project Comments		
Comment ID	Entity	Comment
C-PLN-App-4	PLN - County Planning Approval	COA; Spacing of trees on the west property line cannot be greater than 25'. as per 16.21.19. One of the trees by the dumpster may need to be moved north several feet.
C-PLN-App-5	PLN - County Planning Approval	COA: All lighting shall be full cutoff and directed downward. Exterior lighting should go off after business hours. See section 16.21.16(l) all lighting is attached and existing non-compliant lighting is being replaced with full cut off fixtures.
C-PLN-App-9	PLN - County Planning Approval	<p>16.08.12: PERMISSIBLE LOT COVERAGE</p> <p>In the residential-agricultural zone (RA-1), all buildings, including accessory buildings and structures, shall cover not more than forty percent (40%) of the area of the lot or parcel of land.</p> <p>16.21.08 (for accessory structures) 40% maximum lot coverage including all other buildings and impervious paving.</p> <p>This is an addition attached to the main building. It is not an accessory structure. The above provision 16.21.08 does not apply.</p> <p>16.08.12 only limits buildings not paving. The applicant should look to ways to lower the impervious surface but I don't think I can require that by code. Perhaps look harder at the parking numbers.</p>
C-PLN-App-10	PLN - County Planning Approval	Parking stalls need to be 9 x 20' unless he bumper overhangs landscaping. The sidewalk could be removed.
C-PLN-App-11	PLN - County Planning Approval	The new drive aisle should be 24'

## PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Engineering Dept		
Comment ID	Sheet Name	Comment
DRC-ENG4	03 - Site Plan	Minimum stall dimension for perpendicular parking is 9' x 20' per WCC 16.33.08.A. This can be reduced by 2' if it is adjacent to a landscape area, not a sidewalk. - This still needs to be addressed. Either the sidewalk north of the curb needs to be removed, or both the sidewalk and curb need to be shifted 2' north to provide the required depth. The wheel stops should be left if the curb and sidewalk are shifted. If the sidewalk is removed and the parking is left 18' deep, the wheel stops should be removed. This will need to be verified with your building permit application.

DRC - GIS Dept		
Comment ID	Sheet Name	Comment
DRC-GIS1	05 - Existing Plat	<p>Addresses for lots B, C, and E were changed in 2016 (recorder entry 420003). Please use the current addresses for the following parcels:</p> <p>Parcel B: 1555 E 980 S  Parcel C: 1661 E 980 S  Parcel E: 1484 E 980 S</p> <p>In addition, please specify on the plat that the segment of 980 S comprising Parcel D is a public road. This is typically listed as a parenthetical below the road name.</p>

**Meeting Date:** March 12, 2026**Presenter:** Doug Smith**Department:** Planning**Applicant:** Wasatch Springs Investors  
LLC**Requested Time:****Item Title:**

Wasatch Springs Investors LLC requests a Plat Amendment for Wasatch Springs Phase 2, 2<sup>nd</sup> Amendment Building X to remove interior lot lines so that the building goes from 4 units into one single unit of 6,240 square feet. The proposal is located at approximately 1016-1026 West Wasatch Spring Road in the Jordanelle Basin Overlay (JBOZ) zone. (DEV-11742)

**Issue:**

Whether or not the proposed plat amendment to allow 4 commercial condo units in a single building to become one single commercial unit within building X and whether the proposal meets the standards for "good cause" as required under Utah Code Annotated §17-79-712 and other applicable Wasatch County ordinances governing land use and development.

**Background:**

Building X in the Wasatch Springs Phase 2 second amended subdivision plat is recorded with 4 separate commercial units within one larger commercial building. The applicant has a user that would like to occupy the entire 6,240 square foot building. Currently that plat is recorded with 4-24' x 60' individual units. Each unit is 1,560 square feet. The proposed plat amendment deletes the condo walls in the building and makes one single unit with a total of 6,240 square feet.

**Proposed Motion:**

Move to forward a *Recommendation for Approval* to the County Council for Item 2 consistent with the findings and subject to the conditions presented in the staff report.

**Impact:****Attachments:**

1. PC Staff Report 03-12-2026 - Item 3 - Wasatch Springs





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## Item 3 – Wasatch Springs Building X plat amendment allowing one building with 4 individual units to be amended to one 6,240 square foot building.

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**Project:** DEV-11742 | Wasatch Springs plat amendment

**Report Date:** 5 March 2026

**Hearing Date:** 12 March 2026

**Report Author:** Doug Smith, Planning Director

**Council Action Required:** No

**Applicant:** Wasatch Springs Investors

**Address:** 1016-1026 Wasatch Springs Road

**Existing Land Use:** Commercial condo building with 4 units

**Proposed Amendment:** Delete individual units in building X for one 6,240 square foot building.

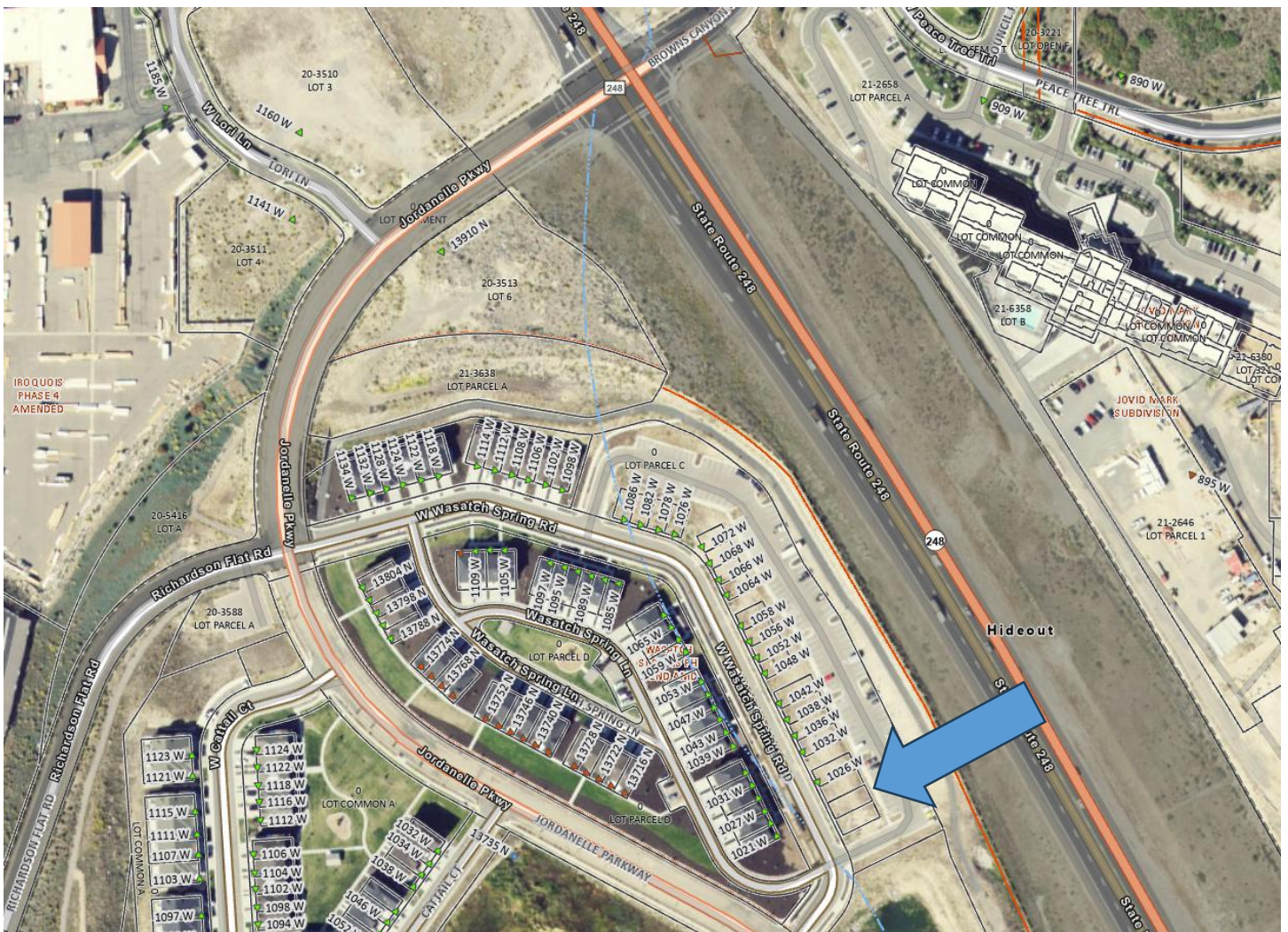
**Prior Approvals:** Wasatch Springs Phase 2

### DETERMINATION ISSUE

Whether or not the proposed plat amendment to allow 4 commercial condo units in a single building to become one single commercial unit within building X and whether the proposal meets the standards for "good cause" as required under Utah Code Annotated §17-79-712 and other applicable Wasatch County ordinances governing land use and development.

### RECOMMENDATION

Based on the analysis in this staff report, Planning Staff recommends that the Planning Commission approve the proposal with any findings and conditions.



**BACKGROUND**

Building X in the Wasatch Springs Phase 2 second amended subdivision plat is recorded with 4 separate commercial units within one larger commercial building. The applicant has a user that would like to occupy the entire 6,240 square foot building. Currently that plat is recorded with 4- 24' x 60' individual units. Each unit is 1,560 square feet. The proposed plat amendment deletes the condo walls in the building and makes one single unit with a total of 6,240 square feet.

The building architecture does not change, other than the applicant is proposing to only have one door accessible from Wasatch Springs Road. The intent of this development, which was originally approved as a mixed-use development, was for access and presence on the main street not entirely from the parking area behind the project.

In accordance with Wasatch County Code, notice of the proposed plat amendment has been duly provided to all property owners within the affected plat and to those within 500 feet of the subject property, as required.

Pursuant to WCC 16.01.05, the land use authority for this proposal classified as a Plat Amendment is the Planning Commission. As of the date of this report, no objections have been received from notified property owners.

## PURPOSE AND INTENT

The subject property is in the Jordanelle Basin Overlay Zone (JBOZ). The property is more specifically in the Community Commercial zone which allows a mixture of retail and commercial uses that are intended to be compatible with the residential area to the south and west.

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### **16.15.01: PURPOSE**

*The Jordanelle Basin overlay zone (JBOZ) is to implement the goals and standards established by the previously adopted Jordanelle Basin land use plan and map and accomplish the following purposes:*

- A. The lands comprising the overlay zone include all the Jordanelle Basin;*
  - B. To allow for development of the lands which complies with the goals and standards of the plan;*
  - C. To preserve and protect the natural beauty of the Jordanelle Basin;*
  - D. To establish regulations by which development may take place in the JBOZ.*
- 

## KEY ISSUES TO CONSIDER

- Compliance with zoning requirements, including supplementary development standards.
- Compliance with UCA §17-79-712 and including WCC 16.04.02 definition of good cause.
- Compliance with development agreement and parking regulations.
- Compliance with streetscape and architectural standards.

## STAFF ANALYSIS

### – LAND USE AND DENSITY –

The proposed plat amendment changes a single building that, according to the current plat, has 4 individual 1,560 square foot units. The plat amendment creates one single unit of 6,240 square feet.

The proposed use is a medical and wellness clinic which falls under Office Use Professional Services (Use no 6500 which is a permitted use. More specifically the use is likely 6519 within the existing development agreement and is an approved use.

### – PARKING –

Parking is based on the office use calculation of 1 space per 200 square feet of net office floor space. According to the applicant, the initial design of the interior of the building indicates around 4,200 square feet gross with a net square footage closer to 3,300 square feet. Even using the gross square footage, 21 parking stalls would be required. There are 24 parking stalls allocated for this building as it exists today split into 4 units (6 stalls per unit x 4 units to the building).

In order for the building to comply with the allowed parking of up to 24 stalls, the building cannot have more than 4,800 square feet of net usable floor space.

The applicant has worked with the medical clinic operator (and proposed building buyer/owner). The end user has an existing facility in Lehi and have reliable parking use counts from that facility. According to the applicant they will be able to comply with the parking count restrictions.

The overall Wasatch Springs project has 147 available parking stalls. Parking has been allocated parking stalls based on the use for each unit as it sells. Based on the applicant's current analysis the forecast of uses for the remaining available unit's applicant believes they will have anywhere from 4-8 unallocated parking stalls once the project is entirely developed and occupied.

Staff believes the parking stalls provided will be sufficient for the use.

– ARCHITECTURE AND ACCESS ONTO THE STREET –

This project is in a community commercial area that was approved as a mixed use. To the south of these buildings are townhouses. The intent was to create a traditional type streetscape with access to the commercial from the street not just the parking area to the north of the units. The staff report states, "They (the applicant) will need to ensure that the commercial units allow street side entrances in addition to any entrances on the parking lot side of the building." (Development agreement entry 461002 pg. 0487) Admittedly the staff report does not specify number of accesses or that each unit has an access.

According to the applicant, "the buyer's use is compliant with the approved mixed uses and will be an attractive offering to the community and in all likelihood is a type of use that would actually pull in a few walk-in customers from the adjacent neighborhood where most office uses likely won't ever have anyone entering from that side. All reasonable efforts have been made to have the building look just like it would've when 4 individual units were going to be there and there is an entry from the street side. The reality of the entire project (in particular with no parking on the road between the project and townhomes) is that customers come in from the parking lot side. So there is a street side entrance just like all the other units in the project and its fully compliant with the intent of the neotraditional type streetscape."

– GOOD CAUSE –

UCA §17-79-712 allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment; and (b) no public street, right-of-way, or easement has been vacated or altered. Wasatch County Code 16.04.02 has defined "good cause" as follows:

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**16.04.02: DEFINITIONS**

...

*GOOD CAUSE: Providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Wasatch County and furthering the health, safety, and welfare of Wasatch County.*

...

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The following good cause statement is from the applicant: "The proposed replat to consolidate four units into one contiguous space constitutes **Good Cause** by promoting sustainable design, enhancing the local economic base, and mitigating the negative impacts of high-turnover commercial use.

**Economic and Public Benefit:** Rather than providing space for four standard retail/office outlets, this consolidation facilitates the entry of a specialized medical spa into Wasatch County. This transition shifts the employment profile of the parcel from entry-level retail positions to high-skill medical and professional roles, including licensed nurses and

medical aestheticians. This furthers the welfare of Wasatch County by diversifying the local economy and providing residents with high-paying, stable career opportunities within their own community.

**Design and Impact Mitigation:** By eliminating interior demising walls, the project reduces mechanical redundancy (HVAC and utilities), resulting in a more energy-efficient building footprint. Furthermore, moving from four individual businesses to a single, appointment-based medical provider mitigates traffic and parking congestion, ensuring a lower impact on the surrounding infrastructure than high-volume retail. This consolidation ensures a unified architectural character that preserves the professional aesthetic of the neighborhood while providing a vital wellness amenity to the public.

The use is compliant for the project and there is not a use like this in the nearby area. We anticipate parking for the project to actually be alleviated having this type of business taking up an entire building compared to likely parking impacts of 4 separate units with various use cases. That is a mitigation for the remaining unit owners and reduces chance of any parking spillage into the neighborhood area on any given busy day across the project.”

Staff has reviewed the proposal and finds that the only argument for good cause may be that by allowing the plat amendment a new business will be allowed in the County. There are no non-conforming issues that are resolved. Staff believes the intent was to have more than one door accessing the streetside of the building. Staff does not anticipate any adverse impacts to neighboring properties as a result of the proposed action.

#### 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 and are added as conditions of approval. The Committee has forwarded the item for Planning Commission action.

#### POTENTIAL MOTION

Move to forward a Recommendation for Approval to the County Council for Item 2 consistent with the findings and subject to the conditions presented in the staff report.

#### – FINDINGS –

1. The proposal amends the plat from 4-1,560 square foot units in building X to 1-6,240 square foot building.
2. The architecture remains the same other than the removal of 3 accesses onto the street side of the building.
3. The proposed use of the building is a specialized treatment and medical spa which is allowed as a permitted use.
4. Good cause for the plat amendment exists because:
  - a. The proposed plat amendment does not alter the overall density of the development. There is still generally the same square footage of floor space as the previous plat but a single user for the entire building.
  - b. The plat amendment does not vacate or alter any easements or public streets.
  - c. The proposal can comply with the parking limitations for the site and, according to the applicant, will lower parking demand, which is at a premium on the site.
5. This proposed revision conforms to the Wasatch County development standards.
6. The Development Review Committee has reviewed the project and provided a favorable recommendation with a condition.
7. The proposal has been advertised in accordance with County and State requirements.

– CONDITIONS –

1. The applicant resolves any conditions noted in the DRC report to the satisfaction of the applicable review department.

POSSIBLE ACTIONS

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

1. Approve. This action may be taken if the County Council finds that the Plat Amendment and open space easement change request is compliant as proposed with Wasatch County Code and all other applicable laws.
2. Approve with Conditions. This action can be taken if the County Council feels comfortable that remaining issues can be resolved through specified conditions. ***\*This action would be consistent with the staff analysis.\****
3. Continue. This action can be taken if the County Council needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Deny. This action can only be taken if the County Council finds that the proposal does not meet the ordinance or that the application is insufficient to comply with applicable law.

NEXT STEPS

If the requested plat amendment is approved, the applicant will need to deliver a mylar plat to the planning office for recording. Actions must be taken to pursue the approval with reasonable diligence as outlined in Wasatch County Code 16.01.16.

If the requested plat amendment is denied, there is no further action required. If the applicant desires to request an alternative plan for approval, it will need to be made as a new application.

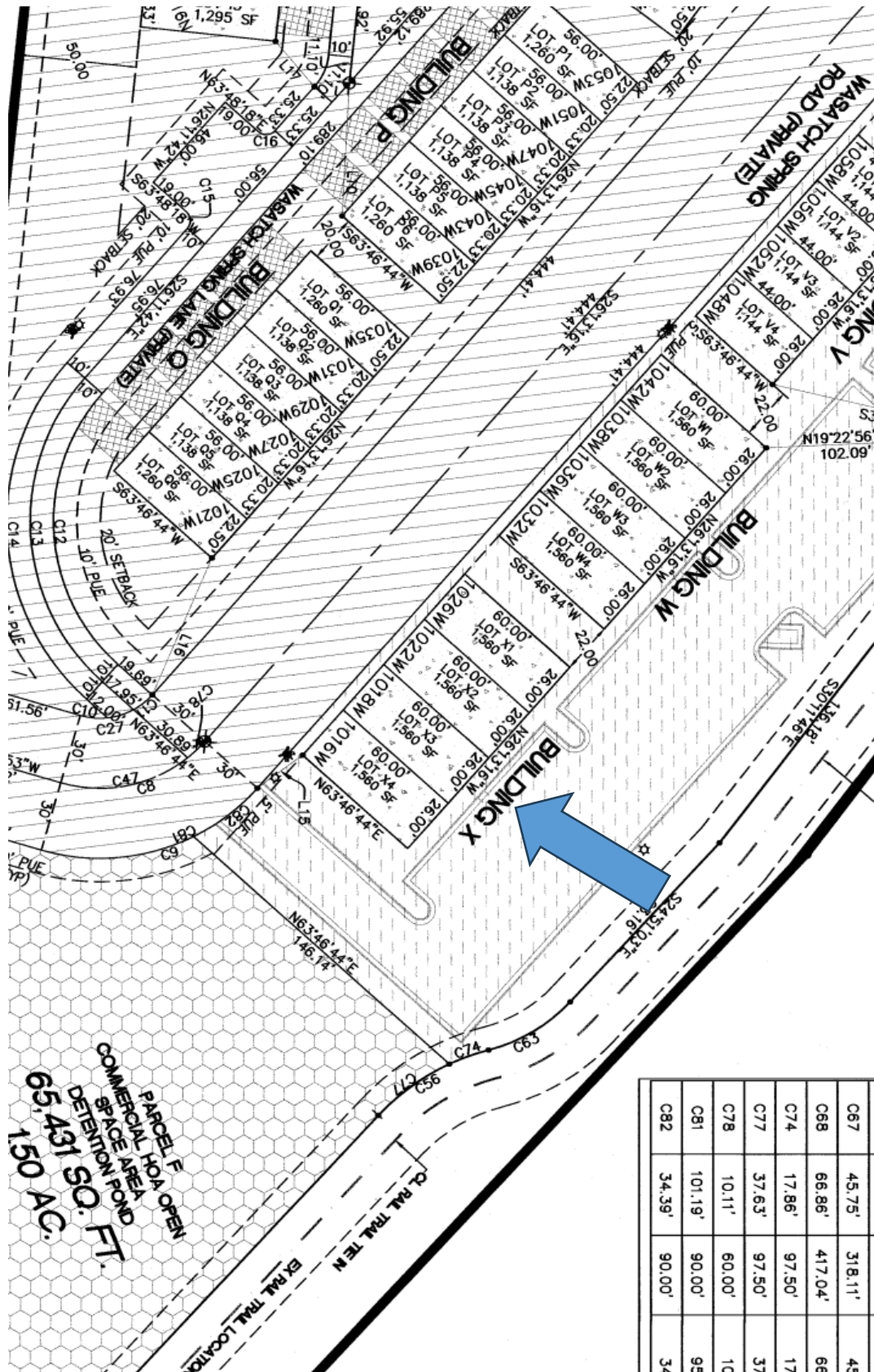
Any person adversely affected by a final decision made by the Land Use Authority can be appealed under the provisions outlined in Wasatch County Code 2.02.02.

EXHIBITS

Exhibit A – Vicinity Plan..... 7  
 Exhibit B – Existing Subdivision Plats ..... 8  
 Exhibit C – Proposed Amended Plat..... 9  
 Exhibit D – DRC Report..... 10  
 Exhibit E – Building architecture..... 12  
 Exhibit F – Mixed Use Streetscape..... 14  
 Exhibit G – Floor Plan..... 15



Exhibit B – Existing Subdivision Plat







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

PROJECT ID: DEV-11742  
PROJECT NAME: PLAT AM - WASATCH SPRINGS PHASE 2  
BUILDING X  
VESTING DATE: 11/21/2025  
REVIEW CYCLE #: 2

**REVIEW CYCLE STATUS: READY FOR DECISION**

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
GIS Department	Ready for Decision
Planning Department	Ready for Decision
Recorder's Office	No Action Taken

**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

DRC Project Comments		
Comment ID	Entity	Comment
DRC-ENG1	ENG - Engineering	At the time of the future work to terminate the water laterals at the main a right of way encroachment permit will need to be obtained prior to cutting the road.
DRC-JSSD1	DRC - Jordanelle SSD	Either an Infrastructure Removal Deposit or the abandonment of services completed needs to be done prior to JSSD signing plat. Abandonment as per plan. See associated email for deposit details.

## PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

DRC - Engineering Dept		
Comment ID	Sheet Name	Comment
DRC-ENG1		At the time of the future work to terminate the water laterals at the main a right of way encroachment permit will need to be obtained prior to cutting the road.

DRC – Planning Dept		
Comment ID	Sheet Name	Comment
DRC-PLN5	WASATCH SPRINGS BUILDING X AMEND PLAT COMBINED 1-20-26	<p>6.27.12: FINAL PLAT REQUIREMENTS</p> <p>Please check spelling in title to verify that typing errors are corrected.</p> <p>The solid waste signature boxes are not required.</p> <p>The Jordanelle Special Improvement District box is not a required signature box. Please add a Jordanelle Special Service District signature box.</p>

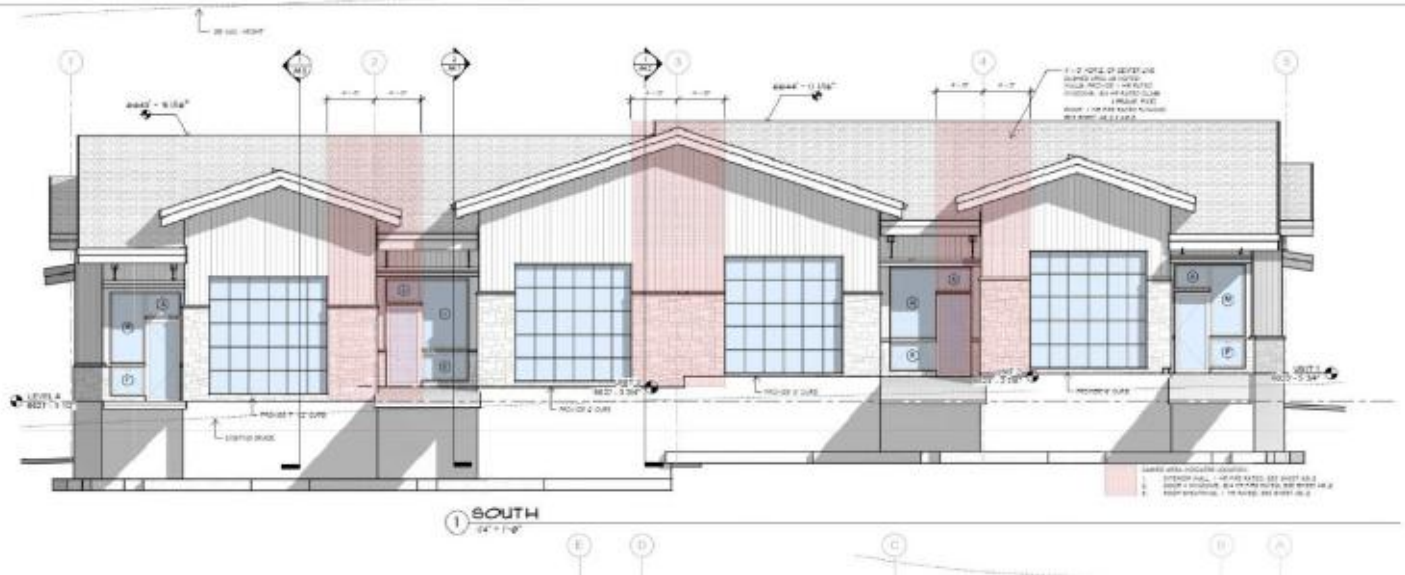
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Exhibit E – Building Architecture

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# BEFORE



# AFTER



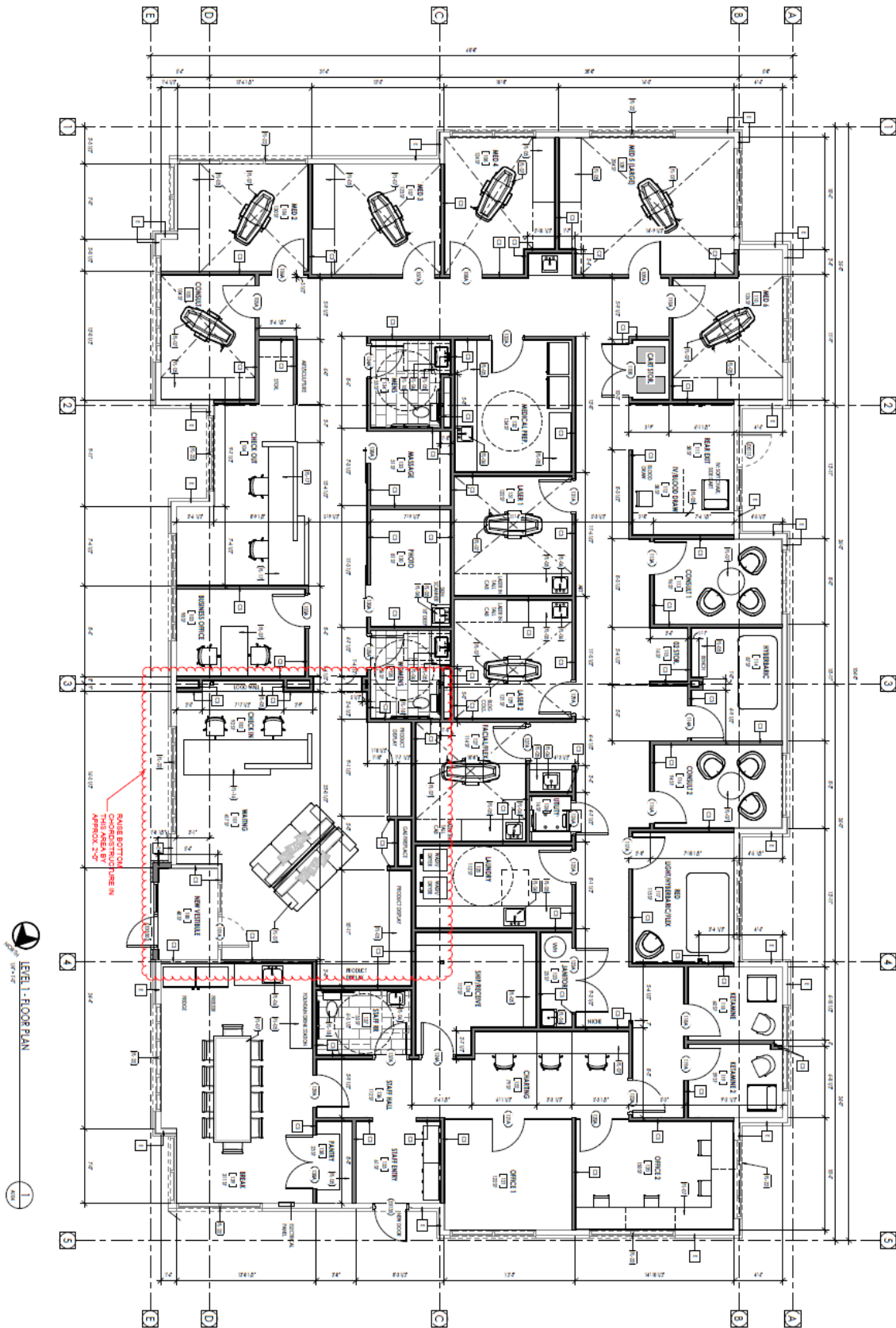
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*Exhibit F – Mixed Use Streetscape*

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Exhibit F – Floor plan



**Meeting Date:** March 12, 2026**Department:** Planning**Presenter:** Caden Lyon**Applicant:** Heber Light and Power**Requested Time:****Item Title:**

Heber Light & Power requests a Conditional Use Permit to upgrade the transmission line from the HL&P Provo River Substation to the Southeast corner of the Sewer Plant. More specifically this proposal will replace .50 miles of existing lines running along the east side of the of the Heber Valley Special Service District. The height of the poles is proposed to be 75-100' with a 3-way switch pole being 100-120' in height. The number of poles is to be consistent with the current number. The proposal is located in Section 1, Township 4S, and Range 4E in the Public Facility (PF) zone. (DEV-11655)

**Issue:**

Whether the application meets the standards required by Wasatch County Code 16.23 for a conditional use permit to be granted to allow a transmission line upgrade on the subject property. This conditional use permit is an administrative decision made by the Planning Commission per the authority provisions of WCC 16.01.05.

**Background:**

Heber Light & Power (HL&P) is seeking to remove and upgrade existing poles to rebuild a transmission line, specifically the existing Heber Light and Power Provo River Tap line. This removal and upgrade is taking place west of the Provo River and south of the Heber Valley Special Service District Sewer Plant at 300 S 950 E, Midway. These upgrades are intended to increase capacity and reliability to the Heber Light and Power electrical systems to address population growth.

**Proposed Motion:**

Move to Approve item 4 consistent with the findings presented in the staff report.

**Impact:****Attachments:**

1. PC Staff Report 03-12-2026 - Item 4 - HL&P Conditional Use Transmission Line



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## Item 4 – Heber Light & Power Transmission Line Conditional Use Permit

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**Project:** DEV-11655 | Heber Light & Power CUP  
**Meeting Date:** 12 March 2026  
**Report Date:** 27 February 2026  
**Report Author:** Caden Lyon, Planner  
**Council Action Required:** No  
**Type of Action:** Planning Commission Approval

**Applicant:** Andrew Dedrickson  
**Address:** 300 S 950 E, Midway, UT 84049  
**Parcel No(s):** 00-0008-4538  
**Acreage:** 57.06 acres  
**Zoning Designation:** Public Facility (PF)  
**Land Use Number(s):** 4800

### DETERMINATION ISSUE

Whether the application meets the standards required by Wasatch County Code 16.23 for a conditional use permit to be granted to allow a transmission line upgrade on the subject property. This conditional use permit is an administrative decision made by the Planning Commission per the authority provisions of WCC 16.01.05.

### RECOMMENDATION

Based on the analysis in this staff report, Planning Staff recommends that the Planning Commission APPROVE the Conditional Use Permit based on the findings included the staff report.

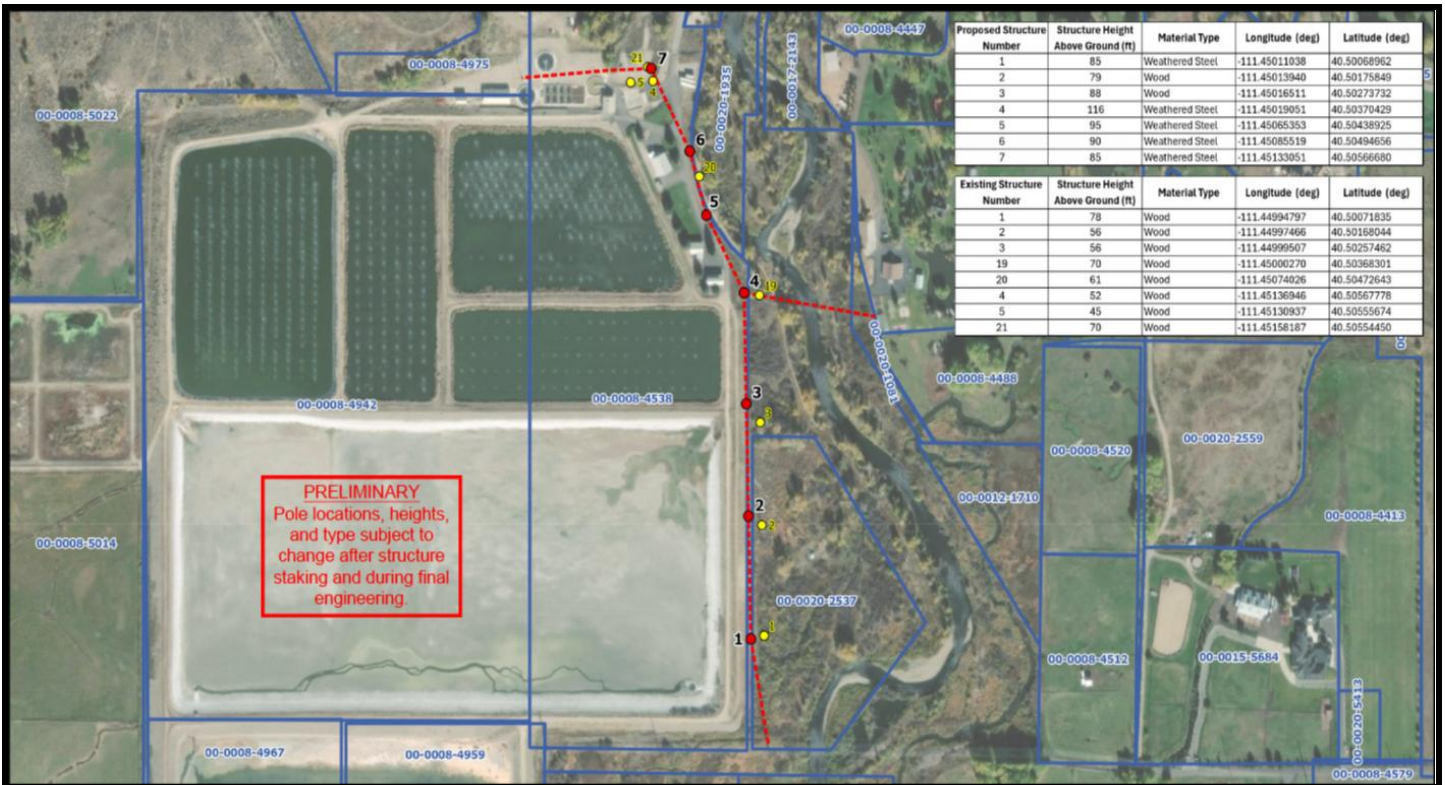


Image A

**BACKGROUND**

Heber Light & Power (HL&P) is seeking to remove and upgrade existing poles to rebuild a transmission line, specifically the existing Heber Light and Power Provo River Tap line. This removal and upgrade is taking place west of the Provo River and south of the Heber Valley Special Service District Sewer Plant at 300 S 950 E, Midway. These upgrades are intended to increase capacity and reliability to the Heber Light and Power electrical systems to address population growth.

This proposal is being processed as a conditional use with the planning commission acting as the land use authority. The County code allows for administrative conditional use approvals if the line is not greater than 36 kV and less than 49’ in height, with no more than three (3) new poles. This does not apply in this situation because there are seven (7) new poles proposed and the heights are over 49’.

**PURPOSE AND INTENT**

The subject property is in the Public Facilities (PF) zone and a transmission line, land use 4800, is listed as an allowable conditional use in the zone. The purpose outlined in the PF zone is quoted below:

***16.14.01: PURPOSES***

*The public facilities zone (PF) is established to provide areas in Wasatch County for the placement of public facilities that are compatible with the adjoining uses and surroundings. The public facilities zone (PF) is established for the following purposes:*

- 
1. Plan locations for parks, solid waste disposal, county facilities and other public facilities in areas that are appropriate and designed to fit near the adjoining zones without detracting from the existing uses;
  2. Combine public facilities whenever possible to conserve economic resources and management, while placing the social facilities at social centers to enhance public participation;
  3. Attempt to locate less compatible or less attractive public facilities into areas where the use will be available to the public without interfering with other uses and where the use will blend more appropriately; and
  4. Maximize the location of various types of public facilities in the most convenient and attractive manner, in a compatibly designed setting, so as to not detract from other nearby uses.
- 

### KEY ISSUES TO CONSIDER

- Does the proposal comply with the conditional use findings stated in 16.23.07?
- Does the proposal increase the health, safety and welfare of the residents of Wasatch County?
- Can impacts, if any, be mitigated through conditions?

### WHAT THIS CONDITIONAL USE DOES

- Removes 8 existing poles that are currently 50-75' in height
- Replaces the 8 poles with 7 poles that that are between 75-100 feet tall, with one between 100-120' feet
- Proposes to mitigate impacts by using non-specular wire, no guy wires, reducing configuration from a double circuit line to a single circuit line and using weathered steel poles and wood poles

### STAFF ANALYSIS

#### *– SUMMARY AND COMPATABILITY OF PROPOSED USE –*

Image A above shows the Site Plan with each new and existing pole. There will be seven (7) poles that will replace existing poles as part of this proposal to upgrade the HL&P Provo tap transmission line. The first pole (1) is near the South end of parcel #00-0008-4538 and continues north on the transmission line following near the parcel boundary, connecting poles 2 and 3 to pole 4. Poles 1-3 will all be between 75-100 ft tall. Pole 4 is the new three-way switch pole and will be between 100-120 ft tall. From there the line will continue in a northwesterly direction to connect to poles 5-7, which will also be between 75-100 ft tall. After pole 7 is where the 0.50 acre rebuild area ends.

Also shown in Image A are the eight poles being removed by virtue of this proposal, and they are numbered 1, 2, 3, 4, 5, 19, 20, and 21, respectively. In total, eight poles will be removed, and seven poles will replace them, so a total of one less pole will be at the site. Please see Exhibit B and Exhibit F for more direct information on Pole locations and heights.

Based on the location of the proposed use, the already existing use, and the mitigations that will be employed, this application seems to be compatible as proposed.

#### *– POLE HEIGHTS –*

See exhibit F for analysis on pole heights

#### *– 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:** Heber Light & Power will comply with all requirements in this title and provide mitigation efforts to reduce the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

**Staff Response:** The applicant has applied for a conditional use permit as required by code. If the proposal complies with all the requirements of the conditional use section of the code and complies with any conditions, it will be in compliance with this Title.

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

**Applicant Response:** Heber Light & Power will maintain a business license.

**Staff Response:** No business license is required.

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

**Applicant Response:** The use of Heber Light & Power's proposed project to rebuild the existing transmission line in the area described in item 01 - Project Description is compatible with surrounding structures in use, location, scale, mass, design, and circulation, and provides solutions to mitigate/improve the use. See PROPOSED EFFORTS TO MITIGATE IMPACTS OF THE USE described in item 01 - Project Description.

**Staff Response:** The area of this rebuild project is located in the Public Facility (PF) Zone in Wasatch County, which is separated from more residential style developments in the county. As shown above, the area already has an existing transmission line and this is only an upgrade to the line, so there is no change to the type of use. The poles will increase in height quite significantly but there was no comment from the public when the item was sent out for noticing, and this is probably due to the fact that the poles are not traversing any residential zones, so the taller poles will likely not cause much disturbance to Wasatch County residents. The poles are retaining a wood material build except for those where the design requires rusted metal. These metal poles will be brown and match the color of existing metal poles which are in the area and will not require any guy wires to make the power line appear less cluttered and more visually appealing.

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

**Applicant Response:** The visual or safety impacts caused by Heber Light & Power's proposed project to rebuild the existing transmission line in the area described in item 01 - Project Description can be adequately mitigated. See PROPOSED EFFORTS TO MITIGATE IMPACTS OF THE USE described in item 01

- Project Description. Additionally, the project will be engineered to meet the National Electrical Safety Code.

This is an existing power line that will be replaced in the same location. Therefore, no significant new impacts to the area are expected.

**Staff Response: The proposal is to provide for a reliable transmission line that will serve county residents for years to come. As mentioned above, poles will be wood or rusted metal will not require any guy wires which will heighten visual appeal of the replaced line. It is a line that will be in the same location so new impacts are not expected to be significant. The wires will be non-specular wires so that will make them less reflective. The line will be changed from a double-circuit to a single-circuit coming off the 3-way switch heading northwest. The proposed transmission line structure will be located on the west side of the fence to minimize ROW impact. This is different from the current configuration which has some structures on the east side of the ROW.**

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

**Applicant Response:** The use of Heber Light & Power's proposed project to rebuild the existing transmission line in the area described in item 01- Project Description is consistent with the Wasatch County general plan.

In accordance with Policy h. of the Mining, Energy, and Mineral Resources section of Chapter Five-Public Lands of the Wasatch County General Plan, the energy transmission lines in the proposed project comply with ridgeline policies and have no impact to private lands and negligible impact to scenic views. According to the Wasatch County Basemap, the parcel in which the proposed project will be rebuilt is zoned as PUBLIC FACILITIES and has slopes of 0-20% (less than the 30% max slope stipulation in the General Plan).

In accordance with Policy i. of the Recreation and Tourism section of Chapter Five-Public Lands of the Wasatch County General Plan, the proposed transmission corridor would occur on public lands and would not encroach on county ridgelines, transportation corridors, or recreational facilities. Additionally, every effort will be made to ensure that Heber Light & Power's proposed project to rebuild the existing transmission line in the area described in item 01 - Project Description does not degrade the scenic value of country recreational facilities. See PROPOSED EFFORTS TO MITIGATE IMPACTS OF THE USE described in item 01 - Project Description.

**Staff Response: Transmission lines are not specifically addressed in the General Plan.**

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

**Applicant Response:** The effects of any future expansion in use or scale for Heber Light & Power's proposed project to rebuild the existing transmission line in the area described in item 01 -Project Description are accounted for in the design and are mitigated. See PROPOSED EFFORTS TO MITIGATE IMPACTS OF THE USE described in item 01 – Project Description.

Because the existing line is being rebuilt to accommodate a future upgrade to 138kv from 46kv, there will be little to no effect in use or scale once that upgrade occurs.

**Staff Response: Future expansions to the existing transmission line or pole replacements or additions that are not included in this project will require an additional Conditional Use Permit.**

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 and factors described above as they relate to Heber Light & Power's proposed project to rebuild the existing transmission line in the area described in item 01 - Project Description are accounted for in the design and are mitigated. See PROPOSED EFFORTS TO MITIGATE IMPACTS OF THE USE described in item 01 – Project Description.

**Staff Response: The proposed use does not create issues with the above statements**

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 of Heber Light & Power's proposed project to rebuild the existing transmission line in the area described in item 01- Project Description 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. See PROPOSED EFFORTS TO MITIGATE IMPACTS OF THE USE described in item 01 - Project Description.

**Staff Response: It is not anticipated that this project will create an unreasonable financial burden for the county or surrounding properties. The proposal, in theory, will lessen potential expenses to the County if a wildfire is prevented due to the improvements.**

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 of Heber Light & Power's proposed project to rebuild the existing transmission line in the area described in item 01-Project Description will not adversely affect the health, safety or welfare of the residents and visitors of Wasatch County. See PROPOSED EFFORTS TO MITIGATE IMPACTS OF THE USE described in item 01 – Project Description.

**Staff Response: It is not anticipated that this project will create unreasonable health, safety, or welfare impacts. The proposal furthers reliable electricity for residents and because of this enhances the health, safety and welfare of County residents.**

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

**Applicant Response:** N/A; no buildings will be installed as part of Heber Light & Power's proposed project.

**Staff Response: No building permit is required.**

## 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 Approve item 4 consistent with the findings presented in the staff report.

### – FINDINGS –

1. The proposal replaces 8 poles with 7 new poles.
2. Existing poles range from 45 feet to 78 feet in height
3. The poles that are being replaced and added range between 79 feet and 116 feet tall which is an average of about 22 feet higher than the existing poles are. There is only one new pole proposed that is over 100 feet tall.
4. The replaced and added poles will be wood and/or weathering steel with a rusted metal look.
5. The transmission line will go from a 46kV capacity to a 138kV capacity.
6. The upgraded line's purpose is to increase transmission line capacity and reliability for current and future county residents.
7. The line has been designed to mitigate potential negative impacts by staying near to where existing poles currently are, removing structures on the east side of the ROW, reducing the double-circuit to a single-circuit line, deleting one pole, using non-specular wire (which is less reflective), replacing poles with wooden poles or rusted metal poles and not getting closer to residents.
8. Pole materials have been designed to blend as well as possible with the surrounding environment. As mentioned above, they will be either wood or self-weathering steel that is a brownish color and looks much like a wood pole.
9. No new easements are needed for the installation of the line.
10. Access from existing roads will be used for construction.
11. The staff analysis indicates that, in staff's opinion, the proposal complies with Section 16.23.07 of the current Wasatch County Code related to Conditional Uses.
12. Notice has been sent to neighboring property owners within 500 feet of the property.
13. As of the date of this report no comments from residents have been received.
14. The proposal furthers the health, safety and welfare of the residents of the County by increasing reliability and capacity of the transmission line.
15. The Development Review Committee has reviewed the project and accepted the item for the Planning Commission to render a decision.

## POSSIBLE ACTIONS

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

1. Approve. This action may be taken if the Planning Commission finds that the Conditional Use request is compliant as proposed with Wasatch County Code and all other applicable laws. ***\*This action would be consistent with the staff analysis.\****
2. Approve with Conditions. This action can be taken if the Planning Commission feels that impacts of the Conditional Use request can be mitigated through conditions to be compliant with applicable laws.
3. Continue. This action can be taken if the Planning Commission needs additional information before rendering a decision, if there are issues that have not been resolved, or if the application is not complete.
4. Deny. This action can only be taken if the Planning Commission finds that the proposal does not meet the ordinance and that impacts of the proposal cannot be reasonably mitigated.

NEXT STEPS

If the requested conditional use permit is approved, the applicant will be required to comply with the conditions of approval. Failure to adhere to the conditions of approval will subject the conditional use permit to revocation under the provisions of WCC 16.23.06.

If the requested conditional use permit is denied, the applicant would not be allowed to upgrade the transmission line at this site.

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

EXHIBITS

Exhibit A – Applicant Request ..... 9  
Exhibit B – Site Plan ..... 11  
Exhibit C – Lines that are being replaced/added ..... 12  
Exhibit D – Poles being replaced/added ..... 13  
Exhibit E – Examples of Existing Poles..... 18  
Exhibit F – Pole Heights and Removals ..... 20  
Exhibit G – DRC Report..... 21

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## Exhibit A – Applicant Request

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### **01 – PROJECT DESCRIPTION**

#### **TYPE OF CONDITIONAL USE PERMIT BEING REQUESTED**

Conditional Use Permit – Standard

#### **HOURS OF OPERATION**

N/A

#### **SEASONAL TIMEFRAME**

N/A

#### **EXTENT AND NEED FOR THE CONDITIONAL USE OPERATIONS**

Heber Light & Power (HL&P) requests a conditional use permit from Wasatch County to rebuild a transmission line.

The transmission line to be rebuilt is the existing HL&P Provo River Tap line. The existing Provo River Tap line taps off of the existing Rocky Mountain Power (RMP) transmission line structure just west of the Provo River, and just south of the Heber Valley Special Service District Sewer Plant at 300 S 950 E, Midway, UT 84049. It continues north for approximately 0.25 miles, at which point the existing HL&P North line joins in from the east. The double-circuit transmission line continues northwest for approximately 0.15 miles until it reaches the existing HL&P Provo River Substation, at which point the existing HL&P Provo River Tap line ends at the substation, and the existing HL&P North line continues to the west.

The proposed Provo River Tap line rebuild will tap off the same existing Rocky Mountain Power (RMP) transmission line structure mentioned above, and continue north for approximately 0.25 miles, at which point a proposed 3-way switch transmission line structure will be installed, with the proposed Provo River Tap line coming in from the south, the existing HL&P North line coming in from the east, and the proposed HL&P North line continuing to the northwest as a single-circuit configuration as opposed to the previously double-circuit configuration. The proposed HL&P North line would then continue to the northwest from the proposed 3-way switch for approximately 0.15 miles, at which point it will connect to the existing HL&P North line to the west of the existing HL&P Provo River Substation.

The proposed structures are anticipated to range in height from 75-100' above ground for tangent poles, 80-90' above ground for deadend poles, with the 3-way switch structure anticipated to range in height from 100-120' above ground.

#### **PROJECT SUMMARY**

**Applicant:** Heber Light & Power

**Proposed Land Use:** Power line right of way and transmission lines

**Approval process:** Conditional use reviewed by the Planning Commission

**Request:** Site locations for approximately 0.50 miles of rebuilt existing line

#### **KEY POINTS TO CONSIDER**

- Due to the preliminary nature of the proposal, meaning the engineering has not been completed, the exact height and materials of the poles in each specific location have not been determined.

## **SUMMARY OF PROPOSED LAND USE**

1. Replace and upgrade approximately 0.50 miles of existing lines running along the East side of the Heber Valley Special Service District Sewer Plant as described in the project description above.
2. The general height of the poles above ground is proposed overall to go from 75-100', with the 3-way switch pole being 100-120'.
3. Poles will be wood except where alignment or span issues require steel and at corner areas where design requires self-supporting steel poles with foundation.
4. The number of poles along the already existing line route remains approximately the same.

## **BACKGROUND**

The Heber Valley and surrounding region have, for some time, experienced growth in population and demand on the electrical systems of Heber Light & Power Company. To address this growth, Heber Light & Power must upgrade existing facilities in the Heber Valley area of Wasatch County. The project will bring capacity and reliability to Heber Light & Power customers in Wasatch County.

Heber Light & Power must rebuild the Provo River Tap transmission line for capacity and reliability.

Heber Light & Power is requesting the conditional use so that the engineering necessary to design the line upgrades and acquire easements in line with the approval can go forward. At this time, the heights are in a range, as there are areas where greater height may be necessary in order to have separations that meet electrical code requirements between the ground and delivery line, which will be determined with final engineering.

## **PROPOSED EFFORTS TO MITIGATE IMPACTS OF THE USE**

1. Non-specular wires (less reflective)
2. Wood poles where feasible, and rusted metal only where design requires. Rusted metal poles are brown which matches the color of existing metal poles in the area.
3. Spotting the proposed transmission line structures on the west side of the fence (some existing structures are on the east side of it) to minimize ROW impact.
4. Reducing the configuration from a double-circuit line to a single-circuit line to the Northwest of the proposed 3-way switch.
5. Because the existing line is being rebuilt to accommodate a future upgrade to 138kV from 46kV, there will be little to no effect in use or scale once that upgrade occurs.
6. The new rusted metal poles will not require guy wires, which are tensioned cables used to stabilize tall structures. As a result, the power line will appear less cluttered and more visually streamlined.

Exhibit B – Site Plan

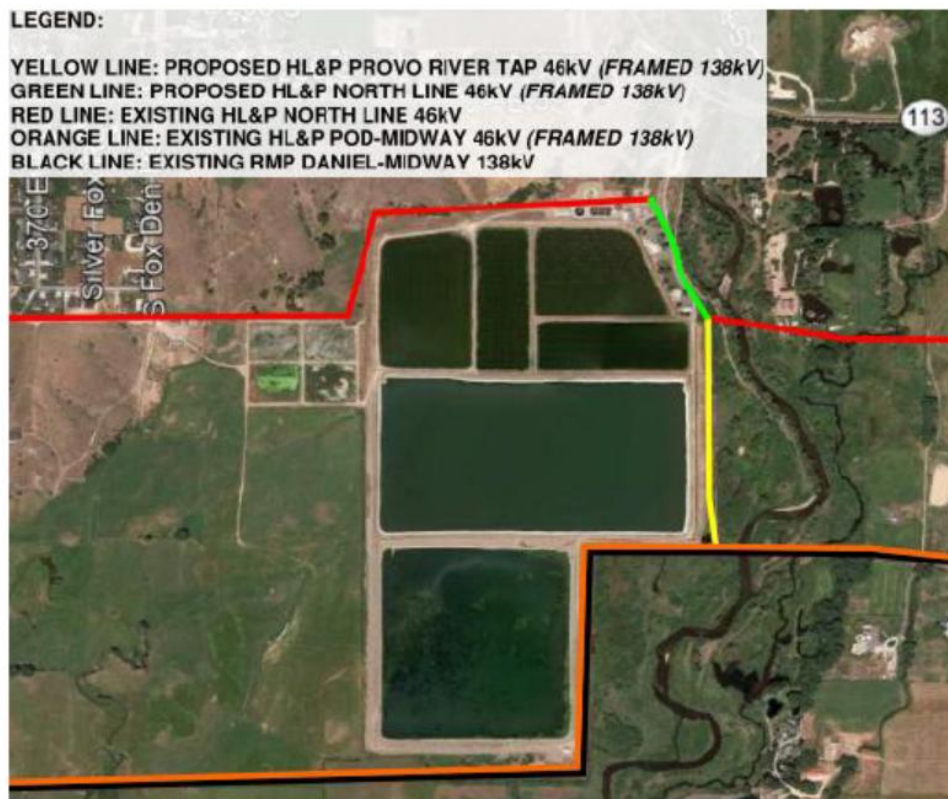


Exhibit C – Lines that are being replaced/added

**EXISTING VICINITY MAP**



**PROPOSED VICINITY MAP**



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*Exhibit D – Poles being replaced/added*

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**EXISTING POLE(S) - VIEW #1**



**EXISTING POLE(S) - VIEW #1**



**EXISTING POLE(S) - VIEW #2**



**PROPOSED POLE(S) - VIEW #2**



**EXISTING POLE(S) - VIEW #3**



**PROPOSED POLE(S) - VIEW #3**



**EXISTING POLE(S) - VIEW #4**



**PROPOSED POLE(S) - VIEW #4**



**EXISTING POLE(S) - VIEW #5**



**PROPOSED POLE(S) - VIEW #5**



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*Exhibit E – Examples of Existing Poles*

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*Exhibit F – Pole Heights and Removals*

<b>Proposed Structure Number</b>	<b>Structure Height Above Ground (ft)</b>	<b>Material Type</b>	<b>Longitude (deg)</b>	<b>Latitude (deg)</b>
1	85	Weathered Steel	-111.45011038	40.50068962
2	79	Wood	-111.45013940	40.50175849
3	88	Wood	-111.45016511	40.50273732
4	116	Weathered Steel	-111.45019051	40.50370429
5	95	Weathered Steel	-111.45065353	40.50438925
6	90	Weathered Steel	-111.45085519	40.50494656
7	85	Weathered Steel	-111.45133051	40.50566680



<b>Existing Structure Number</b>	<b>Structure Height Above Ground (ft)</b>	<b>Material Type</b>	<b>Longitude (deg)</b>	<b>Latitude (deg)</b>
1	78	Wood	-111.44994797	40.50071835
2	56	Wood	-111.44997466	40.50168044
3	56	Wood	-111.44999507	40.50257462
19	70	Wood	-111.45000270	40.50368301
20	61	Wood	-111.45074026	40.50472643
4	52	Wood	-111.45136946	40.50567778
5	45	Wood	-111.45130937	40.50555674
21	70	Wood	-111.45158187	40.50554450



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

PROJECT ID: DEV-11655  
PROJECT NAME: CUP - HL&P SEWER PL  
TRANSMISSION LINE UPGRADE  
VESTING DATE: 12/9/2025  
REVIEW CYCLE #: 4

**REVIEW CYCLE STATUS: APPROVED**

Project comments have been collected from reviewers for the above noted review cycle and compiled for reference below. Please review the comments and provide revised plans/documents if necessary. **Resubmission 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 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 unless DRC reviewers have recommended the item to move forward.

Entity	Decision
Planning 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.