



Notice of Wasatch County JSPA (Jordanelle Specially Planned Area) Planning Committee Meeting Thursday, March 26, 2026, at 3:00 PM

Public Notice is hereby given that the Wasatch County JSPA (Jordanelle Specially Planned Area) Planning Committee will hold a regular session on Thursday, March 26, 2026 at 3:00 PM in the Council Chambers in the Wasatch County Administration Building, 25 North Main, Heber City, Utah to consider the below listed items advanced to the County Council by the JSPA Planning Committee*:

The public is welcome to attend and participate in this meeting real-time either in-person or by joining the Zoom Webinar at <https://wasatchcounty.gov/openmeeting>. A recording of the meeting may also be viewed afterwards at <https://wasatchcount.portal.civicclerk.com>.

Agenda

Order of agenda items subject to change without notice

Welcome

1. Prayer/Remarks
2. Pledge of Allegiance

Business Items

1. Approval of Minutes from the February 24, 2026 Meeting

Regular Agenda

1. Jackson Engineering requests a Conditional Use Permit to relocate an existing sewer lift station to a new site in the Stillwater Master Association open space at approximately 1350 West Rail Trail Road (just north of the Stillwater Development and south of the Keetley Road intersection) on the east side of the Rail Trail Road in the Jordanelle Specially Planned Area (JSPA). Continued from the Feb. 24, 2026 meeting. – Doug Smith

Adjournment

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

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

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



WASATCH COUNTY JSPA PLANNING COMMITTEE MINUTES

FEBRUARY 24, 2026

MEETING TIME: 3:00 P.M.
MEETING PLACE: Wasatch County Administration Bldg., 25 North Main, Heber City, Utah
COMMITTEE MEMBERS PRESENT: Chair Bill Redkey, Craig Hahn (online), Peter Meuzelaar, Ray Whitchurch, Mark Hendricks, Robert Holmes
STAFF PRESENT: Doug Smith, Wasatch County Planner
PRAYER/REMARKS: Committee Member Ray Whitchurch
PLEDGE OF ALLEGIANCE: Led by Chair Bill Redkey and repeated by everyone

BUSINESS ITEMS

❖ APPROVAL OF THE MINUTES FROM THE JANUARY 20, 2026 MEETING

MOTION

Committee Member Bill Redkey made a motion to approve the minutes of the January 20, 2026 meeting as written.

Committee Member Robert Holmes seconded the motion.

VOTE (6 TO 0)

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Ray Whitchurch	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN

REGULAR AGENDA ITEMS

ITEM #1 JACKSON ENGINEERING REQUESTS A CONDITIONAL USE PERMIT TO RELOCATE AN EXISTING SEWER LIFT STATION TO A NEW SITE IN THE PUBLIC RIGHT-OF-WAY AT APPROXIMATELY 1455 W. RAIL TRAIL ROAD (JUST NORTH OF THE STILLWATER DEVELOPMENT AND SOUTH OF THE KEETLEY ROAD

INTERSECTION) LOCATED IN THE JORDANELLE SPECIALLY PLANNED AREA (JSPA). **IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMITTEE ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LAND USE AUTHORITY, AT A PUBLIC HEARING ON MARCH 4, 2026. (DEV-11805, DOUG SMITH)*

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

- Doug Smith went through a Power Point presentation.
- This Conditional Use request is going through a different process than a CUP typically would because:
 - there have been written comments from neighboring property owners thus requiring the public hearing process;
 - there are some allowances in the code for utility uses to not be required to meet the strict requirements of the code like setbacks, etc. This is proposed to be in the right-of-way, so the JSPA Planning Committee will give a recommendation to the County Council instead of granting approval as typically would be done.

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

- Steve Jackson, with Jackson Engineering (applicant), gave clarification to the committee regarding the reasons for relocating the lift station, which included the failing retaining wall at the current location, as well as an adjacent proposed development to the north which would need a sewer lift station to support it.
- Steve Jackson and Max Covey, general manager with the JSSD, both answered questions from the committee regarding the size and capacity of the new lift station, construction impact, odor complaints/odor controlling technologies, noise, security related to vandalism, cost, and visual impact.
- It was noted by a member in the audience, when asked by the committee, that there have been negative comments regarding odor from the current lift station.
- Scott Curtin, president of Stillwater Master Association and president of the Views at Stillwater, indicated that he is opposed to the relocation, that the current station is out of visual site and he hasn't heard of any odor complaints, but the new station building looks like a backyard shed and there is nothing that is compatible with it anywhere out there. Mr. Curtin also asked the applicant if there is any reason that they can't move it to the other side of the rail trail road because that would at least hide the bulk of the building from the view of neighbors. Mr. Jackson indicated that it may be something that they could look at. Mr. Covey indicated that one of the major factors where that placement would be is that it would lie within the county right-of-way, but I do feel that it is worth looking at if the HOA is willing to work with us and identify a parcel there where it could maybe be bunkered in, which would be concrete.
- Steve Rogers, resident of the Views, stated my biggest concern is the current station works fine, so is it necessary from a cost/tax standpoint.
- Mike Kosakowski, joining on-line, indicated that he and his wife could not find the documents online related to this agenda item and none of the diagrams and photographs shown were put online so he has no idea where this is located other than the descriptions given here at the meeting. Feels like the requirements for the public hearing were not met. Committee member Mark Hendricks indicated that he just went to the county site for this meeting and was able to find and download the documents. Doug Smith indicated that the supporting information was posted online one week prior to the meeting.

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

- Questions were raised by the members of the JSPA Planning Committee regarding reason for relocation, ownership of the facility, materials required, access to the facility, operation of the current facility, and any landscape requirements.
- Mark Hendricks proposed that if the applicant is willing to look at an alternative location, then they could come back with that at a later date.

MOTION

Chair Bill Redkey made a motion to close the public comment period.

Committee Member Ray Whitchurch seconded the motion.

VOTE **(6 TO 0)**

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Ray Whitchurch	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN

MOTION

Committee Member Ray Whitchurch made a motion to continue the item to a date certain of March 26, 2026 at 3:00 p.m.

Committee Member Robert Holmes seconded the motion.

VOTE **(6 TO 0)**

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Ray Whitchurch	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN

FINDINGS / BASIS OF JSPA PLANNING COMMITTEE DETERMINATION

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

1. The General Plan policy 16.1.3. requires that all uses in the JSPA use a centralized sewer system and that the utility infrastructure should be cost effective.
2. The existing sewer lift station is adjacent and below a failing retaining wall.
3. The applicant has received authorization from the Wasatch County Public Works Department to construct a sewer lift station within the right-of-way of Rail Trail Rd.
4. Two code sections allow for approval of utility uses that vary from the strict standards of the code. These sections are 16.21.21(C) and 16.21.43. With County Council approval the proposal can be in compliance with all code requirements.
5. The staff analysis indicates the proposal complies with Section 16.23.07 of the current Wasatch County Code related to Conditional Uses.
6. Notice has been sent to neighboring property owners within 500 feet of the property.

7. The proposal could be an administrative approval but for the written objections of several property owners and allowances for utilities that must be approved by the County Council.
8. The proposal must comply with the JSPA Design Handbook. Materials and colors will be signed off with the building permit.
9. The Development Review Committee has reviewed the project and has forwarded the project for the Land Use Authority to render a decision
10. The proposal has complied with all noticing requirements.

CONDITIONS

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

ADJOURNMENT

MOTION

Committee Member Bill Redkey made a motion to adjourn.

Committee Member Mark Hendricks seconded the motion.

VOTE **(6 TO 0)**

Bill Redkey	<u>AYE</u>	NAY	ABSTAIN	Craig Hahn	<u>AYE</u>	NAY	ABSTAIN
Peter Meuzelaar	<u>AYE</u>	NAY	ABSTAIN	Ray Whitchurch	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Robert Holmes	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 4:15 p.m.

BILL REDKEY / CHAIR

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

Meeting Date: March 26, 2026

Presenter: Doug Smith

Requested Time: 30 Mins

Department: Planning

Applicant: Jackson Engineering

Item Title:

Jackson Engineering requests a Conditional Use Permit to relocate an existing sewer lift station to a new site in the Stillwater Master Association open space at approximately 1350 West Rail Trail Road (just north of the Stillwater Development and south of the Keetley Road intersection) on the east side of the Rail Trail Road in the Jordanelle Specially Planned Area (JSPA). Continued from the Feb. 24, 2026 meeting.

Issue:

Whether the application meets the standards required by Wasatch County Code (WCC) 16.23 for approval of a Conditional Use Permit allowing the relocation of a sewer lift station and if the proposal meets the JSPA code requirements. The Conditional Use Permit is an administrative decision approved by the JSPA planning committee.

Background:

The proposal was initially located within the public right-of-way of the Rail Trail Road, south of its intersection with Old Keetley Road and north of the Hailstone at Stillwater Phases 1 and 2 subdivisions on the west side of the Rail Trail Road. At the JSPA planning committee meeting held on February 24th the JSPA planning committee continued the item to the date of March 26th and asked the applicant to look into moving the lift station to the east side of the road to an area that would be less conspicuous than the proposed site. The new location would be in the Stillwater open space area, outside of the right-of-way and would meet the setback requirements. No variances are needed and the approval can be granted by the planning committee not the County Council.

Proposed Motion:

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

Impact:

N/A

Attachments:

1. JSPA PC Staff Report 03-26-2026 - Item 1 - JSSD Sewer Lift Station



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

Project: DEV-11805 | JSSD Stillwater Sewer Lift Station Relocation
Meeting Date: 26 March 2026
Report Date: 19 March 2026
Report Author: Doug Smith, Planning Director
Council Action Required: Yes
Type of Action: Administrative

Applicant: Steve Jackson Engineering
Address: Adjacent to Stillwater Open Space Exhibit Map Recorded Plat
Parcel No(s): Stillwater master HOA Open Space.
Acreage: easement
Zoning Designation: JSPA
Land Use Number(s): 4840

DETERMINATION ISSUE

Whether the application meets the standards required by Wasatch County Code (WCC) 16.23 for approval of a Conditional Use Permit allowing the relocation of a sewer lift station and if the proposal meets the JSPA code requirements. The Conditional Use Permit is an administrative decision approved by the JSPA planning committee.

RECOMMENDATION

Based on the analysis in this staff report, Planning Staff recommend that the JSPA Planning Committee approve the Conditional Use Permit based on the findings included in the staff report.



BACKGROUND

The proposal was initially located within the public right-of-way of the Rail Trail Road, south of its intersection with Old Keetley Road and north of the Hailstone at Stillwater Phases 1 and 2 subdivisions on the west side of the Rail Trail Road. At the JSPA planning committee meeting held on February 24th the JSPA planning committee continued the item to the date of March 26th and asked the applicant to look into moving the lift station to the east side of the road to an area that would be less conspicuous than the proposed site. The new location would be in the Stillwater open space area, outside of the right-of-way and would meet the setback requirements. No variances are needed and the approval can be granted by the planning committee not the County Council.

The proposed lift station will serve the Stillwater development as well as other developments in the general area. Relocation is necessary due to the failure of an existing block retaining wall that supports a Wasatch County roadway and poses a structural risk to the current lift station.

Conditional Use Permit applications require notification to all property owners within 500 feet of the subject property which was done for the meeting in February. Notice was mailed on December 9, 2025. With the previous location within the right-of-way the County Council would have had to approve the lift station. The new location and the 500' distance from any residents impacts the same residents as the previous application (see exhibit C).

The Planning Department received several written comments for the location of the previous site. The comments raised concerns about potential impacts to neighboring properties, including proximity to a ravine, visual impacts, and the potential odor from the facility.

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

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

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

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

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

The subject property is in the Jordanelle Specially Planned Area (JSPA) zone.

WHAT THIS UPDATED APPLICATION DOES

- Relocates the proposal across the street in HOA open space
- The proposal is outside of the right-of-way
- The proposal meets the required setbacks for the zone (58’ to the ROW line)
- There are no variances needed for this application
- The Planning Committee is the land use authority since no variances are needed
- The new location does not require new mailings

KEY ISSUES TO CONSIDER

- Neighborhood compatibility and impact.
- Compatibility with the General Plan.
- Compliance with zoning requirements.
- Compatibility with the JSPA architectural requirements

STAFF ANALYSIS

– GENERAL PLAN RECOMMENDATIONS –

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

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

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

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

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

– COMPATABILITY OF PROPOSED USE –

Wasatch County Code (WCC) §16.01.05(B) allows utility buildings and structures to be approved administratively as a conditional use. However, because the proposed structure received several complaints and was continued to a date certain the item will need planning committee approval from the Jordanelle Special Planning Area (JSPA) Planning Committee, pursuant to the authority granted in WCC §16.21.43 and 16.21.21(C).

If this new location would have initially been submitted and no complaints received it could have gone through an administrative staff approval.

– CONDITIONAL USE PROCEDURE –

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

16.23.07 GENERAL STANDARDS AND FINDINGS REQUIRED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Staff Response: The proposed sewer lift station is not located within a designated floodway and meets the required setbacks from existing waterways. The site is not situated on a ridgeline or within any identified sensitive environmental area. The design of the facility will be consistent with surrounding

development and will not adversely impact adjacent traffic capacity. The location was selected and approved by the Wasatch County Public Works Department and Engineering Department. The applicant has indicated that the lift station includes built-in odor control mechanisms intended to mitigate potential odor impacts. Lighting if any is required to be full cutoff and directed downward. Based on the information provided, staff finds that environmental and site-related impacts, including drainage, erosion, soil stability, and odor, lighting have been adequately addressed through the proposed design.

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

Applicant Response: The use will not place unreasonable financial burden on the county or place significant impacts on the county or surrounding properties. The relocation of the facility will remove potential financial burden on the county as the existing facility is endangered by the County roadway and the failing retaining wall.

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

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

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

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

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

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

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

– COMPLIANCE WITH THE JSPA DESIGN HANDBOOK –

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

The JSPA code states the following for wall material:

3.12 wall surfaces that can distract or look out of place from the natural landscape and shall predominantly consist of wood, natural stone, natural stone veneer, fiber-board or Cemi-plank consistent with the below materials.

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

1. A minimum of 30% of the total adjusted exterior surface area shall be natural stone or natural stone veneer, and the remaining exterior surface area shall be wood, COR-TEN or blackened steel, fiber board, Cemi-plank or cementitious siding with the appearance of stained natural wood.
2. 4' eave overhang due to the overhead garage door.

3. Stone retaining walls due to the JSPA code recommendations.
4. Applicant must follow the color palette in the handbook.

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



DEVELOPMENT REVIEW COMMITTEE

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

RECOMMENDED MOTION

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

– FINDINGS –

1. The General Plan policy 16.1.3. requires that all uses in the JSPA use a centralized sewer system and that the utility infrastructure should be cost effective.
2. The existing sewer lift station is adjacent and below a failing retaining wall.
3. The staff analysis indicates the proposal complies with Section 16.23.07 of the current Wasatch County Code related to Conditional Uses.
4. Notice has been sent to neighboring property owners within 500 feet of the property for the initial proposal.
5. At the February 24th meeting the Item was continued to the March 26th date.
6. The proposal could be an administrative approval but for the written objections of several property owners that require JSPA planning committee approval.
7. The proposal must comply with the JSPA Design Handbook.
8. There are no known zoning violations on the property at this time.
9. The Development Review Committee has reviewed the project and has forwarded the project for the Land Use Authority to render a decision

POSSIBLE ACTIONS

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

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

CONDITIONS

- 1. At building permit the plans must reflect the JSPA design requirements which are:
 - a. Stone and appropriate siding
 - b. Compliance with JSPA color palette
 - c. 4’ Eave overhang due to the garage door
 - d. Full cutoff lighting
 - e. Rock retaining walls
- 2. Fencing around the site should not be allowed. The JSPA code discourages fencing (section 7.6)

NEXT STEPS

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

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

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

EXHIBITS

Exhibit A – Applicant request..... 9

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JSSD Stillwater Sewer Lift Station – Wasatch County Planning CUP Application

01-Project Description:

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

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

The facility is primarily unoccupied with periodic operation staff visits.

The facility will be operational year-round.

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

Exhibit B – Site Plan and elevations

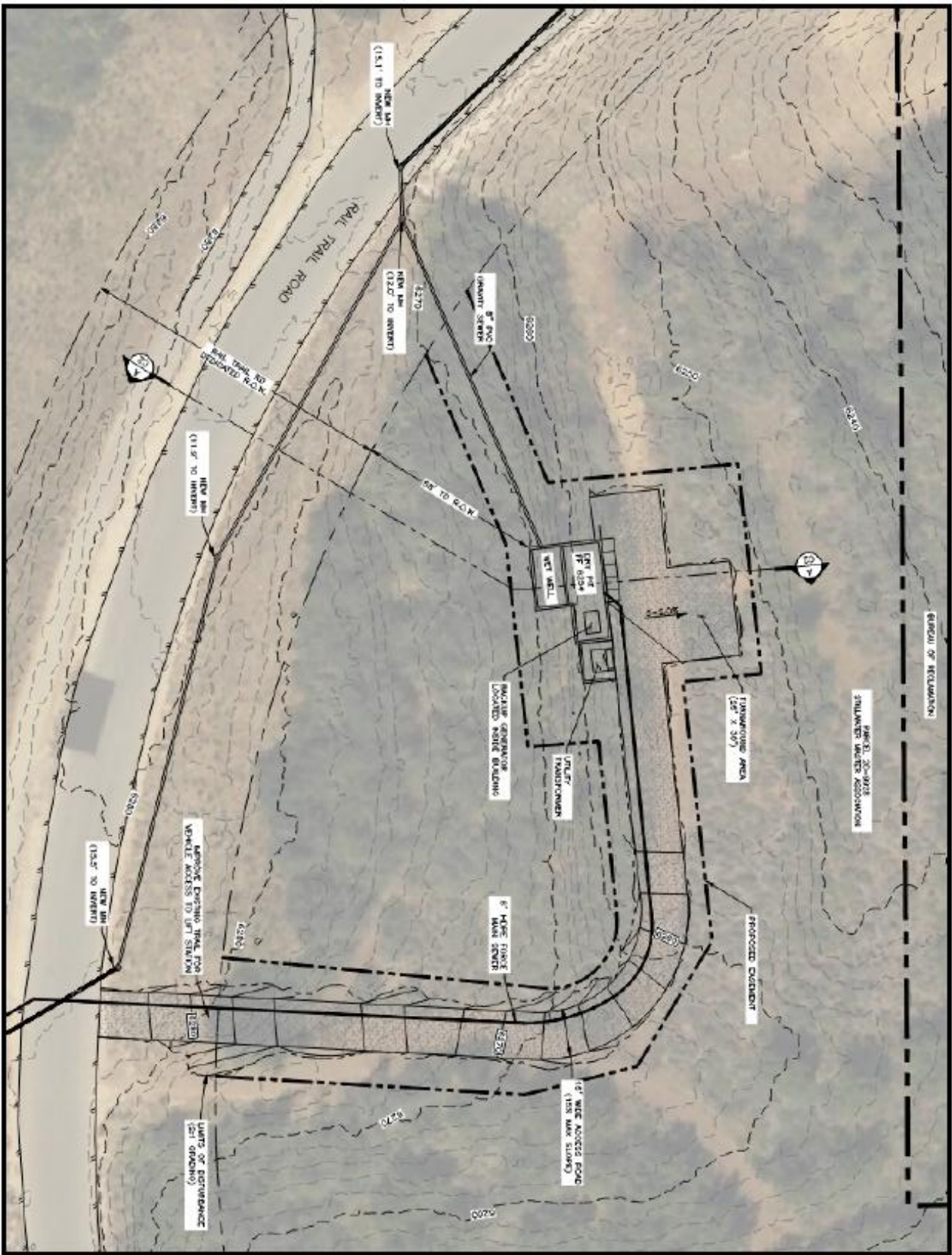
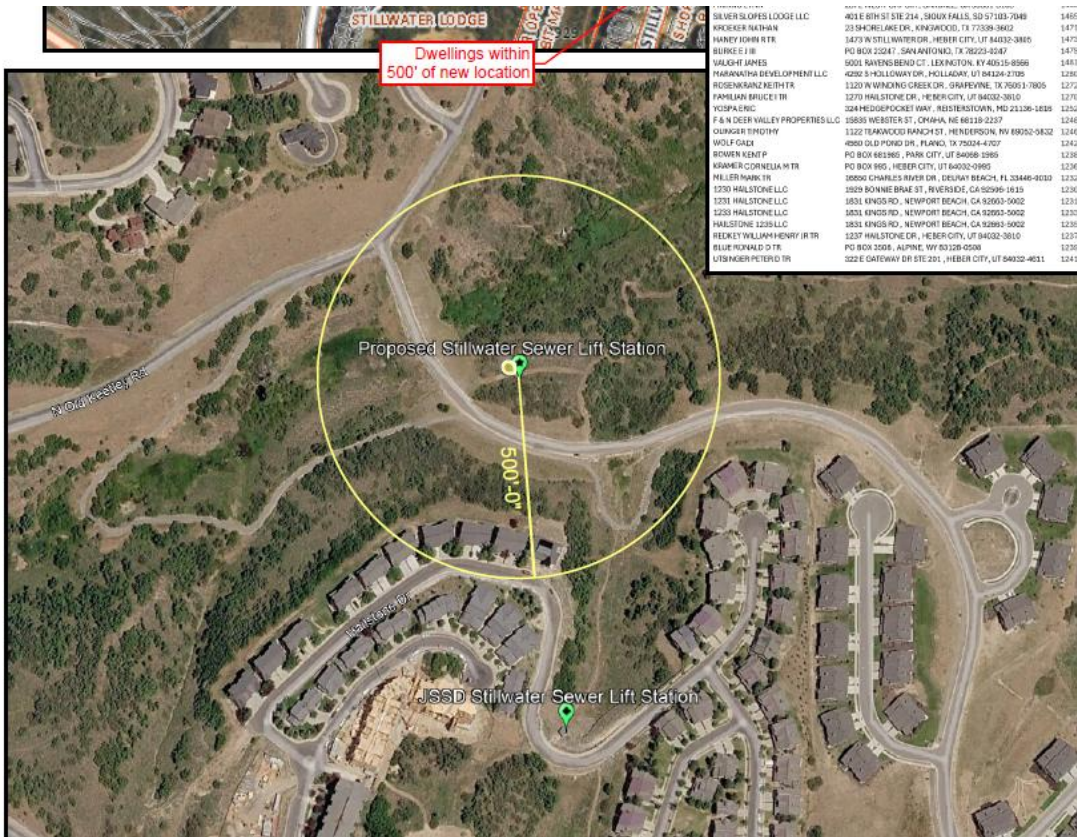
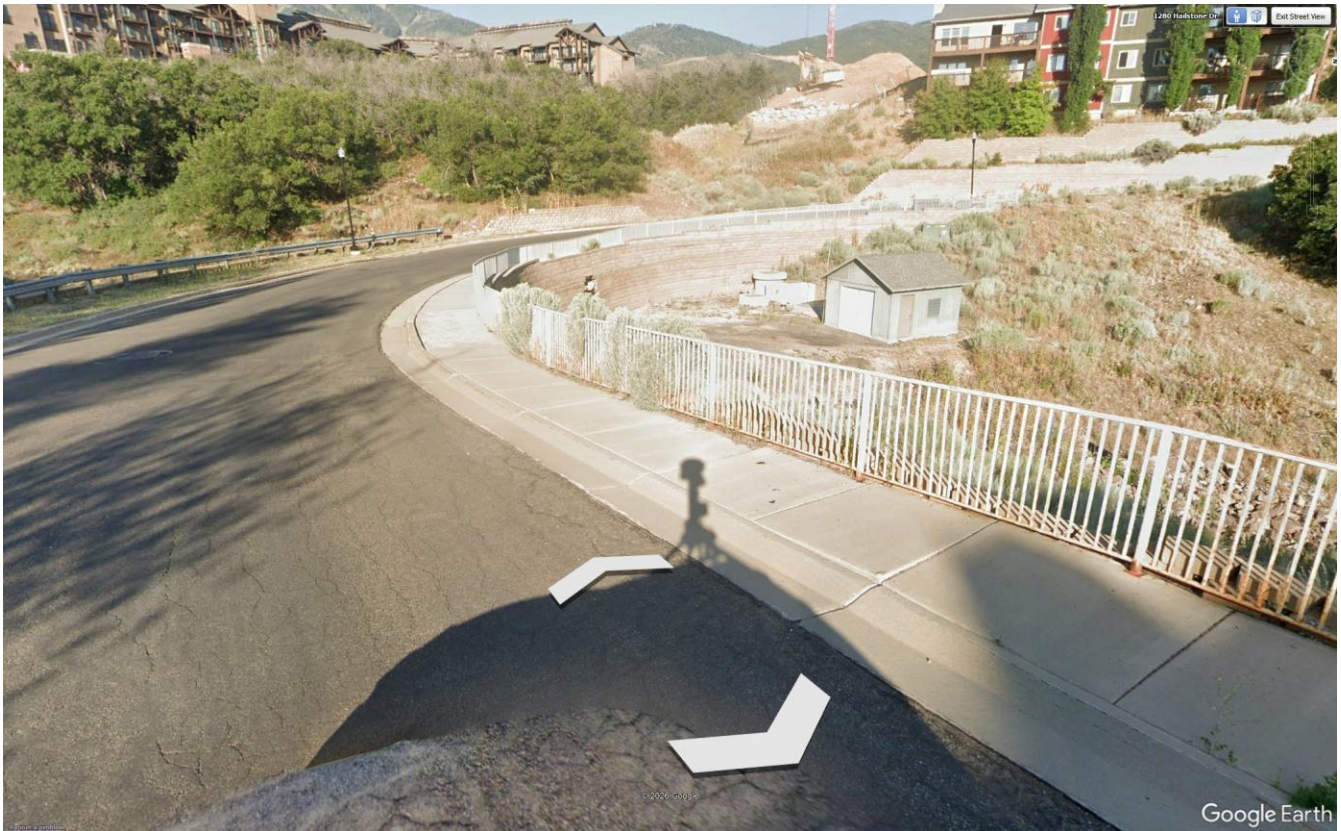






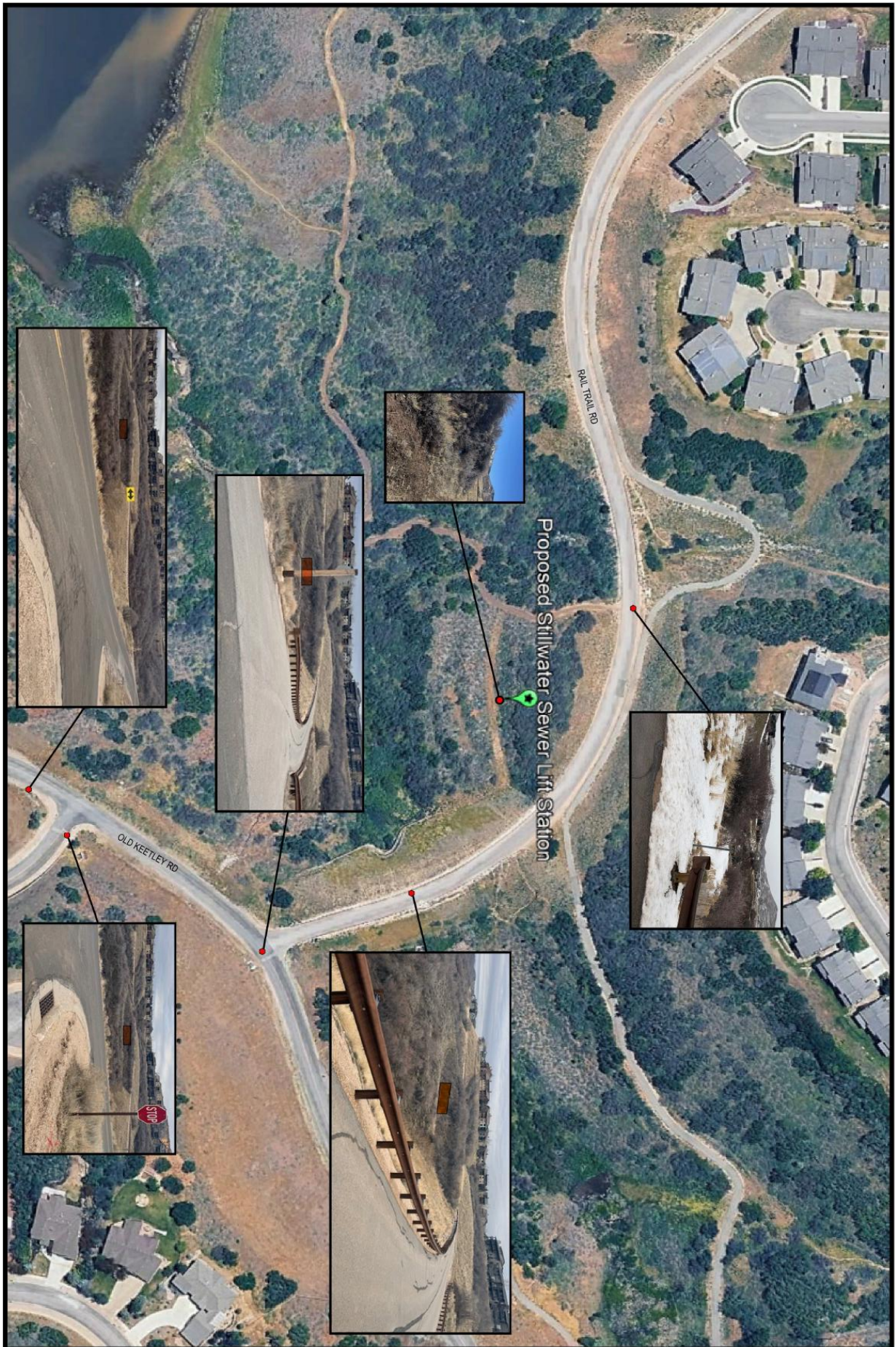
Exhibit C – Context pictures













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

PROJECT ID: DEV-11805
PROJECT NAME: CUP - JSSD STILLWATER SEWER LIFT
STATION RELOCATION
VESTING DATE: 11/21/2025
REVIEW CYCLE #: 5

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
Public Works Department	Approved
Planning Department	Approved
MAG Regional Trail Planner	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-1	PLN - County Planning Approval	The JSPA code recommends rock retaining walls over poured concrete. Can rock be used?
C-PLN-App-2	PLN - County Planning Approval	The JSPA handbook requires 30% stone and the rest to be cemi-plank. There may also need to be consideration for the eave overhang. Again as with the previous comment: 3.15 All garage doors facing a street shall have a minimum eave overhang of four feet (4') measured from the fascia to the garage door.
C-PLN-App-3	PLN - County Planning Approval	Please provide an example of the lighting on the site if any.
C-PLN-App-5	PLN - County Planning Approval	A

PROJECT DOCUMENT SHEET COMMENTS BY REVIEWING ENTITY

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

Exhibit E – Initial Objection Letters

[REDACTED]

[REDACTED]

[REDACTED]

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

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

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

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

Please let us know when the Public Hearing is planned

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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

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

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

[REDACTED]

Sent from my iPad

Exhibit F – Rendering and Plans

JSSD Stillwater Sewer Lift Station
Sample Building Materials



