



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	<u>AYE</u>	NAY	ABSTAIN	Michael Murphy	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	David Thacker	<u>AYE</u>	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	<u>AYE</u>	NAY	ABSTAIN	Michael Murphy	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	David Thacker	<u>AYE</u>	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	<u>AYE</u>	NAY	ABSTAIN	Michael Murphy	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	David Thacker	<u>AYE</u>	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.

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	<u>AYE</u>	NAY	ABSTAIN	Michael Murphy	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	David Thacker	<u>AYE</u>	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.

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.

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

ADJOURNMENT

MOTION

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

VOTE (4 TO 0)

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

Meeting adjourned at 8:00 p.m.


 CHARLES ZUERCHER/CHAIRMAN