



Wasatch County Council Meeting Minutes **AMENDED Draft Minutes for February 18, 2026**

The Wasatch County Council met in regular session live and on-line Wednesday, February 18, 2026, in the Wasatch County Chambers located in the Wasatch County Administrative Building at 25 North Main, Heber City, Utah 84032.

A video recording of the meeting may be viewed by using the Wasatch County Public Portal (<https://wasatchcount.portal.civicclerk.com/>) and selecting the desired meeting.

Call to Order

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

Public Comment

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

Summary: Council member Rowland asked if there were any members of the public who wanted up to 3 minutes to provide comments to the Council on any item not on the agenda. There was no public comment. Jake Hobbs requested to make a public comment and was given the option to give his comment during council item 1 in regard to the Heber Valley EIS due to the comment relation to the subject.

Call for Agenda Items

Summary: Wasatch County Manager Dustin Grabau updated council on the proposed agenda for the joint meeting with Heber City on Tuesday, February 24th.

Councilmember Searle: Review of SB248 passed in 2024 and the potential effects of HB510.

Councilmember Nelson: Proposed future discussion on new communities that are using the pre-municipality petition.

Consent Items

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

Summary: Council reviewed the minutes from January 21, 2026, as presented. Motion to approve this item was made after review of item 2 under the consent item section.

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

Summary: Council reviewed the minutes from February 4, 2026 as presented.

Action Taken: Councilmember Crittenden made a motion to approve all consent items. **Councilmember** Bonner seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

Excused: Councilmember McMillan

Board of Equalization

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

Summary:

The Clerk's office found these parcels on the tax delinquent billing report. Abatement of \$205.04

This item was approved in a combined motion after item 3.

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

Summary: The Clerk's office found these parcels on the tax delinquent billing report. Abatement of \$113.83

This item was approved in a combined motion after item 3.

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

Summary: The Assessor's Office erroneously changed the classification from Primary to secondary. Approval of late appeal on primary resident status for 2025, and refund of taxes charged as secondary.

Councilmember Searle noted that the item reflected an abatement of taxes but is not an abatement. Jerry Jones, representative from the Clerk/Auditor's Office it is not an abatement but instead a late appeal that was reviewed and accepted by the Clerk/Auditor's Office.

Action Taken: Councilmember Nelson made a motion to approve all three Board Of Equalization recommendations presented to us.

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

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

Voting Nay: None

Excused: Councilmember McMillan

Council Items

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

Summary: UDOT published the Heber Valley Environment Impact Study in January 2026. Wasatch County has the option to provide a formal comment during the public comment period that extends to March 9, 2026.

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

Council discussed new draft letter and provided feedback to **Councilmember** Rowland on any edits or additions. There were 12 public comments listed in the following order: Robert Davidson, Stan Williamson, Mark Wilson, Ed Clyde, Jake Hobbs (for Dan Simmons), Jill VanWellin, Tracy Taylor, Alice Hicken, Kevin Payne, Daniel Lyman, Michael Devonas, Jill Watson, Robert Hicken.

No motion was made.

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

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

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

Determine whether the Scenario E Future Land Use Map appropriately reflects the County's desired land use pattern based on community input, established goals and policies, and sound planning principles. Council gave general direction to staff and requested an alternative map be presented and discussed at the work meeting in March.

No motion was made.

Council/Board Reports

Summary: **Councilmember** Bonner provided an update to council on the following items: Trail Coordinator retiring, grants in progress, Farm Spring Trail, stoplight in Midway at River Road and 113 intersection, Southfield Road realignment grant award, and HVSSD farm lease.

Councilmember Crittenden: Reminded council of self-reliance emergency preparedness fair on March 21.

Councilmember Searle: Reminded council of the Wasatch County Republic Party Lincoln Day on Saturday February 28th. Inquired about a council retreat in March.

Councilmember Nelson: Notified council of his intent to be out of town during the March 11th meeting and will attempt to join remotely.

Manager's Report

Summary: Dustin Grabau updated the council on Memorial Hill. **Councilmember** Rowland requested an update for the project known as Tabernacle Park. Dustin explained that concepts are currently being drafted for review.

Closed Session – as needed

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

Summary: **Councilmember** Rowland indicated that there was a need for a closed session.

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

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

Voting Nay: None

Excused: **Councilmember** McMillan

Municipal Building Authority 6:00PM

Action Taken: Councilmember Bonner made a motion to go into the Municipal Building Authority. Councilmember Crittenden seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

Excused: Karl McMillan, Luke Searle

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

Summary: Established law requires this hearing as part of the debt issuance process. It is specifically intended to facilitate public input on the potential debt issuance. This is a requirement for the bond issuance process. **Councilmember** Rowland explained the intent of the item is provide the public with an opportunity to express their opinion about the item. **Councilmember** Rowland stated who was in attendance with **Council Chair McMillan** being absent and **Councilmember** Searle present online. **Councilmember** Rowland opened up for public comments limited to two minutes each. No public comment was made.

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

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

This is a required public hearing as part of the debt issuance process. **Councilmember** Nelson requested further detail on the item for the benefit of the public. Wasatch County Manager Dustin Grabau explained that the item is a procedural step under law in order to issue debt as the Municipal Building Authority. The intent of the item is provide the public with an opportunity to express their opinion about the item. **Councilmember** Rowland opened up for public comment and reminded members of the public to limit comments to two minutes each. No public comment was made.

Action Taken: **Councilmember** Nelson made a motion to exit the Municipal Building Authority. **Councilmember** Park seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

Excused: Karl McMillan, Luke Searle

Public Hearings 6:00

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

Summary: The owner of Lot 70 of the Tuhaye Dancing Sun Plat 3 subdivision, Matthew Bowman, in cooperation with the Tuhaye HOA, proposes a land swap involving a portion of land located on the south property line of Lot 70 and the north property line of Open Space Parcel B. This land swap

would allow Mr. Bowman to widen the lot frontage of his lot so that his driveway can be lengthened to meet Wasatch County Code slope requirements. The swap maintains the same open space and parcel acreage.

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

Councilmember Rowland opened the meeting for public comments limited to two minutes each. No public comment was made.

Action Taken: Councilmember Bonner made a motion that we approve 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 8 and Open Space Parcel B. Lot 70 is located at 9641 N Dancing Sun Ct in the Residential Agriculture 1 zone and that we accept the findings and conditions recommended by the planning commission. Councilmember Crittenden seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

Excused: Karl McMillan

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

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

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

Action Taken: Councilmember Park made a motion to **approve Ordinance 26-03 amending Chapter 16.21.18 entitled "non-motorized trails" adding regulations on back country trail standards and their construction, with all the conditions and findings.**

with the findings listed in the staff report. Councilmember Nelson seconded the motion. The motion passed with the following vote:

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

Voting Nay: Luke Searle

Excused: Karl McMillan

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

Summary: Wasatch County has an ordinance that requires driveways to be setback from side property lines a minimum of 10'. This has typically been interpreted as the driveway at the street must be a minimum of 10' from the side lot line. This requirement is to keep driveways from conflicts with adjacent properties. Typically, we have not enforced the 10' setback as the driveway goes further into the lot. However, a plain reading of the current code does not allow that. Whether or not code section 16.33.11 should be amended to allow driveways to encroach into site setbacks and side PUE's as well as clarify driveway setbacks on corner lots.

Action Taken: Councilmember Park made a motion to **approve Ordinance 26-04 amending Chapter 16.33.11 regarding driveway setbacks from property lines and clarifying language for driveway setbacks on corner lots and all conditions and findings as presented. Councilmember** Nelson seconded the motion. The motion Passed with the following vote:

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

Voting Nay: None

Excused: Karl McMillan

Action Taken: Councilmember Bonner made a motion to **close the public hearing and return to the regular agenda. Councilmember** Park seconded the motion. The motion Passed with the following vote:

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

Voting Nay: None

Excused: Karl McMillan

Adjournment

Action Taken: Councilmember Park made a motion to adjourn the meeting.

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

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

Voting Nay: None

Excused: Councilmember McMillan

Karl McMillan/Chairman

Joey D. Granger/Clerk/Auditor