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## WASATCH COUNTY PLANNING COMMISSION MINUTES

MARCH 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, Mark Hendricks, Scott Brubaker, David Thacker, Harold Wilson (associate member)  
EXCUSED: Commissioners Kimberly Cook, Daniel Lyman, Michael Murphy  
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/REMARKS: Commissioner Scott Brubaker  
PLEDGE OF ALLEGIANCE: Led by Commissioner Mark Hendricks and repeated by everyone

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### BUSINESS ITEMS

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

**MOTION**

**Commissioner Scott Brubaker made a motion to approve the minutes of the January 8, 2026 meeting as written.**

**Commissioner David Thacker seconded the motion.**

**VOTE (4 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	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN

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❖ **APPROVAL OF THE MINUTES FROM THE FEBRUARY 12, 2026 MEETING**

**MOTION**

**Commissioner Mark Hendricks made a motion to approve the minutes of the February 12, 2026 meeting as written.**

**Commissioner Scott Brubaker seconded the motion.**

**VOTE (4 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	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN

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## REGULAR AGENDA ITEMS

**ITEM #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. *\*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. (DEV-10185; 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.

- Doug Smith explained that the vacate of the road and plat amendment was approved by the County in May of 2023. He explained that Good Cause exists because, among other things, it won't negatively affect Wasatch County residents and there is no known reason that it would cause any harm to the County. He said that the lot combination will help the lot become more conforming by a marginal amount but will become more conforming.

**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:

- Christopher Pister, the applicant's representative working with Jason Rickards, thanked Amy Graves for her help on getting this project rolling again and didn't realize that it had expired.

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

- The planning commission felt that there were no issues with the proposal.

### **MOTION**

**Commissioner Hendricks made a motion to forward a recommendation of approval to the County Council based on the conditions and findings provided by staff.**

**Commissioner Thacker seconded the motion.**

**VOTE**            **( 5 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	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN
Harold Wilson	<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. 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.

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**ITEM #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, 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.

- Doug Smith explained the history of this half acre parcel for the CJC. He said for all intents and purposes it looks like a single-family home. He mentioned that they want to expand the facility to include seven additional parking stalls, enclose the dumpster, add a 1,000 square foot conference room and upgrade the site for ADA compliance. Doug then explained the different elements of the site plan.
- Doug then explained the findings of the application. He said that the DRC has forwarded
- Doug explained the conditions are as follows: the drive aisle needing to be 24 feet at the southwest area of the parking lot and that the parking stalls be 9 x 20 feet.

**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:

- There was no additional comment.

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

- Discussion of whether there were any comments that the planning department has received.

**MOTION**

**Commissioner Thacker made a motion to approve the application based on the conditions and findings proposed by staff.**

**Commissioner Wilson seconded the motion.**

**VOTE ( 5 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	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN
Harold Wilson	<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 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

### **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.

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**ITEM #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, 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.

- Doug Smith explained the application for in the Wasatch Springs development at 1026 W Wasatch Springs Rd. He explained that this address desired to delete the three adjoining lots and make the unit just one unit, with one door going into the building.
- Doug explained the findings of the application. He explained that the proposed use of the building is a specialized treatment and medical spa. He mentioned that Good Cause exists because the proposed application reduces the parking demand of the site and does not affect the overall density of the development. He said that the parking stalls provided for the site meet code requirements.

**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, Paul Wtson, said that Doug Smith presented the item well and said that he was happy to answer any questions.
- Commissioner Zuercher then opened up the conversation for public comment. There was none.

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

- Commissioner Thacker asked if the 24 parking stalls were designated for this building. Doug Smith said yes.
- Commissioner Hendricks said that the decision was easy. He asked if it affected taxation. Doug Smith was unsure.

### **MOTION**

**Commissioner Brubaker made a motion to approve the application with any conditions recommended by staff.**

**Commissioner Hendricks seconded the motion.**

**VOTE** ( 5 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	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN
Harold Wilson	<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 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.

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**ITEM #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, 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.

- Caden went through a power point presentation.
- We have received no objections from the notice sent out.

- The substation across from the fisherman's parking lot will be removed.

**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:

- Jason Norlan General Manager of Heber light and Power mentioned that they need to use metal when there is an angle to the line.
- Jason also commented that the sub-station across from the fisherman's access will be removed.

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

- Commissioner Wilson mentioned that he will be abstaining due to former employment with Heber Light and Power.

**MOTION**

**Commissioner Hendricks made a motion to approve the conditional use with all the findings and conditions. Commissioner Thacker seconded the motion.**

**VOTE ( 5 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	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN
Harold Wilson	AYE	NAY	<b><u>ABSTAIN</u></b>				

**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 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.

**CONDITIONS**

No conditions were listed

**ADJOURNMENT**

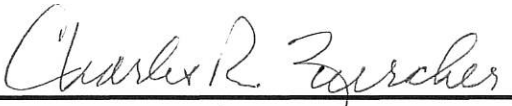
**MOTION**

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

**VOTE            ( 5 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	David Thacker	<b><u>AYE</u></b>	NAY	ABSTAIN
Harold Wilson	<b><u>AYE</u></b>	NAY	ABSTAIN				

Meeting adjourned at 7:00 p.m.

  
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 CHARLES ZUERCHER/CHAIRMAN