



Notice of Wasatch County Planning Commission Meeting

Thursday, June 11, 2026, at 6:00 PM

Public Notice is hereby given that the Wasatch County Planning Commission will hold a regular session on Thursday, June 11, 2026 at 6:00 PM in the Lower Conference Room of the Wasatch County Administration Building, 25 North Main, Heber City, Utah.

The public is welcome to attend and participate in this meeting real-time either in-person or by joining the Zoom Webinar at <https://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

Work Meeting 5:30 PM

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

Regular Meeting 6:00 PM

1. Prayer/Remarks
2. Pledge of Allegiance

Business Items

1. Approval of Minutes from the May 14, 2026 Meeting

Regular Agenda

1. Code amendment to 16.21.17(B, 3) regarding residential Facilities for persons with disabilities amending language requiring a contract with the Department of Human Services (DHS) and amending section 16.04 of the code by updating the definition for "handicapped person". – Doug Smith
*****It has been determined that this item will be continued*****
2. Josh Call, representing Denny Seremet, requests a Code Text Amendment to Section 16.27.22.E.10.b of the Wasatch County Code to remove a viewing platform from the water near the middle of the north arm of Jordanelle Reservoir. – Doug Smith

3. Paul Berg, representative for Cascade Development LLC. is requesting plat amendment approval for the Glades and the Junipers at Canyon Meadows both recorded as condominium plats. The proposal is to amend the plats and change the units from condominiums to townhouse units but maintain the same density and general layout. - Doug Smith
4. Discussion and recommendation for policy direction regarding public comments received during the review period of the draft General Plan. - Austin Corry

9:30 PM Approval of Motions

Commission/Director Comments

Adjournment

The Public Is Invited to Participate in All County Planning Commission Meetings.

*County Council Public Hearings will be held at 6:00 PM at the Wasatch County Senior Citizens Center, located at 465 East 1200 South, Heber City 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.

Meeting Date: June 11, 2026

Presenter:

Requested Time:

Department:

Applicant:

Item Title:

Approval of Minutes from the May 14, 2026 Meeting

Issue:

Background:

Proposed Motion:

Impact:

Attachments:

1. PC Minutes 05-14-2026 - DRAFT



WASATCH COUNTY PLANNING COMMISSION MINUTES

MAY 14, 2026

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

BUSINESS ITEMS

❖ APPROVAL OF THE MINUTES FROM THE APRIL 9, 2026 MEETING

MOTION

Commissioner Lyman made a motion to approve the minutes of the April 9, 2026 meeting as written.
Commissioner Brubaker seconded the motion.

VOTE (4 TO 0)

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	Daniel Lyman	<u>AYE</u>	NAY	ABSTAIN

REGULAR AGENDA ITEMS

ITEM #1 TOLL SOUTHWEST LLC, REPRESENTING MEB ENTERPRISES LLC, REQUESTS PRELIMINARY SUBDIVISION APPROVAL FOR LAKE CREEK SUBDIVISION, A 29-LOT SUBDIVISION ON 40 ACRES LOCATED AT APPROXIMATELY 850 SOUTH 3600 EAST IN SECTION 3, TOWNSHIP 4S, AND RANGE 5E IN THE RESIDENTIAL AGRICULTURE (RA-1) ZONE. (DEV-11816, DOUG SMITH)

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

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

- Dillion Young, applicant, felt the staff report was sufficient for most things, but wanted to note that the cul-de-sac is difficult to make connect because of topography.

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

- Commissioner Lyman asked how steep slopes would be handled or if it is in the DRC report as a condition. Mr. Smith replied it would be reviewed at final and would either require a building envelope that does not include slopes over 25% or a site-specific soils report if the envelopes include slopes over 25%.
- The Commission discussed modifying condition 6 to read as a complete sentence.

MOTION

Commissioner Lyman made a motion to approve the preliminary as presented including the findings and conditions from the staff report with the following modifications: 1) Condition #6 be modified to say ""A full 60' right-of-way dedication will be required to be stubbed into..." 2) Add a condition #7 that any building envelope with a slope greater than 25% be required to include a site specific soils report at final.

Commissioner Brubaker seconded the motion.

VOTE **(4 TO 0)**

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	Daniel Lyman	<u>AYE</u>	NAY	ABSTAIN

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

1. The subject property is 40 acres according to the applicant’s survey.
2. The subject property is in the Residential Agriculture 1 (RA-1) zone.
3. The RA-1 zone is a 5-acre minimum lot size zone but allows a greater density of 1.3 acres per unit if certain criteria outlined in 16.08.04(C) of the Wasatch County Code are met.
4. The application includes connections to public sewer and public water through Center Creek SSD and Twin Creeks SSD.
5. The proposal is using the variable lot size development code.
6. The proposed subdivision includes 29 lots with a density of 1.37 acres per unit.
7. The development shows a public trail along 3600 East and the Lake Creek Channel.
8. The public trails in the project are required to be maintained by the HOA.
9. The proposed subdivision has a stub street that connects to the Crossings at the southwest corner.
10. The proposal includes 12 acres of Common Space/open space that equals 30%.
11. Wasatch County Code 16.21.06 requires specific ownership and maintenance responsibilities for open space parcels.

12. Additional information will be required at final to comply with landscape requirements, floodplain requirements and street light requirements.
13. Preliminary approval does not grant a variance from County Code standards as a project proceeds with further stages in the approval process.
14. 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. The commitments made by the developer in the submittal documents shall be considered part of the approval.
2. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department in accordance with applicable standards.
3. At final a landscape plan that complies with the requirements of 16.21.10.
4. At final a "no rise" analysis will need to be provided for the culverts and any impacts to the floodway.
5. At final a streetlight detail in compliance with 16.21.16 for the two intersections onto 3600 East.
6. A full 60' right-of-way dedication stubbed into the Crossings at the southwest property line and consideration of the options for the temporary turnaround.

ITEM #2 MCM ENGINEERING INC., ON BEHALF OF JODY SENNINGER, REQUESTS PRELIMINARY SUBDIVISION APPROVAL FOR VALOR ESTATES, A SIX-LOT LARGE SCALE SUBDIVISION ON 11.068 ACRES, LOCATED AT 847 S. 2400 E. IN THE RESIDENTIAL AGRICULTURAL (RA-1) ZONE. (DEV-10755; 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 presented the staff report and noted that it was produced by a former employee and the history is a little unclear on where a cul-de-sac was eventually signed off by the planning department.

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:

- Mel McQuarrie, applicant, stated that the cul-de-sac is because the location where it would connect at the south would make it difficult for the neighboring property owner to the south.

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

- Commissioner Lyman asked when the connections to sewer and water are verified. Mr. Smith replied there will be plans required at final to include those.
- Commissioner Brubaker noted a comment from the surveyor's office on the DRC report that the plat is "very very preliminary" and that there will be a lot to work at final. Mr. McQuarrie replied that he believes they were already solved but still showing up on the report for some reason.
- Commissioner Lyman asked about the access easement for the CUP and concern the residents would eventually landscape it if it isn't used enough. Mr. McQuarrie stated the easement is used pretty regularly by the CUP and they are likely pretty attentive to it.

MOTION

Commissioner Brubaker made a motion to approve item 2 based on the conditions 1-10 noted and the findings in the staff report.

Commissioner Lyman seconded the motion.

VOTE **(4 TO 0)**

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	Daniel Lyman	<u>AYE</u>	NAY	ABSTAIN

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

1. The application is for a 6-lot subdivision on 11 acres.
2. The project has areas that are in a Zone A, floodway and zone X.
3. Lots are not allowed to have direct access onto 2400 East.
4. A number of notes on the plat will need to be corrected as stated in the conditions.
5. The proposal complies with the density for the RA-1 zoning district.
6. Code typically does not allow cul-de-sacs.
7. Due to CUP infrastructure and alignment of the original proposed stub street the stubbed cul-de-sac was changed after the first review in June of 2025.
8. Each lot in the proposed subdivision is over 1 acre in size.
9. There is an existing home on parcel one in the subdivision that will be required to tie onto sewer and water.
10. Each lot within the subdivision is compliant with lot frontage and width standards.
11. The development is adjacent to agricultural land to the south.

CONDITIONS

1. A note on the plat stating that corner lots will not directly access 2400 East.
2. A note on the plat stating that lots 1 and 2 will use shared driveway accesses.
3. Note 1 on the plat can be removed because the trail is in the ROW and will be maintained by the County.
4. Note 6 will need to be amended for the 8' trail along Lake Creek and a 20' easement shown on the plat. Trail maintenance will be done by the County.
5. Note 7 will need to be clarified and at final show that the fencing provided is adequate for fencing out animals.
6. Note 9 can be deleted since it is a public road.
7. The existing home on lot 1 will need to connect to sewer and water.
8. Front PUE's shall be 15' not 10'.
9. There should be a note on the plat stating that lots 1 and 2 are within a FEMA zone X and that lot 1 has a floodway and floodplain and that flood insurance is recommended for lots 1 and 2.
10. A "no rise" analysis done for the culvert across the creek at final.

ADJOURNMENT

MOTION

Commissioner Lyman made a motion to adjourn.

Commissioner Zuercher seconded the motion.

VOTE **(4 TO 0)**

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	Daniel Lyman	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 7:45 p.m.

CHARLES ZUERCHER/CHAIRMAN

DRAFT

Meeting Date: June 11, 2026
Presenter: Doug Smith
Requested Time: 30 Mins

Department: Planning
Applicant:

Item Title:

Code amendment to 16.21.17(B, 3) regarding residential Facilities for persons with disabilities amending language requiring a contract with the Department of Human Services (DHS) and amending section 16.04 of the code by updating the definition for “handicapped person”. - Doug Smith

*****It has been determined that this item will be continued*****

Issue:

Staff proposes that we continue Item 1 indefinitely.

Background:**Proposed Motion:**

Staff proposes that we continue Item 1 indefinitely.

Impact:

N/A

Attachments:

1. PC Staff Report 06-11-2026 - Item 1 - Code Amend_Handicapped Persons

COUNTY MANAGER

Dustin A. Grabau

COUNTY PLANNERS

Doug G. Smith, Director
Austin Corry, Assistant Director
Katie Henneuse, Planner



COUNTY COUNCIL

Colleen Bonner
Kendall Crittenden
Michael Murphy
Mark Nelson
Spencer Park
Erik Rowland
Luke Searle

MEMORANDUM

To: Wasatch County Council
From: Doug Smith
Date: 4 June 2026
Re: Item 1 code amendment to 16.21.17(B,3)

Dear Planning Commission Members,

Staff proposes that we continue Item 1 indefinitely.



Meeting Date: June 11, 2026
Presenter: Doug Smith
Requested Time: 30 Mins

Department: Planning
Applicant: Denny Seremet

Item Title:

Josh Call, representing Denny Seremet, requests a Code Text Amendment to Section 16.27.22.E.10.b of the Wasatch County Code to remove a viewing platform from the water near the middle of the north arm of Jordanelle Reservoir.

Issue:

Whether or not code section 16.27.22 (E, 10, b) should be amended to remove a viewing platform, "From the water near the middle of the north arm of the Jordanelle Reservoir" and whether that platform should be replaced with a new platform.

Background:

Wasatch County has had a ridgeline ordinance in place since 2002. The intent of the ridgeline code is to keep structures off what are considered ridgelines as established from various viewing platforms throughout the County. Ridgeline platforms were intended to be in prominent areas of the County where the most public would see ridgelines and violations to ridgelines.

Proposed Motion:

Move to Approval the proposal to remove the platform from the north arm of the Jordanelle consistent with the findings, recommendations and modifications (if any) presented in the staff report.

Impact:

N/A

Attachments:

1. PC Staff Report 06-11-2026 – Item 2 – Code Amend_Ridgeline Platform Am



Ordinance 26-09 a request by Josh Call to amend 16.27.22 (E, 10, b) which would remove a ridgeline viewing platform and potentially add a different platform.

Project: TextAm-26-001 | removal of a Ridgeline viewing platform location

Meeting Date: 11 June 2026

Report Date: 4 June 2026

Report Author: Doug Smith, Planning Director

Council Action Required: Yes

Type of Action: Legislative

Applicant: Josh Call

Affected Code Section(s): 16.27.22 (E, 10, b)

DETERMINATION ISSUE

Whether or not code section 16.27.22 (E, 10, b) should be amended to remove a viewing platform, "From the water near the middle of the north arm of the Jordanelle Reservoir" and whether that platform should be replaced with a new platform.

RECOMMENDATION

Based on the analysis the Planning Staff is of the opinion that the proposed ordinance to remove the viewing platform should be approved by the County Council based on the findings included in the staff report.

BACKGROUND

Wasatch County has had a ridgeline ordinance in place since 2002. The intent of the ridgeline code is to keep structures off what are considered ridgelines as established from various viewing platforms throughout the County. Ridgeline platforms were intended to be in prominent areas of the County where the most public would see ridgelines and violations to ridgelines. Platforms are usually from mile markers, view overlooks, landmarks, interchanges or intersections on State highways and on major County roads. The definition of Ridgeline and the General Plan policy on ridgelines specifically states that ridgeline platforms should be at “prominent locations” and “visible from a public or private road”.

The platform proposed to be amended is, “from the water near the middle of the north arm of the Jordanelle Reservoir”. This platform is an anomaly and, as mentioned, violates the definition of a ridgeline and the policy statement in the General Plan. No other platform is “from the water” on any other reservoir in the County. This platform has been difficult to enforce and even more difficult for planning staff to verify compliance. Add to the logistical problems the fact that the water is always fluctuating. The lower the water level the more prominent structures adjacent to a ridgeline become. It is entirely possible that when the reservoir is full a structure adjacent to a ridgeline is not a violation but as the water drops over the season it becomes a ridgeline violation.

Ridgelines are very difficult to regulate and enforce. The applicant is asked to provide an analysis that is reviewed by staff. In some situations, maximum building heights are stated on the plat for lots adjacent to a ridgeline. Once a lot is platted and sold and it is determined, on further review, that the ridgeline analysis was flawed the only thing we can do is regulate the building as best we can. We cant remove the building right.

What this code does:

- Removes the ridgeline platform from the water on the north arm of the Jordanelle.
- Potentially adds an additional platform.

Impacts of the proposal:

- This could allow for development (mostly in the form of new homes on platted lots) in areas that, from the water in the north arm, violate a ridgeline.

Things to think about:

- It’s apparent that the platform on the water violates the definition of “ridgeline” and the language in the General Plan and should be removed.
- Should another platform be required?
- A new platform could impact future or existing platted lots.

STAFF ANALYSIS

The first consideration in determining whether a code text amendment should be approved or denied is the language contained in the General Plan.

Chapter three of the General Plan has specific goals, policies and objectives intended to guide and direct decisions for the future growth in the County. The goals, policies and objectives become more specific in the zoning ordinance.

1.1.2 POLICY: Promote preservation of views and ridge-lines from development as viewed *from prominent locations* by prohibiting structures from encroaching above the ridge-line.

The General Plan policy refers to “prominent locations”. The other viewing platforms, as shown in the attached map, are in areas that are prominent. Is the water on the north arm of the Jordanelle a prominent location?

The General Plan does place a high importance on maintaining ridgelines. The following map shows the viewing platforms in the area that have been used, for the most part, since 2002. I suspect that due to the logistics of using the platform at the water on the north arm the other platforms have been used.

Below is the definition of a ridgeline:

RIDGELINE: A ridge location **that is visible from a private or public road** that is seen as a distinct edge against a backdrop of sky or land. The ridgeline shall be from existing natural grade not including vegetation or manmade alterations to the existing ridgeline.

– Addition of a new platform –

Staff has looked into adding a new platform to replace this one. There are four platforms in this general area however only the Mayflower interchange and the Jordanelle State Park Visitors Center descent coverage of the ridgelines to the east. Another platform could be added on the Jordanelle Parkway at the vicinity of the SkyRidge trailhead. This view would not provide any benefit looking to the west because it is all open space for SkyRidge. Platforms on Jordanelle Parkway further south would most likely create nonconformities with existing platted lots and constructed homes.

RECOMMENDED MOTION

Move to Approval the proposal to remove the platform from the north arm of the Jordanelle consistent with the findings, recommendations and modifications (if any) presented in the staff report.

– FINDINGS –

- Wasatch County established a ridgeline ordinance in 2002.
- The ridgeline ordinance established viewing platforms in areas throughout the County.
- From viewing platforms any structure is not allowed to break the “ridgeline” which is, “characterized by a silhouetting appearance against the sky as viewed from a viewing platform”.
- Ridgeline platforms have a 360-degree view of all ridgelines from that platform.
- Current WCC 16.27.22 (E, 10, b) requires that a viewing platform be used from, “the water at the center of the north arm of the Jordanelle”.
- The General plan states that ridgelines and the platforms that establish them should use areas, “as viewed from prominent locations”.
- The viewing platform from the water level on the north arm of the Jordanelle might not be considered a prominent location.
- The definition of Ridgeline states, “A ridge location that is visible from a private or public road...”
- The logistics of using this platform and verifying compliance from this platform is difficult.
- Water levels fluctuate, meaning that, depending on the water level, the potential for a structure to be on or off a ridgeline changes.
- As viewing platforms get closer and lower to a ridge a structure adjacent to a ridgeline becomes either more prominent or violates the ridgeline.

- Depending on the location of a new platform existing homes could become non-conforming or existing lots could become difficult to build on.
- There are currently 10 other viewing platforms in this area used in determining ridgelines.
- All current ridgelines in the Jordanelle area are on State highways or at prominent landmarks.

POSSIBLE ACTIONS

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

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

EXHIBITS

Exhibit A – Current viewing platform map.....	5
Exhibit B - Views from current platforms.....	6
Exhibit C - Existing platform on the water and potential new platforms.....	9
Exhibit D - Ordinance26-09.....	13

Exhibit A – Current Ridgeline Viewing Platform Locations

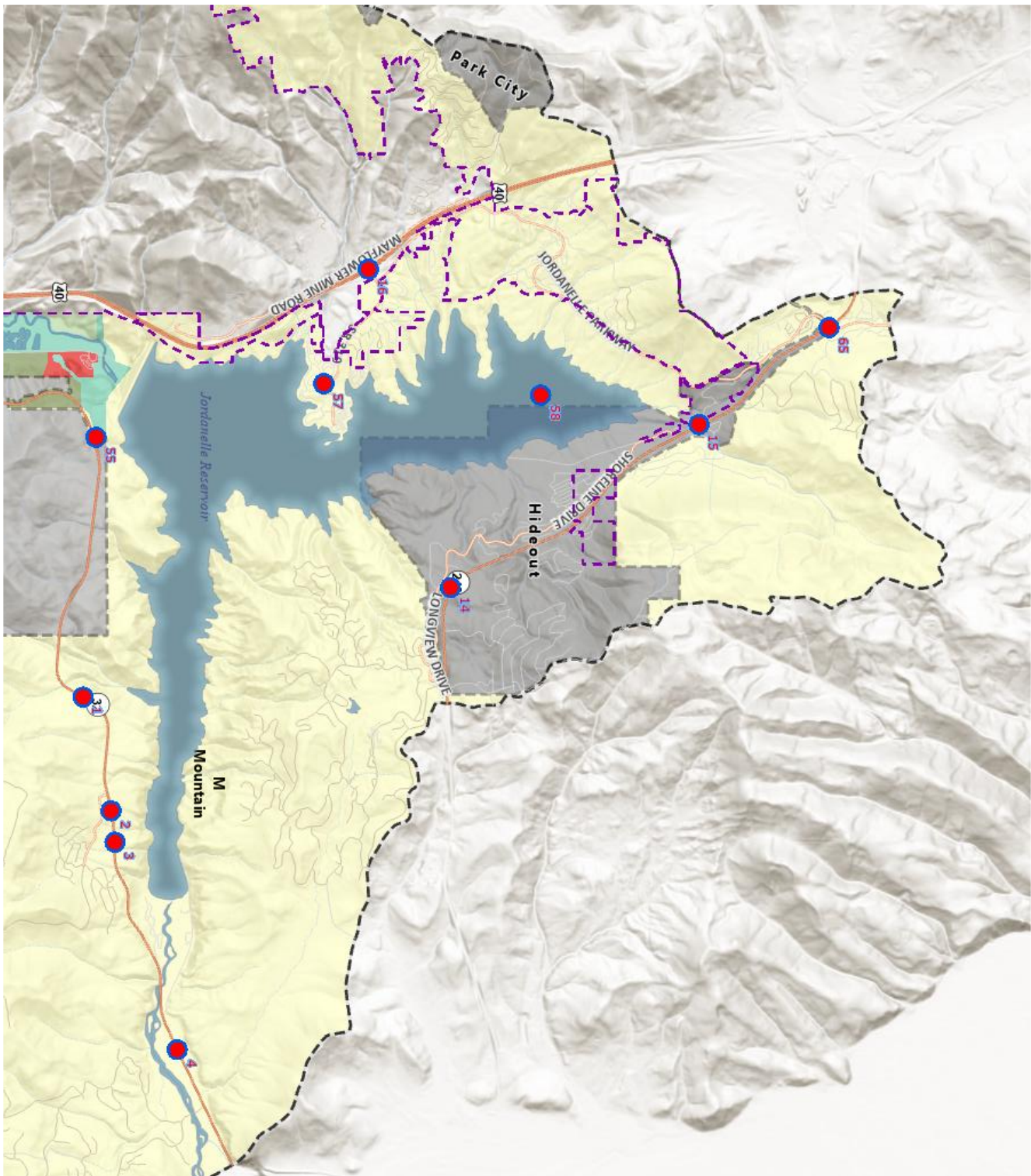


Exhibit B – Views from current viewing platforms



Mayflower Interchange looking east



Mayflower Interchange looking north



State Park Visitor Center looking east



State Park Visitors Center looking east



Blow Up from State Park Visitors Center

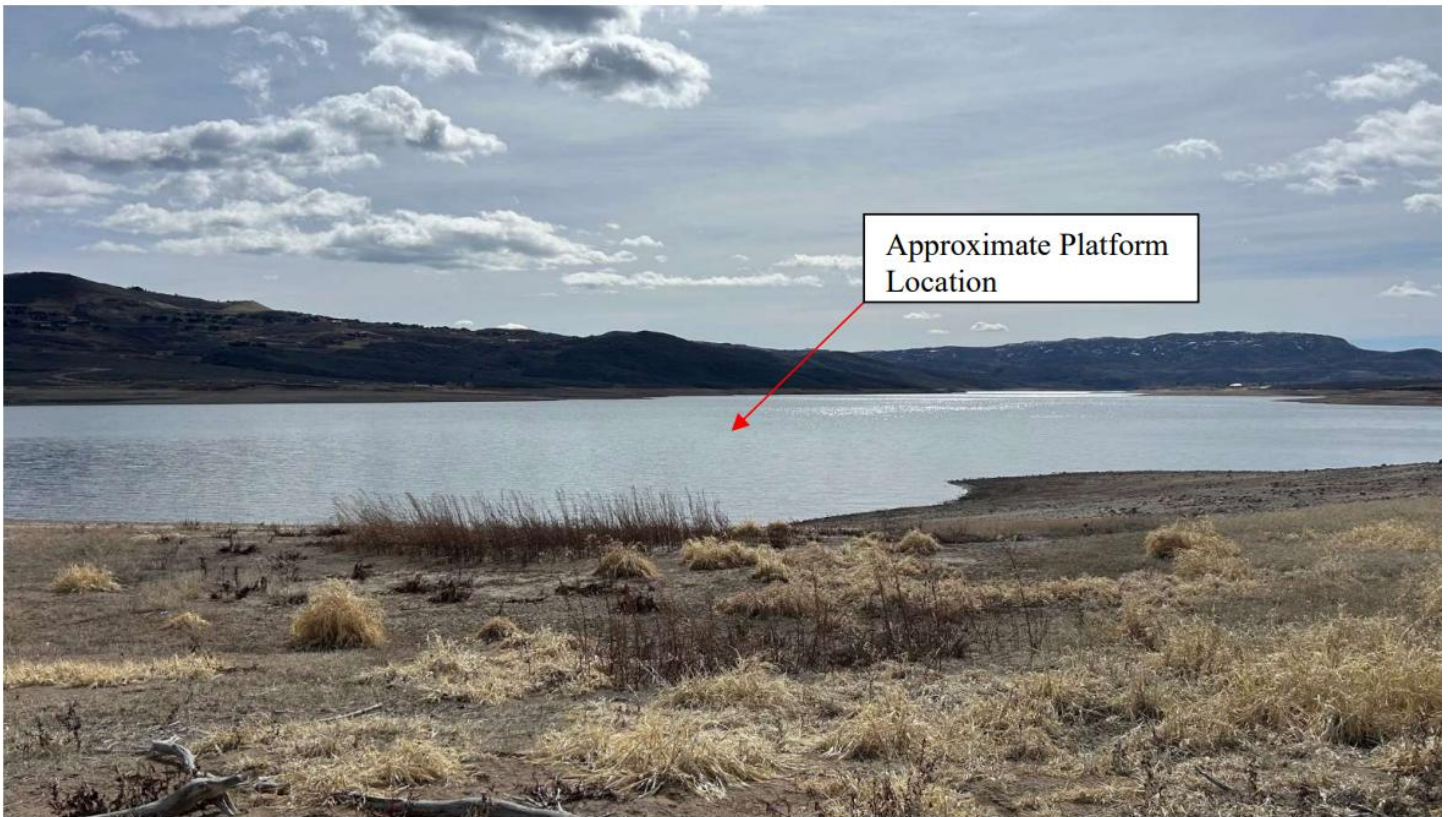
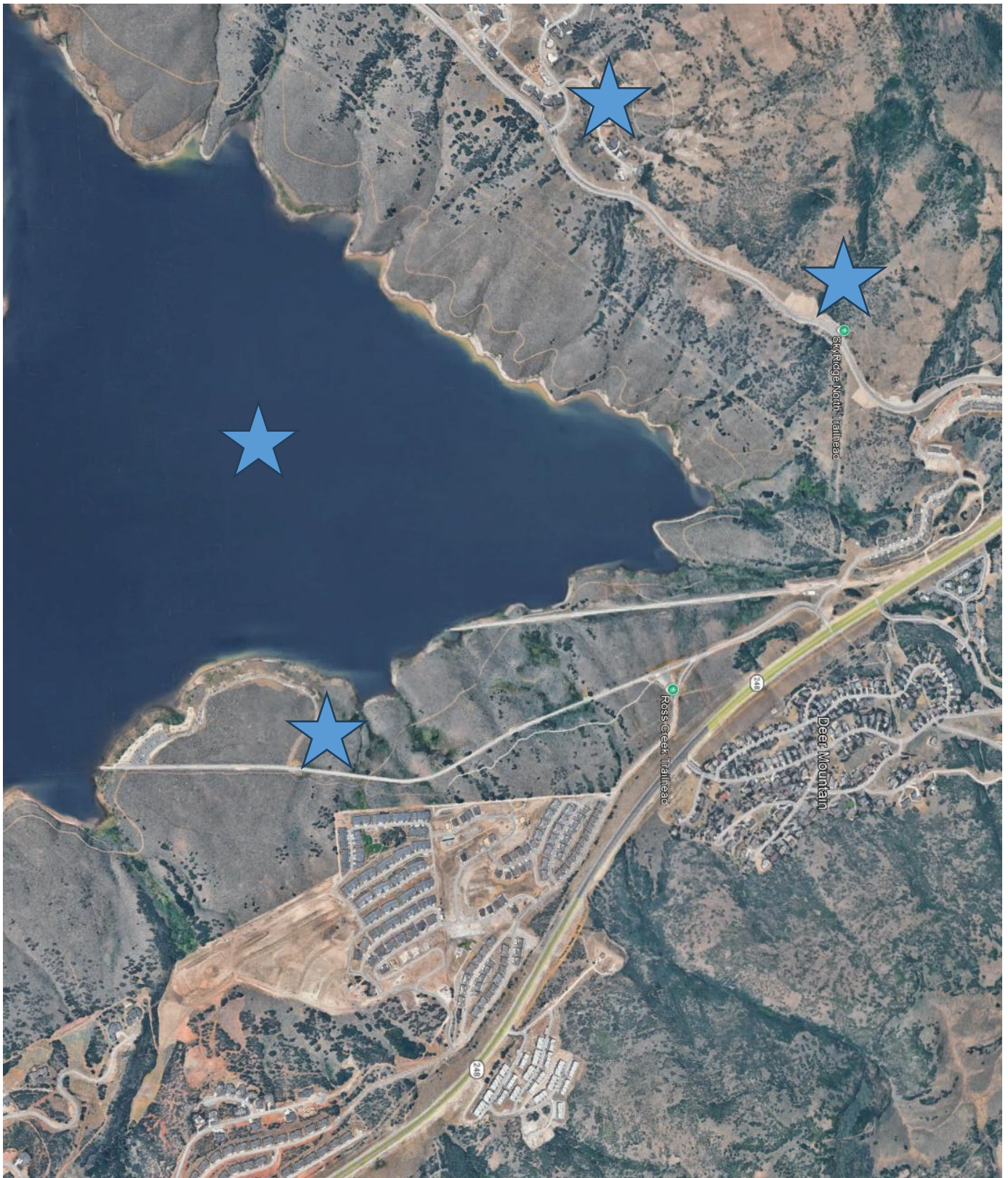


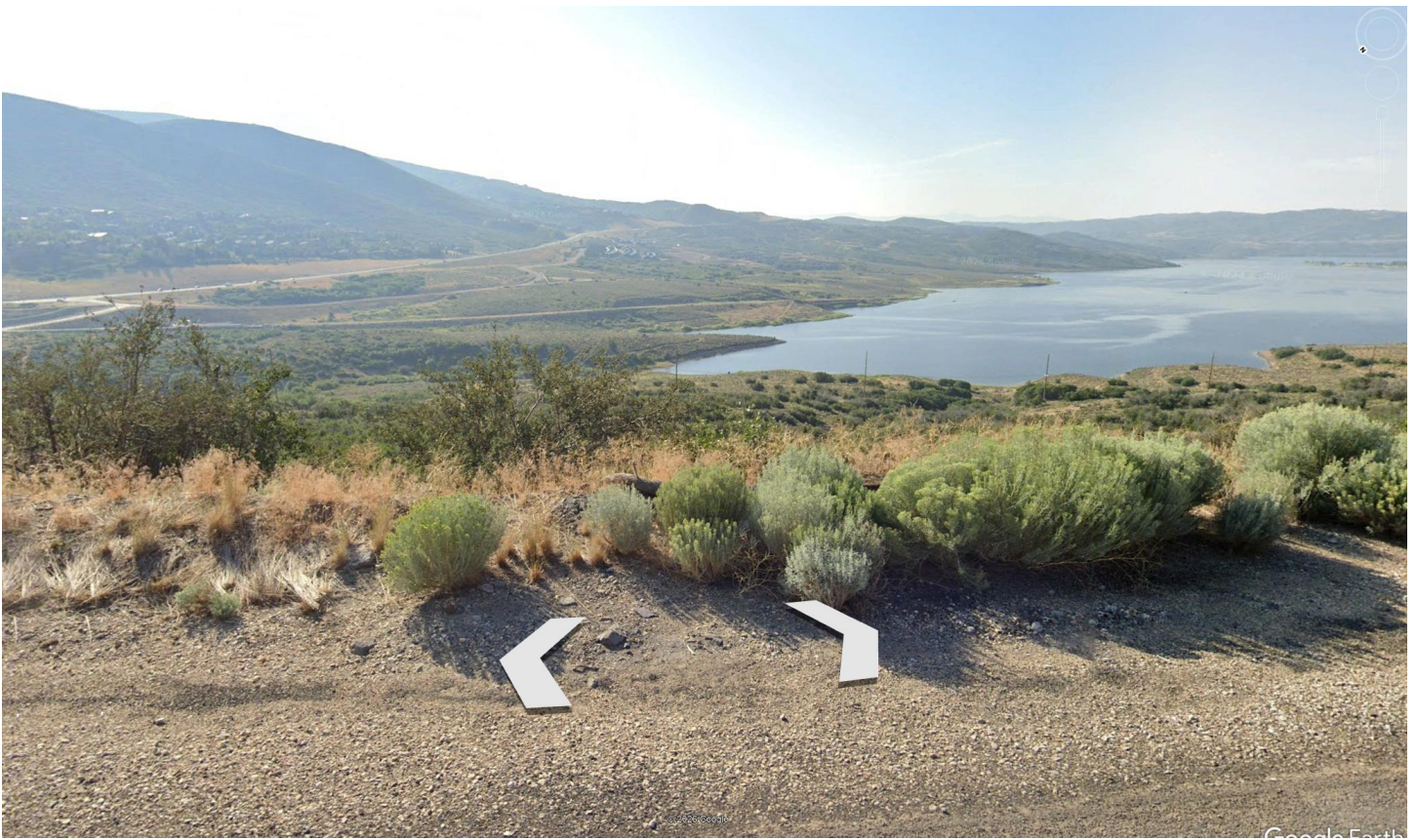
Figure 5 – Photo Looking Southeast from High Water Mark

Exhibit C – Existing platform on the water and potential other platform locations





SkyRidge trailhead and Jordanelle Parkway



View looking East from SkyRidge trailhead



State Park Intersection on the east side of the Reservoir



Intersection of Jordanelle Parkway and SkyRidge Drive



Intersection of Jordanelle Parkway and SkyRidge Drive



Looking east from Intersection at SkyRidge Drive

ORDINANCE NO. 26-09

Ordinance 26-09 amending 16.27.22 (E, 10, b) by removing a viewing platform from the water at the north arm of the Jordanelle Reservoir and potentially adding a new platform.

RECITALS

WHEREAS, Wasatch County has a code that regulates ridgeline development; and

WHEREAS, in order to regulate ridgeline development the code specifies various viewing platforms throughout the County; and

WHEREAS, the viewing platforms are typically on higher classification roads like state highways, and collectors and arterials; and

WHEREAS, the intent is that viewing platforms are in prominent places where the greatest number of the public would notice ridgeline violations therefore it is more important to protect ridgelines as seen from prominent platforms; and

WHEREAS, Wasatch County gave notice of all public meetings and public hearings related to this ordinance as required; and

WHEREAS, the County Legislative Body, having considered all of the evidence provided to be in the best interest of the health, general welfare, and safety of the inhabitants of Wasatch County;

NOW THEREFORE, the County Legislative Body of Wasatch County ordains that the Wasatch County Code be amended as follows:

SECTION I: Enactment. The following amendments, additions, and deletions to Title 7, are hereby enacted: *See attached Exhibit A.*

SECTION II: Repealer. If any provisions of the County Code heretofore adopted are wholly inconsistent with this ordinance, they are hereby repealed.

SECTION III: Amendment of Conflicting Ordinances. To the extent that any ordinances, resolutions, or policies of Wasatch County partially conflict with this ordinance, they are hereby amended to comply with the provisions hereof.

SECTION IV: Effective Date. This Ordinance shall become effective immediately upon execution by the Chair of the County Council and the completion of public notice requirements imposed by state statutes.

SECTION V: Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION VI: **Public Notice.** The Wasatch County Clerk, and ex officio Clerk of the Wasatch County Council, is hereby ordered, in accordance with the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, to do as follows:

- a. Enter at length this ordinance in the ordinance book;
- b. Deposit a copy of this ordinance in the office of the County Clerk;
- c. Publish a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk’s office and with the name of the members voting for and against the ordinance, for at least one publication in a newspaper published in and having general circulation in the county; or post a complete copy of this ordinance in nine (9) public places within the County.

APPROVED and **PASSED** this _____ day of _____, 2026.

Attest:

WASATCH COUNTY COUNCIL:

Joey Granger
Wasatch County Clerk / Auditor

Eric Rowland, Chair
Wasatch County Council

VOTE

Karl McMillan, Chairman	_____
Spencer Park	_____
Luke Searle	_____
Coleen Bonner	_____
Erik Rowland, Vice Chair	_____
Kendall Crittenden	_____
Mark Nelson	_____

ADOPTION OF ORDINANCE AFFIDAVIT

STATE OF UTAH)
): ss.
COUNTY OF WASATCH)

I, the undersigned, the duly qualified and acting County Clerk of Wasatch County, Utah, and ex officio Clerk of the Wasatch County Council do hereby further certify, according to the records of said Council in my official possession, and upon my own knowledge and belief, that I have fulfilled the requirements of Section 17-53-208, Utah Code Annotated, 1953, as amended, by:

- [] (a) Causing this ordinance to be entered at length in the ordinance book;
- [] (b) Causing three (3) copies of this ordinance to be deposited in the office of the County Clerk;
- [] (c) Causing a short summary of this ordinance, together with a statement that a complete copy of the ordinance is available at the County Clerk’s office and with the name of the members voting for

and against the ordinance to be published for at least one publication in *The Wasatch Wave*, a newspaper of general circulation within the geographical jurisdiction of Wasatch County; or posting a complete copy of this ordinance in nine (9) public places within the County.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the County Council of Wasatch County, Utah, this ____ day of _____, 2026.

Joey Granger
Wasatch County Clerk / Auditor

SUBSCRIBED AND SWORN to me, a Notary Public, this ____ day of _____, 2026.

Notary Public

Residing in:
My commission expires:

EXHIBIT A – AMENDMENT

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- ...
- 16.27.22 E, 10 Jordanelle Basin Overlay Zone:
- a. From the Mayflower interchange or from the visitor's center at Hailstone State Park;
 - ~~b. From the water near the middle of the north arm of the Jordanelle Reservoir;~~
 - b. From the Jordanelle Parkway and the SkyRidge trailhead;
 - c. From the viewpoint overlooking the dam along the road to Francis (SR-32) located on the south side of the Jordanelle Reservoir;
 - d. From the viewpoint along the road to Kamas (SR 248) located on the north east side of the Jordanelle Reservoir;
 - e. From the intersection of SR 248 and old U.S. Highway; and
 - f. From the Peoa/Oakley turnoff on SR 248.
- ...

Meeting Date: June 11, 2026
Presenter: Doug Smith
Requested Time: 30 Mins

Department: Planning
Applicant: Cascade Development LLC

Item Title:

Paul Berg, representative for Cascade Development LLC. is requesting plat amendment approval for the Glades and the Junipers at Canyon Meadows both recorded as condominium plats. The proposal is to amend the plats and change the units from condominiums to townhouse units but maintain the same density and general layout.

Issue:

Whether or not the proposed amendment, changing the units from condominiums to townhouse units, meets the standards for 'good cause' as required by Utah Code Annotated §17-79-712 and other applicable ordinances governing land use in Wasatch County.

Background:

This proposal is located west of the Deer Creek Dam on the north side of Highway 189 and has access directly off highway 189. The Glades plat was recorded in 1983, and the Junipers plat was recorded in 1984. Each plat has one building with two units built as condominiums. The condominium plats are considered legally non-conforming, meaning it was approved as a legal subdivision, but due to a changes in zoning since the approval, it is considered non-conforming but is allowed to continue with a grandfathered status.

Proposed Motion:

Move to Approve the proposed amendment to the Glades and Junipers Plat Amendment consistent with the findings and subject to the conditions presented in the staff report.

Impact:

N/A

Attachments:

1. PC Staff Report 06-11-2026 - Item 3 - Glades & Junipers_PlatAm



Item 3 – Paul Berg, representative for Cascade Development Company LLC., is requesting plat amendment approval for the Glades and the Junipers both recorded as condominium plats. The proposal would amend the plats from condominium to townhouse units.

Project: PlatAm-26-007, 26-008 | Glades and Junipers plat amendment
Meeting Date: 11 June 2026
Report Date: 4 June 2026
Report Author: Doug Smith, Planning Director
Council Action Required: yes
Type of Action: Legislative
Applicant: Cascade development

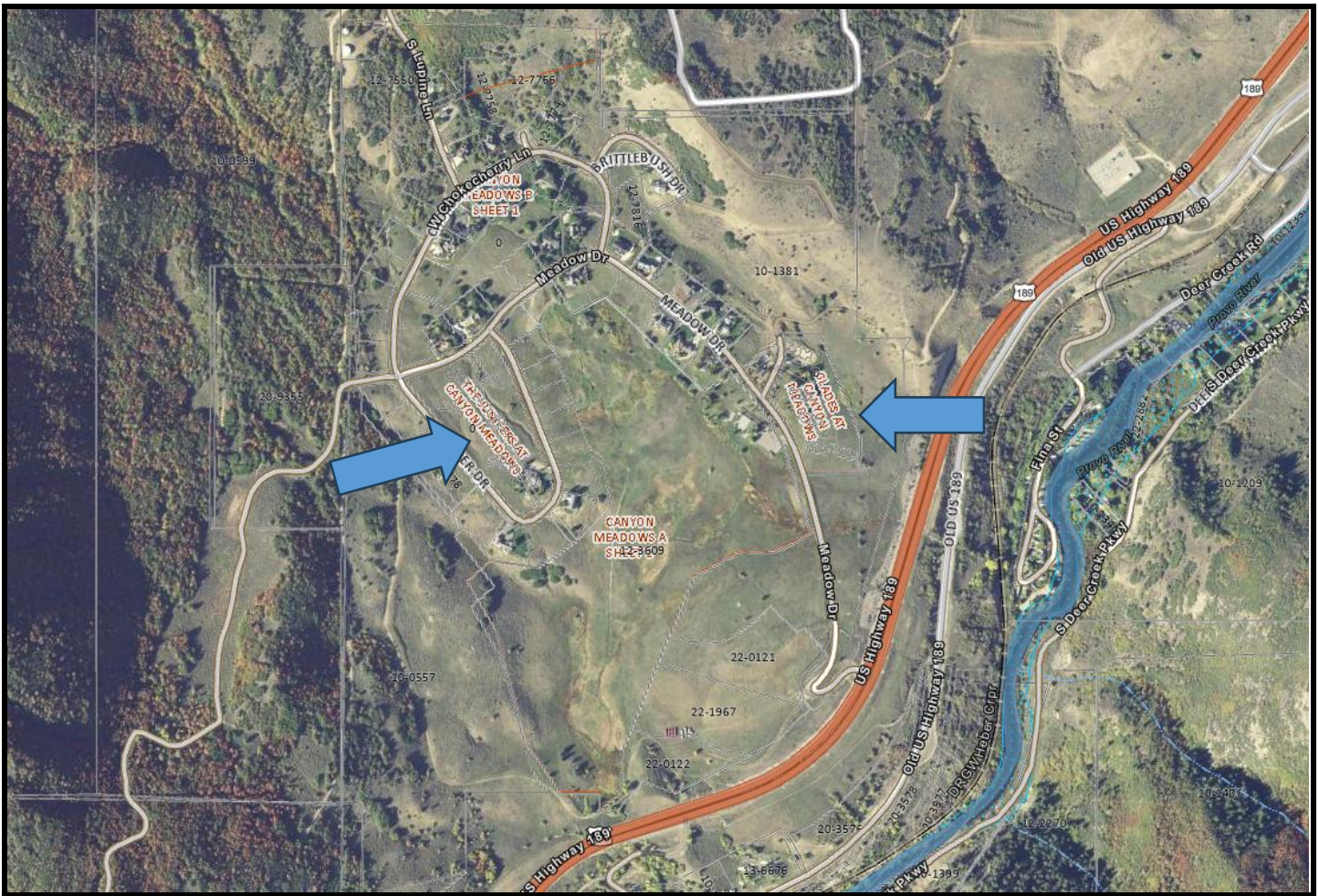
Address: 8964 S. Juniper Dr. and 9137 Elderberry Ln.
Existing Land Use: Condominium Units
Existing Plat(s): 22 ERUs/condominium units on 11.76 acres
Proposed Amendment: Changing from condominiums to townhouses
Related Applications: DEV-4402 and DEV-4401 (expired)

DETERMINATION ISSUE

Whether or not the proposed amendment, changing the units from condominiums to townhouse units, meets the standards for 'good cause' as required by Utah Code Annotated §17-79-712 and other applicable ordinances governing land use in Wasatch County. This plat amendment was approved by the County Council on December 15, 2021, and an engineering construction permit was then issued but the plat was not recorded in the necessary time frame after completion of the improvements and expired. This determination is a legislative decision to be made by the Wasatch County Council.

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws. Therefore, it is recommended that the County Council APPROVE the proposed Plat Amendment based on the findings and subject to the conditions outlined in this report.



BACKGROUND

This proposal is located west of the Deer Creek Dam on the north side of Highway 189 and has access directly off highway 189. The Glades plat was recorded in 1983, and the Junipers plat was recorded in 1984. Each plat has one building with two units built as condominiums. The condominium plats are considered legally non-conforming, meaning it was approved as a legal subdivision, but due to a changes in zoning since the approval, it is considered non-conforming but is allowed to continue with a grandfathered status. Since the approval in the 1980's a number of code requirements and zoning map amendments have changed like access and other health safety welfare items. The subdivision is plated on what is referred to as the "Hoover Slide". There have been lawsuits in the past against the county regarding the subdivision and the issuance of permits in the subdivision due to the geologic issues. After a settlement, permits have been issued with additional requirements.

The property was zoned RF-1 (Recreation Forestry) in 1977 which allowed for the development. The county council, around the year 2001, decided to zone many areas throughout the County to the P-160 zone which only allows for 1 unit for every 160 acres. The subdivision became legally non-conforming. When a use is considered non-conforming, it should not be expanded or made more intense. The applicant is proposing, with this plat amendment, to maintain the exact same density of 22 attached units as well as the same footprint and square footage but the proposal includes updates to architecture and the change from condominium to townhouse.

A proposal to amend the entire subdivision adding extra acreage but maintaining the same lot numbers was approved by the County Council in April of 2019. In 2019 AGECE stated that it was their professional opinion that the stability of the ground for buildings located on the Hoover Slide will not meet current engineering standards considering [the then] proposed development. The developer's engineer did not agree with the AGECE analysis. As part of that approval the applicant proposed and was required to do a number of upgrades to the development which are considered health, safety and welfare items, including upgrading the roads, putting in a water system that provides fire flow with a larger tank, and putting in a sewer system which would be operated by an SSD. The approval also included the installation of a land drain system to dewater the site, which AGECE opined would lower the landslide risk by 5%, but still would not meet current safety standards. The development has installed all of the noted upgrades except for the land drain system which was the only improvement regarding raising the safety levels of the landslide. The applicant can apply for building permits now as a vested plat but would have to build condominiums with antiquated architecture.

As mentioned, this approval expired. Typically, a plat approval expires if the plat is not recorded within a year however if an engineering construction permit is issued it stays the expiration but requires that the plat be recorded within 6 months of the completion of the improvements. The plat was not recorded within the 6-month time frame and therefore the approvals expired. The applicant has completed the required improvements in the subdivision that were conditions of the original approval.

A plat amendment only requires one review by the planning commission and one approval/denial by the council. The County Council is the land use authority for this application. If approved by the County Council, the applicant would bring the mylars in to record. There will be a number of plat notes that will be required if approved.

Wasatch County Code requires notice to be sent to all property owners within the plat, as well as property owners within 500 feet of the requested plat amendment. The HOA has provided an approval by email (see attachment H) stating that they are in favor of the plat amendment. As of the date of the writing of this staff report we have received no comments opposing the proposal.

PURPOSE AND INTENT

The subject property is in the P-160 zone. As mentioned, the development is non-conforming. The P-160 zone allows as a permitted use detached single-family homes but does not allow attached homes. The purpose outlined in the P-160 zone is quoted (in part) below:

16.05.01: PURPOSE

The purpose of the preservation zone (P-160) is to establish areas in Wasatch County where development may be limited due to the remoteness of services, topography and other sensitive environmental issues. Furthermore, the specific intent in establishing the preservation zone (P-160) is for the following purposes:

- A. Protect the present and future water supply of the county and surrounding counties;
 - B. Protect natural features and sensitive environmental areas;
 - C. Protect the county grazing and forestry land;
 - D. Avoid excessive costs for public services which result from excessive scattering of residential dwellings in remote areas;
-

-
- E. Prevent excessive soil erosion and water pollution;
 - F. Promote the raising and keeping of domestic and wild animals and fowl in keeping with optimum intensity of use, consistent with recognized range management practices;
 - G. Prevent the necessity of having to pay excessive taxes on grazing lands;
 - H. Preserve and protect recreational opportunities;
 - I. Allow residential development on a limited basis when services are not readily available but are appropriately addressed by the developer to the satisfaction of the county; and
 - J. Residents of the proposed development would have essential services provided at a level that would not impact their health, safety and welfare, and to provide these services would not be fiscally irresponsible for the county.

...

KEY ISSUES TO CONSIDER

- Is the proposal in compliance with UCA §17-79-712, including WCC 16.04.02 definition of good cause?
- Consideration of the completion of the required improvements from the December 15, 2021 approval.

STAFF ANALYSIS

Good Cause-

– GOOD CAUSE –

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

16.04.02: DEFINITIONS

...

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

...

The Development Review Committee has reviewed the plat amendment and finds the proposal complies with the need to meet “good cause” as required by State Law. It is not anticipated that the proposed action would affect the neighboring landowners negatively. Density for the development remains the same as the existing plats. As part of the previous approval (now expired) the applicant was required to upgrade roads, upgrade water storage, install more hydrants and install a sewer system. The improvements have been completed other than the asphalt from the gate to the highway for secondary access to highway 189.

The Planning Commission and the County Council will need to determine if the proposed amendment meets the justification criteria for good cause.

Density - The total number of units in the two condominium plats is 22. The proposal is to maintain the same density but change the plats from condo to townhouse and update the architecture. A condo is ownership of the interior of the units or air space inside the condo. With a townhouse Residents own their interior and exterior walls, landscaping within the envelope and roof. It is up to the property owner to maintain the building not the HOA.

Roads - The existing roads within Canyon Meadows are approximately 20 feet in width. Many of the existing roads were in very poor condition. 3000’ of the roads have been widened to 24’ the balance will be 20’ wide at the request of the HOA and maintained as originally approved. The upgraded roads comply with the mountain road standard and fire apparatus standards. These road improvements have been completed.

Emergency Access – The below statement was in the staff report dated November 18, 2021: The existing emergency access for Canyon Meadows is a dirt road that connects to Highway 189 through an opening in the sound wall. The proposed plan calls for emergency access in the same location, but the access will be improved to a 20-foot wide, asphalt access from the highway to the crash gate.

This improvement, as far as I can tell, is only the approach from the edge of the highway asphalt to the crash gate. This has not been completed and will need to be unless it is not allowed by UDOT.

Sewer- All homes within Canyon Meadows are currently served by septic tanks. Soil conditions, poor percolation rates and high ground water in some areas have created problems for this type of wastewater treatment. The approval required a sewer system with onsite wastewater treatment to be constructed. The sewer line has been installed in the street with stubs to all properties. Existing homes will not be required to hook on but may connect without paying a pioneering fee if the connection is made within 9 months of the sewer system coming online. All lots owned by the developer will be connecting to the sewer treatment plant with improvements bonded for with the new plats.

Culinary water/fire flow and storage - The aging existing water lines in Canyon Meadows will be replaced through a joint effort between the developer and the Canyon Meadows Mutual Water Company. A 300,000-gallon water tank has been constructed to replace the old 150,000 gallon tank and provide adequate storage for fire protection and for the peak day demands.

Fire Hydrants – The existing development shows 9 fire hydrants that have been replaced with 16 new hydrants for a total of 27 hydrants.

Non-conforming use- As mentioned the subdivision is legally non-conforming. Below is a section of the code that regulates non-conforming uses and their status.

16.22.05: CHANGE IN STATUS OF NONCONFORMING USE

A nonconforming use may be replaced by an equally restrictive or more restrictive nonconforming use, subject to the approval of the planning staff. After a change to an equally or more restrictive use is in effect, the preexisting nonconforming use shall be deemed vacated, abandoned and divested. The determination of whether a change is to a more or less restrictive use shall be made by the planning staff.

This issue of a non-conforming subdivision has been a concern of the planning department in all the Development Review Committee meetings held regarding this project. The Various County departments have been supportive of the proposal due to the health, safety, welfare upgrades that were required and implemented. Staff feels that the proposal with the same density provides a large number of safety improvements and therefore should be considered, however there are some concerns that have been raised. If the changes are allowed the units to become more marketable at presumably a higher value and are situated on, as mentioned, a landslide. There is a risk that the council, by giving new development approval, and approving the plat amendment despite the fact that the development is on the Hoover Slide could be used as a basis for attempting to assert liability against the county, in the event that there was a slide event that caused damages. Presumably damages would be higher dollar amounts with updated units that are more marketable.

Condominium Plat – Currently there are 22 condominium units platted. Only four units are built (two units in each plat). The four existing condominium units will stay condominiums due to differences in the building code that would preclude them from being changed to a townhome. If approved all the unbuilt attached units will be plated as townhomes.

Bond - Prior to plat recording, a cost estimate for any uncompleted items will need to be provided. A cash or irrevocable letter of credit will need to be provided to ensure all improvements are installed as promised. As far as I am aware the only uncompleted improvement is the emergency access unless the developer can show the requirement for the access was dropped.

Slope stability and constraints – The previous approval for the overall subdivision created larger lots but kept the density the same. The amendment was approved with a requirement that a dewatering system be installed. There have been a number of meetings with the applicant's geotechnical engineer G² and the County review geologist AGECE. The intent of the county has been to raise safety levels from a stability standpoint as much as possible. There is a consensus that putting in land drains to lower the water level to at least 10' below the surface grade will increase slope stability. The county reviewer, AGECE, is stating that the land drain improvements will not bring the site up to current levels of safety standards, but it would have been an improvement. Below is a section of the letter:

It is our professional opinion that lowering the ground water to a level of at least 10 feet below the existing ground surface will increase the stability of the slope by approximately 5 percent. This improvement does not bring the stability up to acceptable current standards from a geotechnical standpoint (this results in a stability factor of safety approximately 10 percent below current standards). With this condition, the decision makers and potential buyers should determine if the benefits of the development modifications are significant enough to accept the risk of potential slope movement.

As mentioned, the plat amendment application originally approved did not propose to install the land drain system, so the slope stability improvements that were anticipated under the 2019 approval would not be realized. However, according to the applicant, he has remediated the Sulphur Spring that previously allowed approximately 500 gpm onto the meadow. Part of the remediation included placing the water flow into a lined ditch that UDOT had constructed for this purpose. This water now flows in the ditch to the pond near the highway. Additionally, the decommissioning of approximately 30 operating septic systems now that the sewer system is on line will redirect water to a different portion of the site which may or may not increase safety levels.

RECOMMENDED MOTION

Move to Approve the proposed amendment to the Glades and Junipers Plat Amendment consistent with the findings and subject to the conditions presented in the staff report.

FINDINGS:

1. Canyon Meadows A was recorded in 1981, Canyon Meadows B was recorded in 1983, the Glades at Canyon Meadows was recorded in 1983, and The Junipers at Canyon Meadows Condominiums was recorded in 1984. Collectively and individually, these will be referred to as the Canyon Meadows Subdivision in these findings and conditions.
2. The subdivision is a non-conforming subdivision now zoned P-160, which may be developed in accordance with the recorded plats, subject to current health, safety and welfare items. Wasatch Code 16.22.10.
3. Utah law allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment; and (b) no public-street, right-of-way, or easement has been vacated or altered. *Utah Code § 17-27a-609*.
4. Currently there are 4 existing condominium units built out of the 22 possible.
5. The Canyon Meadows Subdivision falls within the Wasatch County Geologic Hazard Overlay Zone.
6. The Canyon Meadows Subdivision was platted prior to the effective date of Wasatch County Code Chapter 16.17: Geologic Hazards Overlay Zone.
7. Development in the Canyon Meadows Subdivision has been the subject of litigation in the Fourth Judicial District Court, Utah County, State of Utah # 990401676. In that case, the court found, among other things, that “the undisputed evidence is that there has been a legitimate concern over the geology of the development area for a substantial period of time.” Memorandum Decision, June 21, 2001, Case # 990401676, Judge James R. Taylor.
8. Around the time of this litigation, the Wasatch County Council approved Resolution 98-22 to allow building permits to be issued in the Canyon Meadows Subdivision.
9. The County Council approved the plat amendment from condominiums to townhomes on December 15, 2021.
10. A construction permit was issued for the developer to install the improvements.
11. The approval expired because the applicant did not get the plat recorded within 6 months of the completion of the improvements.
12. There is good cause to approve the plat amendment. Specifically:
 - a. The proposal provides positive benefits, provides public amenities and benefits, resolves existing issues, and furthering the health, safety, and welfare of Wasatch County by providing better fire flow, adding new fire hydrants, improving the roads to come closer to county standards, and providing a sewer system that will improve water quality.
13. The requirements of UCA 17-79-712 are met, allowing the land use authority to approve the application.
14. The benefits associated with the improvements the developer is proposing, which would improve water quality, traffic safety, and fire safety, outweigh the potential for increased damages that may occur from the Hoover Slide and the nonconformity with current geotech standards that could be encouraged by approving this plat amendment.
15. There have been serious fires in the immediate vicinity of this development.
16. Fires in or around the subdivision can be defended more effectively with increased fire flow, more fire hydrants, and better roads.
17. Memorializing building permit requirements that ensure owners are aware of and seek to mitigate geotech issues will help persons building the in the subdivision, and buyers be aware of the risks associated with the Hoover Slide.
18. Certain roads will meet more restrictive standards, certain fire infrastructure will meet more restrictive standards. Both of these improvements would make the subdivision safer from a transportation safety and fire safety standpoint.

19. The HOA has provided a letter supporting the proposal.

RECOMMENDED CONDITIONS:

1. A bond must be provided at the time of recording the plat for the costs of any uncompleted items from the list of required improvements (road improvements, sewer treatment plant, additional fire hydrants and improvements to the water system).
2. Compliance with the DRC report including comments from recorder, planning and GIS.
3. Completion of asphaltting the emergency access from the gate to Highway 189 unless not approved by UDOT.
4. Fire department approval of the shared driveway access for driveways with more than three units.
5. Determination by the attorney's office on disclaimer requirements and addressing previous lawsuits. These conditions should be noted on the plat and similar to Resolution 98-22.
6. Building permits shall only be issued if the owner of the property provides a notarized letter to the county building department substantially in the following form and this is referred to as a note on the plat:

This subdivision falls within the Wasatch County Geologic Hazard Overlay Zone, and development in this subdivision is subject to the Wasatch County Geologic Hazards Overlay Zone Ordinance.

1) The property owner of Wasatch County Parcel # _____ hereby acknowledges in writing that he/she has been provided a summary of all geotechnical studies prepared by AGECE, AGRA, Gordon Geotechnical, Parsons Brinkerhoff, Terracon, and others with respect to slope stability and landslide hazards within the Canyon Meadows Subdivision.

2) The Property Owner covenants and agrees to provide the summary and the Geologic Hazard Report accepted by Wasatch County in 2019, as amended, (which shall be kept on file with the County Planning Department or the County Engineer,) to their professional engineer, and direct said engineer to prepare building plans consistent with the findings, conclusions, and recommendations of the geotechnical studies and the Geological Hazard Report.

Property Owner

POSSIBLE ACTIONS

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

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

NEXT STEPS

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

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

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

EXHIBITS

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Exhibit B – The Junipers existing and proposed plats	11
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Exhibit K – Resolution 98-22.....	33
Exhibit L – Acceptance letters for improvements.....	34

Exhibit A – Vicinity Plan

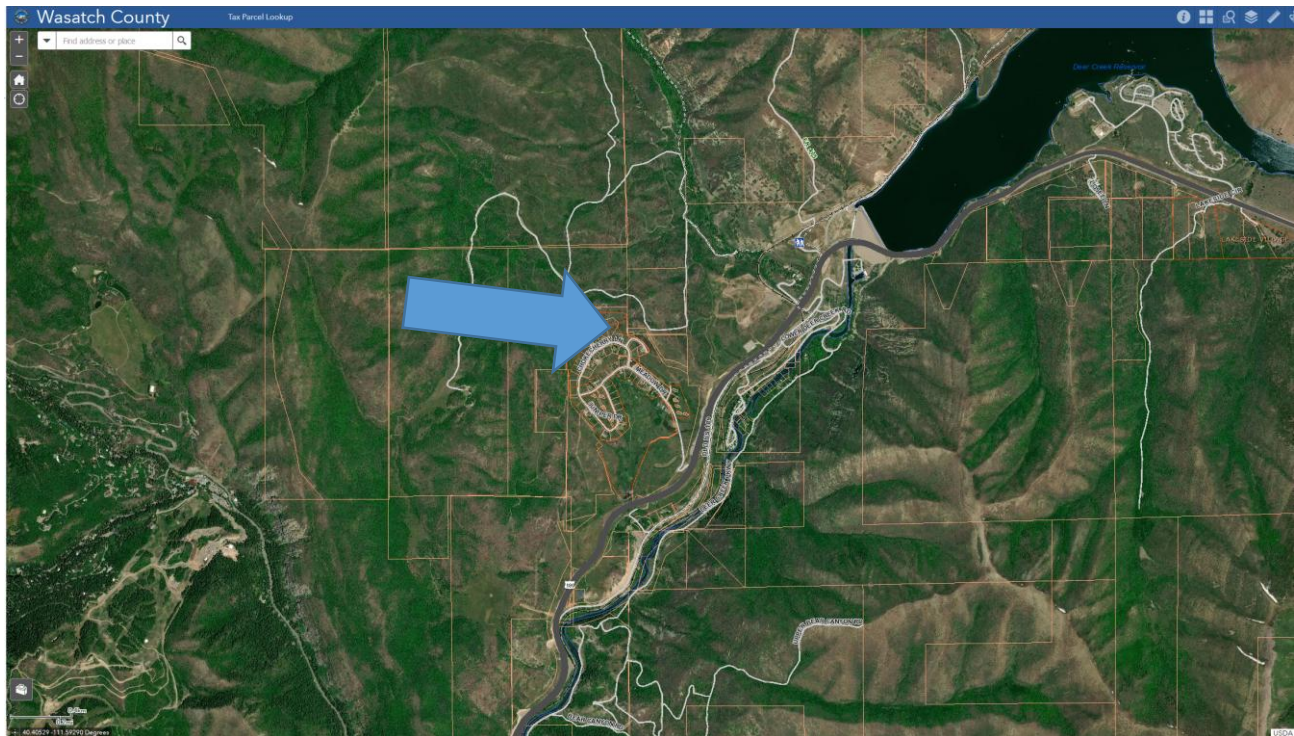
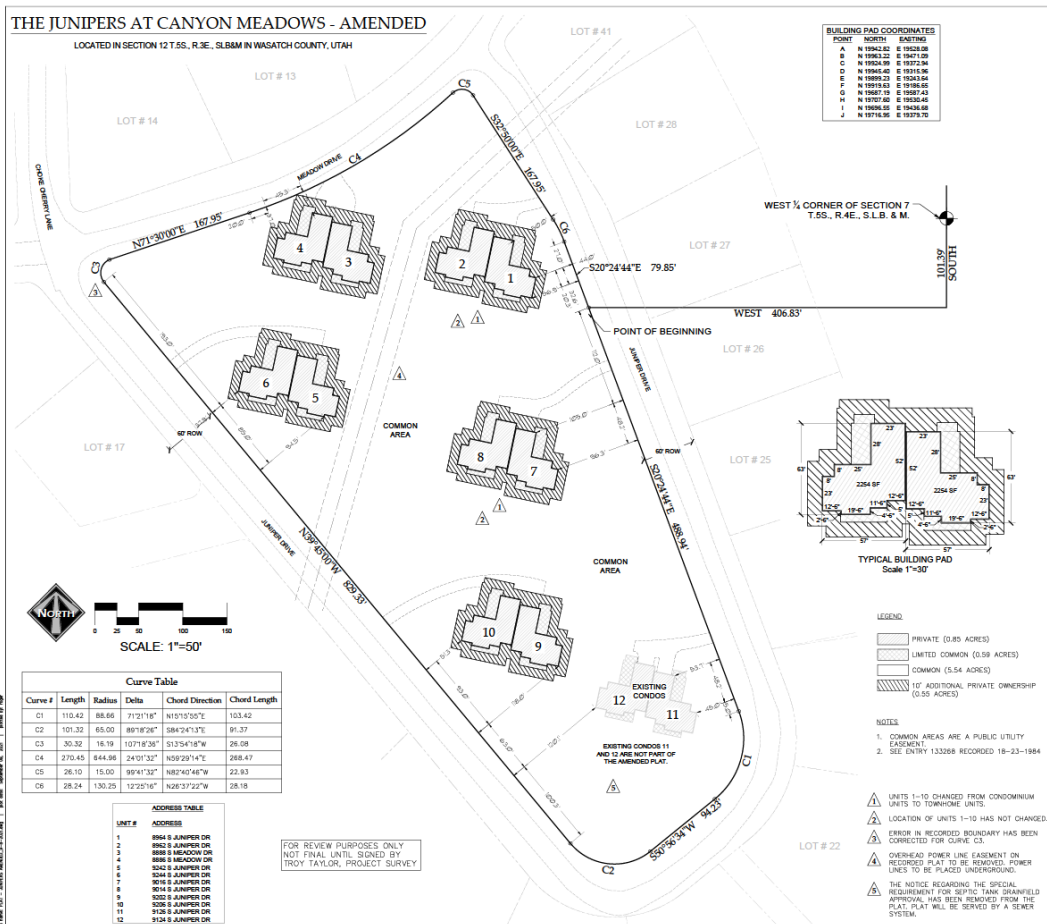
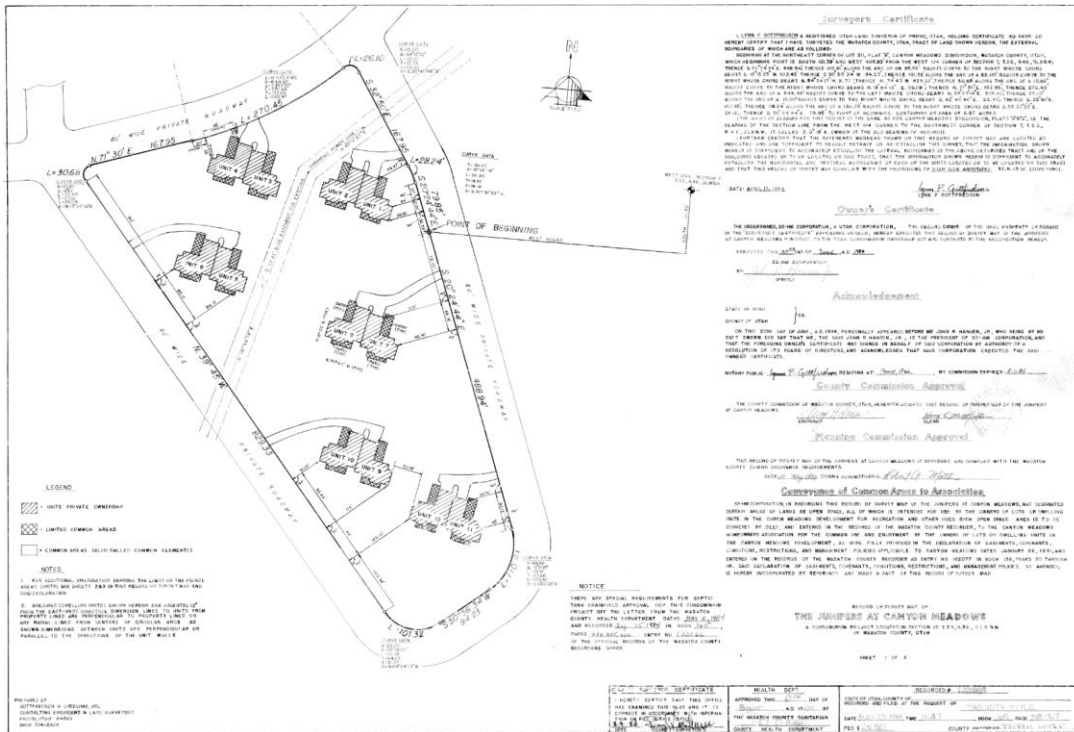


Exhibit B – The Junipers existing and proposed Subdivision Plat



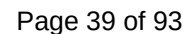
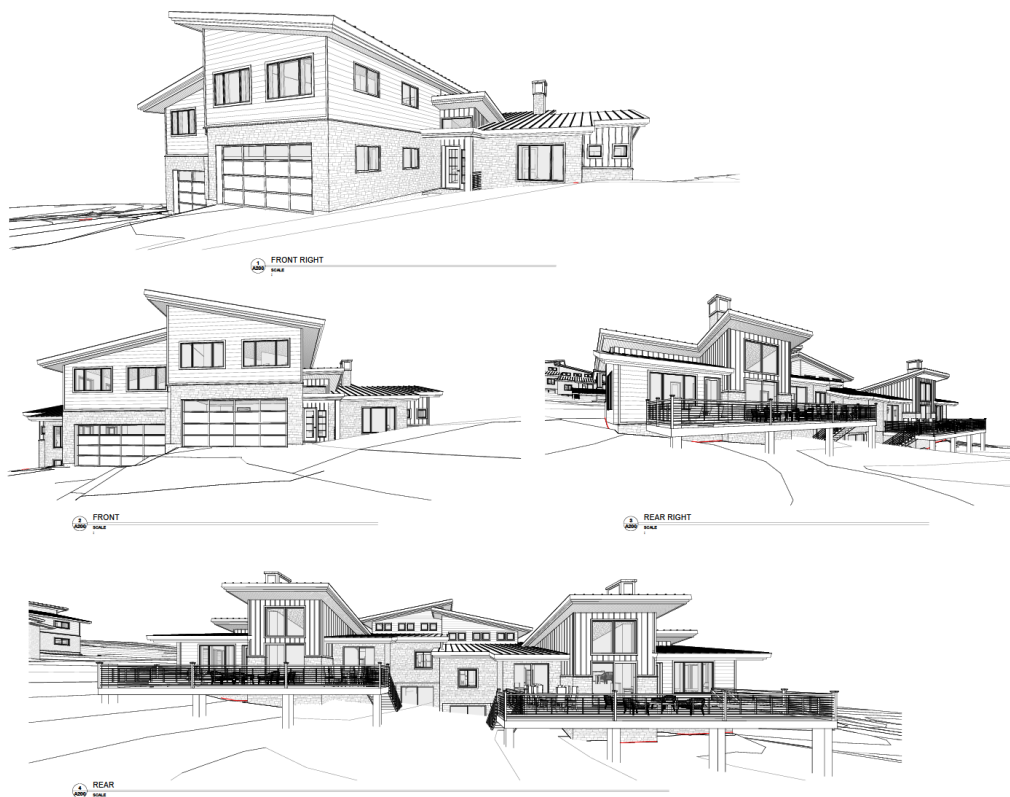
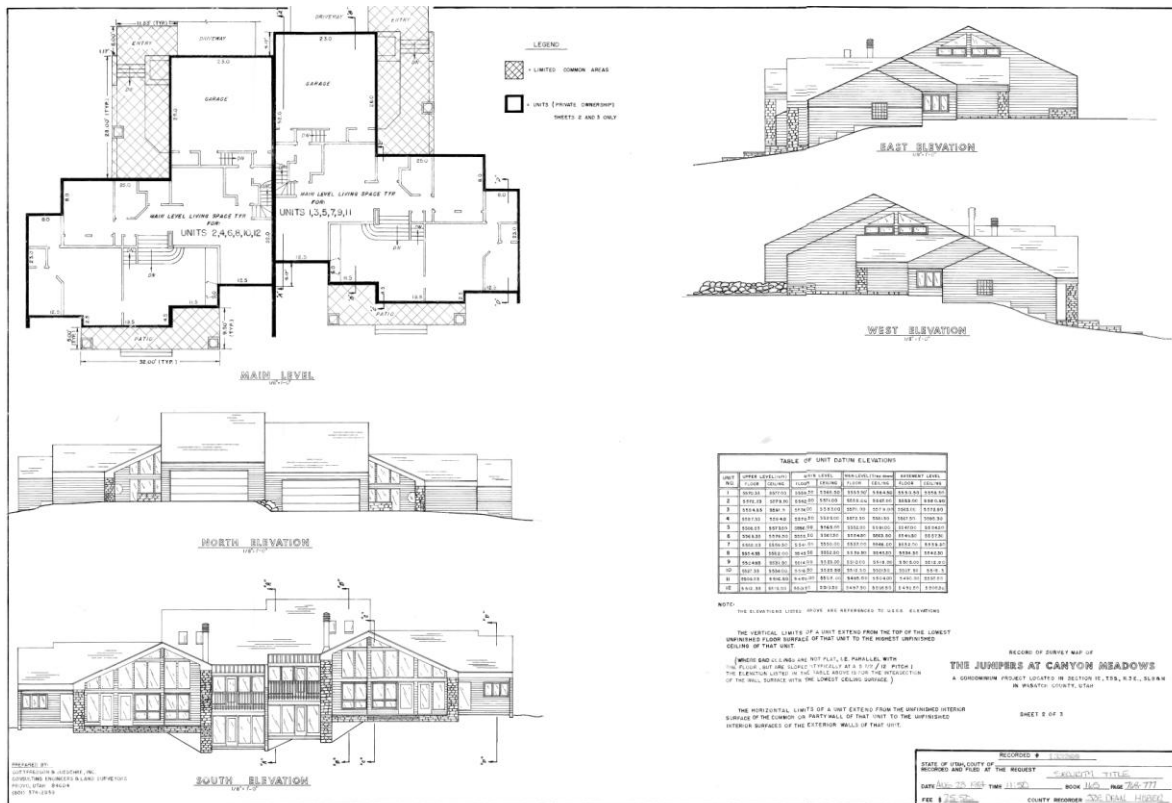
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Exhibit D – Existing and proposed Architectural Renderings



PROJECT SET

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PROJECT TIME: 11:00 AM

PROJECT LOCATION: 1000 S. 1000 E. SALT LAKE CITY, UT 84143

PROJECT NO.: 20087

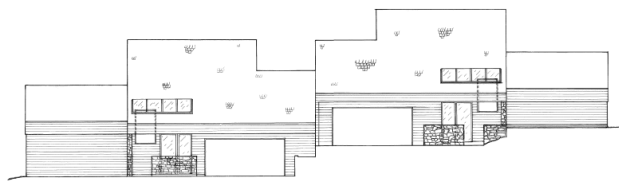
DATE BY: 08/08/2024

BY: [Signature]

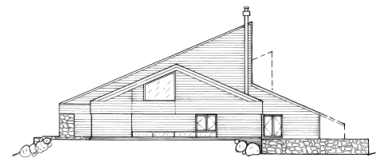
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SCALE: AS SHOWN

A200



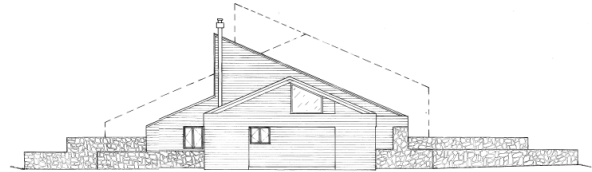
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WEST ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



EAST ELEVATION
Scale: 1/8" = 1'-0"

RECORD OF SURVEY MAP OF
THE GLADES AT CANYON MEADOWS
A CONDOMINIUM PROJECT LOCATED IN SECTION 1, T3S, R4E, N4E, 40N
IN WASATCH COUNTY, UTAH



SHEET 3 OF 3
DRAWN BY: LAYTON DAVIS
CHECKED BY: JAMES H. HARRISON
RECORDED FOR DEED BOOK 99-2344 (PLAT)
WASATCH COUNTY, STATE OF UTAH



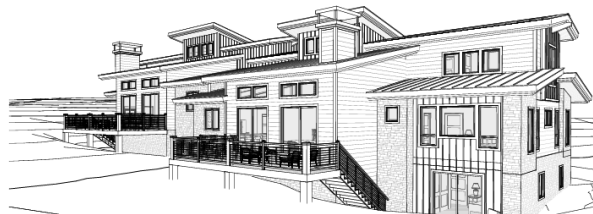
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SCALE



FRONT
SCALE



LEFT
SCALE



REAR LEFT
SCALE



REAR
SCALE

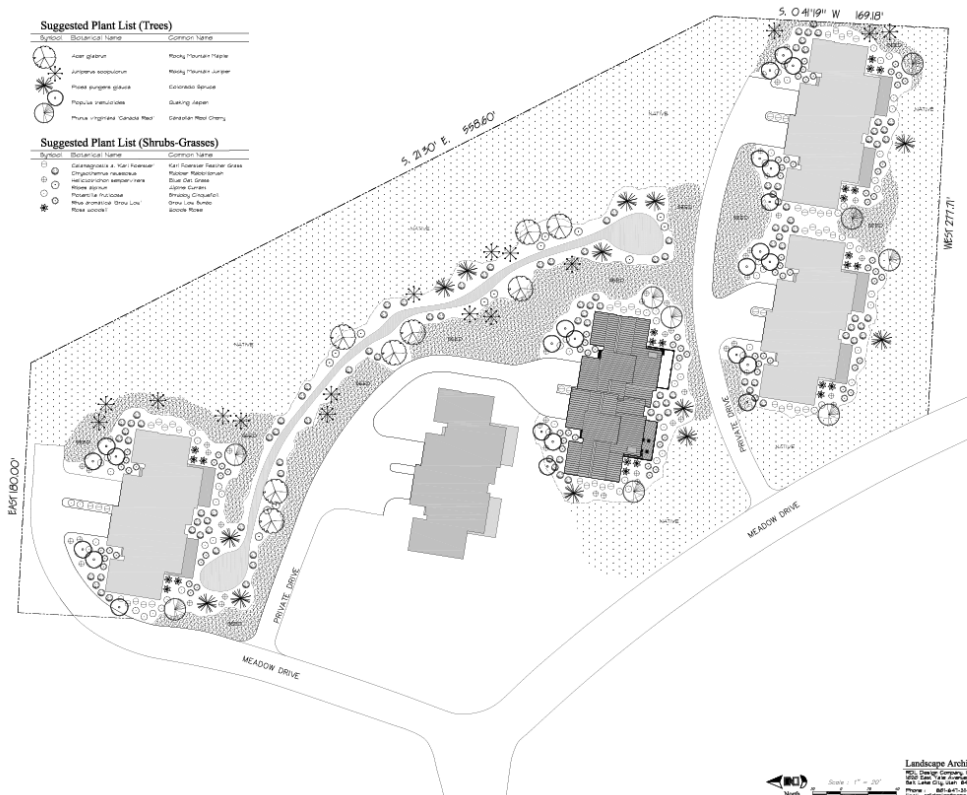
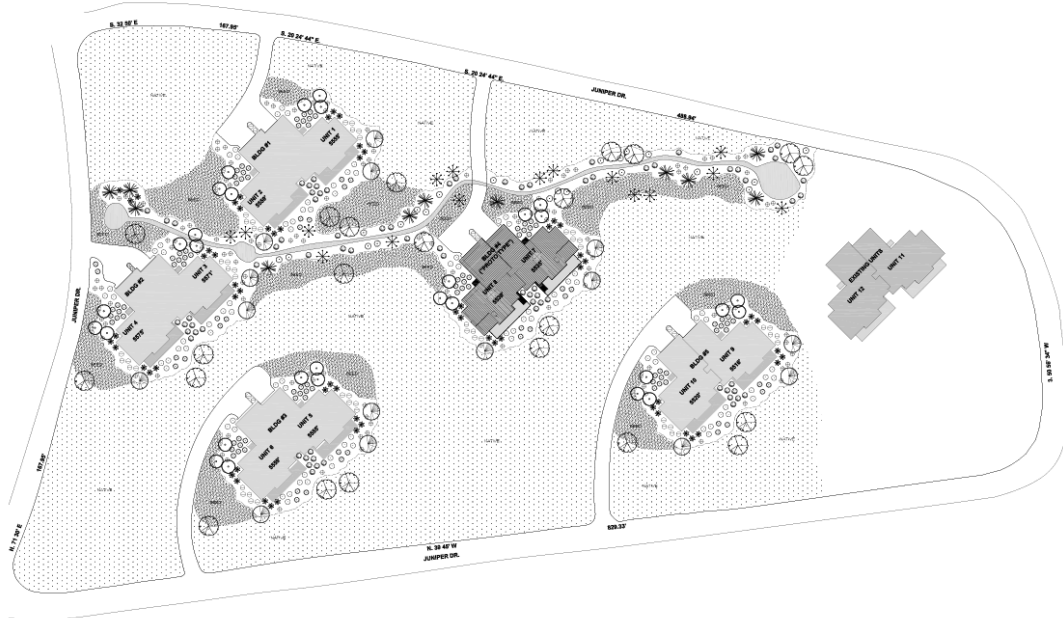
PROCESSED BY
PRINTED DATE
6/30/2021 5:42:25 PM
LAYTON DAVIS
2000 East 2700 South Suite 200 Salt Lake City, Utah 84106
PHONE: 407.470.1100 FAX: 407.470.1101

DEER CREEK MEADOWS ETIENNE - "THE
GLADES"
WASATCH COUNTY, UTAH

ON/NO/NO/NO
DATE: 6/30/2021
DRAWN BY: JAMES H. HARRISON
CHECKED BY: LAYTON DAVIS

PROJECT NO.
20.087
DRAWN BY: JAMES H. HARRISON
DATE: 6/30/2021
TITLE:
PERSPECTIVAL
VIEWS
SHEET SHEET 4
A200

Exhibit E – Landscape plan





PRINTED DATE
06-18-2021

LAYTON DAVIS ARCHITECT
4000 East 1000 North, Suite 100
Provo, UT 84601
801-733-1111

DEER CREEK MEADOWS ETIENNE -
"THE JUNIPERS"

WASATCH COUNTY, UTAH

CHRONOLOGY

PROJECT NO
20087

DRAWN BY/CHK BY
KDL/JDL

TITLE
Landscape Plan

L101



PRINTED DATE
06-18-2021

LAYTON DAVIS ARCHITECT
4000 East 1000 North, Suite 100
Provo, UT 84601
801-733-1111

DEER CREEK MEADOWS ETIENNE -
"THE GLADES"

WASATCH COUNTY, UTAH

CHRONOLOGY

PROJECT NO
20087

DRAWN BY/CHK BY
KDL/JDL

TITLE
Landscape Plan

L101

Exhibit F – Applicants Geotechnical Letter



November 3, 2021
Job No. 585-01E-21

Cascade Development
4307 South Olson Street
Kennewick, Washington 99337

Attention: Mr. Scott Lybbert

Re: Supplemental Discussions
Canyon Meadows Development
North of Highway 189 near Deer Creek Dam
Wasatch County, Utah

Gordon Geotechnical Engineering, Inc. (G²) previously completed a supplemental geotechnical study, geologic hazard report, and slope stability analysis for the proposed Canyon Meadows Subdivision dated March 7, 2019¹. The initial report was followed by several supplemental letters and discussions with regards to comments by independent geologic and geotechnical reviews on behalf of Wasatch County.

G² has concluded and maintains that the Canyon Meadows subdivision is located upon an ancient landslide surface that is presently inactive. There is no evidence that suggests deep-seated landslide movement is occurring or has occurred within historical time. This is the general consensus among numerous geotechnical engineers and geologists who have assessed the area over a time period of greater than 30 years. We are in agreement with the Wasatch County geologic reviewer that the global factor of safety against sliding is below the minimum required by the provisions of the Wasatch County Geologic Hazard Overlay Zone. There is consensus that removing water from the area will have positive effect on the global stability. Stability modeling performed in conjunction with the March 7, 2019 study showed the safety factor improvement of approximately 5 percent per 10 feet of water table drop.

We were recently informed that one of the water sources in the area, Sulphur Spring, has been captured and piped down hill to a pond near Highway 189 which ultimately flows into the Provo River. It is estimated that the volume of water discharging from the spring is on the order of 500 to 600 gallons per minute based on the pipe size and discharge geometry. Additionally, we understand that there are currently 30 active septic leach fields at the site. The proposed redevelopment will include abandoning the majority of those leach fields, plus the non-construction of an additional 54 leach fields which were previously approved.

The exact amount is difficult to quantify, however, we do anticipate that the removal of these water sources will reduce the amount of groundwater resulting in an improvement of the safety factor for global stability.

Respectfully submitted,

Gordon Geotechnical Engineering, Inc.

Reviewed By:

A handwritten signature in blue ink, appearing to read 'Jordan K. Culp'.

Jordan K. Culp, State of Utah No. 10975604
Professional Engineer



A handwritten signature in blue ink, appearing to read 'Patrick R. Emery'.

Patrick R. Emery, State of Utah No. 7941710
Professional Engineer

JKC/PRE:nc
Addressee (email only)

¹ "Report – Amended, Supplemental Geotechnical Study, Proposed Expansion of Canyon Meadows Development, Upper Provo Canyon North of Highway 189, Deer Creek Dam, Wasatch County, Utah", G² Job No. 585-001-18, Dated March 7, 2019.



August 18, 2021

Jon Woodard
Wasatch County Attorney's Office
805 West 100 South
Heber City, UT, 84032-3740

Re: DEV-4401 and DEV-4402 – Plat Amendment Request for Junipers and Glades

Dear Jon:

As you know this firm represents Scott Lybbert and his development entities in the above-referenced matters currently being considered by Wasatch County in the Canyon Meadows area of the County (the "Project"). As you know, Mr. Lybbert has worked tirelessly with both the surrounding property owners, as well as Wasatch County to ensure that the Project is improved responsibly and to be consistent with Wasatch County development standards.

The current applications before the County are modest requests in response to current market conditions to change the condo designation to townhomes. It is important to note that the building footprints remain essentially the same, and adding an additional 10 foot extension out from the buildings for each parcel. Therefore, the applications are not an expansion of the existing subdivisions, but rather a simple change in designation to facilitate the significant improvements to the project.

Furthermore, in order to contribute to and increase the health, safety and welfare of the Projects in the community, Mr. Lybbert has facilitated and invested the following which are underway or already completed:

1. The roads in the Project are being rebuilt to County standards;
2. The water distribution lines are being replaced;
3. A 500,000 gallon water tank has been constructed to increase fire protection and provide for a more stable water supply;
4. Additional fire hydrants are being installed to meet the county fire requirements;
5. A new water intake system has been constructed, including redundancy in pumps, a back well, and backup power;
6. The water transmission line from the pump station to the water treatment plant and water tanks has been replaced;
7. The water treatment facilities will be upgraded;

Holland & Hart LLP

Phone [801] 799-5800 Fax [801] 799-5700 www.hollandhart.com

222 South Main Street Suite 2200 Salt Lake City, UT 84101

Aspen Boulder Carson City Colorado Springs Denver Denver Tech Center Billings Boise Cheyenne Jackson Hole Las Vegas Reno Salt Lake City Santa Fe Washington, D.C.

Exhibit H – HOA Support Letter

From: shaun fudge <skfudge@yahoo.com>
Sent: Monday, April 27, 2026 1:47 PM
To: Doug Smith <dsmith@wasatch.utah.gov>
Subject: Re: Mylar Questions

Here is our proposed letter to the county in support of Scott's plat ammendment. Does this work for you?

April 27, 2026

Wasatch County
55 S 500 E
Heber City, Utah 84032

To Whom It May Concern:

The Deer Creek Meadows Homeowners Association supports the Glades and Junipers Plat Amendment submitted by Scott Lybbert of Cascade Development Company, but will not sign the mylar until the Development Agreement between Cascade and the HOA has been completed.

Sincerely,

Shaun Fudge, President

**PUBLIC HEARING
DECEMBER 15, 2021**

SCOTT LYBBERT, REPRESENTATIVE FOR CASCADE DEVELOPMENT COMPANY, IS REQUESTING A PLAT AMENDMENT TO THE JUNIPERS AT CANYON MEADOWS CONDOMINIUM PLAT. THE PROPOSAL IS TO AMEND THE PLAT AND CHANGE 8 OF THE 10 UNITS FROM CONDOS TO TOWNHOUSES. THE PROPOSAL MAINTAINS THE SAME NUMBER OF UNITS AS WELL AS FOOTPRINTS, BUT UPDATES THE ARCHITECTURE. ONE BUILDING TWO UNITS IN THE PLAT ARE BUILT AS CONDO UNITS AND ARE PROPOSED TO CONTINUE AS CONDO UNITS. THE PROPOSAL IS LOCATED AT 8964 SOUTH JUNIPER DRIVE IN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 3 EAST IN THE PRESERVATION 150 ACRE LOT P-160.

AND

SCOTT LYBBERT IS REQUESTING A PLAT AMENDMENT TO THE GLADES AT CANYON MEADOWS, A 10 UNIT CONDOMINIUM PLAT. THE PROPOSAL IS TO AMEND THE PLAT AND CHANGE UNITS 3-10 FROM CONDO TO TOWNHOUSE UNITS. ONE BUILDING TWO UNITS WILL REMAIN AS CONDO UNITS. THE PROPOSAL IS LOCATED AT 9137 SOUTH ELDERBERRY LANE IN SECTION 12, TOWNSHIP 5 SOUTH, RANGE 3 EAST IN THE PRESERVATION 160 ACRE LOT P-160 ZONE.

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Staff:

Doug Smith, the Wasatch County Planner, presented a power point presentation and then addressed the Wasatch County Council and indicated that this proposal is located west of the Deer Creek Dam on the north side of Highway 189 and is an old non-conforming subdivision that was platted in the 80's and subsequently rezoned to P-160 so they are legally non-conforming lots which typically don't allow for changes or amendments unless they are made more conforming than what they currently are. Doug Smith then gave a background of these two items.

Doug Smith indicated that this proposal is on an historic landslide. The plat amendment was approved in 2019 with acreage added to the single family lots. The tradeoff is that the developer was proposing to put in a new water system, extra fire flow and storage, more hydrants, improve the roads and the big thing was that the Council hung their hats on was that he was putting in a de-watering system in the open space area to take water out of the site to lower the possibility of a landslide. The approval has lapsed and now Mr. Lybbert has come back with a proposal for the condo plats which were recorded in the 80's. The proposal is to change them from condo to townhouse and keep the same exact footprint, the same exact square footage but update the architecture from the old 1980's architecture.

Doug Smith indicated that this went to the Planning Commission and we require a finding of good cause before a plat amendment is approved and good cause is defined as providing positive benefits and mitigating negative impacts determined on a case-by-case basis to include such things as providing public amenities and benefits, resolving existing issues and non-conformities addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Wasatch County and furthering the health, safety, and welfare of Wasatch County.

The Planning Commission recommended approval of this but based their finding on good cause that one of the new conditions was that the property owners would sign a disclaimer prepared by the Attorney's Office that they would be signing a document and the language put on the plat that they are aware of the issues, aware of the soils reports and the landslide hazards. The Planning Commission felt like that was an improvement from the existing plats that were recorded. Also the applicant's Geotechnical engineer essentially saying that there was a spring there called Sulphur Spring, we piped it, we directed it to a specific area and then there is a holding pond and then it goes under the highway. He felt that is a better scenario then letting the water just run where ever and have the slope having more water in it. The County's Geotechnical Engineer is saying that we agree that reducing the amount of water being added to the upper portion of the slide amassed from septic systems and routing water from Sulphur both to the lower areas in the slide should provide some increase in the overall stability of the area compared to no modifications to water infiltration into the sub-surface. There is a letter of support from the Canyon Meadows HOA President to change the plats from condo to town house. Doug Smith indicated that the only letter he received from a resident and is one of the residents of the existing condo in the Juniper Plat saying that we

don't want to be part of the new HOA created for the townhouses but we are happy where are at and Mr. Lybbert indicated that they won't be part of the HOA.

Doug Smith then went through the general findings are:

1. Canyon Meadows A was recorded in 1981, Canyon Meadows B was recorded in 1983, the Glades at Canyon Meadows was recorded in 1983 and the Junipers was recorded in 1984 collectively and individually, these will be referred to as the Canyon Meadows Subdivision in these findings and conditions.
2. The April 2019 plat amendment approval that included the larger subdivision and required the land drain has expired.
3. The subdivision is a non-conforming subdivision now zoned P-160 which may be developed in accordance with the recorded plats, subject to current health, safety and welfare items. Wasatch Code 16.22.10.
4. Utah law allows the County to approve a plat amendment if the County finds that (a) there is good cause for the vacation, alteration, or amendment, and (b) no public-street, right-of-way, or easement has been vacated or altered, Utah Code Section 17-27a-609.
5. Currently there are 4 existing condominium units built out of the 22 possible.
6. The Canyon Meadows Subdivision falls within the Wasatch County Geologic Hazard Overlay Zone.
7. The Canyon Meadows Subdivision was platted prior to the effective date of Wasatch County Code Chapter 16.17, which is the Geologic Hazards Overlay Zone.
8. Development in the Canyon Meadows Subdivision has been the subject of litigation in the fourth Judicial District Court, Utah County, and in that case the Court found among other things, that the undisputed evidence is that there has been a legitimate concern over the geology of the development area for a substantial period of time.
9. Around the time of this litigation, the Wasatch County Council approved Resolution 98-22 to allow for a building permit to be issued in the Canyon Meadows Subdivision.

Doug Smith then went through the findings for denial:

1. The use may be considered more intense since the proposed amendments which update, architecture and changes plats from condo to townhouse while not increasing square footage will arguably make the units more desirable with higher values and may make development more likely.
2. A land use authority may approve an amendment of a plat if there is good cause for the amendment.
3. As there is not good cause, the land use authority may not approve the plat amendment.
4. The developer through Gordon Geotechnical, has submitted a stamped Geologic Hazard Report which shows that the Canyon Meadows Subdivision with mitigation, including the dewatering system now not proposed would have resulted in a higher safety factor than the present subdivision however with the dewatering system not proposed geotechnical safety standards are not improved from the present condition.
5. Based upon information received from experts and as authorized under Wasatch Code 16.17.09

the recommendation for dewatering the site by use of a land drain system is not being proposed therefore, the levels of the safety are below those acceptable by the County review geologist, AGECC.

6. There is not good cause to approve the plat amendment: Specifically, the proposal fails to resolve existing issues and nonconformities because the density is not brought into greater conformity with the P-160 requirements, or the issues with Hoover slide are not improved by the proposal, which does not including a drain system or otherwise address slide issues. And although the proposal would improve fire safety, traffic safety, and water quality, it would not further the health, safety and welfare because of the failure to mitigate risks associated with the Hoover Slide and the County would be encouraging development and more expensive development, by approving the application, which could lead to more damages to property and persons in the occasion of a slide event.

7. Unlike most land use applications, applications for plat amendments do not enjoy a presumption of regularity with an expectation of approval, *Baker v. Park City Mun. Corp*, 2017 Ut App 190, 30, 405 P 3d 962.

8. The benefits associated with the improvements developer is proposing do not outweigh the potential additional loss of life and property that may occur due to the Hoover Slide and the nonconformity with current standards if the Council encourages development by approving these applications.

9. The County does not wish to encourage development in nonconforming subdivisions that do not meet geotechnical standards by approving plat amendments, unless the proposal lowers the risk of damage to persons, and property in the event of a geologic hazard event.

10. We have determined not to approve or recommend approval of the amendment of the plats, as it is not required under Utah Code.

Doug Smith then went through the findings for approval.

1. There is good cause to approve the plat amendment. Specifically, (a) the proposal provides positive benefits, provides public- amenities and benefits, resolves existing issues, and furthering the health, safety, and welfare of Wasatch County by providing better fire flow, adding new fire hydrants, improving the roads to come closer to County standards, and providing a sewer system that will improve water quality.

2. The requirements of UCA 17-27a-609(1) are met, allowing the land use authority to approve the application.

3. The benefits associated with the improvements developer is proposing which would improve water quality, traffic safety, and fire safety, outweigh the potential for increased damages that may occur from the Hoover Slide and the nonconformity with current geotech standards that could be encouraged by approving this plat amendment.

4. There have been serious fires in the immediate vicinity of this development.

5. The HOA has provided a letter supporting the proposal.

6. Fires in or around the subdivision can be defended more effectively with increased fire flow, more fire hydrants and better roads.

7. Memorializing building permit requirements that ensure owners are aware of and seek to

mitigate geotechnical issues with help persons building in the subdivision, and buyers be aware of the risks associated with the Hoover Slide.

8. Certain roads will meet more restrictive standards, certain fire infrastructure will meet more restrictive standards. Both of these improvements could make the subdivision safer from a transportation safety and fire safety standpoint.

Doug Smith then went through the conditions for approval:

1. A bond must be provided at the time of recording the plat for costs associated with the improvements which are limited to road improvements, sewer treatment plant, additional fire hydrants and improvements to the water system.

2. A development agreement shall be recorded with the amended plat outlining the necessary improvements and timing of their installation.

3. Compliance with the DRC report.

4. Determination by the attorney's office on disclaimer requirements and addressing previous lawsuits. These conditions should be noted on the plat. Resolution 98-22.

5. Building permits shall only be issued if the owner of the property provides a notarized letter to the County Building Department substantially in the following form and this is referred to as a note on the plat. This subdivision falls within the Wasatch County Geologic Hazard Overlay Zone and development in this subdivision is subject to the Wasatch County Geologic Hazards Overlay Zone Ordinance.

A. The property owner of Wasatch County Parcel # _____ hereby acknowledges in writing that he/she has been provided a summary of all geotechnical studies prepared by AGECE, AGRA Gordon Geotechnical Parsons Brinkerhoff, Terracon, and others with respect to slope stability and landslide hazards within the Canyon Meadows Subdivision.

B. The Property Owner covenants and agrees to provide the summary and the Geologic Hazard Report accepted by Wasatch County in 2019, an amended, which shall be kept on file with the County Planning Department or the County Engineer, to their professional engineer, and direct said engineer to prepare building plans consistent with the findings, conclusions and recommendations of the geotechnical studies and the Geological Hazard Report.

PROPERTY OWNER

Doug Smith then indicated that the Planning Commission voted five to one to approve the plat amendments and again their finding for approval was that it required signature and notification of property owners and disclaimer about the geotechnical issues.

Jon Woodard, the Assistant Wasatch County Attorney, addressed the Wasatch County Council and indicated that on the findings for denial the fourth finding finishes off by saying geotech safety standards are not improved from the present condition. We did get a letter from Gordon Geotech subsequent to the writing of these findings that said that there would be an improvement there but it could be measured and so I would recommend if we go with denial that condition be modified

to say that geotechnical safety standards are not measurably improved from the present condition.

Applicant:

Paul Berg, from Berg Engineering representing the applicant, addressed the Wasatch County Council and indicated that the alternative that you have tonight if you turn this down the condos can still be built but just look at the 80's architectural style instead of something that is a little more updated. The County won't have any more protection through that the clause that is proposed tonight and Scott Lybbert won't be under any obligation to help fix the sewer system, water system and approve the roads. If you approve this tonight they will be in the same location and just changing them from condos to town homes. The County will get an extra layer of protection and then willing to participate in putting the sewer system in, fixing the water system and improving the roads which seems like a lot of good things under a small change. He will also help the HOA pay for a little more than half of these improvements. I would hope that you would see that there is good cause because that is what the Planning Commission found.

Councilman Steve Farrell asked what the advantage in changing from a condo to a townhouse because they serve the same purpose. Paul Berg replied that they look a lot better and would sell better and the financing would be more easily obtained.

Scott Lybbert, the applicant, addressed the Wasatch County Council and indicated that he owns sixty three percent of the subdivision. Installing a sewer system that is just under two million dollars, providing free access to all the owners. The dewatering would cost roughly two and a half million dollar expenditure for maybe a five percent health, safety and welfare improvement. We have done a dewatering with the Sulphur Spring drainage system by putting two dry wells in to capture all the water and put it into a pipe and then moved it across the meadow into the lined ditch and will be clear off the meadow when this project is done. We believe that we can possibly get all eighty four lots with septic tanks. Scott Lybbert indicated that with regard to the water system which is failing right now and have paid for a new watering intake system by putting a new pump system with all of the back-up pumps and then put that water up into the water storage facilities with a three hundred thousand gallon concrete water storage tank and will abandon the old one. New distribution lines will be installed. Then with the road replacement new sub base will be put in and asphalt roads that will be great that will meet the county standard. All of these things have been negotiated and have tried to treat people fairly to pay more than our share to increase the health, safety and welfare and there is no doubt that is what we are doing. I have no trouble being wholly transparent. This is a significant project and will resolve long standing issues. With regard to the slide, the geologic studies show that the slide is now stable. Also we have the right to move forward with the proposal and not make any of these changes. This will be a shining new subdivision and we just appreciate your consideration of this. Also we have a second source of culinary water by drilling a backup water well that is in place. We are working right now on funding to replace the water treatment facility with current standards to use filtration and bring it up to the satisfaction of everyone.

David Broadbent, attorney for the applicant, then addressed the Wasatch County Council and indicated that the proposal has been approved by the Planning Commission on a five to one vote. The proposal does not change the approval and does not increase density but does promote more current architecture more pleasing to the eye. The buildings will be change from a condo structure to a town home. The difference is that the ownership of the entire building with a town home belongs to the fee owners who buy it. The core of the condo is owned by the condominium association. With the town home you can get financing much easier. There have been tremendous improvements to things that have been mentioned for the health, safety and welfare and other reasons. The approval of this project makes it more beneficial for all concerned and will be a more attractive project.

Public Comment:

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

Motion:

Councilman Steve Farrell made a motion to go ahead and approve the amendment to the Juniper Plat and the Glades Plat amending it from all condos to town homes as outlined in the request. Approve in light of the findings and subject to all the conditions of the Planning Commission and the Wasatch County Planning Staff. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:

**AYE: Steve Farrell
AYE: Spencer Park
AYE: Marilyn Crittenden
AYE: Kendall Crittenden
AYE: Jeff Wade
AYE: Danny Goode
AYE: Chair Mark Nelson**

NAY: None.

PLAN REVIEW REPORT

Cascade Development Company LC Scott Lybbert

PLAN-PlatAm-26-008

Permit #: PLAN-PlatAm-26-008 / Lot 1 - 10 / The Junipers at Canyon Meadows / 8964 South Juniper Drive

Subdivision Plat Amendment / Street Vacation

Design Team

Applicant: Cascade Development Company LC

Contact Name:

Address: , ,

Phone: (509) 539-0056

Email: scottlybbert@gmail.com

Engineering

Item	Date Approved	Approval	Final Comments
Letter of Request	05/14/26	Approved	05/14/26 - Devin Earl - Approved
Other	05/14/26	N/A	05/14/26 - Devin Earl - N/A
Proposed Plat	05/14/26	Approved	05/14/26 - Devin Earl - Approved
Review Response	05/14/26	N/A	05/14/26 - Devin Earl - N/A

Planning

Item	Date Approved	Approval	Final Comments
Letter of Request	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Noticing Addresses	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Other	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Proposed Plat	05/14/26	App W/Cond	05/14/26 - Doug Smith - App W/Cond - see additional notes
Review Response	05/14/26	Approved	05/14/26 - Doug Smith - Approved
ROS	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Water Action Report	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Closure Sheet	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Existing Plat	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Proposed Plat DWG	05/14/26	Approved	05/14/26 - Doug Smith - Approved

Health Department

Item	Date Approved	Approval	Final Comments
Letter of Request	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved
Other	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved
Proposed Plat	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved
Review Response	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved
Water Action Report	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved

SSD

Item	Date Approved	Approval	Final Comments
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SSD				
Letter of Request	05/14/26	Approved	05/14/26 - Clayton Riding	- Approved
Proposed Plat	05/14/26	Approved	05/14/26 - Clayton Riding	- Approved
Water Action Report	05/14/26	Approved	05/14/26 - Clayton Riding 05/14/26 - Clayton Riding	- N/A - Approved
Other	05/14/26	N/A	05/14/26 - Clayton Riding	- N/A
Review Response	05/14/26	N/A	05/14/26 - Clayton Riding	- N/A

Assessor Office				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/13/26	Approved	05/13/26 - Doug Smith	- Approved
Proposed Plat	05/14/26	Approved	05/13/26 - Doug Smith 05/14/26 - Doug Smith	- Rejected - Approved - see additional notes
Other	05/13/26	Approved	05/13/26 - Doug Smith	- Approved
Review Response	05/13/26	Approved	05/13/26 - Doug Smith	- Approved

Building				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/19/26	Approved	05/19/26 - Quinn Davis	- Approved
Other	05/19/26	N/A	05/19/26 - Quinn Davis	- N/A
Review Response	05/19/26	N/A	05/19/26 - Quinn Davis	- N/A

Fire Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/06/26	Approved	05/06/26 - Clint Neerings	- Approved
Other	05/06/26	Approved	05/06/26 - Clint Neerings	- Approved
Proposed Plat	05/06/26	Approved	05/06/26 - Clint Neerings	- Approved
Review Response	05/06/26	App W/Cond	05/06/26 - Clint Neerings	- App W/Cond - see additional notes

GIS Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/13/26	Approved	05/13/26 - Claire Ashcraft	- Approved
Other	05/13/26	Approved	05/13/26 - Claire Ashcraft	- Approved
Proposed Plat	05/13/26	App W/Cond	05/13/26 - Claire Ashcraft	- App W/Cond - see additional notes
Proposed Plat DWG	05/13/26	Approved	05/13/26 - Claire Ashcraft	- Approved
Review Response	05/13/26	Approved	05/13/26 - Claire Ashcraft	- Approved

Public Works				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/11/26	N/A	05/11/26 - Terry Ekker	- N/A
Other	05/11/26	N/A	05/11/26 - Terry Ekker	- N/A
Proposed Plat	05/11/26	N/A	05/11/26 - Terry Ekker	- N/A
Review Response	05/11/26	N/A	05/11/26 - Terry Ekker	- N/A

Recorder				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/21/26	N/A	05/21/26 - Marcy Murray	- N/A

Recorder					
Other	05/25/26	N/A	05/21/26 - Marcy Murray 05/25/26 - Marcy Murray	- App W/Cond - N/A	- see additional notes
Proposed Plat	05/25/26	App W/Cond	05/25/26 - Marcy Murray 05/25/26 - Marcy Murray	- N/A - App W/Cond	- see additional notes
Proposed Plat DWG	05/25/26	N/A	05/25/26 - Marcy Murray	- N/A	
Review Response	05/25/26	N/A	05/25/26 - Marcy Murray	- N/A	
ROS	05/25/26	N/A	05/25/26 - Marcy Murray	- N/A	

Sheriff			
Item	Date Approved	Approval	Final Comments
Letter of Request		Pending	- - Pending
Other		Pending	- - Pending
Proposed Plat		Pending	- - Pending
Review Response		Pending	- - Pending

SSA 1 Water			
Item	Date Approved	Approval	Final Comments
Letter of Request	05/18/26	Approved	05/18/26 - Clayton Riding - Approved
Other	05/18/26	Approved	05/18/26 - Clayton Riding - Approved
Proposed Plat	05/18/26	Approved	05/18/26 - Clayton Riding - Approved
Review Response	05/18/26	N/A	05/18/26 - Clayton Riding - N/A
Water Action Report	05/18/26	N/A	05/18/26 - Clayton Riding - N/A

Surveyor			
Item	Date Approved	Approval	Final Comments
Closure Sheet	05/14/26	Approved	05/14/26 - Tori Lewis - Approved
Letter of Request	05/14/26	N/A	05/14/26 - Tori Lewis - N/A
Other	05/14/26	N/A	05/14/26 - Tori Lewis - N/A
Proposed Plat	05/14/26	Approved	05/14/26 - Jim Kaiserman - Approved
Proposed Plat DWG	05/14/26	Approved	05/14/26 - Tori Lewis - Approved
Review Response	05/14/26	N/A	05/14/26 - Tori Lewis - N/A
ROS	05/14/26	Approved	05/14/26 - Tori Lewis - Approved

Administration			
Item	Date Approved	Approval	Final Comments
Noticing Addresses	04/30/26	Approved	04/30/26 - Amy Graves - Approved
Unsealed Self Adhesive	04/30/26	Approved	04/30/26 - Amy Graves - Approved
Owner Authorization.	04/30/26	N/A	04/30/26 - Amy Graves - N/A
Plat Signature Checklist	04/30/26	N/A	04/30/26 - Amy Graves - N/A

Additional Comments

Cascade Development Company LC Scott Lybbert

PLAN-PlatAm-26-008

Application #: PLAN-PlatAm-26-008 / Lot 1 - 10 / The Junipers at Canyon Meadows / 8964 South Juniper Drive

Planning			
Item	Comments		
Proposed Plat	05/14/26 - Doug Smith	- App W/Cond	- see additional notes
The previous approval, now expired, required a bond for completion of improvements. Have all the improvements been completed? Does a decreased bond need to be in place? - A condition of the former approval required that a note be on the plat approved by the attorneys office. See conditions of November 18, 2021 staff report and Resolution 98-22. - a note on the plat regarding a disclaimer as referred to in the staff report dated November 18, 2021.			
Assessor Office			
Item	Comments		
Proposed Plat	05/13/26 - Doug Smith	- Rejected	- - The previous approval, now expired, required a b - See additional Notes
- The previous approval, now expired, required a bond for completion of improvements. Have all the improvements been completed? Does a decreased bond need to be in place? - A condition of the former approval required that a note be on the plat approved by the attorneys office. See conditions of November 18, 2021 staff report and Resolution 98-22. - a note on the plat regarding a disclaimer as referred to in the staff report dated November 18, 2021.			
Fire Department			
Item	Comments		
Review Response	05/06/26 - Clint Neerings	- App W/Cond	- see additional notes
Access to structures to meet Wasatch Fire District Single Family Dwelling Guidelines			
GIS Department			
Item	Comments		
Proposed Plat	05/13/26 - Claire Ashcraft	- App W/Cond	- see additional notes
1. Please specify that Juniper Drive is private. 2. We have a note in our system that when Juniper Drive was first created, it was assigned an incorrect address range. The range should have been 8520-8640 W instead of 8910-9260 S. Consider taking this opportunity to fix the error, since the fewer homes that have been built on the land, the easier it'll be to fix the addresses. If you would like to do this, reach out to the GIS team at gis@wasatch.utah.gov . We can record and provide you with a new list of addresses for all lots addressed off Juniper Drive. You would be required to inform the current landowners of the change. 3. If you do not want to fix the Juniper Drive address range at this time, the only address error on the plat is that Lot 11 should be 9124 S and Lot 12 should be 9126 S, instead of the opposite.			
Recorder			
Item	Comments		
Other	05/21/26 - Marcy Murray	- App W/Cond	- In the Owners Dedication Box you need to put the n - See additional Notes
In the Owners Dedication Box you need to put the name and title of the person that is signing for the HOA. and the name and title of the person that is signing for Cascade Development Company LC Cascade Development Company is an LC not an LLC please fix that. Both of these signatures will need to be notarized, if the same person is not signing for both the HOA and the LC, then there will need to be another notary box or the notary information will have to be somewhere on the plat.			
Proposed Plat	05/25/26 - Marcy Murray	- App W/Cond	- see additional notes
In the Owners Dedication Box you need to put the name and title of the person that is signing for the HOA. and the name and title of the person that is signing for Cascade Development Company LC Cascade Development Company is an LC not an LLC please fix that. Both of these signatures will need to be notarized, if the same person is not signing for both the HOA and the LC, then there will need to be another notary box or the notary information will have to be somewhere on the plat.			

PLAN REVIEW REPORT

Cascade Development Company LC Scott Lybbert

PLAN-PlatAm-26-007

Permit #: PLAN-PlatAm-26-007 / Lot 3 - 10 / The Glades at Canyon Meadows / 9137 S Elderberry Lane
Subdivision Plat Amendment / Street Vacation

Design Team	
Applicant: Cascade Development Company LC Contact Name: Address: , , Phone: (509) 539-0056 Email: scottlybbert@gmail.com	

Engineering			
Item	Date Approved	Approval	Final Comments
Letter of Request	05/14/26	Approved	05/14/26 - Devin Earl - Approved
Proposed Plat	05/14/26	Approved	05/14/26 - Devin Earl - Approved
Other	05/14/26	N/A	05/14/26 - Devin Earl - N/A
Review Response	05/14/26	N/A	05/14/26 - Devin Earl - N/A

Planning			
Item	Date Approved	Approval	Final Comments
Noticing Addresses	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Closure Sheet	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Letter of Request	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Proposed Plat	05/14/26	App W/Cond	05/14/26 - Doug Smith - App W/Cond - see additional notes
Proposed Plat DWG	05/14/26	Approved	05/14/26 - Doug Smith - Approved
ROS	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Water Action Report	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Existing Plat	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Other	05/14/26	Approved	05/14/26 - Doug Smith - Approved
Review Response	05/14/26	Approved	05/14/26 - Doug Smith - Approved

Health Department			
Item	Date Approved	Approval	Final Comments
Letter of Request	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved
Proposed Plat	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved
Water Action Report	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved
Other	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved
Review Response	05/07/26	Approved	05/07/26 - Tracy Richardson - Approved

SSD			
Item	Date Approved	Approval	Final Comments

SSD				
Letter of Request	05/14/26	Approved	05/14/26 - Clayton Riding	- Approved
Proposed Plat	05/14/26	Approved	05/14/26 - Clayton Riding	- Approved
Water Action Report	05/14/26	Approved	05/14/26 - Clayton Riding 05/14/26 - Clayton Riding	- N/A - Approved
Other	05/14/26	N/A	05/14/26 - Clayton Riding	- N/A
Review Response	05/14/26	N/A	05/14/26 - Clayton Riding	- N/A

Assessor Office				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/13/26	Approved	05/13/26 - Doug Smith	- Approved
Proposed Plat	05/14/26	Pending	05/13/26 - Doug Smith 05/14/26 - Doug Smith 05/14/26 - Doug Smith	- Rejected - Approved - Pending - Sorry comments were put in wrong place
Other	05/13/26	Approved	05/13/26 - Doug Smith	- Approved
Review Response	05/13/26	Approved	05/13/26 - Doug Smith	- Approved

Building				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/19/26	Approved	05/19/26 - Quinn Davis	- Approved
Other	05/19/26	N/A	05/19/26 - Quinn Davis	- N/A
Review Response	05/19/26	Approved	05/19/26 - Quinn Davis	- Approved

Fire Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/06/26	Approved	05/06/26 - Clint Neerings	- Approved
Proposed Plat	05/06/26	Approved	05/06/26 - Clint Neerings	- Approved
Other	05/06/26	Approved	05/06/26 - Clint Neerings	- Approved
Review Response	05/06/26	App W/Cond	05/06/26 - Clint Neerings	- App W/Cond - see additional notes

GIS Department				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/13/26	Approved	05/13/26 - Claire Ashcraft	- Approved
Proposed Plat	05/13/26	Approved	05/13/26 - Claire Ashcraft	- Approved - Addresses and roads look good.
Proposed Plat DWG	05/13/26	Approved	05/13/26 - Claire Ashcraft	- Approved
Other	05/13/26	Approved	05/13/26 - Claire Ashcraft	- Approved
Review Response	05/13/26	Approved	05/13/26 - Claire Ashcraft	- Approved

Public Works				
Item	Date Approved	Approval	Final Comments	
Letter of Request	05/11/26	N/A	05/11/26 - Terry Ekker	- N/A
Proposed Plat	05/11/26	N/A	05/11/26 - Terry Ekker	- N/A
Other	05/11/26	N/A	05/11/26 - Terry Ekker	- N/A
Review Response	05/11/26	N/A	05/11/26 - Terry Ekker	- N/A

Recorder			
Item	Date Approved	Approval	Final Comments
Letter of Request	05/21/26	N/A	05/21/26 - Marcy Murray - N/A
Proposed Plat	05/21/26	App W/Cond	05/21/26 - Marcy Murray - App W/Cond - see additional notes
Proposed Plat DWG	05/21/26	N/A	05/21/26 - Marcy Murray - N/A
ROS	05/21/26	N/A	05/21/26 - Marcy Murray - N/A
Other	05/21/26	N/A	05/21/26 - Marcy Murray - N/A
Review Response	05/21/26	N/A	05/21/26 - Marcy Murray - N/A

Sheriff			
Item	Date Approved	Approval	Final Comments
Letter of Request		Pending	- - Pending
Proposed Plat		Pending	- - Pending
Other		Pending	- - Pending
Review Response		Pending	- - Pending

SSA 1 Water			
Item	Date Approved	Approval	Final Comments
Letter of Request	05/18/26	Approved	05/18/26 - Clayton Riding - Approved
Proposed Plat	05/18/26	Approved	05/18/26 - Clayton Riding - Approved
Water Action Report	05/18/26	Approved	05/18/26 - Clayton Riding - Approved
Other	05/18/26	N/A	05/18/26 - Clayton Riding - N/A
Review Response	05/18/26	N/A	05/18/26 - Clayton Riding - N/A

Surveyor			
Item	Date Approved	Approval	Final Comments
Closure Sheet	05/14/26	Approved	05/14/26 - Tori Lewis - Approved
Letter of Request	05/14/26	Approved	05/14/26 - Tori Lewis - Approved
Proposed Plat	05/14/26	Approved	05/14/26 - Jim Kaiserman - Approved
Proposed Plat DWG	05/14/26	Approved	05/14/26 - Tori Lewis - Approved
ROS	05/14/26	Approved	05/14/26 - Tori Lewis - Approved
Other	05/14/26	N/A	05/14/26 - Tori Lewis - N/A
Review Response	05/14/26	N/A	05/14/26 - Tori Lewis - N/A

Administration			
Item	Date Approved	Approval	Final Comments
Noticing Addresses	04/30/26	Approved	04/30/26 - Amy Graves - Approved
Unsealed Self Adhesive	04/30/26	Approved	04/30/26 - Amy Graves - Approved
Owner Authorization.	04/30/26	N/A	04/30/26 - Amy Graves - N/A
Plat Signature Checklist	04/30/26	N/A	04/30/26 - Amy Graves - N/A

Additional Comments

Cascade Development Company LC Scott Lybbert

PLAN-PlatAm-26-007

Application #: PLAN-PlatAm-26-007 / Lot 3 - 10 / The Glades at Canyon Meadows / 9137 S Elderberry Lane

Planning	
Item	Comments
Proposed Plat	05/14/26 - Doug Smith - App W/Cond - see additional notes
The previous approval, now expired, required a bond for completion of improvements. Have all the improvements been completed? Does a decreased bond need to be in place? - A condition of the former approval required that a note be on the plat approved by the attorneys office. See conditions of November 18, 2021 staff report and Resolution 98-22. - a note on the plat regarding a disclaimer as referred to in the staff report dated November 18, 2021. Maximum Number Of Units Served By Private Driveway: There shall be no more than three (3) units/lots using a private driveway for access, provided the driveway is twenty feet (20') wide.	
Proposed Plat DWG	
The previous approval, now expired, required a bond for completion of improvements. Have all the improvements been completed? Does a decreased bond need to be in place? - A condition of the former approval required that a note be on the plat approved by the attorneys office. See conditions of November 18, 2021 staff report and Resolution 98-22. - a note on the plat regarding a disclaimer as referred to in the staff report dated November 18, 2021. Maximum Number Of Units Served By Private Driveway: There shall be no more than three (3) units/lots using a private driveway for access, provided the driveway is twenty feet (20') wide.	
Assessor Office	
Item	Comments
Proposed Plat	
- The previous approval, now expired, required a bond for completion of improvements. Have all the improvements been completed? Does a decreased bond need to be in place? - A condition of the former approval required that a note be on the plat approved by the attorneys office. See conditions of November 18, 2021 staff report and Resolution 98-22. - a note on the plat regarding a disclaimer as referred to in the staff report dated November 18, 2021. - 16.27 Maximum Number Of Units Served By Private Driveway: There shall be no more than three (3) units/lots using a private driveway for access, provided the driveway is twenty feet (20') wide.	
Fire Department	
Item	Comments
Review Response	05/06/26 - Clint Neerings - App W/Cond - see additional notes
Access to structures to meet Wasatch Fire District Single Family Dwelling Guidelines	
Recorder	
Item	Comments
Proposed Plat	05/21/26 - Marcy Murray - App W/Cond - see additional notes
In the Owners Dedication Box you need to put the name and title of the person that is signing for the HOA. and the name and title of the person that is signing for Cascade Development Company LC Cascade Development Company is an LC not an LLC please fix that. Both of these signatures will need to be notarized, if the same person is not signing for both the HOA and the LC, then there will need to be another notary box or the notary information will have to be somewhere on the plat.	

Resolution 98-22

Resolved, sufficient studies have been performed and reviewed to find that a residence can be placed on lot 6 of Canyon Meadows Plat A, subject to the following conditions:

- 1) Applicant shall acknowledge in writing that his legal counsel has provided to him a summary of all geotechnical studies prepared by AGECE and others with respect to slope stability and landslide hazards within the Canyon Meadows subdivision.
- 2) Applicant covenants and agrees to provide the AGECE final November 20, 1998, analysis to his professional engineer, and to direct said engineer to prepare building plans consistent (a) with the Uniform Building Code, 1997 Edition, including without limitation Section 1629 and Section 1806; and (b) with the findings and conclusions of AGECE's November 20, 1998, analysis or an analysis, acceptable to the County, from his own geotechnical engineer.

Be it resolved this 12 Day of November, 1998




Commission Chairman


Attest: County Clerk



**Jones & DeMille
Engineering**

www.jonesanddemille.com | 800.748.5275

DATE: March 21, 2025
TO: Jed Muhlestein
Wasatch County Engineer

FROM: Dan Fechner
Jones and DeMille Engineering
Wasatch County Engineering Consultants

Permit Number: SC 22.007
Permit Type: Subdivision Construction Permit
Owner: Scott Lybbert
Project: Canyon Meadows

RECOMMENDED ACCEPTANCE – CANYON MEADOWS SUBDIVISION

The Canyon Meadows subdivision has completed the remaining items in the Engineering Department's final walkthrough punch list and all improvements according to the plan set for subdivision construction permit SC 22.007 with the exception of the storm drain pipe relining. The record drawings have been submitted and uploaded to the County's permitting software. Attached is ONSSD's letter accepting the water and sewer infrastructure associated with this project. We recommend that this subdivision be accepted as of March 21, 2025, and the performance bond be released. The subdivision will enter the warranty period as of March 21, 2025. The warranty expiration will be extended one year from when the storm drain pipe relining is complete and may be extended up to March 21, 2027. Once the storm drain pipe relining is complete, a new letter will be issued stating the anticipated warranty completion date.

Please contact us if you have any questions, thank you.

Dan Fechner, P.E.
Jones and DeMille Engineering

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

38 West 100 North
Vernal, UT 84078
435.781.1988

1675 South Highway 10
Price, UT 84501
435.637.8266

520 West Highway 40
Roosevelt, UT 84066
435.722.8267

775 West 1200 North
Suite 200
Springville, UT 84663
801.692.0219

1664 South Dixie Drive
Building G
St. George, UT 84770
435.986.3622

7 South Main Street
Suite 314
Tooele, UT 84074
435.268.8089

696 North Main Street
PO Box 577
Monticello, UT 84535
435.587.9100

545 East Cheyenne Drive
Suite C
Evanston, WY 82930
307.288.2005

20 West Main Street
Suite 112
Cortez, CO 81321
970.739.5408

Owls Nest Special Service District

P.O. Box 519
Heber City, UT 84032
OFFICE: (435) 654-9233
FAX: (435) 654-6396

Project Acceptance Letter

March 17, 2025

Project: Canyon Meadows – Sewer Collections and Sewer Onsite Treatment System

Owls Nest Special Service District (ONSSD) has completed the necessary inspections and testing of the infrastructure for this project. After performing the walk-through, a punch list was created, and the items listed have been completed by the contractor/developer. By issuance of this letter, we inform the recipient that we accept the infrastructure and confirm that all testing has been completed and passed by ONSSD inspectors. ONSSD has reviewed the Engineers Certificate of Completion, as-builts and the O&M Manual for this acceptance. Necessary Deeds and Easements have also been recorded. No other items are due to be completed regarding the infrastructure or treatment system for this project. ONSSD will start the warranty period for the infrastructure of this project as of the date of this letter.

Sincerely,

Owls Nest Special Service District



Dave Fuller
Assistant General Manager

Meeting Date: June 11, 2026
Presenter: Austin Corry
Requested Time:

Department: Planning
Applicant:

Item Title:

Discussion and recommendation for policy direction regarding public comments received during the review period of the draft General Plan.

Issue:

General Plan Draft Public Comments.

Background:**Proposed Motion:**

N/A

Impact:

N/A

Attachments:

1. PC Staff Report 06-11-2026 – Item 4 – General Plan Public Comment Review

COUNTY MANAGER

Dustin A. Grabau

COUNTY PLANNERS

Doug G. Smith, Director
Austin Corry, Assistant Director
Katie Hennuese, Planner

**COUNTY COUNCIL**

Colleen Bonner
Kendall Crittenden
Michael Murphy
Mark Nelson
Spencer Park
Erik Rowland
Luke Searle

MEMORANDUM

To: Wasatch County Planning Commission; Wasatch County Council

From: Austin Corry, Assistant Planning Director

Date: 4 June 2026

Re: General Plan Draft Public Comments

Commissioners and Council Members,

Utah Code does not require a public review period outside of the formal General Plan adoption hearings. Regardless, staff initiated a 28-day review window because the public deserved meaningful time to engage with the complete document before any formal action is considered. That decision is consistent with the plan's own commitments to transparency and meaningful public participation. The review period closed May 22, 2026.

This memorandum summarizes the 47 public comments received during the General Plan's 28-day public review period and identifies the items that require policy direction before staff can finalize the draft. Of those 47 comments, 36 have been resolved: 16 incorporated into the draft and 20 requiring no action because the plan already addressed the concern, the request fell outside General Plan scope, or it presented legal risks staff does not recommend accepting.

The full comment record and staff responses are provided in Attachment A. Attachment B contains redlined excerpts of revisions already incorporated into the document.

No formal action on the General Plan is being requested at this time. The purpose of this session is to resolve the outstanding policy questions so staff can finalize the draft and schedule adoption hearings.

ITEMS REQUIRING POLICY DIRECTION

Nearly all outstanding items share the same underlying problem: staff cannot recommend specific regulatory language without data that does not yet exist. The Wasatch County Health Department is actively working on related data-gathering efforts that could eventually support more precise policy. Until that work produces results, the plan's appropriate role is to commit to the right outcome and direct the right process, not to regulate what cannot yet be accurately defined.

A. Aquifer Recharge Protection

Multiple commentors identified a genuine gap in the draft. The plan's narrative cites an SWCA study that identifies the flood irrigated agricultural lands in the North Fields as a contributing factor to aquifer recharge, but no environmental stewardship goal commits to protecting that function. Staff has proposed a new Goal 2.4 with supporting policies to address this. Other changes to reconcile this issue is the retitling of the Water Quality section in Chapter 2 to also include "Recharge" and incorporating one commentors suggested change to policy 2.3.2 to include mapped aquifer recharge areas.

Additionally, Chapter 6 has been revised to correct an internal contradiction to the irrigation narratives. The previous draft encouraged conversion from flood to sprinkler irrigation in alignment with the State's recommendations for water conservation. While this is generally accepted as a proper water conservation method, the nuance of the North Fields flood irrigation, including agreements between the CUWCD, who manages WCWEP, and the North Fields Irrigation Company, is an important distinction to justify maintaining flood irrigation practices for environmental reasons. Policy 6.5.6 has been revised accordingly.

What has not been incorporated is any formal Aquifer Recharge Protection Overlay as requested by two commenters. The Health Department has confirmed there is no existing data sufficient to define a defensible boundary or quantify the regulatory impact of development within one. Implementing an overlay without that foundation would carry legal risk to the county. Staff is not necessarily recommending against the concept, but rather recommending against adopting it before sufficient data is obtained to defend its existence.

B. Stormwater Management — Class V Injection Wells

Several comments identified that Class V injection wells (drywells, infiltration galleries, and chamber systems authorized by rule under UAC R317-7) receive no site-specific design review under state or federal frameworks. This creates a potential pathway for untreated stormwater to enter groundwater in recharge-sensitive areas. The concern is warranted, but the plan is currently silent on any specific stormwater management system. Instead the plan identifies protecting water quality as the goal, and leaves the specific systems to be regulated under codes as technologies and information evolve.

It should be noted that stormwater retention and infiltration systems are common practice throughout the county. Restricting them without documented evidence of harm would be a significant regulatory shift that does not have sufficient data to defend the position. Staff recommends acknowledging the gap in the implementation matrix and seeking to support the Health Department and Engineering department to consider including Class V well activity in their on-going data-gathering efforts. Regulatory language should follow the data, not precede it.

C. Heber Valley Corridor — Scope of the County's Position

Staff incorporated several revisions to the Heber Valley Corridor section of the Transportation element. UDOT requested a correction to the stated project purpose and a map labeling error is being fixed. More importantly, additional language has been added to highlight that the County's formal resolution submitted to UDOT during the EIS processes have been intentional in supporting the values that are now defined in the General Plan. While UDOT's process is deep

underway, the inclusion of specific values would hopefully be considered as further evaluation continues. Alignment alternatives should be evaluated against more than just traffic efficiency.

The North Fields Irrigation Company has commented that any alignment affecting WCWEP-irrigated acreage would proportionally reduce aquifer recharge from that land. In conversation with NFIC, it was noted that concerns exist even with the wetland mitigation efforts in that it will drastically change the landscape from green agricultural fields to more natural open space. This is an important point to understand. The plan already notes that not all “open space” is created equal. Direction is needed on whether to expand the existing corridor language to take any stronger positions on the impacts of the particular alignments.

D. Aquifer Preservation Funding Mechanism

One comment proposed a dedicated property tax levy to fund septic system decommissioning and sewer line extension as a proactive aquifer protection tool. A specific funding mechanism of this kind falls outside the scope of the General Plan and would require creation of a taxing entity with significant administrative structure.

If the Council wishes to pursue this concept, it could be directed into the implementation matrix for further study, paired with a complementary policy on proactive septic conversion. Additional parts of the plan would need to be amended if this approach is desired. Infrastructure limitations in rural parts of the unincorporated county are specifically identified as a growth management tool. A proactive, county funded conversion would facilitate growth outside of areas intended for growth focused development and would contradict policies to have “new development pay for itself.” Direction is needed from the Council whether this is the desired direction.

E. Balancing Housing Affordability and Other Community Goals

One comment identified that the defined county character “modest homes on large lots” is counter-productive to affordable housing. The primary focus is on the large lot statement. Balancing the desired community character and promoting attainable housing will be a significant challenge for the County in a tourism based economy and will need to be intentionally understood.

Staff has provided some recommended language changes to suggest that not all community character will remain the same. Instead, the text has been modified to focus on the intended residents needs, and leave the specifics to the code. In today’s market, there will be no shortage of willing builders to construct to any demographic desire. However, the actual needs of the residents may be different than the market focus.

Text has been modified to support year-round residents and workforce housing. Staff is requesting Planning Commission and Council to give confirm whether this is their desired direction or if staff should tailor the language to something different.

ACTION REQUESTED

The items above converge on one underlying question about how to handle genuine data gaps. Staff presents three options. In addition, each of the points above should be discussed for direction on the extent to which staff should incorporate any additional changes.

Option 1 — Hold the plan. Delay adoption and initiate studies to define recharge boundaries, document impacts, and develop defensible regulatory language before finalizing the General Plan.

Option 2 — Adopt with a monitoring commitment. Incorporate the policy direction and intent already drafted, clearly identify data gaps in the implementation matrix, and request the Health Department to lead a coordinated monitoring effort. Amend the plan when data supports further action. This moves the plan forward on an honest foundation without adopting regulations the county cannot yet defend.

Option 3 — Adopt with broad intent language only. Acknowledge the goal of aquifer protection without committing to specific regulatory tools or a monitoring timeline, leaving those to future code development with no defined schedule.

Attachments

Attachment A — Public Comment Tracking Log

Attachment B — Redlined Draft Excerpts — Staff-Incorporated Revisions

ATTACHMENT A – Public Comment Tracking Log

Cultivating Communities – A Wasatch County General Plan

Public Comments received by May 22 regarding the Draft released 4/28/2026

01 Introduction						
ID	Name	Section	Comment	Status	Response/Action	Notes
INT-01	Heidi Franco	Executive Summary	The Core Values are wonderful. Would you consider revising the 'Stewardship' Value to: "A commitment to care for the land, THE WATER, OUR CLEAN AIR, the community, and the legacy we inherit."	Incorporated	Including water and clean air in the Stewardship value strengthens alignment with the Environmental chapter and is consistent with the plan's water quality emphasis throughout. However, the definition gets lengthy as written. Staff recommends incorporating the concept by using a broader term of "natural resources" to still capture the intent.	Revise to "A commitment to care for the natural resources, the community, and the legacy we inherit."
INT-02	Heidi Franco	Objectives of the Plan	The 'Purpose and Scope' 'Objectives' are also very nice. Love the Vision Statement for that. Would you consider revising this 'Objective' to: "Protecting community values OF OUR AGRICULTURAL HERITAGE, OPEN SPACE, SENSITIVE LANDS, CLEAN WATER AND AIR through responsible development." This restates the Core Values above for in this specific Objective and would be needed for future conservation grants where land trusts point to specific general plan and code language for open space preservation. It also bridges directly to the 'Environmental Stewardship,' the 'Land Use and Planning,' and the 'Open Space - Key Commitments.'	No Action	The comment correctly identifies the importance of agricultural heritage, open space, water, and sensitive lands within the plan. However, the requested revision would narrow the Objective's scope and shift emphasis away from the three established community values—Resilience, Stewardship, and Shared Sense of Place—which this Objective is designed to reference holistically. The broader phrasing is intentional; detailed environmental and agricultural commitments are already fully articulated in later chapters, maintaining the linkage without over-weighting a single value.	
02 Environmental Stewardship						
ID	Name	Section	Comment	Status	Response/Action	Notes
ES-01	Heidi Franco	Executive Summary	Would you consider revising this one to: "Protect night skies with cost-conscious DARK SKY LIGHTING STANDARDS."	No Action	The suggested revision aligns with existing dark-sky policies but is focused on the Executive Summary. The more comprehensive document, which is the official document under consideration, already includes specific dark-sky references. Please see the "Light Pollution" section under Chapter 02 Environmental Stewardship, the Key Takeaways summary, and Policy 2.5.2.	
ES-02	Heidi Franco	Water Quality	On pages 9-11 in the Draft General Plan, entitled 'Water Quality' would you consider discussing and Adding Aquifer Recharge areas on the map 2-1, which currently lists 'Culinary Water Source Protections' now. I believe that Aquifer Recharge Areas for the Provo River, such as the North Fields, etc., are vital and must be specified in the new General Plan.	Pending Review	Map 2-1 currently shows only DWSP production-well buffers, which captures the recharge area for public water systems. Staff has coordinated with the Wasatch County Health Department to identify the feasibility of accurating mapping and enforcing an aquifer recharge boundary for inclusion in a revised Map 2-1. To date, there is no known existing data that could clearly identify a clear boundary and the impacts of development within that boundary. Implementation would incur a significant fiscal impact that needs to be allocated by the County Council if desired.	Data does not currently exist to implement this comment. Policy 2.3.2 was amended to include protection when known. PC and CC direction needed.
ES-03	Heidi Franco	Water Quality	As Chair of the HVSSD Administrative Control Board we would like to discuss further the ideas of "Managed Wastewater Discharge" as listed in the draft plan.	Incorporated	The request relates to implementation and future operational policy rather than plan language. The draft notes this concept on page 10 at a high level for context and therefore, does not appear to need any revision. Further discussion would align well with the policies of coordinating and collaboration to implement the plan.	The implementation matrix should include the scheduling for this coordinating meeting being requested.
ES-04	Heidi Franco	Water Quality	The ideas of BMP's and Stormwater Standards for Discharge should include the County /Board of Health requiring individual local County and City permits for proposed deep injection wells wanted by development stormwater disposal, especially in high water table areas, aquifer recharge areas, watershed protection areas, and drinking water protection zones. These standards could be collaborated on a county wide basis between the County and all political entities to really ensure the wonderful Values, Vision Statements, and Objectives regarding water quality.	Under Revision	It is accurate to say the state framework documents Class V injection wells but does not restrict them at the site level. The Planning Commission and Council should discuss if the plan's Storm Water Control section should acknowledge this gap and direct local action and permitting. It should be noted that stormwater retention facilities are common practice in most of the areas of the County and prohibiting them would be impractical and contradictory to the aquifer recharge strategies listed elsewhere in the document. Data should be collected to determine the impacts these stormwater facilities have on groundwater before implementing a policy to restrict them.	Amended Policy 2.2.3 to specifically note the need to follow BMPs since the context of the goal is focused on water quality. Staff believes this change incorporates the intent of the comment without the fiscal impact of specific studies. PC and CC will need to determine if budget should be allocated for studies.
ES-05	Heidi Franco	Noise	On pg. 16, I believe the 'Noise' section could be expanded to include a decibel rating chart for when noise becomes unhealthy; as well as adding in actual decibel levels that unhealthy or a nuisance to County residences and residents.	No Action	Specific decibel thresholds are operational standards best placed in the Development Code or a standalone Noise Ordinance, where they can be precisely calibrated and updated as technology and standards evolve. The General Plan's role is to establish policy direction (Policy 2.5.4). Staff recommends acknowledging this comment and flagging it for the Development Code update process.	The implementation matrix should include a directive to identify gaps in the current noise ordinances, desired decibel ratings, and potential code amendments to close gaps.

ES-06	Heidi Franco	Key Takeaways	would you consider adding to this one: "Wildlife corridors, wetlands, ridgelines, and hillsides require careful protection to maintain ecological function CONSERVATION VALUES, and scenic character." This will help Land Trusts to refer to and use when using conservation easements and other tools.	Incorporated	The addition of 'conservation values' is a minor but meaningful change. Its inclusion strengthens the plan's utility as a reference document for land trusts and conservation organizations, as the commenter notes. Staff recommends accepting.	draft text amended as proposed by commenter
ES-07	Heidi Franco	Goal 2.1	would the County consider adding in the ideas of Heber City's Air Quality Ordinance that prevents new construction from using non-EPA approved wood burning stoves or open fireplaces as their sole source of heating. See City Code, 8.06.040, etc. : https://heber.municipalcodeonline.com/book?type=ordinances#name=8.06.040_Open_Wood_Burning_Stoves_And_Fireplaces .	No Action	The concept of addressing known air quality issues is valid and worth considering. The 2001 general plan had language specifically targeting wood burning stoves, but was replaced in this process with Policy 2.1.2 and 2.1.3 to back away from integrating an appliance-specific regulatory limits in favor of more broad policy.	While no change is being recommended to the General Plan, the implementation matrix should acknowledge the need for monitoring and data gathering specific to wood burning to identify if there is a known issue.
ES-08	Heidi Franco	Goal 2.2	would the County consider adding in the idea of adopting policies to protect aquifer recharge areas like the North Fields;	Incorporated	This request aligns with other comments. The plan's own narrative (p. 10) acknowledges the recharge gap but does not translate it into enforceable policies. Staff is currently researching with the Health Department methodologies that could be legally defensible and align with state code requirements.	Goal 2.2 is likely not the correct area for this. Instead, staff recommends adding a Goal 2.4 focused on water quantity and further addressing this in the Water Use and Preservation element. Goal 2.4 and Policies 2.4.1 -2.4.3 and new language has been added to the Irrigation Water section of Chapter 06.
ES-09	Heidi Franco	Goal 2.2	would the County consider adding in the idea adopting policies to protect high water table areas and drinking water protection zones	No Action	High water table issues are indirectly addressed through septic and stormwater policies as well as current restrictions on environmental constraints. Culinary water source protection is addressed in Chapter 06 - Public Services. To stay consistent with the objectives of making the plan easily accessible, the already inclusive policies appear to address the commentors request.	
ES-10	Heidi Franco	Goal 2.2	would the County consider adding in the idea of adopting a County or Board of Health policies to require local permits for Deep Injection Wells being used in County developments for stormwater management? See Comment # 8 above. A recent development in Heber City went to the State to request Deep Injection Wells for stormwater management. Also in high water table areas that want to be developed and must bring in fill for wet or dry utilities to be above the water table, would the County consider adding in soil requirements to ensure clean fill without pollutants in those high water table areas or other types of sensitive land areas?	Pending Review	Staff has coordinated with the Wasatch County Health Department and in order to implement more strict requirements than the State and EPA for these stormwater facilities, data would need to be clearly presented and evidenced to justify unique characteristics from State requirements. In-line with Goal 1.1 of the plan, any implementation should be data-driven.	PC and CC direction needed for possible fiscal impact for studies.
ES-11	Heidi Franco	Policy 2.4.3 and Goal 2.5	I really like Goal 2.4.3. and all of Goals 2.5. These are really needed.	No Action	Thank you.	
ES-12	Nacia Franco	Policy 2.3.2	Recharge is mentioned as important, but the strategies are only in the narrative and not in any policies. Recommended amendment: Develop land use regulations that protect identified culinary water source protection zones and mapped aquifer recharge areas, including an Aquifer Recharge Protection Overlay that establishes development standards consistent with maintaining the Class 1A designation and the recharge function of the Heber Valley aquifer system.	Under Revision	Including known or currently mapped aquifer recharge areas can be incorporated since it sets the plan in motion if mapping were to occur in the future. The ARPO concept and necessary mapping should be discussed for policy direction as it would require a data gathering effort and funding beyond the current scope of the General Plan. The distinction between production-well DWSP buffers (current policy) and the broader recharge area is unclear. If the County would like to initiate an effort to study to map the aquifer recharge, the study should involve HVSSD, local irrigation companies, the Health Department, and UGS/DWQ and clearly define what aquifer recharge areas are.	Amended section title in Environment to "Water Quality and Recharge " to ensure clear intention. Amended Policy 2.3.2 to include "and mapped aquifer recharge areas" PC and CC discussion needed for Aquifer Recharge Potection Overlay

ES-13	Nacia Franco	Looking Ahead	Recommended new Goal 2.7 and Policies: Goal 2.7: Recognize and protect the role of historically flood-irrigated agricultural lands, irrigation company infrastructure, and natural infiltration areas as managed aquifer recharge infrastructure that provides essential service to the culinary water systems of Heber Valley. Policy 2.7.1: Designate flood-irrigated lands within the Aquifer Recharge Protection Overlay - including the North Fields - as managed aquifer recharge (MAR) infrastructure. Land use decisions affecting these lands shall consider impacts on recharge function with the same weight given to impacts on roads, sewer, water, and other public infrastructure. Policy 2.7.2: Coordinate with Heber City, Midway, Charleston, North Field Irrigation Company, and other Heber Valley irrigation companies to formalize a Memorandum of Understanding regarding shared aquifer protection, recharge maintenance, and groundwater monitoring. Policy 2.7.3: Require hydrogeological impact studies for development above defined thresholds within the Aquifer Recharge Protection Overlay, evaluated against the 2019 SWCA Groundwater Budget baseline. Policy 2.7.4: Prohibit new Class V stormwater injection wells - including drywells, infiltration galleries, and chamber systems authorized by rule under Utah Administrative Code R317-7 - within the Aquifer Recharge Protection Overlay unless individually permitted with enhanced pretreatment, monitoring, and design review by the County and the Wasatch County Health Department. Policy 2.7.5: Cap impervious surface coverage and require Low-Impact Development (LID) standards for new development within the Aquifer Recharge Protection Overlay.	Under Revision	The comment was reviewed against existing plan provisions and the following determinations were made. The core concept of protecting long-term water supply is important and identified a genuine gap in the plan's goal structure. While the plan's Water Quality narrative addresses recharge mitigation strategies, no environmental stewardship goal specifically committed to protecting groundwater supply and recharge capacity. However, the creation of an ARPO and hydrogeological requirements will require significant data gathering to justify regulations to this affect. The comment has been incorporated in part, but only to the extent that existing data and policy can cover. Additional financial resources will need to be allocated to go further, perhaps in the implementation matrix. The remaining proposed policies were not incorporated for the following reasons: the regional coordination mechanisms in Policies 2.7.1 and 2.7.2 are already authorized under Policy 1.2.1, which explicitly identifies water suppliers among the county's regional partners; the impervious surface and LID standards in Policy 2.7.5 are addressed through Policy 6.2.5 and applicable county code; and the Class V injection well provisions in Policy 2.7.4 require additional data resources before a restriction could be defensibly adopted at the General Plan level and would be incorrectly categorized under a goal for aquifer recharge as opposed to water quality.	A new Goal 2.4 has been added to address this, including implementing policies outside of the commentor's request, but that were identified in reviewing the Water Quality section of the draft language that called for aquifer recharge policies. Existing Goals 2.4 through 2.7 have been renumbered accordingly to keep water-related goals adjacent in the document. PC and CC will need to confirm this direction.
ES-14	Nacia Franco	Goal 2.2	Add new Policy 2.2.4: Maintain aquifer recharge volume at or above the SWCA 2019 baseline (approximately 78,639 acre-feet per year for the Heber Valley aquifer) by protecting mapped recharge areas, supporting managed aquifer recharge practices, and requiring development within recharge areas to demonstrate no net reduction in recharge function.	Incorporated	The concept of tracking recharge volume against the SWCA 2019 groundwater budget (78,639 ac-ft/yr) is valuable, but implementing this as a binding plan policy is more definitive than the scope or level of detail of the rest of the plan. Adding a quantitative target grounds the recharge commitment in measurable, trackable data and directly enables Annual Indicator Report accountability, but should be carefully executed. Staff recommends incorporating the concept as a broader policy, and leaving the more specific data point to the Annual Indicator Report or the Implementation Matrix.	Amended Chapter 02 and Chapter 06 to acknowledge the role that flood irrigation has on aquifer recharge. See other policy changes for adjustments that address the concept while still allowing flexibility for adjustments as future studies and technologies adapt.
ES-15	Daniel Wayne	Light Pollution	Consider adopting the International Dark-Sky Association (IDA) Model Ordinance standards directly into the General Plan as a <i>requirement</i> for all new conditional use permits, not just a guideline	No Action	The section notes standards that already exist. The only land use not strictly required is residential which the Council has previously determined to intentionally respect the fiscal impact it would cause to residential housing. Strict requirements are best reserved for code and not necessarily within the scope of the General Plan.	Flag future code amendments for continued discussion regarding the appropriate level of regulation.

03 Land Use and Growth Management						
ID	Name	Section	Comment	Status	Response/Action	Notes
LU-01	Heidi Franco	Executive Summary	would you consider revising this one to: "High Mountains - Prioritizes protection of sensitive natural resources--such as DRINKING WATER WATERSHEDS, WILDLIFE HABITAT, (there could be others too)-- while providing recreational opportunities that connect people with nature."	No Action	Review of the plan itself already includes these specific elements. The executive summary uses the broader umbrella term of natural resources to limit the content.	Plan incorporates the comment already with no change.
LU-02	Heidi Franco	Draft Plan	On pg. 32, I very much agree that using mansion style housing can provide multi-family, more affordable housing that looks like single family dwellings. It fits into the rural character of the County and our residential neighborhoods within the City.	No Action	Community support for this approach is noted.	
LU-03	Heidi Franco	Planning Areas	I like the different 'Planning Areas' and how they will have specific codes for their needs and goals.	No Action	Your support is noted.	
LU-04	Heidi Franco	Key Takeaways	would the County consider revising this to: "Sensitive lands—steep slopes, wetlands, wildlife habitat, HIGH WATER TABLE AREAS (not classified as wetlands), AQUIFER RECHARGE AND DRINKING WATER PROTECTION AREAS, and agricultural landscapes—are inappropriate for higher-density development."	No Action	The concept is clean and when coupled with the narrative text and policies, staff believes this is already covered at a level appropriate for a General Plan.	
LU-05	Heidi Franco	Executive Summary	Would you consider revising the 'Vision Statement' for 'Open Space - Key Commitments' to something like, "Open space is essential to the health of our ecosystems and the richness of our cultural heritage AND IDENTITY."	No Action	The recommendation is appreciated. If you review the draft plan, open space has been incorporated into the Land Use chapter. Between the land use policies and the economic chapter, the use of open space and agricultural lands is clearly noted as part of the identity.	

04 Housing Attainability

ID	Name	Section	Comment	Status	Response/Action	Notes
H-01	Heidi Franco	Executive Summary	would you consider revising this one to: "Support "gentle density" tools such as Accessory Dwelling Units AND WORKFORCE HOUSING".	No Action	Comment is regarding a summary bullet point on the executive summary and not the plan itself. Workforce housing is addressed substantively in the plan and is important, but is not necessarily 'gentle density' in the context of this particular summary item.	
H-03	Jason Glidden		Plan reads as though no affordable housing should be built in the County, which I don't believe to be the intent. See opening paragraphs and key takeaways specifically	Incorporated	That was not the intent, but was instead intended to be specific about the right location. While those locations are most often inside incorporated cities, they are not always that way.	Removed "rural character" from language to instead ensure it focuses on keeping housing from limited service areas and environmentally sensitive locations. Those goals are important to the environmental element and are, in essence, the character being described. Eliminating "rural character" is intended to reduce conflicts surround the ambiguous term
H-04	Jason Glidden	Housing stock	Update data to 2026 data, sources supplied via email	Incorporated	Thank you for the data sources. Updates have been incorporated.	Park City Board of Realtors 2025 data used for median sales price. HUD 2026 AMI limits noted in addition to ACS.
H-05	Jason Glidden	Addressing Affordability	Note that while the number of entitled units exceeds projections, it isn't necessarily the right product to meet the actual needs. (other parts of the plan that talk about luxury housing and STRs makes this point)	Incorporated	That is an important distinction and highlights further how housing policy needs to focus on the right product type since market pressures will continue to require resources without necessarily producing the housing that is truly needed.	modified Addressing Affordability and Key Takeaways to use the word "projected housing" instead of demand to reinforce that while the number of units might be there, the market is not necessarily producing the right type of units for the actual need.
H-06	Jason Glidden	Addressing Affordability	WCHA needs more support from the county to help in addressing affordable housing issues. If funded correctly, WCHA could drive county housing goals.	No Action	Policies 4.5.1 and 4.5.2 already commit to WCHA support; The implementation matrix should include an action for studying potential code amendments for fee-in-lieu mechanisms.	Funding should be considered through a budget discussion
H-07	Jason Glidden	Balancing Affordability	From a purely affordability standpoint, large lots are counter-productive to affordability. Suggest making affordable projects easier but the large home on large lots more difficult.	Under Revision	Some revisions to the text could add clarity to the intent here of balancing character of the area with a need to provide options for affordability. The GTRA and Policy 4.3.4 are intended to provide an attainable pathway.	Draft changes have been proposed, but PC and CC will need to provide final direction.
H-08	Jason Glidden	Key takeaways	Housing demand vs. affordability barriers are two different things. Suggest addressing that better in the first bullet point.	Incorporated	Demand vs. need is an important distinction.	Reworded key takeaway to note housing <i>supply</i> and housing <i>needs</i> are different things
H-09	Jason Glidden	Goal 4.2	Suggest removing 80% in favor of "variety of income levels" to give more flexibility to the County	Incorporated	The added flexibility to the plan language would be consistent with the direction of the rest of the plan to allow for code-level details to be left to the code as opposed to strictly directed by the General Plan.	Goal modified, but policy remains at 80% to comply with state code MIH requirement. This will provide an open door for the County to consider more options or other additional policies while still producing a state compliance policy
H-10	Daniel Wayne	Housing	Given 41% of the workforce commutes out and the economy relies heavily on tourism, consider creating a "remote work & innovation" strategy	Incorporated	A broader "innovation strategy" focused on attracting location-neutral workers from outside the county is not recommended for incorporation. The Housing chapter identifies that influx as a documented driver of the county's affordability issues, and a strategy oriented toward recruiting outside remote workers would be in direct conflict with that analysis. However, taking a role to remove barriers and support existing residents would be compatible with Goal 7.3.	Instead of focusing a new policy in the housing section, staff suggests a potential Policy 7.3.3: "Advocate for the expansion of reliable broadband and digital infrastructure throughout the unincorporated county as a tool for enabling existing residents to work remotely, reducing outbound commuting, and supporting the viability of home-based businesses compatible with rural character."

05 Transportation and Mobility

ID	Name	Section	Comment	Status	Response/Action	Notes
TM-01	Heidi Franco	Heber Valley Parkway	On Pg. 72 regarding the 'Heber Valley Parkway' would the County consider adding in the ideas that 'the County's Resolutions are based on the values promoted in this General plan, which include preservation of the North Fields'.	Incorporated	This connection is important for legal clarity and consistency. The County and Heber City's resolutions were adopted with the understanding that any alignment must be compatible with North Fields preservation. Making this explicit prevents future mischaracterization of the County's support. Staff recommends accepting.	Added to Heber Valley Parkway section: "Wasatch County's support for the Heber Valley Corridor project is grounded in the values and priorities of this General Plan, including the preservation of the agricultural operations in the North Fields. Preferred alignment alternatives shall be evaluated for compatibility with these priorities prior to the County endorsing a specific alignment."
TM-02	Kent Jones	Heber Valley Parkway	Formally acknowledge the threat the proposed UDOT Heber bypass poses to HVSSD's lagoon-and-alfalfa wastewater system and direct the County to intervene	No Action	The operational concern raised is legitimate and has been part of the County communication already. Formally acknowledging a threat from a specific UDOT alignment option within the General Plan would not be appropriate. Existing General Plan Policies provide clear policy basis for the County to participate as a cooperating agency in the UDOT NEPA/EIS process and to formally document the threat to HVSSD operations in that process. It is worth noting that HVSSD is a different legal entity than the County and should be the most heavily involved in coordinating those impacts with UDOT.	Policy 1.2.1 of the draft document supports the intent of the commenters desire to address quality of life issues. County Council should consider his comments through the existing legal structure to coordinate on UDOT's proposals and support the needs of HVSSD at such time as they articulate them.
TM-03	Andrea Clayton	Heber Valley Parkway	The map on pg. 72 mislabeled the alternatives. The alignment through the north fields should be labeled Alternative B, the alignment on US-40 should be Alternative A.	Under Revision	Mapping error should be corrected and the comment has been sent to the GIS team during their final mapping edits.	Adjust labels to show Alt. A as the US40 alignment, and Alt. B as running through the North Fields

TM-04	Andrea Clayton	Heber Valley Parkway	The stated purpose of the Heber Valley Corridor on p. 72 is not quite right (intended to relieve congestion in Heber City, improve emergency response, and support long-term mobility). Here is our purpose: <i>The purpose of the Heber Valley Corridor Project is to improve regional and local mobility on US-40 from River Road/SR-32 to US-189, provide opportunities for nonmotorized transportation, and allow Heber City to achieve its vision for the historic town center.</i>	Incorporated	The specific stated purpose from UDOT should be used considering it is their project.	Amended as proposed
TM-05	Mark Wilson	Heber Valley Parkway	The bypass road will take away land that is subsidized by WCWEP. So therefore the company will lose the proportionate amount of water which goes to recharge the system.	Pending Review	PC and CC should give direction to the extent to which to incorporate a change for this. Changes made for TM-01 could be increased to identify water resources as well.	Council, to what extent should agricultural lands vs. wetlands be an official position for the focus of "open space" preservation?
06 Public Services						
ID	Name	Section	Comment	Status	Response/Action	Notes
PS-01	Heidi Franco	Policy 6.2.5	On pg. 102, we really need Goal 6.2.5. Good job!	No Action	Thank you for this affirmation. Policy 6.2.5 reflects best stormwater management practices and is central to protecting water quality as development expands in the Heber Valley.	
PS-02	Kent Jones	Wastewater Collection	Establish a dedicated Aquifer Preservation property tax levy to fund septic system decommissioning and sewer extension;	Pending Review	Specific funding mechanisms are outside the scope of the General Plan. The tax levy would be most appropriate in the implementation matrix if the County Council desires to pursue this, but would need a policy regarding proactive conversion of existing systems also included.	CC direction needed
PS-03	Kent Jones	Wastewater Collection	Set a measurable goal to bring the 3,000+ existing septic system parcels county-wide onto municipal wastewater service, with a community-by-community phased timeline;	No Action	A blanket goal to connect all 3,000+ existing septic-served parcels to municipal wastewater directly contradicts a core strategy of this plan. The 1 ERU per 5-acre septic density limit (originating from 1997 and 2019 water quality studies) is intentionally used as a growth management tool — it is the primary mechanism that keeps rural areas rural. Extending centralized sewer to these parcels would in most cases remove the constraint that prevents subdivision and densification, inducing sprawl contrary to the plan's stated goals. Policy 6.2.3 already calls for encouraging septic conversion 'where feasible,' appropriately limiting action to areas where it makes environmental and fiscal sense without mandating a blanket elimination. Community-by-community phased septic elimination targets should emerge from individual SSD master planning processes, not from the County General Plan.	Conflicts with plan's core rural growth management strategy. The 1:5 septic rule is intentional. Policy 6.2.3 already encourages connection "where feasible." Specifically of note should be that the County is not the service provider and the capacity limitations of HVSSD are currently being studying. Until data can support clear direction and conclusions, it would be premature to assume the fiscal costs to the community would be appropriate.
PS-04	Kent Jones	Water Use and Preservation	Formally call on the Central Utah Water Conservancy District (CUWCD) to direct a portion of its rapidly growing Wasatch County tax revenues toward aquifer protection, and call on the State of Utah to expand reclaimed water reuse opportunities — including Type 1 water for snowmaking and replacing potable irrigation at State Park facilities.	No Action	The plan already establishes a strong partnership with CUWCD through Policy 6.5.7 and celebrates the Wasatch County Water Efficiency Project as a CUWCD-supported success story in the plan narrative. However, a General Plan is not the appropriate vehicle to formally direct an independent taxing district (CUWCD) to redirect its revenues, or to call on the State Legislature to expand reclaimed water programs. These are intergovernmental advocacy positions that go beyond the County's planning authority and could be perceived as overreach. The County can advocate for reclaimed water expansion and CUWCD investment in aquifer protection through the Utah Association of Counties and the County's representation various boards. The existing language in Policies 6.5.1 and 6.5.7 provides the appropriate General Plan framework for these conversations. No change to plan language recommended.	Directing another entity's finances is beyond GP scope. Plan already supports CUWCD partnership through Policies 6.5.1 and 6.5.7. Advocacy should occur through intergovernmental channels.
PS-05	Nacia Franco	Policy 6.5.6	Recommended amendment: Encourage conversion from flood to sprinkler irrigation in areas outside the mapped Aquifer Recharge Protection overlay. Within the Overlay, recognize flood irrigation as a beneficial managed aquifer recharge practice and support continuation of flood-irrigation systems where consistent with shareholder operations and water rights.	Incorporated	This is indeed an internal contradiction that requires correction. The plan accurately describes flood irrigation as contributing to aquifer recharge (p. 10) but then encourages its elimination without geographic qualification (Policy 6.5.6). Staff recommends accepting this amendment to eliminate the contradiction and prevent unintended policy consequences in the North Fields.	Included language as proposed, but should be confirmed/discussed with Council whether it be a mapped overlay in the general plan or if the language should instead be broadened and leave the identification area to code language.
PS-06	Nacia Franco	Policy 6.4.1	Recommended amendment: Require developments within the Aquifer Recharge Protection Overlay to retain irrigation water rights and maintain flood-irrigation or equivalent recharge practice on the non-built portions of historically irrigated areas. Recharge function shall be secured through deed restriction, conservation easement, or recorded covenant running with the land, and shall apply to redevelopment as well as new development.	No Action	The identified deficiencies in the current Policy 6.4.1 are accurate. Retaining a water right without requiring its beneficial use in a recharge-compatible practice does not protect recharge function. However, that is not the intent of this policy when viewed through the context of the goal it is supporting. It is likely enforcing a policy as proposed would create conflict with State code restrictions on landscape requirements.	Changes to Policy 6.5.6 can likely close the gap for the intent and at the appropriate scope of the General Plan without needing to also adjust 6.4.1.

PS-07	Nacia Franco	Storm Water Control	The current narrative addresses stormwater as a downstream water-quality issue. It is silent on stormwater being routed into the aquifer through Class V injection wells. Recommend adding: Stormwater management within mapped aquifer recharge areas requires additional attention. Class V injection wells - including drywells, infiltration galleries, and chamber systems authorized by rule under Utah Administrative Code R317-7 - do not receive site-specific design review and may convey untreated stormwater pollutants (hydrocarbons, metals, road salts, sediment) directly into the underlying aquifer. Within the Aquifer Recharge Protection Overlay, the County's stormwater code shall require enhanced pretreatment, individual permit review, and consistency with the goals of this General Plan.	Pending Review	The state, through DEQ, is the permitting/authorizing authority for injection wells and has processes currently in place. The Planning Commission and Council should discuss if the plan's Storm Water Control section should direct local action beyond the State requirements. It should be noted that stormwater retention facilities are common practice in most of the areas of the County and would be a significant policy shift. If the county would like to consider this shift, there should be clear documented evidence that Class V injection wells are in direct conflict with the County's goal to protect water quality. Data and research should be part of this decision.	Council direction needed
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07 Economic Health						
ID	Name	Section	Comment	Status	Response/Action	Notes
EH-01	Tracy Taylor	Goal 7.5	I have to wonder if we have any natural gas pipelines anywhere in Wasatch County, without good land zoning restrictions? I know this valley is surrounded by Federal and State land, but still..... https://www.kpcw.org/summit-county/2026-05-08/eastern-summit-county-lacks-data-center-rules-regulations?utm_source=The+Local+from+KPCW&utm_campaign=2fe3880676-SUNDAYLOCAL_EMAIL_COPY_01&utm_medium=email&utm_term=0_-2f688226af-589046967 The revamp of our General Plan is a perfect time to put some language about any "industrial/commercial areas far outside of population centers, and stringent data center regulation. <i>To be continued</i>	Incorporated	The concern about data centers and large-scale industrial infrastructure is timely. While Chapter 7 directs industrial uses to appropriate zones (Policy 7.4.1) and prohibits uses creating adverse impacts (Policy 7.5.3), the plan is silent on data centers, which have distinct characteristics: extreme utility demands, significant noise from cooling systems, and large physical footprints. Staff recommends adding a policy under Goal 7.5. Natural gas pipelines are regulated by federal and state frameworks (PHMSA, PSCW) outside General Plan scope; the plan can encourage agency coordination. Flag for Development Code update to establish conditional use standards.	Add to Goal 7.5: "POLICY 7.5.5: Establish siting standards and conditional use review requirements for high-impact commercial and industrial uses, including data centers, large-scale energy facilities, and similar high-utility-demand operations, to ensure such uses are located in appropriate zones with adequate utility capacity and transportation access, and do not create adverse impacts on residential areas, natural resources, or scenic corridors."

08 Implementation						
ID	Name	Section	Comment	Status	Response/Action	Notes
IM-01	Nacia Franco	Implementation Matrix	Add as a near-term action item: Within twelve (12) months of General Plan adoption, the Planning Department shall draft and the County Council shall consider an Aquifer Recharge Protection Overlay (ARPO) ordinance implementing Policies 2.2.4, 2.3.2, 2.7.1-2.7.5, 6.4.1, and 6.5.6. The ordinance shall include a mapped Overlay boundary developed through formal consultation with the affected Heber Valley irrigation companies based on their operational knowledge of flood-irrigation areas, ditch alignments, and historical recharge return-flow patterns, supplemented by Utah Geological Survey aquifer-recharge mapping and the Utah Division of Water Quality ARDA layer for regional hydrogeologic context. Development of the boundary shall be coordinated with the Wasatch County Health Department, Heber City, Midway, Charleston, and other affected stakeholders of the Heber Valley. Lead department: Planning. Supporting partners: Health Department, Wasatch County municipalities, irrigation companies. Resource type: Staff time + Regional Collaboration.	Pending Review	The implementation matrix has not yet been developed pending a formal completion of clear policy directive. This item will need to be determined after determining the outcome of the policy items needing PC and CC direction.	PC and CC direction needed
IM-02	Nacia Franco	Annual Indicator Report	The Annual Indicator Report description lists tracked categories including "land use activity, housing trends, transportation performance, water use, open space preservation, economic indicators, and public service capacity. "water use" is the only water-related indicator. No groundwater or recharge metric is identified. Add the following: -Groundwater levels at established monitoring wells in the Heber Valley aquifer system -Estimated annual aquifer recharge volume measured against the 2019 SWCA Groundwater Budget baseline of 78,639 acre-feet per year. -Class V injection well permits issued or inventoried within the Aquifer Recharge Protection Overlay. -Acres of historically flood-irrigated land within the Overlay converted to non-recharge use, with cumulative tracking from the date of adoption.	Incorporated	The list referenced is a generalized description of the how the AIR is intended to track measurable data points to inform decisions. It is not an all inclusive list, nor is it the AIR itself. The points are well taken and likely should be included in the actual AIR, but are not appropriate for adding complexity to the plan.	Amended "water use" to be "water resources" but remaining items should instead be flagged for inclusion in the AIR when it is developed after plan adoption.

Attachment B – Redlined Draft Excerpts – Staff Incorporated Revisions

Air Quality

Air quality in Wasatch County generally meets Environmental Protection Agency (EPA) standards. However, the county's high mountain valley setting can trap pollutants, especially during winter inversions or periods of stagnant air. In addition to emissions drifting in from outside the county, local sources such as wood smoke, vehicle exhaust, and fugitive dust from construction and unpaved roads contribute to air quality concerns.

Fugitive dust, which includes fine particulate matter (PM10 and PM2.5), is becoming more common as development expands into previously undeveloped areas. According to EPA studies, construction activity, grading, and unpaved surfaces can release significant amounts of dust. These particles reduce visibility and can pose health risks, particularly for people with respiratory conditions. Effective dust control practices, such as soil stabilization, phased grading, and water application, are important for reducing these impacts.

Development patterns also affect long-term air quality. Low-density, spread-out growth increases vehicle miles traveled (VMT) because residents must drive farther for work, school, and daily services. Higher VMT leads to more emissions of nitrogen oxides (NOx), volatile organic compounds (VOCs), and greenhouse gases. These pollutants contribute to ozone formation and climate change. In contrast, compact and well-located development can reduce the need for personal vehicle use by supporting walking, biking, and transit.

Maintaining the clean air we enjoy today will require continued effort. Reducing VMT through smart planning, encouraging clean technologies, and monitoring air quality trends will help ensure long-term public health and environmental quality.

Not every area is suited for high density.

Thoughtful planning is necessary to balance growth with protecting critical resources.

Concentrating development within municipalities and limiting sprawl in unincorporated areas helps protect air and water quality while supporting efficient land use and housing affordability.

Water Quality and Recharge

Wasatch County is fortunate to have some of the highest-quality water in the state, classified as Class 1A (Pristine). Protecting this resource is essential for both ecosystem health and community well-being. As development continues, it's critical to preserve the natural functions of water bodies, wetlands, and riparian areas. These landscapes provide vital wildlife habitat and play a key role in flood control, sediment capture, and natural water filtration, all of which contribute to cleaner water.

Most of the county's water flows into the Provo River and southwest through Provo Canyon, while the southeastern portion drains to the Colorado River via the Strawberry River. As a result, local actions have downstream impacts beyond county boundaries. Healthy surface water supports

Looking Ahead – Environmental Stewardship

Vision: As stewards of the important natural resources that bring both aesthetic and life-sustaining value, Wasatch County will strive to create a lasting balance between human interaction and environmental preservation.

GOAL 2.1: Maintain air quality in the County that exceeds National Ambient Air Quality Standards.

POLICY 2.1.1: Support the implementation of air quality monitoring throughout the County to provide objective data to inform policy decisions.

POLICY 2.1.2: Assess the impacts of proposed development on air quality and implement measures that require a proposed development or change of use to eliminate or mitigate negative impacts.

POLICY 2.1.3: Consider air quality standards, objective data, and the cumulative impacts of development and transportation when evaluating land use or transportation policies, recognizing that even small project-level decisions contribute to long-term air quality trends.

GOAL 2.2: Maintain the Class 1A (Pristine) designation of underground water and ensure surface waters meet their water quality classifications.

POLICY 2.2.1: Protect groundwater quality through robust regulation on septic systems in consultation with the Wasatch County Health Department.

POLICY 2.2.2: Require new dwellings or commercial uses that are near an existing sewer collection system to connect to the sewer system as part of the development or building permit approval.

POLICY 2.2.3: Require all development proposals to include an erosion control plan following Best Management Practices (BMPs) and comply with all necessary local and state permits.

GOAL 2.3: Protect sources of culinary water from pollution.

POLICY 2.3.1: Maintain the standards for culinary water established by the Utah Division of Drinking Water regulations.

POLICY 2.3.2: Develop land use regulations that assist in the protection of identified culinary water source protection zones and known aquifer recharge areas.

POLICY 2.3.3: Coordinate with the Health Department, Division of Environmental Quality and the Division of Natural Resources to track water quality, identify threats, and update county regulations as required.

GOAL 2.4: Protect the long-term recharge capacity of Wasatch County's groundwater system to ensure a sustainable water supply.

POLICY 2.4.1: Promote development of strategic recharge ponds and retention basins to capture unused irrigation and stormwater runoff to support aquifer replenishment.

POLICY 2.4.2: Coordinate with the Heber Valley Special Service District to distribute treated wastewater discharge across the valley in a manner that supports groundwater recharge rather than concentrating return flow in a single location.

POLICY 2.4.3: Recognize and support the incidental aquifer recharge and urban heat island mitigation benefits of maintained plant cover in residential and commercial developments balanced with water conservation strategies.

POLICY 2.3.3:**POLICY 2.4.4:** Support the Wasatch County Health Department in efforts to implement clear data gathering of water quality and quantity through inspection wells strategically located throughout the County.

GOAL 2.4:**GOAL 2.5:** Minimize the risk to life, property, and natural resources from natural hazards through proactive planning and resilient land use practices.

POLICY 2.4.1:**POLICY 2.5.1:** Reduce wildfire risk in the Wildland Urban Interface area by prohibiting incompatible land uses and by implementing cost-effective fuel management strategies such as grazing and timber harvesting, where appropriate.

POLICY 2.4.2:**POLICY 2.5.2:** Coordinate with the Mountainland Association of Governments (MAG) to maintain and implement the Pre-Disaster Mitigation Plan, ensuring county land use decisions align with regional strategies for hazard risk reduction.

POLICY 2.4.3:**POLICY 2.5.3:** Ensure that new development in high-hazard areas (including floodplains, steep slopes, and high-wildfire-risk areas) incorporate redundant access for emergency services and hazard-resistant design standards.

POLICY 2.4.4:**POLICY 2.5.4:** Support the resilience of critical water and energy infrastructure to ensure the continuity of essential services during and after a natural disaster.

GOAL 2.5:**GOAL 2.6:** Protect the scenic views and quiet character that are important to Wasatch County's identity.

POLICY 2.5.1:**POLICY 2.6.1:** Ensure development on hillsides and steep slopes is visually subordinate to the natural landscape by prohibiting structures from encroaching above the ridgeline and requiring the visual character to mimic the surrounding environment.

POLICY 2.5.2:**POLICY 2.6.2:** Protect the views of the night sky and reduce the health impacts of artificial light by requiring dark sky compliant lighting, where feasible.

POLICY 2.5.3:**POLICY 2.6.3:** Limit land disturbance that would remove significant clusters of native vegetation or be highly visible on hillsides and steep slopes.



Ensuring access to attainable housing is both a legal obligation and a community priority in Wasatch County. Under Utah Code Annotated §17-80-202, counties are required to plan for moderate-income housing by identifying strategies that promote affordability, diversity of housing types, and alignment with infrastructure and resource availability. These requirements reflect a statewide commitment to housing equity—and in Wasatch County, they also resonate with local values of inclusivity, stewardship, and responsible growth.

While the need for attainable housing is broadly recognized, its location matters. Higher-density housing and resource-efficient development are most viable within incorporated municipalities, where infrastructure, services, and transportation networks are already in place. As such, Wasatch County policies focus on supporting housing solutions in appropriate locations—often within cities and towns—rather than expanding development into unincorporated areas where service limitations, and environmental constraints, ~~and rural character~~ make higher-density housing less feasible.

"We have come to a clear realization of the fact that true individual freedom cannot exist without economic security and independence...among these are...the right of every family to a decent home."

-Franklin D. Roosevelt, State of the Union Address (1944)

Existing conditions

Housing Stock

Housing developments throughout Wasatch County were quite limited until [the](#) expansion of Heber City boundaries in the 1990s. Additional infrastructure and accommodations were made available, primarily through the Twin Creeks Special Service District on the east side of Heber City and the Jordanelle Special Service District in the Jordanelle Basin. Since that time, a rapid expansion of housing has continued to trend both in incorporated and unincorporated areas. Approximately 60% of the homes in Wasatch County have been constructed within the last 25 years, the majority of those are built in Heber City, Midway, and unincorporated Wasatch County.

As of 2025, Wasatch County had approximately 14,068 housing units¹¹, with growth concentrated near Heber City and the Jordanelle Basin. Despite recent additions, the pace of housing construction has not kept up with demand, contributing to rising prices and limited availability. [According to the Park City Board of Realtors Market Information](#), the median [sales price for homes](#) in Wasatch County reached ~~\$787,300~~ [1.2 million](#)¹², placing it among the most expensive housing markets in Utah. Prices have been driven by second-home demand, resort development, and limited inventory. To further exacerbate the issue, the COVID-19 pandemic further accelerated this trend, as the rise of remote work weakened the traditional link between housing location and physical employment sites.

Housing Tenure

Wasatch County's housing tenure is predominantly owner-occupied, but the share of short-term rentals and second homes has increased significantly in resort-adjacent areas. This shift reduces the availability of long-term housing and contributes to affordability challenges.

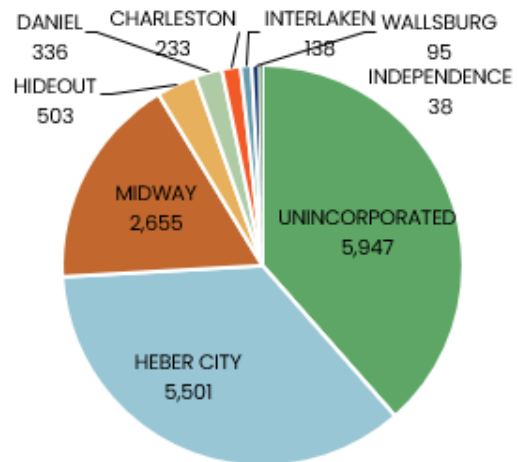


Figure 4-1: Number of Housing Units.
Data source: U.S. Census Bureau, 2024.

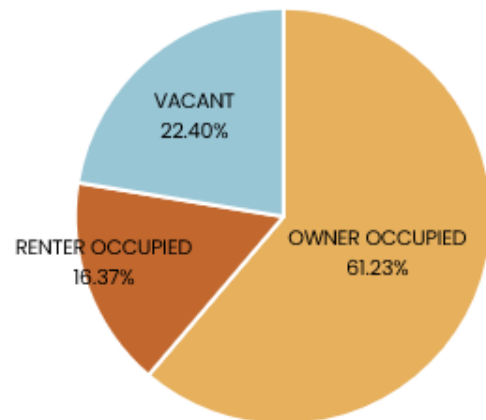


Figure 4-2: County Housing Tenure.
Data source: U.S. Census Bureau, 2024.

¹¹ Kem C. Gardner Policy Institute. *State and County Projections (2025-2065)*. November 2025.

¹² [U.S. Census Bureau. American Community Survey 5-Year Estimates, Table B25077. 2024. Park City Board of Realtors. Parkcityrealtors.com/market-information. Year ending 2025.](#)

Household Income

The median household income in Wasatch County was \$117,608 in 2024 compared to the state average of \$96,658, according to U.S. Census Bureau estimates¹³. While the HUD AMI limits for 2026 have shown an increase to \$136,200 for a 4-person household, income growth has not kept pace with housing costs, especially for moderate-income households.

Addressing Affordability

Recent dialogue from certain lobbyist groups has suggested that governmental “red tape” is a primary driver of delayed home construction and inflated housing costs. However, data gathered through coordination with local cities and towns tells a different story—at least for Wasatch County.

According to population projections from the Kem C. Gardner Policy Institute¹⁴, Wasatch County, including the incorporated municipalities, is expected to add approximately 38,325 new residents by 2060. With an average household size of 2.79 persons per household, this growth would require roughly 13,737 new housing units to meet demand. Most of this growth is expected to take place inside Heber City, Hideout, and Midway boundaries rather than in unincorporated county.

State Housing Compliance

Under UCA 17-80-201, Wasatch County is required to implement at least three moderate-income housing strategies. This plan exceeds that requirement by focusing on local needs, such as workforce retention and agricultural housing resilience.

Interestingly, the number of housing units that have already received some level of entitlement or that are already zoned for by-right residential development across Wasatch County’s largest jurisdictions **exceeds the projected needs housing units by nearly 5,000 units**. This suggests that the entitlement process is not a bottleneck, but ~~rather—a proactive mechanism that has kept pace with long-term growth needs. It also instead~~ underscores that housing affordability is shaped by a complex mix of market dynamics, land costs, construction inputs, and demand patterns—not simply by permitting timelines.

With this understanding, it is essential for local leaders to focus on the **right types** of housing in the **right locations**. That means prioritizing housing for year-round residents, coordinating with municipalities to guide density into serviced areas, and protecting values and character of existing neighborhoods.

Housing affordability in Wasatch County is shaped by both market forces and community values. Residents have expressed a strong desire to preserve open space while ensuring that housing remains attainable for the local workforce. To support this balance, the county encourages

¹³ United States Census Bureau. *American Community Survey 5-Year Estimates, Table S1901*. 2024.

¹⁴ Kem C. Gardner Policy Institute. *State and County Projections (2025-2065)*. November 2025.

industries that provide locally sourced building materials, which can help reduce construction costs and improve supply chain resilience.

As the county evolves, housing policy must address the specific needs of the local workforce and the families who sustain our agricultural heritage and economic vitality. Housing options should prioritize stable, year-round residents, including essential workers, through targeted strategies such as deed restrictions that protect long-term housing supply, identifying appropriate locations for higher-density development, and the exploration of transitional housing for those in vulnerable situations. These areas should typically be located within or adjacent to incorporated municipalities where infrastructure and services already exist, rather than expanding into unincorporated areas where service limitations and environmental impacts make dense development less viable.

The county also supports the efforts of the Wasatch County Housing Authority (WCHA) as the authority to achieve regional solutions and encourages all communities within the County to work collaboratively with WCHA. To further promote affordability, the county will explore development incentives for moderate-income housing (MIH) that align with the community's values of stewardship, pragmatism, and resilience.



Balancing Affordability and Other Community Goals

Efforts to improve housing affordability in Wasatch County must be balanced with the community's desire to preserve rural character, open space, and a sense of place. In the unincorporated area of the Heber Valley, that character is defined by modest homes ~~on larger lots, with generous setbacks and~~ open views and workable land. Recent trends toward large homes that fill the building envelope are often seen as incompatible with this identity. To address these concerns, the County supports policies that make ~~downzoning and~~ by-right development that supports year-round residents and workforce housing easier and more predictable, while ensuring that upzoning proposals for market rate and second home housing receive thorough review for infrastructure, character, and land use impacts.

While home prices in resort areas have seen triple-digit growth over the last decade, local median wages grew at a fractional pace, widening an 'affordability gap' that threatens community resilience. These trends demonstrate that Wasatch County's housing market functions differently than the broader Utah market. Because our challenges are rooted in unique resort-based pressures rather than standard suburban growth, they require targeted, localized solutions that can adapt to the specific economic landscape of a mountain-resort community.

To mitigate these impacts, Wasatch County should consider strategies that limit luxury and second-home development outside designated resort areas, monitor and limit short-term rentals to assess affordability trends and policy effectiveness, and mandate resort developers provide workforce housing on-site or nearby.

Key Takeaways:

- Housing supply demand is currently responding to driven by population growth, second-home ownership, and regional market pressures, but housing attainability for the local workforce is being heavily impacted by luxury-market and second-home ownership.
- Most higher-density and attainable housing belongs in the central core of incorporated municipalities where services exist and where employment and other essentials are most accessible.
- Wasatch County already has more entitled units than projected demand housing, meaning affordability challenges stem from market forces, not permitting delays.
- Policies should prioritize ownership housing opportunities for year-round residents, essential workers, and long-term community stability.
- Tools such as ADUs, deed restrictions, and workforce housing requirements can support affordability.

Looking Ahead – Housing Attainability

Vision: Wasatch County supports creative solutions that will provide attainable housing options that promote long-term residency and an ability to engage in the community we call home.

GOAL 4.1: Promote development patterns that are cost-efficient, easy to maintain, and located in areas that are well-suited to support attainable housing opportunities.

POLICY 4.1.1: Prioritize new housing development in areas already developed and adequately served by utilities and infrastructure, and accessible to transit options,

employment centers, and commercial services to support the daily needs of residents.

POLICY 4.1.2: Discourage higher-density development in rural or undeveloped parts of the unincorporated county where access to public services, infrastructure, and commercial amenities are limited or unavailable.

POLICY 4.1.3: Zone for higher density or moderate-income residential development in commercial or mixed-use zones, commercial centers, or employment centers, where appropriate. (UCA 17-80-201(3)(a)(ii)(F), 2025)

POLICY 4.1.4: Allow for single room occupancy developments within the mixed-use resort areas of the county to provide more flexible and affordable options. (UCA 17-80-201(3)(a)(ii)(I), 2025)

POLICY 4.1.5: Develop programs that allow for the transfer of development rights from sensitive lands, such as agricultural or environmentally significant areas, to locations more appropriate for moderate-income housing. Coordinate with local municipalities to identify potential receiving zones within their boundaries. (UCA 17-80-201(3)(a)(ii)(R), 2025)

GOAL 4.2: Ensure ~~a variety of~~ housing needs are met for long-term residents of Wasatch County ~~who earn less than 80% of the Area Median Income (AMI) at a variety of income levels~~

POLICY 4.2.1: Implement zoning incentives for low to moderate-income units in new developments. (UCA 17-80-201(3)(a)(ii)(J), 2025)

POLICY 4.2.2: Preserve existing and future moderate-income housing and subsidized units by requiring deed restrictions that reserves the property for households earning income at or below 80% of AMI. (UCA 17-80-201(3)(a)(ii)(K), 2025)

POLICY 4.2.3: Ensure that deed restrictions on moderate-income housing units are only removed when doing so demonstrably advances broader public goals related to health, safety, or welfare.

POLICY 4.2.4: Establish regulations requiring property owners who rent deed restricted properties to obtain a business license, helping to monitor and enforce compliance with affordability requirements.

POLICY 4.2.5: Implement and enforce regulations that limit short-term rental uses outside of the Jordanelle resort area, including restrictions on investor-owned properties, to ensure housing stock is fully utilized for permanent residents.

POLICY 4.2.6: Monitor the conversion of existing year-round housing stock into seasonal or short-term lodging and evaluate mitigation programs that preserve the inventory available to the primary workforce.

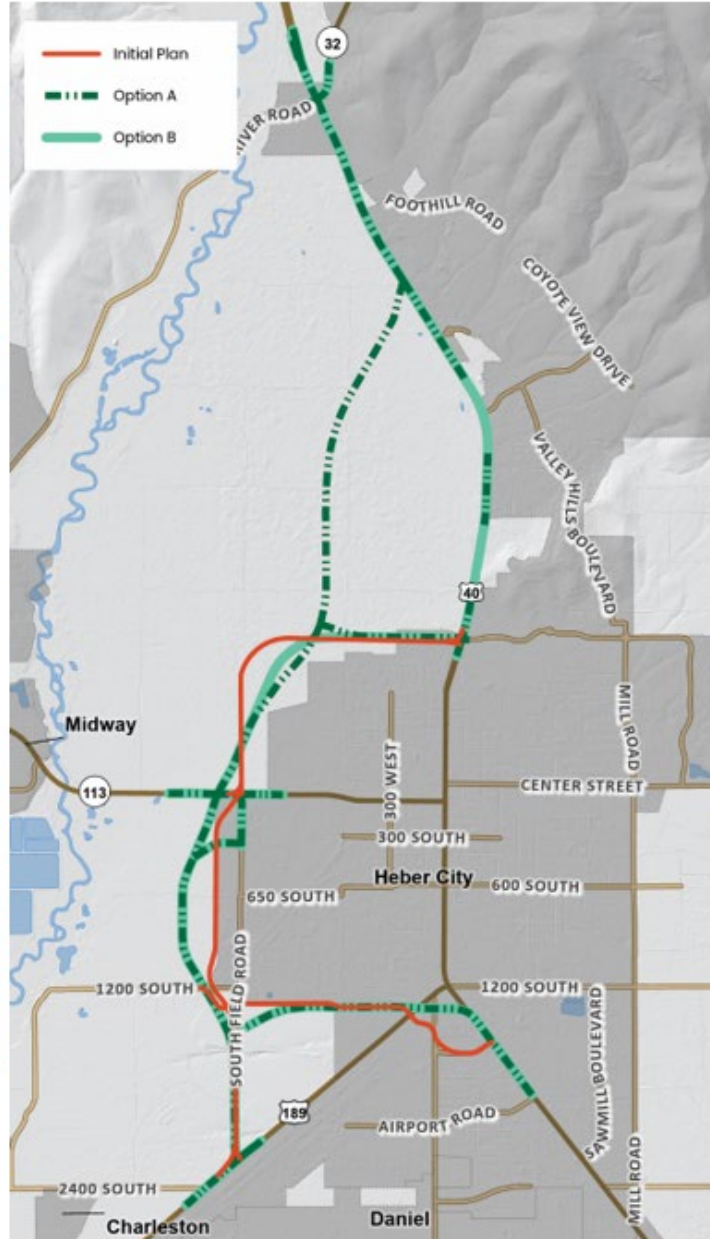
POLICY 4.2.7: Prioritize 'for-sale' products over 'for-rent' products in new moderate-income housing developments to encourage long-term community equity.

Heber Valley Parkway

A key regional priority is the Heber Valley Corridor, a proposed State project intended to relieve congestion in Heber City, improve emergency response, and support long-term mobility improve regional and local mobility on US-40, provide opportunities for nonmotorized transportation, and allow Heber City to achieve its vision for the historic town center. Wasatch County and Heber City have passed resolutions supporting the project, which is included in UDOT's long-range plan. Alignments for the corridor have been discussed for decades, and UDOT is currently advancing an environmental review process to determine a preferred alignment. Wasatch County's support for the Heber Valley Corridor project is grounded in the values and priorities of this General Plan, including the preservation of the agricultural operations in the North Fields and protection of established water resources. Preferred alignment alternatives should be evaluated for compatibility with these priorities.

Roadway Design

Roadway materials and design should reflect the surrounding context. In rural areas, soft-surface shoulders may be appropriate, while urban areas may require concrete, curb, and gutter. Hard-surface roads should prioritize transportation efficiency, while soft-surface routes may serve recreational or low-impact purposes.



Wasatch County has already undertaken significant investment in modernizing irrigation infrastructure through the Wasatch County Water Efficiency Project (WCWEP). This project consolidated water distribution from multiple irrigation companies into a centralized, pressurized distribution system, significantly reducing water loss from open ditch canals. The project diverts water from the Timpanogos Company point of diversion along the Provo River where water enters a pressurized system. From there the Central Utah Water Conservancy District maintains the main infrastructure including pipelines, pump stations, and regulating ponds and local irrigation companies manage the water rights and distribution to agricultural users. End users (farmers) remain responsible for how the water is applied on their land, which presents a key opportunity for further conservation.

The WCWEP has already had a measurable impact on the County's natural environment, protecting surface waters for recreation and ecological health. Water savings from the project enabled the termination of the Daniel Irrigation Canal's diversions from the Strawberry River (historically 2,900 acre-ft.), protecting the river's recreational value and wildlife habitat. Continued adoption of efficient irrigation practices can build on this success, further conserving agricultural water to support the County's rural heritage. It should be noted however, that while the conversion of flood irrigation to sprinkler can save water, in some cases, the flood irrigation practices are vital to the longevity of the underground aquifer as discussed earlier in Chapter 02.

To balance agricultural productivity, groundwater sustainability, and long-term water savings, Wasatch County encourages the continued irrigation of historically irrigated lands. These areas contribute to shallow aquifer recharge and help maintain hydrologic continuity within established groundwater systems. In contrast, new development on non-historically irrigated mountainsides presents different challenges. To reduce the volume of water transferred uphill, which often requires significant energy and infrastructure investment, the County may reduce the required amount of irrigation for these areas. This approach supports water conservation while recognizing the distinct hydrologic and topographic conditions of hillside development.



Map 6-6: WCWEP Project Area, Heber Valley Planning Area.
Data source: US Department of the Interior.

POLICY 6.2.2: Require all developments denser than one unit per five acres to be connected to an existing approved culinary water system or a certified operator of an approved system, unless in compliance with added restrictions in the land use code.

POLICY 6.2.3: Establish public sewer collection as the primary method of sewer disposal and encourage existing non-conforming lots and developments using individual septic systems to convert to a centralized system where feasible.

POLICY 6.2.4: Ensure new developments pay for the extension or expansion of all necessary infrastructure.

POLICY 6.2.5: Require storm water runoff from new development to match the pre-development discharge rate.

POLICY 6.2.6: Develop a joint storm drainage system with the Cities and Towns of the Heber Valley.

POLICY 6.2.7: Identify the optimal sizes and locations for regional storm water retention basins that could be used as public park sites and contribute to aquifer recharge.

POLICY 6.2.8: Collaborate with other entities to reduce resource use and minimize disruption during construction of public facilities.

GOAL 6.3: Ensure adequate water sources for all new developments or changes in use.

POLICY 6.3.1: Require proof of adequate water rights and sources approved by the Divisions of Water Rights and Drinking Water before granting final approval of developments.

POLICY 6.3.2: Regularly identify wet water supply concerns with each SSD or water provider.

POLICY 6.3.3: Engage SSDs and other providers in development review when applicable.

GOAL 6.4: Maintain the green agricultural appearance of the land without relying on treated culinary water.

POLICY 6.4.1: Require developments to retain irrigation water rights for the non-built portions of historically irrigated areas to support shallow aquifer recharge and maintain local groundwater continuity.

POLICY 6.4.2: Limit development densities in areas where irrigation has not been provided in the past, except in designated resort areas.

POLICY 6.4.3: Require new developments to provide pressurized irrigation systems instead of using culinary sources for outdoor watering.

POLICY 6.4.4: Protect the Heber Valley Special Service District's wastewater treatment facility.

GOAL 6.5: Conserve water throughout the County.

- POLICY 6.5.1:** Partner with municipalities and SSDs to enforce conservation measures such as secondary water metering and expanding secondary water connections for all irrigation users, including, but not limited to, residential, commercial, industrial, and agricultural.
- POLICY 6.5.2:** Promote sustainable landscape design that supports highly efficient irrigation practices, while respecting private property rights and individual water rights.
- POLICY 6.5.3:** Discourage the use of turfgrass in non-functional areas, such as narrow strips or ornamental zones, except where turf serves a recreational or playfield purpose.
- POLICY 6.5.4:** Audit County facilities for water efficiency and address waste.
- POLICY 6.5.5:** Support agricultural irrigation efficiency projects like the Wasatch County Water Efficiency Project to reduce waste in agricultural lands.
- POLICY 6.5.6:** Encourage conversion from flood to sprinkler irrigation in areas outside the North Fields. Within the North Fields, recognize flood irrigation as a beneficial managed aquifer recharge practice and support continuation of flood-irrigation systems where consistent with shareholder operations and water rights.
- POLICY 6.5.7:** Provide resources and reduce barriers to accessing rebate programs and services offered through the Central Utah Water Conservancy District, the Department of Agriculture and Food, the National Resource Conservation Service, and other local programs.

POLICY 7.2.3: Incentivize the development of commercial businesses in the Jordanelle Basin that will provide services such as grocery stores to the local population.

POLICY 7.2.4: Promote the development and improvement of main streets in cities by discouraging the development of new commercial and industrial areas in unincorporated Wasatch County outside of the Jordanelle Basin.

POLICY 7.2.5: Foster intergovernmental cooperation between local government entities, including the local school district, colleges, and the business community, to meet economic development objectives and to ensure that appropriate locations and services are available.

GOAL 7.3: Promote economic development opportunities that support long-term residency.

POLICY 7.3.1: Expand the opportunities for small home-based businesses or clean cottage-type industries while ensuring they do not adversely impact the community.

POLICY 7.3.2: Support businesses that provide local workforce opportunities without the need to commute.

POLICY 7.3.2: ~~POLICY 7.3.3:~~ Advocate for the expansion of reliable broadband and digital infrastructure throughout the unincorporated county as a tool for enabling existing residents to work remotely, reducing outbound commuting, and supporting the viability of home-base businesses compatible with rural character.

GOAL 7.4: Support industrial opportunities that directly benefit local needs, such as reducing supply chain costs for local businesses or facilitating reduced housing construction costs.

POLICY 7.4.1: Maintain the existing industrial zoning between 300 south in Midway and the Heber Valley Special Service District's wastewater treatment facility, south of Heber City's existing industrial park, and between Heber City Airport and Daniel Road.

POLICY 7.4.2: Identify appropriate locations for gravel mining and concrete batch plants without impacting the scenic values, air quality, or general peace and quiet of the community.

GOAL 7.5: Ensure that new commercial and industrial development does not create adverse impacts in residential areas, natural areas, recreational areas, or scenic byways.

POLICY 7.5.1: Evaluate regulations for home occupations to ensure that they do not create nuisances such as noise, smell, parking, traffic, and visual impacts outside of the character of a residential community.

POLICY 7.5.2: Identify strategies to reduce the amount of land occupied by commercial uses such as considering adjustments to shared parking regulations and clustering commercially zoned areas.

POLICY 7.5.3: Prohibit industrial or manufacturing activities that would require the development of a pretreatment program by a special service district or create adverse impacts of air, ground water, surface water, or background noise.

POLICY 7.5.4: Ensure that in-holdings within the state park and their uses are not changed to allow uses that are detrimental to the park.

POLICY 7.5.4:~~POLICY 7.5.5:~~ Establish siting standards and conditional use review requirements for high-impact commercial and industrial uses, including data centers, large-scale energy facilities, and similar high-utility-demand operations, to ensure such uses are located in appropriate zones with adequate utility capacity and transportation access, and do not create adverse impacts on residential areas, natural resources, or scenic corridors.

GOAL 7.6: Recognize the existing agricultural operations as playing an important role in the rural character of Wasatch County.

POLICY 7.6.1: Utilize the tourism economy to support agricultural operations through mechanisms such as the Value-Added Agriculture program.

POLICY 7.6.2: Encourage commercial and industrial uses that provide local equipment and supplies for the farm and ranching industries in order to reduce supply-chain expenses and increase the potential for successful local food production or other public benefits.

Amendments and Updates

To ensure the plan remains relevant, the county should conduct a formal review of its background data, assumptions, and context at least every five years. This review will help the county adapt to changing conditions while staying true to the community's long-term vision. Consistent review of emerging trends, coupled with the annual indicator reports, should keep the plan relevant without the need for a significant comprehensive update.

Annual Indicator Report

An Annual Indicator Report tracks measurable progress toward the goals and policies of this General Plan. Each year, County staff will compile data on land use activity, housing trends, transportation performance, water ~~use~~resources, open space preservation, economic indicators, and public service capacity. The report identifies where policies are being implemented effectively and where adjustments may be needed.

The Annual Indicator Report also serves as the foundation for the County's annual review of the General Plan. Proposed amendments should be evaluated collectively during this review cycle to ensure that changes are data-driven, coordinated across chapters, and consistent with long-term community values.



Implementation Matrix and Plan Maintenance

Appendix B contains an **Implementation Matrix** that identifies specific action items into a clear, trackable format. Each action identifies a lead department or partner, a general timeframe, and potential funding sources. This matrix will serve as a working tool for county staff, elected officials, and community partners.