



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	AYE	NAY	ABSTAIN	Scott Brubaker	AYE	NAY	ABSTAIN
Kimberly Cook	AYE	NAY	ABSTAIN	Daniel Lyman	AYE	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.

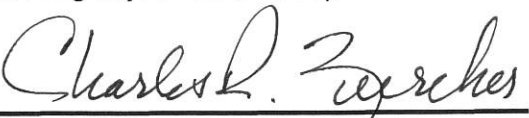
Commissioner Zuercher seconded the motion.

VOTE **(4 TO 0)**

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN

Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Daniel Lyman	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 7:45 p.m.



CHARLES ZUERCHER/CHAIRMAN