



Wasatch County Council Meeting Minutes

DRAFT Minutes for June 17, 2026

The Wasatch County Council met in regular session live and online on Wednesday, June 17, 2026, in the Auditorium at the Wasatch County Senior Center located at 465 E 1200 S, Heber City UT 84032.

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

Agenda

Call to Order

1. Prayer/Remarks - Kendall Crittenden
2. Pledge of Allegiance - Luke Searle

Public Comment

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

There were no public comments.

Call for Agenda Items

Summary:

Councilmember Searle: UAC is offering a symposium on Data Centers on June 24th on zoom, and we will visit our policy and see if anything is on Data Centers for a future agenda item.

Consent Items

1. Resolution amending "Policy 125-002: Employee Salaries and Benefits" to incorporate policy language recommended by URS regarding retirement benefits. - David Rowley, HR Director

Summary: The Utah Retirement Systems (URS) recently recommended that the county add

some specific wording about employee retirement benefits directly into our official compensation policy. This resolution aims to update "Policy 125-002: Employee Salaries and Benefits" to incorporate URS's recommendations, which must be incorporated prior to URS's audit, currently scheduled in July 2026. For easy reference, the proposed policy changes are highlighted in yellow within the accompanying resolution.

It is important to emphasize that this policy revision is entirely administrative and informational in nature, and does not alter, expand, or reduce any retirement benefit previously or currently provided to County employees. Employees are encouraged to reach out and speak with Human Resources if they have any specific questions regarding their retirement benefits.

Action Taken: Councilmember Bonner made a motion approving **Resolution 26-08 which amends "Policy 125-002: Employee Salaries and Benefits" to incorporate policy language recommended by URS regarding employee retirement benefits.**

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

Voting Aye: Colleen Bonner, Erik Rowland, Luke Searle, Mark Nelson, Spencer Park, Michael Murphy

Voting Nay: None

Board of Equalization

1. Approval of Assessor Error Adjustment parcel 00-0020-7716 – Jerry Jones

Summary: Property was granted the primary exemption in 2019, at that time the building itself only was changed to primary while the land classification stayed as non-primary. The primary classification on the land needs to be granted for tax year 2025.

Action Taken: Councilmember Park made a motion to **approve a refund of \$1346.00 for 2025 for the land portion of the parcel. Councilmember Nelson** seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

Council Items

1. 2026 Delinquent Tax Sale approval and tax deed issuance. – Jerry Jones

Summary: The 2026 delinquent tax sale was held on May 28, 2026. One parcel was left unpaid/uncollected. Amount of \$1,974.25. All other parcels were collected, or arrangements made. This remaining parcel sold at auction for an amount of \$51,700.

Action Taken: Councilmember Park made a motion to **approve the 2026 Tax Sale and issue a deed to the auction winner. Councilmember Bonner** seconded the motion. The motion passed with the following vote:

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

Spencer Park, Michael Murphy

Voting Nay: None

2. Annual Report for the Daughters of the Utah Pioneers Museum – Mark Nelson

Summary: The Daughters of the Utah Pioneers Museum is located on the corner of Main Street and 200 South in Heber City, Utah. Launa Nelson, director of Utah Daughters of Pioneer, wanted to let the Council know. They were awarded 100 years of museum. Also, I wanted to thank Dave Vanwagoner and his crew. They are amazing at keeping the museum updated and clean. We have located a flag from 1896 that needs refurbishing when Utah was established. We are hoping to have it displayed by July 24th. We wanted to make you aware of transits coming in and out of the museum. We are hoping that the County could help with some pine trees growing in the building, and see if we could get permission to talk to Don Wood so we can have the internet. **Councilmember Bonner** suggested Joan do a story on the museum, receiving an award for 100 years, and also the flag from 1896.

No motion needed.

3. Victim's Advocate Bi-Annual Update – Kristin Guthrie

Summary: As part of receiving grant funds in support of victims advocate, a bi-annual report must be presented. Kristin Guthrie introduced a new person to victims advocate. Her name is Liz Cummings, she's fluent in Spanish speaking. and we just want to welcome her to the team.

No motion needed.

4. Discussion of Fraud Risk Assessment 2025 – Randy Bates

Summary: Each year a Fraud Risk Assessment is required to be presented to Council to be included in the financial audit. Randy Bates with Clerk/Auditor Office: I wanted to talk with you regarding 3 areas we don't have any points in. 1. Are employees and elected officials required to annual commit in writing to abide by a state of ethical behavior? I know every year you have to sign your conflict of interest. I think it would be fairly easy to have all employees do that on an annual basis. 2. Training for the Council; have you gone online for the training for auditor.utah.gov You have 4 years to do that training? It's 19 sessions, and you may already do it, but we've never really answered that question. 3. Does the entity have a formal internal audit function? We met last month to spend some money, put out an RFP and start outside with an independent auditor to come in and do some internal auditor functions. I've been looking into taking a test to become an internal auditor.

No motion needed.

5. Discussion and Consideration of Approving a County Boundary Adjustment with Utah County – Jim Kaiserman

Summary: Wasatch County and Utah County agreed to amend the county boundary in 1922 as approved by both county commissions. Following that, the legal descriptions were

never conveyed to the Lieutenant Governor's Office and so the change has never been made official. In an effort to rectify this oversight, the council is requested to ratify the boundary change.

The need for the boundary change, then and now, is to align the county boundary with parcel lines so that there are no parcels that are split by the county line, which creates taxation and land use issues.

Action Taken: Councilmember Crittenden made a motion to **approve the county boundary adjustment as proposed. Councilmember Nelson** seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

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

Summary: 47 public comments were received during the 28-day review period for the General Plan draft. 11 of those comments fall into 5 themes, and require policy direction before staff can move forward with finalizing the General Plan for adoption. The Planning Commission has made recommendations on the 5 themes as follows:

1. Aquifer Recharge Protection — wait on adopting any policies for an overlay zone until sufficient data exists to inform any regulation.
2. Stormwater Injection Wells — wait on adopting any local permit requirements until data exists that State DWQ rules are insufficient for our local region.
3. Heber Valley Corridor — the county should take a stronger position on the impacts of the bypass, although it is undetermined if the General Plan is the appropriate place for that stance to be memorialized.
4. Aquifer Preservation Tax Levy — the county should not pursue a tax levy to convert existing septic systems to public collection.
5. Balancing Affordable Housing and Other Community Goals — the redlines presented by staff for this section are acceptable, but leaving the text as previously written was acceptable as well.

Finally, the Commission's overall recommendation was to move forward with only minor changes to the General Plan draft acknowledging that as data is collected in years to come, amendments could be incorporated at that time.

General Plan Draft Public Comments.

Action Taken: Councilmember Park: I would make a motion to go ahead and to approve the planning policy direction regarding the comments for the draft of a General Plan. **Councilmember Nelson:** seconded the motion. The motion passed with the

following vote:

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

Voting Nay: None

7. Discussion & Consideration of Ordinance 26-07 amending affirmative defense
- Dustin Grabau

Summary: The Wasatch County Council requested amendments to the previous version of this ordinance that included removing provisions related to livestock fencing. This version retains only proposed changes to clarify the affirmative defenses available to the public regarding the treatment of animals under normal, agricultural practices.

Action Taken: Councilmember Bonner: made a **Motion to adopt Ordinance 26-07 as presented. Councilmember Searle:** seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

Council/Board Reports

Summary:

Councilmember Nelson: On Monday at Memorial Hill, the committee had a small ceremony of putting up 250 flags all along the hill, and it looked really good.

Councilmember Bonner: There was a good crowd at Memorial Hill to assemble the flags. Midway City had a nice event. The train, North Pole Express, sold out. There are still specialties train cars available.

Councilmember Rowland: WOLB had a meeting. We are waiting for the state to find out what kind of support they can give us.

Councilmember Searle: I want to commend the library staff and first responder for the situation that happened on Saturday. They handled it very professionally. [HB 510](#) Representative Oxer bill to reform the premium municipalities and subdivision intermit is permit with senate and house together to talk about issues passed unanimously passed through the house.

Manager's Report

Summary:

No manager report .

Closed Session – as needed

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

Summary:

Went into closed session for personnel and reasonably imminent litigation.

Public Hearings 6:00

1. Discussion and consideration of adopting Ordinance 26-09: Amending Wasatch County Code Title 14 to amend and establish engineering exceptions
- Jed Muhlestein

Summary:

Wasatch County Code allows exceptions to engineering standards based on variance language established in Utah Code §17-79-1002 which focuses on unnecessary hardship and non-self-imposed conditions unique to a property. This language does not provide flexibility for alternative engineering solutions when no hardship or self-imposed situation exists.

UDOT and other municipalities allow engineering exceptions or alternative compliance when supported by sound engineering analysis and the alternative protects the public safety, health, and welfare. Ordinance 26-09 proposes to add similar language, allowing flexibility in engineering exceptions. The ordinance also provides an option for waiver of frontage improvements for one- or two-lot developments under strict circumstances (more on this below).

The proposed ordinance creates three primary exception categories:

1. **Variance Exceptions** – Hardship-based exceptions consistent with state law requirements. This option is in current code, but the language is being modified slightly to clarify that it applies to variances. This option applies when a developer encounters a hardship or other non-self-imposed condition;
2. **Alternative Compliance with Engineering Standards** – This option excludes hardship or self-imposed conditions and allows the Engineering Coordinator to approve alternative engineering solutions when equivalent or greater safety, functionality, maintenance, and performance can be demonstrated; and
3. **Improvements to Adjacent Existing Road Exception** – Provides limited relief from requiring full frontage roadway improvements in certain small residential subdivision situations where surrounding roadways do not already meet current County standards.

The frontage infrastructure waiver is intended to address situations where a minor subdivision fronts an existing roadway that is constructed below current County standards

for a substantial distance in both directions. In limited circumstances, requiring a small development to reconstruct only its portion of the roadway frontage may create isolated improvements that do not meaningfully improve overall roadway conditions or connectivity. The proposed ordinance allows the Engineering Coordinator to consider exceptions for these situations when specific criteria related to roadway width, drainage, lot count, and surrounding development patterns are met, while still requiring right-of-way dedication and ensuring public safety standards are maintained.

The proposed amendment also provides additional clarification regarding frontage improvement requirements and allows the Engineering Coordinator limited discretion to permit continuation of an existing roadway cross-section through a development when strict application of current standards would create inconsistency with the surrounding roadway network and when public safety and functionality can still be maintained. In addition, the ordinance includes some minor code cleanup and organizational revisions primarily within the trails and sidewalk section to improve clarity and administration; however, no substantive policy changes are proposed within that section.

The proposed amendments are intended to provide practical engineering flexibility while maintaining the County's commitment to public safety, infrastructure integrity, and long-term maintenance standards.

Action Taken: Councilmember Park: made a motion to **Adopt Ordinance 26-09: Amending Wasatch County Code Title 14 to amend and establish engineering exceptions.**

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

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

Voting Nay: None

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

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

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.

Action Taken: Councilmember Park: made a motion to **Commissioner Hendricks to recommend denial of the application.** **Councilmember Crittenden:** seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

Adjournment

Action Taken: Councilmember Searle: made a motion to adjourn. **Councilmember Bonner:** seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

Chair

Joey D. Granger/Clerk/Auditor