



Notice of Wasatch County Planning Commission Meeting

Thursday, August 13, 2026, at 6:00 PM

Public Notice is hereby given that the Wasatch County Planning Commission will hold a regular session on Thursday, August 13, 2026 at 6:00 PM in the Council Chambers in 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 July 9, 2026, Meeting

Regular Agenda

1. Paul Berg, representing Cascade Development Company LC, requests a Minor Plat Amendment for The Glades and The Junipers at Canyon Meadows, to amend both plats from condominium to townhomes located in Section 12, Township 5S, and Range 3E in the Preservation 160 (P-160) zone. (PlatAm-26-007 and PlatAm-26-008) *Continued from 07-09-2026 Mtg.* - Doug Smith
2. Paul Berg, representing Don and Peggy Watkins Heber City Properties LLC, requests Preliminary Subdivision approval for Red Fox Estates, consisting of 39 lots on 51.24 acres located in Section 10, Township 4S, and Range 5E in the Residential Agriculture 1 (RA-1) zone. (Prelim-26-002) - Katie Henneuse

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 in the County Council Chambers located at 25 N. Main Street, Heber City, Utah 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.



WASATCH COUNTY PLANNING COMMISSION MINUTES

JULY 9, 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, Mark Hendricks, Scott Brubaker, Daniel Lyman
EXCUSED: Commissioners David Thacker
STAFF PRESENT: Doug Smith, Wasatch County Planner; Austin Corry, Assistant Wasatch County Planner; Jon Woodard, Assistant Wasatch County Attorney
PRAYER: Commissioner Mark Hendricks
PLEDGE OF ALLEGIANCE: Led by Commissioner Kimberly Cook and repeated by everyone

BUSINESS ITEMS

❖ APPROVAL OF THE MINUTES FROM THE JUNE 11, 2026 MEETING

MOTION

- Commissioner Brubaker made a motion to approve the minutes of the June 11, 2026 meeting as written.
- Commissioner Cook seconded the motion.

VOTE (5 TO 0)

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

REGULAR AGENDA ITEMS

ITEM #1 **PAUL BERG, REPRESENTING CASCADE DEVELOPMENT COMPANY LC, REQUESTS A MINOR PLAT AMENDMENT FOR THE GLADES AND THE JUNIPERS AT CANYON MEADOWS, TO AMEND BOTH PLATS**

**FROM CONDOMINIUM TO TOWNHOMES LOCATED IN SECTION 12, TOWNSHIP 5S, AND RANGE 3E IN
THE PRESERVATION 160 (P-160) ZONE. (PLATAM-26-007 AND PLATAM-26-008; 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:

- None

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

- The Commission discussed whether a date certain was appropriate or whether they continue indefinitely.

MOTION

- **Commissioner Hendricks made a motion to continue the item, as suggested by staff, to the August 13th meeting.**
- **Commissioner Lyman seconded the motion.**

VOTE **(5 TO 0)**

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

ITEM #2 TRACEY CANNON IS REQUESTING AN EXTENSION OF THE TIME FRAME FOR INSTALLATION OF THE ASPHALT TRAIL IN PARCEL C OF THE CROSSING AT LAKE CREEK AS WELL AS A POSSIBLE CHANGE TO THE ALIGNMENT OF THE TRAIL. A CONDITION OF APPROVAL WAS FOR THE TRAIL TO BE COMPLETED BY JUNE 1ST. **IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LAND USE AUTHORITY, AT A PUBLIC HEARING ON JULY 15, 2026.* (MISC-26-003; DOUG SMITH)

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

- Doug Smith explained that both the June 1 deadline for completing the trail and the July 1 deadline for turning over to the HOA were missed. The applicant has applied for a grading permit, but the plans didn't match the approved plans from Planning Commission.
- Commissioner Lyman asked why it wasn't completed in time. Mr. Smith replied he does not know. The Commission further discussed what the condition of approval meant if the application is still considered active without the conditions being met.
- Jon Woodard mentioned the two options the Planning Commission has to either modify the conditions or force the applicant to go through a new approval process. Based on the motivation to get the trail

completed, staff is recommending trying to move forward with a new date as a way to try and get the trail completed soonest.

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:

- Tracey Cannon stated they have been trying to put the trail in for two years. Administrative hurdles with the Army Corps delayed things even though she disagrees that they have any jurisdiction.
- Ms. Cannon claims that she knew about the deadline and went in to talk to the planning office and was told she was granted an extension. She moved forward on that premise and then was told the approval expired. She is ready to build the trail now and has all the plans in and ready for approval.
- Doug Smith replied that he needs Tracey to upload the correct plans before he can sign off. Ms. Cannon claims they uploaded them but made them in the wrong place. Doug and Tracey then discussed back-and-forth about what her process is needed to get an engineering permit.
- Matt Christiansen, applicant engineer, stated that the trail was redrawn to a new location, but they've redrawn it back to the original location. He is ready to upload, but the software says he can't upload because it's under review.
- Ms. Cannon stated she is very worried if they put a timeline on turning the property over to the HOA that it won't be able to happen. Commissioner Hendricks asked what the obstacle is? Ms. Cannon replied she did not know.
- Ms. Cannon asked why the Commission cares if the property is turned over to the HOA. Commissioner Lyman replied that the history on the project is showing some concern about the HOA getting control of their amenities.

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

- Commissioner Cook asked when the trail would be done. Mr. Christiansen said it is staked and ready to go as soon as they get a permit. Commissioner Hendricks stated if it isn't scheduled already, he isn't sure they will get it done in time for August 14.
- Commissioner Hendricks stated there is no excuse why the wrong plans have been uploaded and encouraged the applicant if there are issues getting them uploaded, that they should contact the appropriate county office and get it sorted out.
- Commissioner Zuercher stated there is a history with things not getting done on a timely basis in the Crossings and he wants to make it clear that the county wants to see the developer making this a high priority.
- Jon Woodard noted to the Commission that because of the statement was made about an extension being granted, he felt it important to note that the county strongly disagrees with that statement and staff is clear they cannot grant extensions or modify Council conditions. This statement was not to fan conflict, but to make the county position clear on the record.
- Commissioner Lyman stated his frustrations that the developer isn't performing and they are making excuses rather than taking accountability. Commissioner Brubaker replied he doesn't want to delay getting a trail if it really is close, but there should be a firm date. If the developer needs to pay extra money to get it done in time, so be it.

MOTION

- **Commissioner Brubaker made a motion to recommend approval of an extension to the trail completion deadline of August 20, 2026, and the open space be dedicated to the HOA by September 20, 2026.**
- **Commissioner Hendricks seconded the motion.**

VOTE **(5 TO 0)**

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

ITEM #3 REVIEW AND POSSIBLE RECOMMENDATION OF ORDINANCE 26-11 TO ADOPT A NEW COMPREHENSIVE UPDATE TO THE WASATCH COUNTY GENERAL PLAN INCLUDING UPDATES TO THE COUNTY RESOURCE MANAGEMENT PLAN TO BECOME APPENDIX A, AN IMPLEMENTATION MATRIX AS APPENDIX B, AND UPDATED JORDANELLE LAND USE PLAN TO BE RETITLED JORDANELLE LOCAL AREA PLAN AS APPENDIX C. IF PASSED, THE UPDATED GENERAL PLAN WILL REPEAL AND REPLACE THE PREVIOUS GENERAL PLAN ADOPTED IN 2001, THE JORDANELLE LAND USE PLAN ADOPTED IN 1997, AND THE JSPA PLAN BOOK ADOPTED IN 2014. **IF FORWARDED, THE RECOMMENDATION BY THE PLANNING COMMISSION ON THIS ITEM WILL BE CONSIDERED BY THE COUNTY COUNCIL AS THE LEGISLATIVE BODY, AT A PUBLIC HEARING ON JULY 15, 2026. (AUSTIN CORRY)*

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.

- Austin Corry presented four primary objectives that the rewrite was intending to achieve: 1) The new rewrite has achieved a ~60% reduction in size from the old plan and consolidated and organized the formatting for logical progression. This is to improve the readability and accessibility of the plan for the general public; 2) The plan was written with significant public input and engagement, not a staff member's preferences; 3) The community engagement efforts identified core values of the community and based policies on preserving those values; and 4) The plan developed mechanisms to ensure regular review, implementation, and action towards achieving the policies in a proactive way instead of the sitting on a shelf and reacting to development proposals.
- Mr. Corry highlighted the Citizen Advisory Committee and their participation in the efforts as well as the roughly 1,600 public inputs received throughout the process.
- Mr. Corry presented the appendices in detail since they were not attached during the earlier review period. The CRMP is largely unchanged with some minor edits made by the Public Lands Committee and a reformatting by staff. The Implementation Matrix is anticipated to be completed within 6 months of plan adoption. The Jordanelle Local Area Plan was primarily an organizational effort to eliminate redundant, unnecessary things from the JLUP and JSPA plan books, and to consolidate the way the Jordanelle Planning Area is being managed.

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:

- Tracy Taylor mentioned that this is a huge document and the open houses were well attended. She likes the emphasis on environmental and the data center inclusion. What about mining?
- Ms. Taylor suggested the adoption of the plan should be delayed to avoid July when many people are on vacation.

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

- Commissioner Cook asked if there was an eminent need to adopt the plan now rather than waiting until more people will be engaged without vacations? Mr. Corry replied that it is fully at the Planning Commission's discretion and he respected the comment. It is difficult to find a time when everyone will engage. Significant efforts have been made throughout the last year, intentionally, to ensure many opportunities for the public to engage in the drafting process. It's possible that those efforts are the reason why little public is in attendance for the formal adoption. Mr. Corry reminded the Commission that the draft was released to the public in April for a 28-day review period for this very reason, to ensure sufficient time for review before asking for adoption. The Commission debated the issue further and felt that we should move forward.
- Commissioner Brubaker mentioned that the plan has been well reviewed and vetted. He felt that Austin has done a great job with this work. Both of the questions he had a few months ago were clearly answered and he was happy to see so much public engagement efforts during the process.
- Commissioner Lyman mentioned that he liked the next steps aspect of the staff report because the GP needs to be utilized and that includes the action items. He is very impressed at the efforts to make an implementation section of the plan.
- Commissioner Hendricks mentioned that this has been a lot of work and is a remarkable milestone for the county.
- Commissioner Brubaker felt that the document is ready to be moved forward.

MOTION

- **Commissioner Hendricks made a motion to recommend approval of the adoption of Cultivating Communities: The Wasatch County General Plan including Appendix A, B and C consistent with the findings in the staff report and discussion by the Planning Commission.**
- **Commissioner Brubaker seconded the motion.**

VOTE (5 TO 0)

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<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 existing General Plan has been in use since 2001 and the County has seen dramatic changes since that time.
2. The proposed General Plan is in the interest of the public and is consistent with the purpose of the General Plan as outlined in Wasatch County Code Section 16.03.01.
3. The proposed General Plan satisfies all mandatory elements required under Utah Code Title 17-79, including land use, transportation, water use and preservation, and county resource management plan elements.
4. The proposed General Plan satisfies and exceeds the moderate-income housing strategy requirements of Utah Code §17-80-202, incorporating ten distinct housing strategies addressing affordability, ownership, workforce retention, and regional coordination.
5. The proposed General Plan is grounded in 18 months of community engagement, including surveys, open houses, advisory committee input, Planning Commission work sessions, and a formal public comment

period, and reflects the shared values and priorities expressed by Wasatch County residents throughout that process.

6. The goals, policies, and implementation strategies of the General Plan are internally consistent and better align with today's emerging trends.
7. The County Resource Management Plan (Appendix A) satisfies the requirements of Utah Code §17-79-402 and incorporates the provisions of Utah Code §63L-6-102, covering all 28 required resource categories.
8. The Implementation Matrix (Appendix B) provides a measurable, accountable framework for advancing the plan's policy commitments through specific action items assigned to responsible departments with recommended timeframes and performance measures.
9. The Jordanelle Basin Local Area Plan (Appendix C) appropriately replaces and supersedes all prior Jordanelle Basin land use plans, including the 1997 Jordanelle Land Use Plan and the 2014 JSPA Plan Book, and provides Jordanelle-specific policy guidance that supplements the General Plan.
10. The proposed General Plan promotes community values including resilience, environmental stewardship, agricultural heritage, responsible growth management, and a shared sense of place, and is in the best interest of the residents of Wasatch County on a countywide basis.
11. There are no known negative impacts that adoption of the proposed General Plan would cause that are not addressed or mitigated by the plan's own policies or the county's existing regulatory framework.

ADJOURNMENT

MOTION

- **Commissioner Zuercher made a motion to adjourn.**
- **Commissioner Lyman seconded the motion.**

VOTE (5 TO 0)

Charles Zuercher	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Mark Hendricks	<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

Meeting Date: August 13, 2026**Presenter:** Doug Smith**Department:** Planning**Applicant:** Cascade Development
Company LC, Paul Berg**Requested Time:** 30 Mins**Item Title:**

Paul Berg, representing Cascade Development Company LC, requests a Minor Plat Amendment for The Glades and The Junipers at Canyon Meadows, to amend both plats from condominium to townhomes located in Section 12, Township 5S, and Range 3E in the Preservation 160 (P-160) zone. (PlatAm-26-007 and PlatAm-26-008) *Continued from 07-09-2026 Mtg.*

Issue:**Background:**

The applicant has been working with one of the property owners in the amended plat to resolve some of the issues. It has been determined by the applicant that one of the buildings will be moved to accommodate an existing property owner and his views. This requires a new plat to be brought in with the new location of the moved townhouse.

Proposed Motion:

This item should be continued *indefinitely.*

Impact:

N/A

Attachments:

1. PC Staff Report 08-13-2026 - Item 1 -Continuance memo August PC

COUNTY MANAGER

Dustin A. Grabau

COUNTY PLANNERS

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



COUNTY COUNCIL

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

MEMORANDUM

To: Wasatch County Planning Commission
From: Doug Smith
Date: 5 August 2026
Re: Item 1 Canyon Meadows plat amendment continuance

Dear Planning Commission Members,

The applicant has been working with one of the property owners in the amended plat to resolve some of the issues. It has been determined by the applicant that one of the buildings will be moved to accommodate an existing property owner and his views. This requires a new plat to be brought in with the new location of the moved townhouse. The applicant has not submitted the new plat and therefore staff has not made a determination as to whether the change will require a new DRC review process or if the application is substantially similar to the application that has gone through the DRC process.

This item should be continued **indefinitely.**

When brought back the application will need to be noticed again and letters sent to property owners in the plat as per the code requirements.

Meeting Date: August 13, 2026**Presenter:** Katie Henneuse**Department:** Planning**Applicant:** Don and Peggy Watkins, Paul Berg**Requested Time:** 30 Mins**Item Title:**

Paul Berg, representing Don and Peggy Watkins Heber City Properties LLC, requests Preliminary Subdivision approval for Red Fox Estates, consisting of 39 lots on 51.24 acres located in Section 10, Township 4S, and Range 5E in the Residential Agriculture 1 (RA-1) zone. (Prelim-26-002)

Issue:

Whether or not the application meets the applicable laws governing the use and development of land in Wasatch County and is in compliance with regulations for a variable lot size development and if the proposal meets the purpose and intent of the requirements of the Residential Agriculture (RA-1) zone.

Background:

The proposed subdivision is located at approximately 2170 South 3600 East in the RA-1 zoning district. The property is on the west side of 3600 East and is bordered by Eden Valley to the north, Center Creek Meadows to the east, and Cummings Ranch to the west. It is proposed that this subdivision connect to Eden Valley via Wall Street and Cummings Ranch via Morning Sun Lane.

Proposed Motion:

Move to Approve item 2 consistent with the findings and subject to the conditions presented in the staff report.

Impact:

N/A

Attachments:

1. PC Staff Report 08-13-2026 – Item 2 – Red Fox Estates Preliminary



Item 2 – Watkins Heber City Properties LLC, preliminary approval for the Red Fox Estates subdivision consisting of 38 lots located at approximately 2170 South 3600 East in the RA-1 zone

Project: Prelim-26-002 | Red Fox Estates
Meeting Date: 13 August 2026
Report Date: 6 August 2026
Report Author: Katie Henneuse, Planner
Council Action Required: No
Type of Action: Administrative

Applicant: Don and Peggy Watkins
Address: 2170 South 3600 East
Acreage: 51.24
Open Space: 15.55 acres equaling 30%
Zoning Designation: RA-1
Density: 38 lots

DETERMINATION ISSUE

Whether or not the application meets the applicable laws governing the use and development of land in Wasatch County and is in compliance with regulations for a variable lot size development and if the proposal meets the purpose and intent of the requirements of the Residential Agriculture (RA-1) zone.

RECOMMENDATION

Based on the analysis in this staff report, it appears that the proposal can be compliant with applicable laws subject to revisions that are not anticipated to constitute a materially substantive change. Therefore, it is recommended that the Planning Commission APPROVE the proposed preliminary plan subject to the findings and conditions included the staff report.



BACKGROUND

The proposed subdivision is located at approximately 2170 South 3600 East in the RA-1 zoning district. The property is on the west side of 3600 East and is bordered by Eden Valley to the north, Center Creek Meadows to the east, and Cummings Ranch to the west. It is proposed that this subdivision connect to Eden Valley via Wall Street and Cummings Ranch via Morning Sun Lane.

The applicant is proposing to use the variable lot size subdivision allowed in the RA-1 zone. In this location the code requires ½ acre minimum lot sizes and 30% open space. The purpose statement is below:

16.27.04(E) Variable Lot Size Development: Variable Lot Size developments are allowed in specified areas of the RA-1 zoning district as a means of protecting agricultural operations, open spaces, unique features, or environmentally sensitive areas, as long as the overall density does not exceed the densities specified in the zone. Sensitive areas and areas worth preserving shall be incorporated into open space.

The proposal does propose to protect a “unique feature” as well as a “sensitive area” in that it preserves the Center Creek channel and provides for a trail along the creek.

If approved the development will provide 15.55 acres of dedicated open space, which is 30% of the overall project and will have a total of 38 lots, built over three phases. The lots range in size from 0.50 - 1.19 acres. The development will be serviced by Twin Creeks for sewer and Center Creek for water.

REGULATIONS FOR VARIABLE LOT SIZE DEVELOPMENTS

The subject property is in the RA-1 zone, and the proposal uses the Variable lot size development option. The regulations and intent of the variable lot side development is stated below:

Variable Lot Size Development: Variable lot size developments are a permissible development type in the RA-1 zone to provide flexibility for creative developments to incorporate usable open space in a development. If the variable lot size option is used, the following additional criteria will apply:

1. The overall density of the development shall be limited to the density permitted by the zone, including bonus densities, if applicable.
2. Lot size minimums (not density) may be adjusted in a way that does not violate the following:
 - a. Developments on the east end of the valley between Mill Road and 2400 East may have lots as small as 1/3 acre (14,520 square feet).
 - b. Developments between 2400 East and 3600 East may have lots a minimum of 1/2 acre (21,780 square feet).
 - c. Developments in all other areas of the RA-1 zone shall have minimum lot sizes of 1 acre (43,560 square feet).
3. The development shall include a large, undivided open space parcel totaling a minimum of five acres or 30% of the overall acreage of the development, whichever is greater, and in compliance with the requirements of 16.21.06. Alternatively, the open space parcel may be allowed, at the discretion of the County legislative body, for the donation as a civic or institutional facility if in compliance with the General Plan.
4. If a large-scale development is proposing clustering with variable lot sizes and open space, the county encourages the developer to have some of the open space along the collector roads to enhance the rural feel and provide a buffer for residents along the larger county roads.

KEY ISSUES TO CONSIDER

- Does the proposal comply with the purpose and intent statements of the RA-1 zone and variable lot size developments?
- Does the proposal meet the code requirements for variable lot size developments?
- Road and trail connectivity with adjacent subdivisions.

STAFF ANALYSIS

– LAND USE AND DENSITY –

The RA-1 zone permits residential single family housing lots (land use 1111) at a minimum size of five acres, but with an ability to increase density to 1.3 a/u and reduce lot sizes to one acre upon meeting certain eligibility criteria. Developments between 2400 East and 3600 East may have lots that are a minimum of 1/2 acre (21,780 square feet) as part of a variable lot size development. Density is calculated using the net acreage of the project

(gross density, minus property that falls under the physical constraints analysis). With 51.24 net acres, there is the potential for a maximum density of 39 lots, assuming all other aspects of the County Code can be met. Lots range in size from 0.50 - 1.19 acres.

– SETBACKS –

Setbacks in the RA-1 zone are required to be 30 feet front and rear. Corner lots are considered to have two “front” yards with each street. Side yard setbacks for interior lots are 10 feet minimum with the two sides being required to be 24 feet total. The 3600 East Collector Road requires a more substantial setback of 50 feet for lots 16-17 and 27-30 to provide greater separation for the higher traffic facility, however due to the open space property between 3600 East and lots 16-17 and 27-30, the added setback requirement is met with the inclusion of the open space.

– ENVIRONMENTAL CONSTRAINTS ANALYSIS –

Wasatch County Code 16.27.25 requires an environmental constraints analysis to be submitted with any preliminary application which outlines the potential constraints on development activity. The documentation provided by the developer asserts that the code requirements are complied with and that the net developable acreage results in 51.24 acres.

If a full and complete representation has not been produced by the developer with the final application, or if any evidence later discovered indicates that such representation has not been accurately made after a full inspection, or there has been any change in circumstances indicating the likelihood of a failure to be able to meet the standards of WCC 16.27.25, the County may require that certain site specific reports be prepared. Additional evidence discovered may decrease the density originally approved for the project.

The National Wetlands Institute map showed an area of potential wetlands in the northwest portion of the proposed subdivision. Horrocks performed a wetlands investigation of 4.1-acres with the purpose of approximating wetland boundaries based on surface indicators. Horrocks identified no open water features or potential wetlands.

The constraints analysis shows that much of the subdivision is in a shallow ground water area. The Geotech report noted no shallow groundwater. A shallow groundwater hazard note was added to the plats which requires that all lots have a geotechnical review submitted with the building permit.

– OPEN SPACE & PARKS –

The subdivision includes 15.55 acres of open space or 30% of the development as required by code. This area includes a playground, landscaping, storm water retention ponds, and trails along Center Creek. The development must comply with code section 16.21.10. Landscape plans have been provided for the open space areas. The developer will install grass throughout the open space. Mulch will be installed in the playground area. The existing trees along Center Creek will remain. Additional trees will be planted along the 3600 East frontage, around the playground, and in clustered areas throughout the open space. The trees include a mix of maple, spruce, chokecherry, and oak.

The code requires that open space protect unique features or sensitive areas as mentioned below:

16.27.04(E) Variable Lot Size Development: Variable Lot Size developments are allowed in specified areas of the RA-1 zoning district as a means of protecting agricultural operations, open spaces, unique features, or environmentally sensitive areas, as long as

the overall density does not exceed the densities specified in the zone. Sensitive areas and areas worth preserving shall be incorporated into open space.

The proposal does propose to protect a “unique feature” as well as a “sensitive area” in that it preserves the Center Creek channel and provides for a trail along the creek.

– SEWER & WATER –

All lots are required to provide adequate water rights for the culinary use, as well as sufficient water to irrigate any land that has been historically irrigated. In addition, developments more dense than five acres per unit are required to be connected to a public sewer system. Sewer will be provided by the TCSSD (Twin Creeks Special Service District) and water will be provided by Center Creek.

– BUILDING HEIGHTS –

Structures in the RA-1 zone are limited to 35 feet from natural grade. The height of buildings will be reviewed through individual building permits for each future lot.

– ROADS AND ACCESS –

County code requires blocks on average of 400 feet to no more than 1300 feet. In order to provide the County with a clear understanding of the relationship of the proposed development with the surrounding context, the County requires submission of a conceptual connectivity plan that demonstrates the developments relationship to adjacent properties and the ability for connectivity standards of the code to be met.

The proposed development has access to 3600 East at two locations and to 2400 South at one location. The 3600 East access points align with the intersections for Center Creek Meadows (2050 South and 2170 South). 2050 South becomes Morning Sun Lane west of 3600 East. Morning Sun lane connects to the Cummings Ranch subdivision. The 2400 South access will connect to the Eden Valley subdivision where there is a temporary turnaround via Wall St. No temporary turnarounds or cul-de-sacs are proposed for this subdivision.

– STREETLIGHTS –

Streetlights are required at the intersections on 3600 East and 2400 South. The circulation plan shows that streetlights will be provided at these intersections. The applicant provided a street light detail on the utility plan. Before final plat approval the applicant must demonstrate that this complies with 16.21.16(J).

– TRAILS –

The current trail plan shows a required eight-foot trail along 3600 East and 2400 South. The proposal also shows a 6’ asphalt trail along the Center Creek channel. Both trails are a requirement and are public. An additional 6’ trail connection from 3600 East to Fox Lane is planned. Streets are public as well as sidewalks along all streets. Trails are required to be maintained by the HOA.

– GEOTECHNICAL REVIEW –

The applicant has provided a geotechnical report that has been reviewed by the county review engineer and determined that the soils stability is generally acceptable.

DEVELOPMENT REVIEW COMMITTEE

This proposal has been reviewed by the various members of the Development Review Committee (DRC) for compliance with the respective guidelines, policies, standards, and codes. A report of this review has been attached in the exhibits. The Committee has forwarded the item for the Land Use Authority to render a decision.

RECOMMENDED MOTION

Move to Approve item 2 consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The subject property is 51.24 acres per the applicant 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 38 lots with a density of 1.34 acres per unit.
7. The development shows a public trail along 3600 East and 2400 East, along Center Creek channel, and a trail connection from 3600 East to Fox Lane.
8. The public trails in the project are required to be maintained by the HOA other than those in the public right-of-way.
9. The proposed subdivision roads connect to Eden Valley to the north and Cummings Ranch to the west.
10. The proposal includes 15.55 acres of 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 refine the plans to comply with applicable laws, including Wasatch County Code.
13. No open water features or potential wetlands were identified in a surface wetlands investigation.
14. A shallow groundwater hazard note was added to the plats which requires that all lots have a geotechnical review submitted with the building permit.
15. Phase project improvements will be inspected and accepted by the County in writing prior to the issuance of any building permits within that phase per the draft development agreement.
16. Preliminary approval does not grant a variance from County Code standards as a project proceeds with further stages in the approval process.
17. 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. The open space parcels shall include dedication to the HOA and an open space easement over the trails in favor of Wasatch County or other options as available under WCC 16.21.06.
4. A note regarding floodplain Zone X and the potential for flooding to be added to the plat prior to final approval.
5. Compliance with moderate income housing requirements to be determined with final approval.
6. Streetlight detail to comply with code section 16.21.16(J) prior to final approval.
7. Landscape plan to comply with code section 16.21.10 prior to final approval.

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 Preliminary Plan 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 prior to final approval. ****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

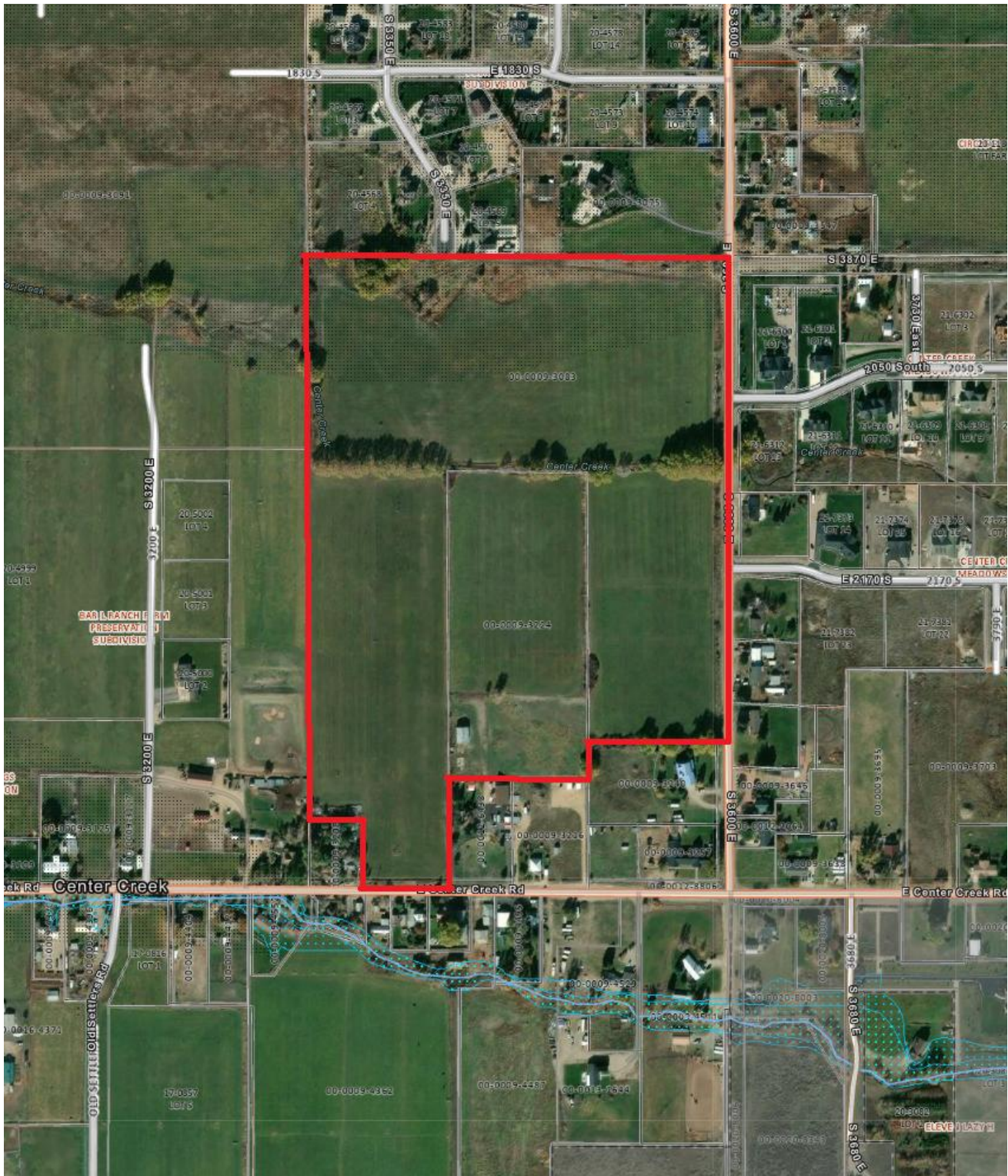
If the proposed preliminary subdivision plan is approved, the applicant shall be required to comply with all conditions of approval and may proceed with final plat application. If the proposed preliminary subdivision plan is not approved, the applicant would not be allowed to continue with application for final plat.

Any person 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

Exhibit A – Location	8
Exhibit B – Proposed Site Plan.....	9
Exhibit C – Proposed Subdivision Plats	10
Exhibit D – Phasing Plan	13
Exhibit E – Circulation Plan.....	14
Exhibit F – Landscape Plan and Irrigation Plan	15
Exhibit G – Grading Plan.....	17
Exhibit H – Viewshed Analysis.....	18
Exhibit I – DRC Report	19

Exhibit A – Location





[illegible]

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH,
RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

2. A SEWER LATERAL FOR EACH LOT WILL CONNECT TO THE TWIN CREEKS SSD SEWER SYSTEM.
3. PRESSURIZED IRRIGATION SERVICE TO EACH LOT WILL CONNECT TO THE CENTER CREEK IRRIGATION COMPANY.

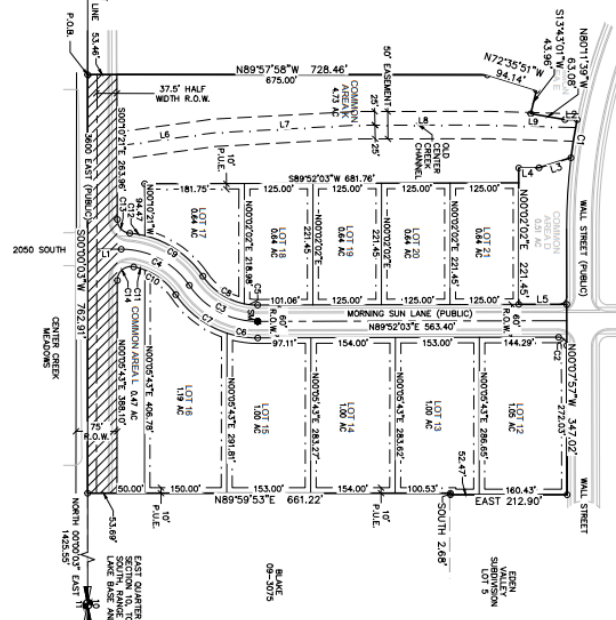
RED FOX ESTATES
PHASE 1

1. 1990-1991

PHASE 2

PHASE 2

- [illegible]



SHALLOW GROUNDWATER HAZARD:
SHALLOW GROUNDWATER MAY BE PRESENT IN THIS AREA. ALL
LOTS ARE REQUIRED TO HAVE A GEOTECHNICAL REVIEW
SUBMITTED WITH THE BUILDING PERMIT APPLICATION.

Preliminary
07/22/2026 7:43:48 PM

07/22/2026 7:43:48 PM

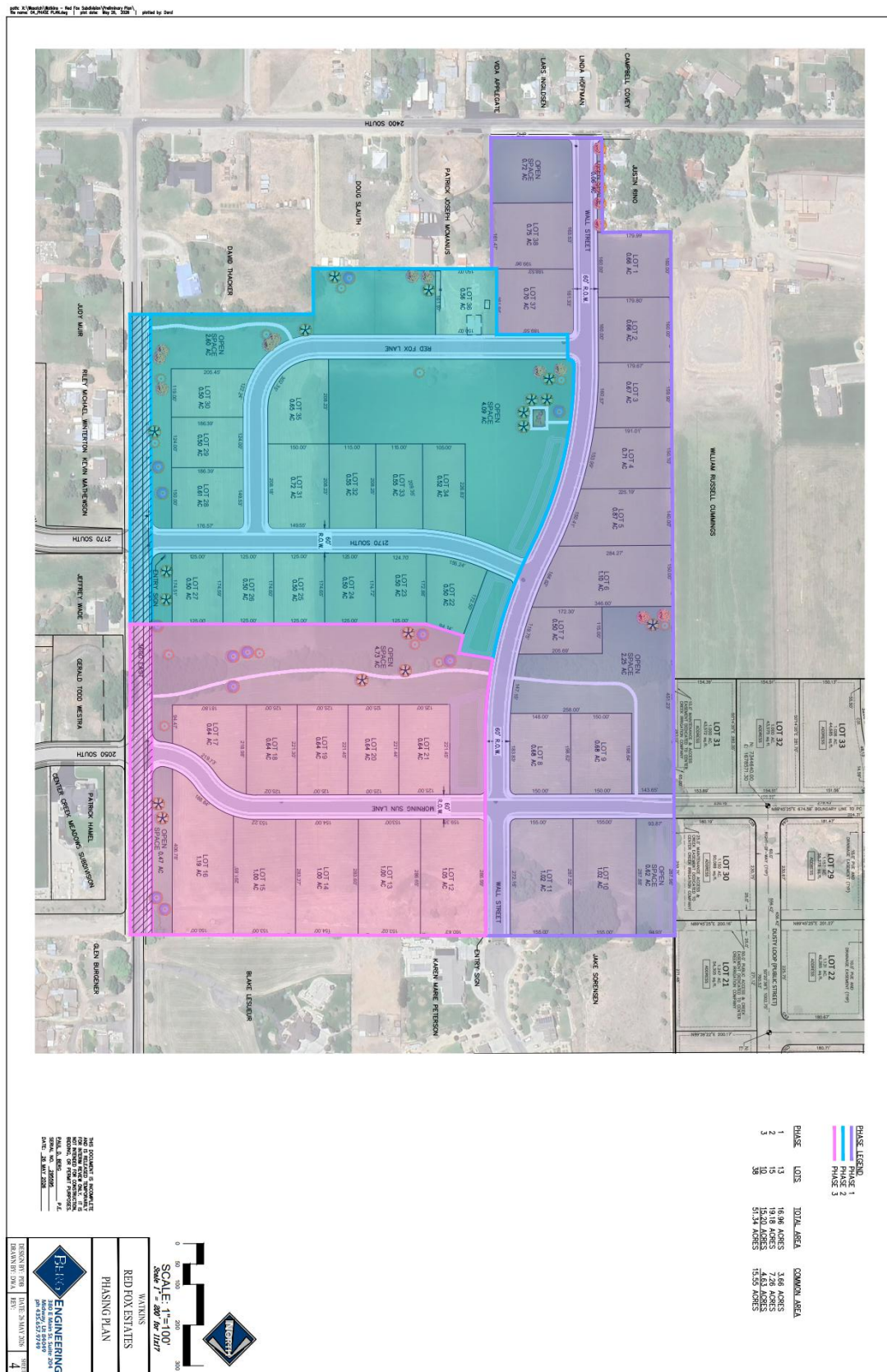
SURVEYOR
CLIFF PETERSON, PLS
889 SOUTH 1600 EAST
SPRINGVILLE, UT 84663
PHONE (801) 489-3156

DATE OF SURVEY: DEC 2025

	DATE	LENGTH	WINDS	SEA	CHAND	REMARKS
C1	70.48	15.00	275/4	70.47	56.05/5.7E	
C2	32.56	15.00	600/00/00	31.21	54.05/5.7E	
C3	14.44	15.00	560/50/30	14.43	56.07/2.7E	
C4	16.44	15.00	550/50/30	16.45	56.22/3.0E	
C5	24.38	15.00	550/50/30	24.34	56.18/4.7E	
C6	56.80	16.00	1118/3.2E	56.86	56.18/4.7E	
C7	111.8E	16.00	3756/3.7E	117.01	56.25/3.7E	
C8	92.85	16.00	4272/3.8E	92.88	56.18/4.7E	
C9	132.05	16.00	4270/3.2E	129.11	56.05/3.7E	
C10	72.86	12.00	24.50/1.1E	71.84	56.17/3.2E	
C11	21.32	12.00	10.00/0.8E	21.10	57.39/3.2E	
C12	27.66	16.00	8.44/4.3E	27.61	56.02/3.7E	
C13	37.00	16.00	8.44/4.3E	33.67	56.02/3.7E	
C14	44.07	23.00	10.93/3.2E	38.84	56.07/3.7E	

LINE TABLE	
LINE	DIRECTION
L1	44.34°
L2	N90°00'00"E
L3	S89°38'26"W
L4	N73°34'17"E
L5	N69°26'33"E
L6	S89°52'03"W
L7	S82°14'24"W
L8	S66°35'35"W
L9	S89°56'52"W
L10	N88°15'35"W

[illegible][illegible]



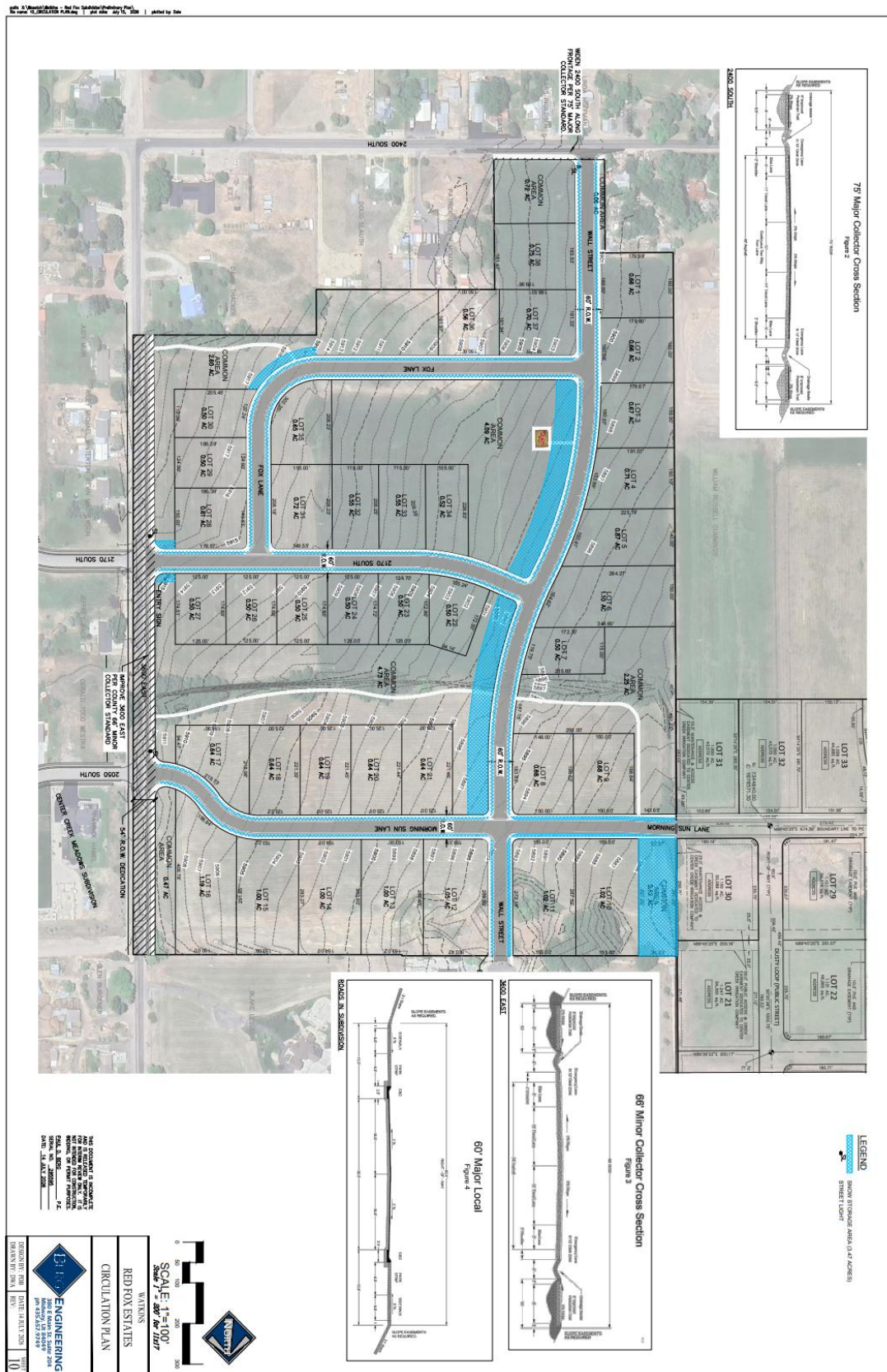
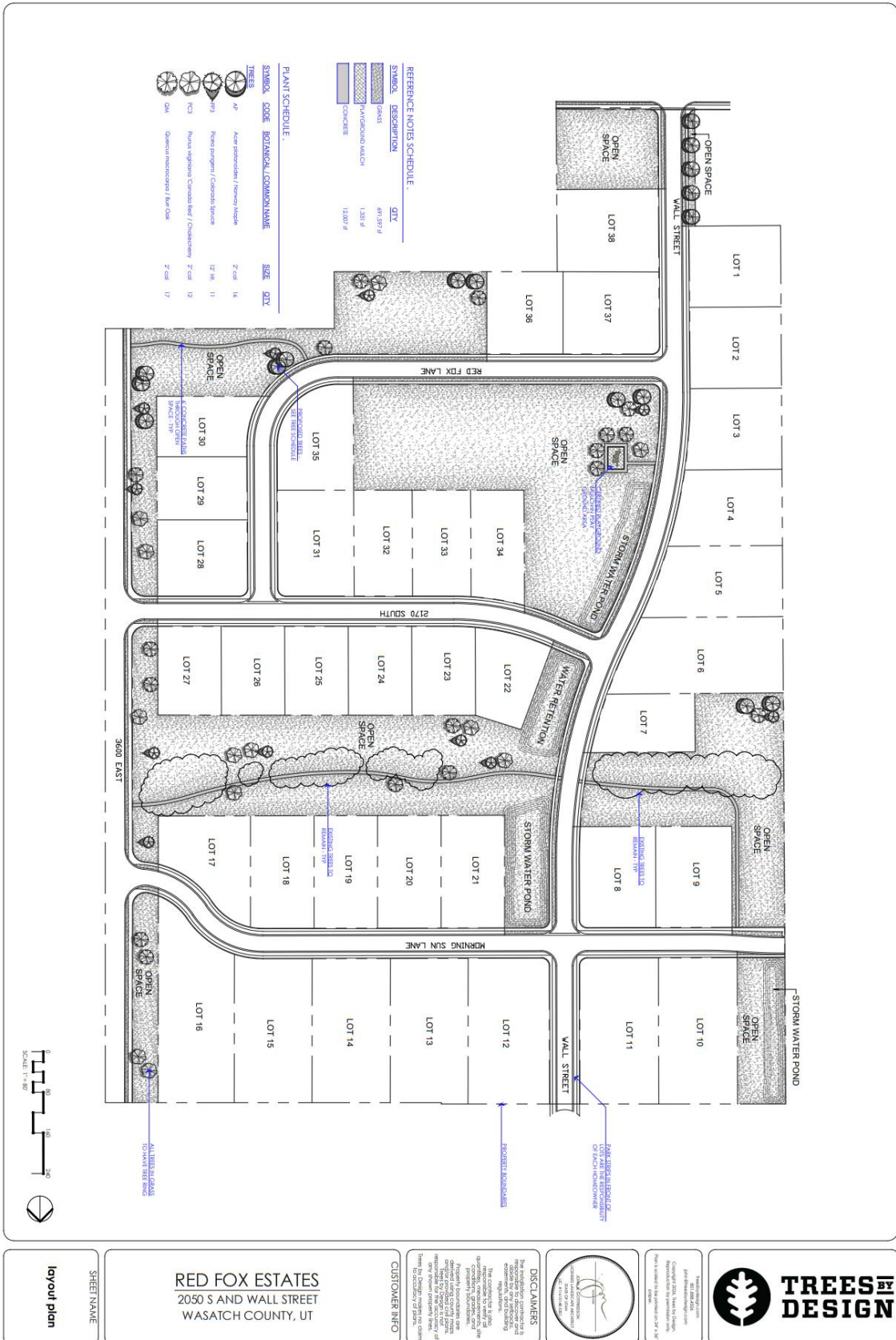
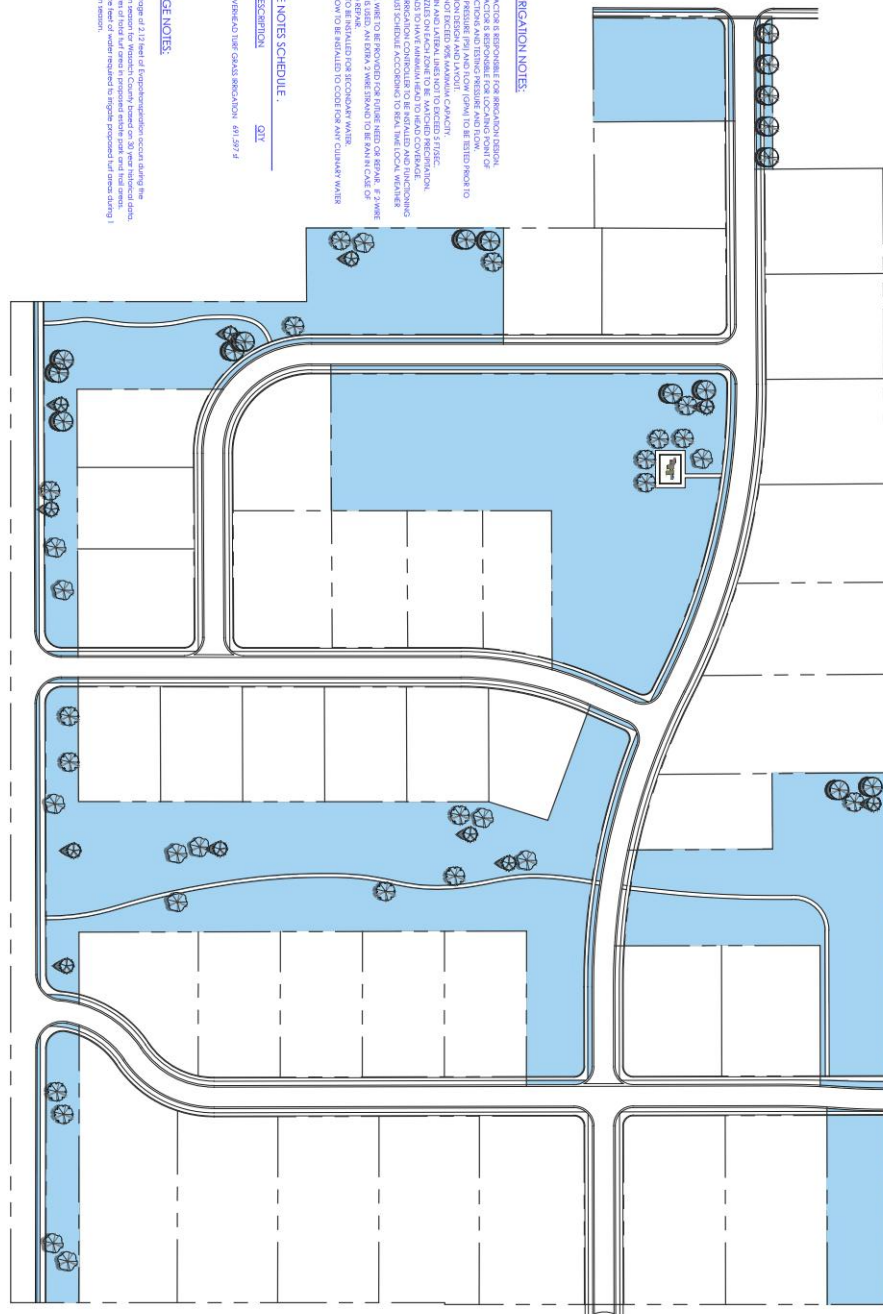


Exhibit F – Landscape Plan and Irrigation Plan





GENERAL IRRIGATION NOTES:

- [illegible]

REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	OVERHEAD TUBE GRASS IRRIGATION	691.597 ft

WATER USAGE NOTES:

- An average of 2.1 feet of evapotranspiration occurs during the irrigation season for Washoe County based on 30 years historical data.
- 15.9 acres of total turf area in proposed estate park and hotel areas.
- 33.7 acre feet of water required to irrigate proposed turf areas during 1 irrigation season.



**irrigation
plan**

SHEET NAME

RED FOX ESTATES
2050 S AND WALL STREET
WASATCH COUNTY, UT

CUSTOMER INFO

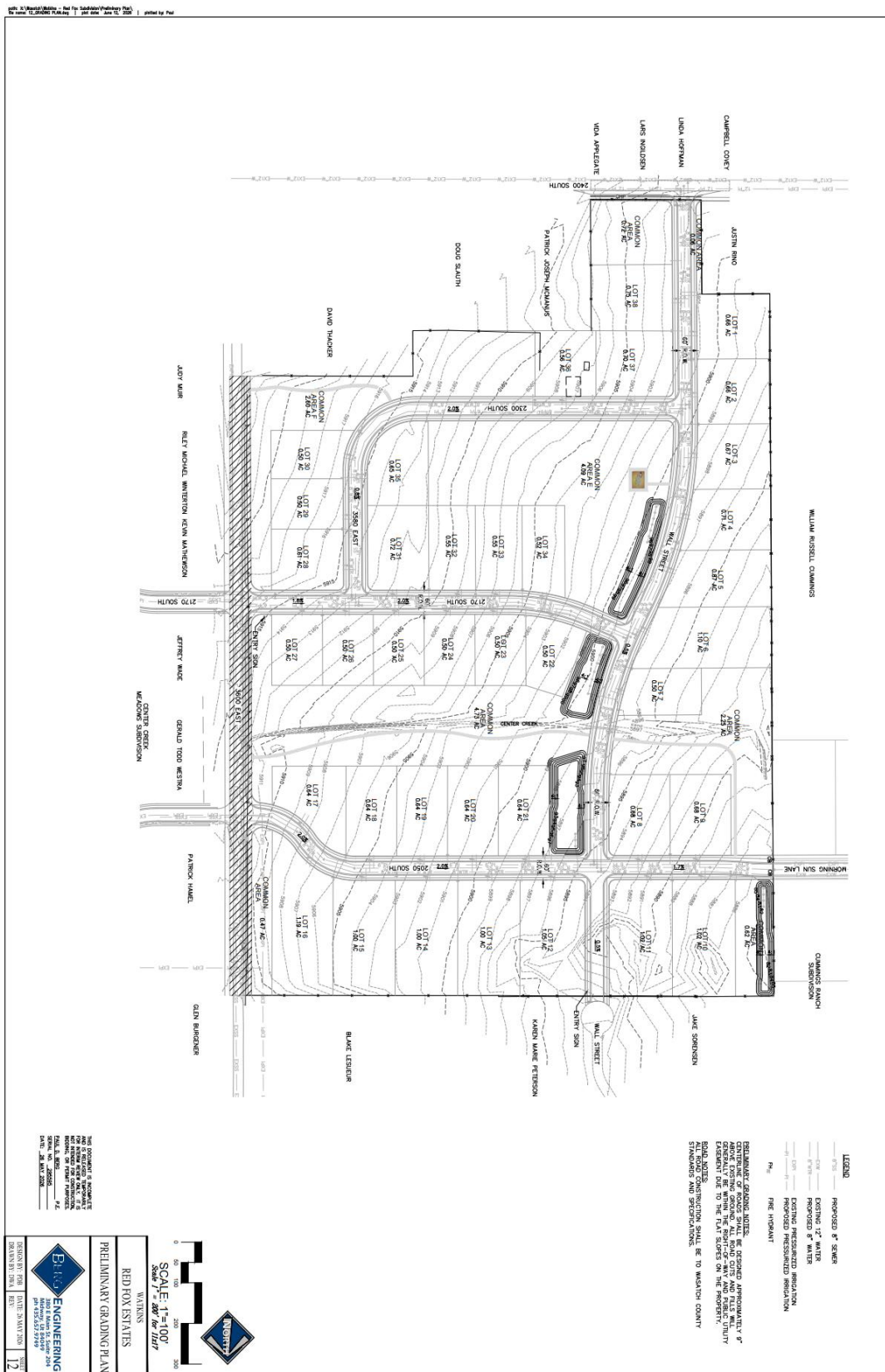
The contractor is also responsible to verify all quantities, measurements, site conditions, grades, and property boundaries.

DISCLAIMERS



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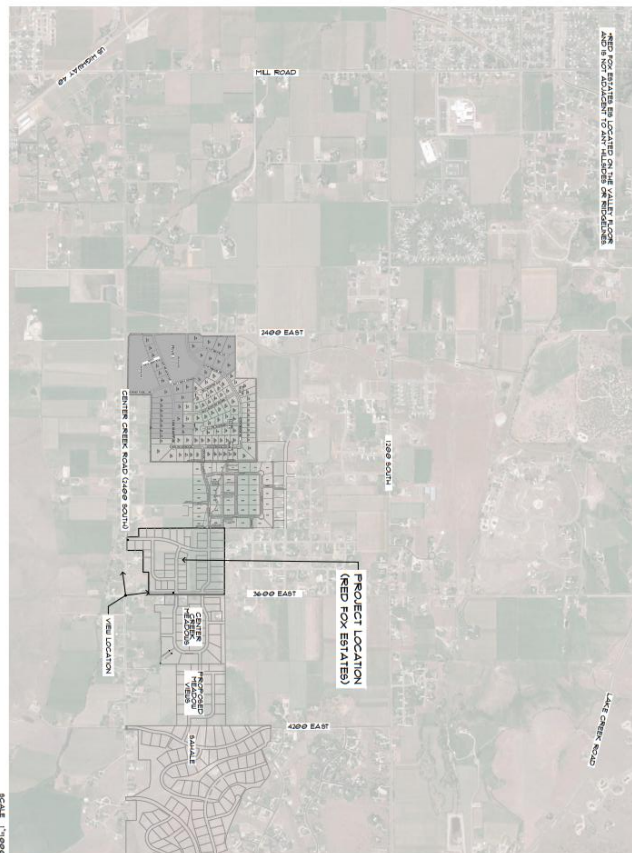




path: X:\Work\5\Bulldoz - Red Fox Subsidies\Prehistory Plan\
file name: DR_MERGED_ANALYSIS.dwg | plot date: May 28, 2026 | plotted by: David



VIEW LOCATION:
INTERSECTION AT CENTER CREEK ROAD AND 3600 EAST



SCALE 1"=1000'



W.A.

RED FOX ESTATES

VIEWSHED ANALYSIS



657.9749

6 MAY 2006

L

PLAN REVIEW REPORT

Don and Peggy Watkins Heber City Properties LLC Matt Watkins-PLAN-Prelim-26-002

Permit #: PLAN-Prelim-26-002 / 2170 South 3600 East

Preliminary Plan

Design Team

Applicant: Don and Peggy Watkins Heber City Properties LLC**Contact Name:****Address:** , ,**Phone:** (801) 631-2916**Email:** mattwatkins76@gmail.com

Engineering

Item	Date Approved	Approval	Final Comments
Site Plan.	07/30/26	App W/Cond	06/26/26 - Dan Fechner - Needs Corrections - see additional notes 07/27/26 - Paul Berg - Updated 07/30/26 - Dan Fechner - Approved 07/30/26 - Dan Fechner - App W/Cond - see additional notes
Cover Sheet	06/26/26	Approved	06/26/26 - Dan Fechner - Approved
Other	07/30/26	Approved	06/26/26 - Dan Fechner - Approved 07/27/26 - Paul Berg - Updated 07/30/26 - Dan Fechner - Approved
Proposed Plat	06/26/26	Approved	06/26/26 - Dan Fechner - Approved
Review Response	06/26/26	Approved	06/26/26 - Dan Fechner - Approved
Architectural Plans	06/26/26	N/A	06/26/26 - Dan Fechner - N/A
Dev. Agreement	06/26/26	N/A	06/26/26 - Dan Fechner - N/A
Circulation Plan	06/26/26	Approved	06/26/26 - Dan Fechner - Approved
Phasing Plan	06/26/26	Approved	06/26/26 - Dan Fechner - Approved
Drainage Plan	07/30/26	Approved	06/26/26 - Dan Fechner - Needs Corrections - see additional notes 07/27/26 - Paul Berg - Updated 07/30/26 - Dan Fechner - Approved
Drainage Report	07/30/26	App W/Cond	06/26/26 - Dan Fechner - Needs Corrections - see additional notes 07/27/26 - Paul Berg - Updated 07/30/26 - Dan Fechner - App W/Cond - see additional notes
Grading Plan	06/26/26	Approved	06/26/26 - Dan Fechner - Approved
Utility Plan	07/30/26	Approved	06/26/26 - Dan Fechner - Approved 07/27/26 - Paul Berg - Updated 07/30/26 - Dan Fechner - Approved
Constraints Analysis	06/26/26	Approved	06/26/26 - Dan Fechner - Approved
Viewshed Analysis	06/26/26	Approved	06/26/26 - Dan Fechner - Approved
Geotechnical Report	06/26/26	Approved	06/26/26 - Dan Fechner - Approved

Planning

Item	Date Approved	Approval	Final Comments
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Planning				
Site Plan.	07/27/26	Approved	07/07/26 - Katie Henneuse 07/27/26 - Paul Berg 07/27/26 - Katie Henneuse	- Needs Corrections - Updated - Approved
Cover Sheet	07/27/26	Approved	07/06/26 - Katie Henneuse 07/27/26 - Paul Berg 07/27/26 - Katie Henneuse	- Needs Corrections - Updated - Approved
Other	07/28/26	Approved	07/07/26 - Katie Henneuse 07/27/26 - Paul Berg 07/28/26 - Katie Henneuse	- Approved - Updated - Approved
Proposed Plat	08/05/26	Approved	07/07/26 - Katie Henneuse 07/27/26 - Paul Berg 07/27/26 - Katie Henneuse 08/03/26 - Paul Berg 08/05/26 - Katie Henneuse	- Needs Corrections - Updated - Needs Corrections - Updated - Approved
Proposed Plat DWG	08/05/26	Approved	07/07/26 - Katie Henneuse 07/27/26 - Paul Berg 07/27/26 - Katie Henneuse 08/03/26 - Paul Berg 08/05/26 - Katie Henneuse	- Needs Corrections - Updated - Needs Corrections - Updated - Approved
Review Response	07/07/26	Approved	07/07/26 - Katie Henneuse	- Approved
Architectural Plans	07/02/26	N/A	07/02/26 - Katie Henneuse	- N/A
Dev. Agreement	08/05/26	Approved	07/07/26 - Katie Henneuse 07/27/26 - Paul Berg 07/27/26 - Katie Henneuse 07/31/26 - Paul Berg 08/05/26 - Katie Henneuse	- Needs Corrections - Updated - Needs Corrections - Updated - Approved
Landscaping Plan	07/07/26	Approved	07/07/26 - Katie Henneuse	- Approved
Water Action Report	07/07/26	Approved	07/07/26 - Katie Henneuse	- Approved
Circulation Plan	07/27/26	Approved	07/07/26 - Katie Henneuse 07/27/26 - Paul Berg 07/27/26 - Katie Henneuse	- Needs Corrections - Updated - Approved
Phasing Plan	07/07/26	Approved	07/07/26 - Katie Henneuse	- Approved
Drainage Plan	07/07/26	N/A	07/07/26 - Katie Henneuse	- N/A
Drainage Report	07/07/26	N/A	07/07/26 - Katie Henneuse	- N/A
Grading Plan	07/07/26	N/A	07/07/26 - Katie Henneuse	- N/A
Utility Plan	07/07/26	Approved	07/07/26 - Katie Henneuse	- Approved
Constraints Analysis	07/07/26	Approved	07/07/26 - Katie Henneuse	- Approved
Viewshed Analysis	07/02/26	Approved	07/02/26 - Katie Henneuse	- Approved
Geotechnical Report	07/07/26	Approved	07/07/26 - Katie Henneuse	- Approved
Will-Serve Letters	07/27/26	Approved	07/07/26 - Katie Henneuse 07/27/26 - Katie Henneuse 07/27/26 - Katie Henneuse	- Waiting on Documents - Updated - Approved
JSPA Design Compliance	07/02/26	N/A	07/02/26 - Katie Henneuse	- N/A
Health Department				
Item	Date Approved	Approval	Final Comments	
Site Plan.	06/22/26	Approved	06/22/26 - Tracy Richardson	- Approved

Health Department				
Cover Sheet	06/22/26	Approved	06/22/26 - Tracy Richardson	- Approved
Other	06/22/26	Approved	06/22/26 - Tracy Richardson	- Approved
Proposed Plat	06/22/26	Approved	06/22/26 - Tracy Richardson	- Approved - Twin Creeks Sewer, Center Creek Culinary Water
Review Response	06/22/26	Approved	06/22/26 - Tracy Richardson	- Approved
Architectural Plans	06/22/26	Approved	06/22/26 - Tracy Richardson	- Approved
Water Action Report	06/22/26	Approved	06/22/26 - Tracy Richardson	- Approved
Phasing Plan	06/22/26	Approved	06/22/26 - Tracy Richardson	- Approved
Utility Plan	06/22/26	Approved	06/22/26 - Tracy Richardson	- Approved

Fire Department				
Item	Date Approved	Approval	Final Comments	
Site Plan.	06/24/26	Approved	06/24/26 - Clint Neerings	- Approved
Cover Sheet	06/24/26	Approved	06/24/26 - Clint Neerings	- Approved
Other	06/24/26	N/A	06/24/26 - Clint Neerings	- N/A
Proposed Plat	06/24/26	Approved	06/24/26 - Clint Neerings	- Approved
Review Response	06/24/26	Approved	06/24/26 - Clint Neerings	- Approved
Architectural Plans	06/24/26	N/A	06/24/26 - Clint Neerings	- N/A
Dev. Agreement	06/24/26	N/A	06/24/26 - Clint Neerings	- N/A
Circulation Plan	06/24/26	N/A	06/24/26 - Clint Neerings	- N/A
Utility Plan	06/24/26	Approved	06/24/26 - Clint Neerings	- Approved
Constraints Analysis	06/24/26	Approved	06/24/26 - Clint Neerings	- Approved

GIS Department				
Item	Date Approved	Approval	Final Comments	
Cover Sheet	06/22/26	Approved	06/22/26 - Claire Ashcraft	- Approved
Other	07/28/26	Approved	06/22/26 - Claire Ashcraft 07/27/26 - Paul Berg 07/28/26 - Claire Ashcraft	- Approved - Updated - Approved
Proposed Plat	06/22/26	Approved	06/22/26 - Claire Ashcraft	- Approved - see additional notes
Proposed Plat DWG	06/22/26	Approved	06/22/26 - Claire Ashcraft	- Approved
Review Response	06/22/26	Approved	06/22/26 - Claire Ashcraft	- Approved
Circulation Plan	06/22/26	Approved	06/22/26 - Claire Ashcraft	- Approved
Constraints Analysis	06/22/26	Approved	06/22/26 - Claire Ashcraft	- Approved
Viewshed Analysis	06/22/26	Approved	06/22/26 - Claire Ashcraft	- Approved

MAG Regional Trails				
Item	Date Approved	Approval	Final Comments	
Site Plan.	06/19/26	N/A	06/19/26 - Don Taylor	- N/A
Cover Sheet	06/19/26	N/A	06/19/26 - Don Taylor	- N/A
Other	06/19/26	N/A	06/19/26 - Don Taylor	- N/A
Proposed Plat	06/19/26	N/A	06/19/26 - Don Taylor	- N/A
Review Response	06/19/26	N/A	06/19/26 - Don Taylor	- N/A

MAG Regional Trails				
Dev. Agreement	06/19/26	N/A	06/19/26 - Don Taylor	- N/A
Circulation Plan	06/19/26	Approved	06/19/26 - Don Taylor	- Approved

Public Works				
Item	Date Approved	Approval	Final Comments	
Site Plan.	07/01/26	Approved	07/01/26 - Terry Ekker	- Approved
Cover Sheet	07/01/26	N/A	07/01/26 - Terry Ekker	- N/A
Other	07/01/26	N/A	07/01/26 - Terry Ekker	- N/A
Proposed Plat	07/01/26	Approved	07/01/26 - Terry Ekker	- Approved
Review Response	07/01/26	Approved	07/01/26 - Terry Ekker	- Approved
Dev. Agreement	07/01/26	Approved	07/01/26 - Terry Ekker	- Approved
Circulation Plan	07/01/26	Approved	07/01/26 - Terry Ekker	- Approved
Drainage Plan	07/01/26	Approved	07/01/26 - Terry Ekker	- Approved
Drainage Report	07/01/26	Approved	07/01/26 - Terry Ekker	- Approved
Grading Plan	07/01/26	Approved	07/01/26 - Terry Ekker	- Approved
Utility Plan	07/01/26	Approved	07/01/26 - Terry Ekker	- Approved

Recorder				
Item	Date Approved	Approval	Final Comments	
Cover Sheet	07/07/26	N/A	07/07/26 - Marcy Murray	- N/A
Other	07/30/26	Approved	07/07/26 - Marcy Murray 07/29/26 - Marcy Murray 07/30/26 - Marcy Murray	- N/A - Updated - Approved
Proposed Plat	07/29/26	Approved	07/07/26 - Marcy Murray 07/27/26 - Paul Berg 07/29/26 - Marcy Murray	- Needs Corrections - see additional notes - Updated - Approved
Proposed Plat DWG	07/07/26	N/A	07/07/26 - Marcy Murray	- N/A
Review Response	07/07/26	N/A	07/07/26 - Marcy Murray	- N/A
Dev. Agreement	07/07/26	N/A	07/07/26 - Marcy Murray	- N/A
Phasing Plan	07/07/26	N/A	07/07/26 - Marcy Murray	- N/A

Surveyor				
Item	Date Approved	Approval	Final Comments	
Cover Sheet	06/24/26	N/A	06/24/26 - Tori Lewis	- N/A
Other	07/30/26	Approved	06/24/26 - Tori Lewis 07/27/26 - Paul Berg 07/30/26 - Jim Kaiserman	- N/A - Updated - Approved
Proposed Plat	07/30/26	App W/Cond	06/25/26 - Tori Lewis 07/27/26 - Paul Berg 07/30/26 - Jim Kaiserman	- Needs Corrections - FYI Jim sent comments to the project Surveyor - Updated - App W/Cond - see additional notes
Proposed Plat DWG	06/24/26	Approved	06/24/26 - Tori Lewis	- Approved
Review Response	06/24/26	N/A	06/24/26 - Tori Lewis	- N/A

Administration				
Item	Date Approved	Approval	Final Comments	

Administration				
Site Plan.	06/18/26	N/A	06/18/26 - Amy Graves	- N/A
Owner Authorization.	06/18/26	Approved	06/18/26 - Amy Graves	- Approved

Additional Comments

Don and Peggy Watkins Heber City Properties LLC Matt Watkins-PLAN-Prelim-26-002

Application #: PLAN-Prelim-26-002 / 2170 South 3600 East

Engineering			
Item	Comments		
Site Plan.	06/26/26 - Dan Fechner	- Needs Corrections	- A maintenance access and an easement will be required - See additional Notes
A maintenance access and an easement will be required along Center Creek similar to what was provided in Cummings Ranch.			
Site Plan.	07/30/26 - Dan Fechner	- App W/Cond	- see additional notes
A maintenance access road will need to be provided along Center Creek with the final plans similar to Cummings Ranch.			
Drainage Plan	06/26/26 - Dan Fechner	- Needs Corrections	- 2050 South has approximately 850' without an inlet - See additional Notes
2050 South has approximately 850' without an inlet. Inlets should be spaced at 400' maximum to avoid excess spread in the travel lanes during large storm events. Add additional inlets or provide road spread calculations justifying no additional inlets.			
Drainage Report	06/26/26 - Dan Fechner	- Needs Corrections	- 1. Ensure the storm basins with phase 1 is sufficient - See additional Notes
1. Ensure the storm basins with phase 1 is sufficient for the runoff associated with this plat. Will one of the retention basins on the east of Wall Street be needed in addition to the northwest basin for the phase 1 runoff? 2. The retention basins are sized for the 100-yr storm. Ensure pipes and inlets are sized appropriately to convey this flow into the basins.			
Drainage Report	07/30/26 - Dan Fechner	- App W/Cond	- see additional notes
Final drainage calculations will be reviewed with the final plan submittal.			
Planning			
Item	Comments		
Site Plan.	07/07/26 - Katie Henneuse	- Needs Corrections	
1. Please correct the description of the road standards. The 66' Minor Collector applies to 3600 E and the 60' Major Local applies to the roads in the subdivision. 2. Land Use Calc table - please correct the amount of required open space. 30% is required, not 15%.			
Cover Sheet	07/06/26 - Katie Henneuse	- Needs Corrections	- Update land use table with current subdivision configuration - See additional Notes
Update land use table with current subdivision configuration.			
Proposed Plat	07/07/26 - Katie Henneuse	- Needs Corrections	
1. This is not related to the proposed plat, but please provide the deed history of both 09-3083 and 09-3224 going back from 1965 until the most current deed. The review response said this was submitted, but it is not in the list of attachments. 2. All Plats - Add a signature block for Planning Commission. Move the County Recorder's block to the bottom right corner. 3. Phase 1 - Show 3' 2400 S ROW dedication on plat. 4. Phase 1 - Center Creek Channel Notes, is Common Area C to be dedicated (similar to Common Area G)? See Phase 3 Center Creek Channel Note 1. 5. Phase 1 - Legend shows a line for Center Creek Channel Easement, but there are no easement lines shown on the plat. 6. Phase 1 - Common Area B shows a PUE line through the middle of it. Is this a remnant line from the previous version of the plat? 7. Phase 2 - Please provide an explanation for the boxes shown on Lot 36. Are these existing structures? If so, please provide a note to explain if these will remain or will be demolished. 8. Phase 2 - The curve table is cut off at the bottom, please extend so that all curves are shown in table.			
Proposed Plat	07/27/26 - Katie Henneuse	- Needs Corrections	
Phase 2, Lot 23, curve C27 is shown on the south property line, but is not listed in the curve table. It looks like this curve may be mislabeled.			

Planning			
Dev. Agreement	07/07/26 - Katie Henneuse	- Needs Corrections	
1. Moderate Income Housing - The fee in lieu must be paid with final plat recording. Please add this to the DA. 2. There are several references to the Project Master Plan approval. I am not seeing a history of a master plan approval for this subdivision. It appears that it was not required for this subdivision. Please revise DA accordingly. 3. Definition of "Project Plan" (pg. 5) please update reference from Sahale to Red Fox Estates and correct reference to Recital G. Recital G is about density. 4. Please update the Exhibit numbers and references. For example Master Trail Plan is C not D, Will Serve Letters are G not F, etc.			
Dev. Agreement	07/27/26 - Katie Henneuse	- Needs Corrections	
1. Recital F (11) on pg. 2 references the project master plan. Please correct to project preliminary plan. 2. The definition of "Preliminary Trail Plan" on page 5 references a trail plan attached as Exhibit D. The Master Trail Plan is Exhibit C not D.			
Circulation Plan	07/07/26 - Katie Henneuse	- Needs Corrections	- 1. Thank you for providing the streetlight spec. P - See additional Notes
1. Thank you for providing the streetlight spec. Please show the location of the streetlights on the circulation plan. 2. Please correct the description of the road standards. The 66' Minor Collector applies to 3600 E and the 60' Major Local applies to the roads in the subdivision.			
Will-Serve Letters	07/07/26 - Katie Henneuse	- Waiting on Documents	- Please submit will-serve letters for secondary wat - See additional Notes
Please submit will-serve letters for secondary water, culinary water, gas, and sewer.			
GIS Department			
Item	Comments		
Proposed Plat	06/22/26 - Claire Ashcraft	- Approved	- see additional notes
Note that "Red Fox Lane" will need a different name on the final plat since we already have a Red Fox Road in the county. (Another "Red Fox" name would only be permissible if it were in the same development as Red Fox Road.) Please reach out to gis@wasatch.utah.gov with some alternatives and we can check them against our system. "Lane" will work for the suffix. Please also notify the GIS team when you are preparing your final submission and we'll generate addresses at that time.			
Recorder			
Item	Comments		
Proposed Plat	07/07/26 - Marcy Murray	- Needs Corrections	- Can you please move the Recorders information (box - See additional Notes
Can you please move the Recorders information (box) to the bottom of the page on the right. I am wondering about the Common Area on all of the phases. Some phases it talks about them and what they are but not on all of them. Common Area cannot be individually owned and is an undivided interest to each and every owner on the plat, Should they be open space? Is there going to be a HOA that is going to take care of the common areas. is it for the use and benefit of the homeowners like a park in the future or something. obviously not the detention areas. I'm just a little confused. I received your comments regarding the addresses and the owner names; I am good with that. Thanks,			
Surveyor			
Item	Comments		
Proposed Plat	07/30/26 - Jim Kaiserman	- App W/Cond	- see additional notes
There are boundary line issues on this plat. Paul knows there are. We will withhold our final approval until we are allowed another review of the final boundary and appropriate documents.			