



Wasatch County Council Meeting Minutes Minutes for July 1, 2026

The Wasatch County Council met in regular session live and online on Wednesday, July 1, 2026, in the Wasatch County Chambers located in the Wasatch County Administrative Building at 25 North Main, Heber City, Utah 84032.

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

Agenda

Call to Order

1. Prayer/Remarks – Luke Searle
2. Pledge of Allegiance – Spencer Park

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.

Summary:

There were several residents that got up during public comment addressing the concerns of Maverick Rock Mining. If you want to hear the comments, you can go to wasatchcounty.gov and on the search bar, type in meetings and videos, you will pick the July 1, 2026, regular meeting.

Call for Agenda Items

Councilmember Bonner: was approached by a property owner from Greener Hills about a possibility of a zoning change. Dustin will work with planning staff to prepare a future agenda item.

Councilmember Rowland would like to continue the discussion about board assignments for a previous meeting.

Councilmember Searle wants the MOU with Heber City to be put on the 3rd week of July.

Dustin Grabau asked council if they want a future item for the historian position. The

county currently has budget for the remainder of the year for the position.

Consent Items

1. Approval of April 22, 2026 Minutes – Clerk/Auditor

Summary: Held a meeting on April 22, 2026

Action Taken: Councilmember Bonner: made a motion that we **approve the April 22, 2026 minutes, with type-o corrections that need to be made.** **Councilmember Nelson:** 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

Council Items

1. Canvass of 2026 Primary Election – Joey Granger

Summary: The primary election was held on June 23, 2026. 1200 ballots were sent out, 455 were undeliverable. That means our voters' rolls are pretty clean, and we are staying up with move-ins and our ever-growing county and changes.

Action Taken: Councilmember Nelson: made a motion to **accept the canvass of the 2026 primary election.** **Councilmember Murphy:** 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

2. Discussion and Consideration of clarifying and consolidating Heber Valley Railroad debt payments – Dustin Grabau & Randy Bates

Summary: Wasatch County has loaned Transient Room Tax (TRT) Funds to the Heber Valley Railroad three times since 2015. The loans are as follows:

- In 2015, \$700,000 at 0.5% interest for 10 years
- In 2019, \$1,500,000 at 3.0% interest for 15 years
- In 2022, \$750,000 at 3.14% interest for 4 with a balloon payment at the end of 2026 of \$644,560.99

The 2022 loan included a balloon payment due to the anticipation of appropriations from the state that would repay the loan prior to the execution of the payment. That appropriation did not take place as expected. Additionally, minor modifications have been

made to these terms between the parties due to COVID-19 and similar circumstances. In the interest of preserving the Railroad's operations, county staff proposes consolidating the remaining balance of the two most recent loans to the following terms: \$1,811,841.02 at 3.5% interest for 15 years. Councilmember Nelson recused himself from the discussion.

Action Taken: Councilmember Murphy: made a motion to **accept the provisions of this agreement as stipulated. Councilmember Park:** seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

This change is mutually beneficial to both entities, with the county collecting nearly \$250 thousand in additional interest revenue for the TRT fund and the preservation of operations at the Heber Valley Railroad.

3. Discussion and Consideration of Resolution 26-09 listing Parcel 00-0004-9085 as surplus – Dustin Grabau

Summary: Wasatch County has been negotiating with Heber City over the possible sale of the old Heber City Fire Station located at 95 South 100 West. This resolution simply lists the property as surplus and thus eligible for sale, but it does not authorize the sale. Future action by the council will be required before the sale of the property.

Action Taken: Councilmember Bonner: made a motion to **adopt resolution 26-09 listing parcel 00-0004-9085 as surplus property. Councilmember Nelson:** 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

4. Consideration of Proposed Settlement Agreement with Maverick Rock – Alex Stuedter

Summary: In April, the District Court issued a ruling that required the county to hold a public hearing on Maverick Rock's vested mining rights application. In the April 22nd meeting, the County Council made a finding of imminent danger to the health, safety, and welfare of residents. Since then, Wasatch County has been working to review the operational plan provided to the county and identify legally justifiable mitigation measures. In the interest of ensuring that some mitigation measures are applied and to limit the potential financial risk to the County, staff recommend that the council authorize a settlement agreement that would set mutually agreed-upon measures. The county's appeal of the District Court ruling is still continuing. Alex with the Attorney's office, displayed a powerpoint presentation titled "Vested Mining Rights & Mitigation Measures" and answered questions Council has about the options they have at this point.

Summary:

Councilmember Searle: made a motion to continue this item to next Council meeting. No

one seconded the motion. The motion failed.

Action Taken: Councilmember Murphy: made a motion **that we approve the proposed settlement agreement with Maverick Rock. Councilmember Nelson:** seconded the motion. The motion passed with the following vote:

Voting Aye: Erik Rowland, Mark Nelson, Spencer Park, Michael Murphy

Voting Nay: Colleen Bonner, Luke Searle

5. Discussion and Consideration of Purchase and Sale Agreement for a Conservation Easement on Lundin Property Lundin property located at 900 West Bigler Lane, and its preservation as open space – Colleen Bonner & Jon Woodard

Summary: Wasatch County Council approved funding the Lundin Conservation Easement in principle during a council meeting in August 10, 2022. Since that time, significant efforts have been expended to identify and clarify outstanding items related to the agreements necessary to fund the initial purchase and eventual closing. After working with all parties involved, staff recommend approving the \$2 million contribution to the conservation easement based on the attached agreements. Funding for this project is available from the remaining balance of Open Space Bond proceeds. John Woodard presented a possible motion to Council in the powerpoint presentation.

Action Taken: Councilmember Bonner: so moved to what John just read.

Councilmember Nelson: 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

Council/Board Reports

Summary: Councilmember Nelson: Wanted to talk about fireworks. They have been banned and there have been questions about Memorial Hill. It is owned by Wasatch County, but for years there has been a firework show that has been put on by Midway City and this year that won't be happening. The flags for America 250 celebration turned out great. Midway Mayor stated he got a lot of grief about the ban but felt like it was pertinent to follow the state's direction. Councilmember Bonner suggested all purchased fireworks possibly being displayed for New Year's Eve. Councilmember Murphy thinks taking the risk of starting a fire is worth it to commemorate the founding of this nation because it reminds me of the sacrifices that were made by those who gave everything.

Councilmember Bonner: There's been a request to leave the flags up until after the 24th of July because of all the activities still planned.

Councilmember Searle: The Library board met this week. There are two board members' terms that are ending. Mitzi Nelson, after 20 years, has been on the board for over 20 years, and she donated money to the library. Kristina Spicer is serving her first term. There are applicants that will be interviewing this week.

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: 4:45 PM going into closed session for Property acquisition and Litigation.

Action Taken: Councilmember Bonner: made a motion to go into closed session pending litigation and property acquisition. **Councilmember Searle:** 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

Summary: 5:15 PM come out of the closed session.

Action Taken: Councilmember Nelson: made a motion to come out of the closed session. **Councilmember Bonner:** 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

Adjournment

Councilmember Rowland: We need a motion to adjourn.

Action Taken: Councilmember Bonner: made a motion to adjourn. **Councilmember Nelson:** 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


Chair


Joey D. Granger/Clerk/Auditor

