



Notice of Wasatch County Planning Commission Meeting

Thursday, September 10, 2026, at 6:00 PM

Public Notice is hereby given that the Wasatch County Planning Commission will hold a regular session on Thursday, September 10, 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 August 13, 2026, Meeting

Regular Agenda

1. A proposed code amendment to 16.21.17(B,3) regarding residential facilities for persons with disabilities and an amendment to 16.04 adding a definition for "Disabled Persons". **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 September 16, 2026 - Doug Smith and Alex Stoedter*

2. Paul Berg, representing KEW Consulting LLC, requests preliminary approval for Heritage Hills, a 23-lot conservation subdivision with 2 additional lots that are considered lots of record. The subdivision is located in Sections 5 & 8, Township 4S, and Range 6E in the Residential Agriculture 1 (RA-1) and Mountain (M) zones. The proposal also includes a county initiated request to amend the master trail plan to change the trail on Lake Creek Road east of 6400 East from the north side of Lake Creek Road to the south side of Lake Creek Road. **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 September 16, 2026* – Doug Smith
3. Riley Streit, representing Cannon Development Company, LLC, requests Final Site Plan and Conditional Use Permit review for a clubhouse, pool, and pickleball courts for The Crossings at Lake Creek located at 2822 East Cottage Lake Road in the Residential Agricultural 1 (RA-1) zone. – Austin Corry

9:30 PM Approval of Motions

Commission/Director Comments

Adjournment

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

*County Council Public Hearings will be held at 6:00 PM 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

AUGUST 13, 2026

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

BUSINESS ITEMS

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

MOTION

- Vice Chair Mark Hendricks made a motion to approve the minutes of the July 9, 2026 meeting as written.
- Commissioner Scott Brubaker seconded the motion.

VOTE (4 TO 0)

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	David Thacker	<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)
CONTINUED FROM 07-09-2026 MTG.

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

- The applicant has not provided an updated plat showing the layout of any relocated buildings. Without updated plans to know the extent of the changes staff cannot process the plat.

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:

- N/A

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

- N/A

MOTION

- **Commissioner Hendricks made a motion to continue Item 1 indefinitely.**
- **Commissioner Thacker seconded the motion.**

VOTE (4 TO 0)

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	David Thacker	<u>AYE</u>	NAY	ABSTAIN

ITEM #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)**

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. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- Katie Henneuse went through a presentation regarding the proposal as well as went over conditions and findings.

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:

- Paul Berg addressed the commission and asked if there were any questions.
- Paul Berg asked why the clustering ordinance is not allowed east of 3600 East and that it should be. He really likes the ordinance and would like to be able to use it sooner. The Commission was hopeful that the ordinance for clustering could be updated sooner than later and allow it east of 3600 East.

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

- Commissioner Thacker disclosed that he is a neighboring property owner but did not feel that he had a conflict and felt he could make an unbiased determination on the project.
- Commissioner Hendricks asked a question about the trail width and the requirements for 8' wide trails along the collector roads.
- Commissioner Brubaker asked about the affordable housing and if that was a requirement?
- Commissioner Thacker asked about the trees along the channel and if they are going to try and keep them.

MOTION

- **Commissioner Thacker made a motion to approve Item 2 with the conditions and findings listed.**
- **Commissioner Brubaker seconded the motion.**

VOTE **(4 TO 0)**

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	David Thacker	<u>AYE</u>	NAY	ABSTAIN

FINDINGS / BASIS OF PLANNING COMMISSION DETERMINATION

The motion includes facts of the case, analysis, conclusions and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

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.

ADJOURNMENT

MOTION

- **Vice Chair Hendricks made a motion to adjourn.**
- **Commissioner Brubaker seconded the motion.**

VOTE **(4 TO 0)**

Mark Hendricks	<u>AYE</u>	NAY	ABSTAIN	Scott Brubaker	<u>AYE</u>	NAY	ABSTAIN
Kimberly Cook	<u>AYE</u>	NAY	ABSTAIN	David Thacker	<u>AYE</u>	NAY	ABSTAIN

Meeting adjourned at 6:30 p.m.

MARK HENDRICKS/VICE CHAIRMAN

Meeting Date: September 10, 2026 **Department:** Planning
Presenter: Doug Smith and Alex Stoedter **Applicant:**
Requested Time:

Item Title:

A proposed code amendment to 16.21.17(B,3) regarding residential facilities for persons with disabilities and an amendment to 16.04 adding a definition for "Disabled Persons". **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 September 16, 2026*

Issue:**Background:****Proposed Motion:**

Please continue Item one to a date certain of October 8, 2026.

Impact:

N/A

Attachments:

1. PC Staff Report 09-10-2026 – Item 1 continuance memo

COUNTY MANAGER

Dustin A. Grabau

COUNTY PLANNERS

Doug G. Smith, Director
Austin Corry, Assistant Director
Katie Henuese, Planner
Nicolas Christiano, 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: 3 September 2026
Re: Item #1 Amendments regarding handicapped care facilities

Dear Planning Commission members,

Please continue Item one to a date certain of October 8, 2026.



Meeting Date: September 10, 2026**Presenter:** Doug Smith**Department:** Planning**Applicant:** Paul Berg, KEW Consulting LLC**Requested Time:****Item Title:**

Paul Berg, representing KEW Consulting LLC, requests preliminary approval for Heritage Hills, a 23-lot conservation subdivision with 2 additional lots that are considered lots of record. The subdivision is located in Sections 5 & 8, Township 4S, and Range 6E in the Residential Agriculture 1 (RA-1) and Mountain (M) zones. The proposal also includes a county initiated request to amend the master trail plan to change the trail on Lake Creek Road east of 6400 East from the north side of Lake Creek Road to the south side of Lake Creek Road. **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 September 16, 2026*

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 the purpose and intent of the requirements of the conservation development code as well as the development requirements in the Residential Agriculture (RA-1) zone and a discussion about the trail master plan.

Background:

This proposal is located at approximately 6380 East Lake Creek Road and further east of the red sandstone rock quarry on Lake Creek Road. The property is on the north and south sides of Lake Creek Road. The RA-1 portion of the development is west of 6400 East adjacent and east of Lake Creek Estates. The property surrounds the red rock quarry on the north side of Lake Creek Road on the way to Timber Lakes.

Proposed Motion:

Move to forward a Recommendation for Approval to the County Council for item 2 consistent with the findings and subject to the conditions presented in the staff report.

Impact:

N/A

Attachments:

1. PC Staff Report 09-10-2026 – Item 2 – Heritage Hills preliminary



Item 2 – Preliminary approval for Heritage Hills a 398.99-acre conservation development in the M (Mountain) zone and a 6-lot subdivision on 10 acres in the RA-1 zone and a proposed amendment to the trails master plan.

Project: PLN prelim 26-003 | Heritage Hills
Meeting Date: 10 September 2026
Report Date: 3 September 2026
Report Author: Doug Smith, Planning Director
Council Action Required: Yes
Type of Action: Legislative
Applicant: Paul Berg

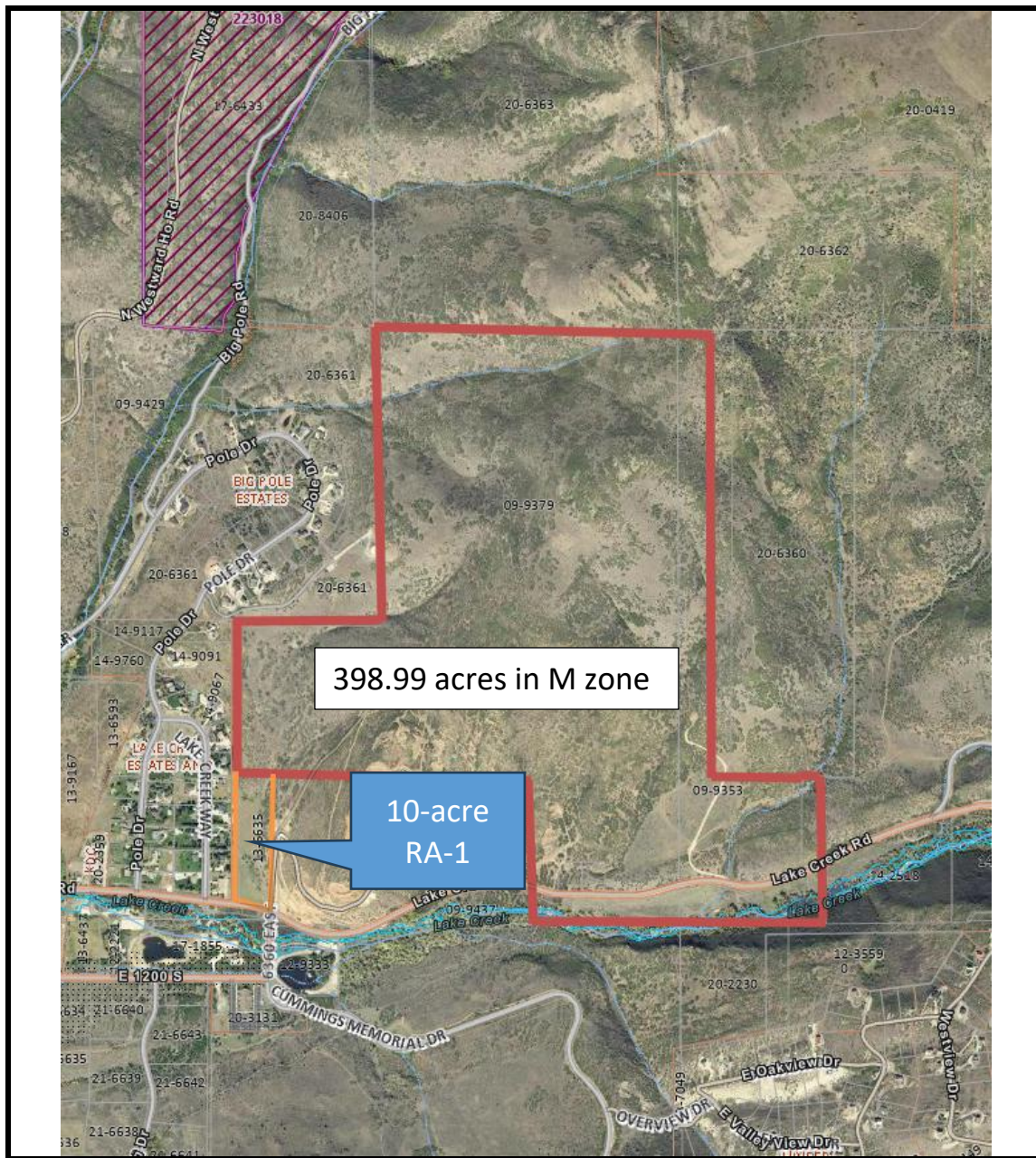
Address: Approx. 6500 E. Lake Creek Road
Acreage: 408.99 acres
Proposed Density: 25 lots including 2 lots of record on 408.99 acres
Zoning Designation: M (Mountain) and RA-1
Related Applications: Code text amendment and master plan approval

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 the purpose and intent of the requirements of the conservation development code as well as the development requirements in the Residential Agriculture (RA-1) zone and a discussion about the trails master plan.

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 forward a POSITIVE RECOMMENDATION of the proposed preliminary plan and guidance on the proposed amendment to the master trail plan based on the findings and subject to the conditions included the staff report.



BACKGROUND

This proposal is located at approximately 6380 East Lake Creek Road and further east of the red sandstone rock quarry on Lake Creek Road. The property is on the north and south sides of Lake Creek Road. The RA-1 portion of the development is west of 6400 East adjacent and east of Lake Creek Estates. The property surrounds the red rock quarry on the north side of Lake Creek Road on the way to Timber Lakes.

The applicant is requesting that the proposal be processed as a conservation development. The conservation code was adopted several years ago and allows for clustering of lots, smaller than what would be allowed in the underlying zone but requires large areas of open space to be protected in perpetuity.

This application is for overall preliminary approval for a development in the M (Mountain) zone (398.99 acres) which typically requires 20-acre lots. There is a 10-acre piece in the RA-1 zoning district proposed to be subdivided as well. The conservation development code cannot be used in the RA-1 zoning district. The portion of the development in the RA-1 zone will be processed as part of this large-scale development and provides access to two lots in the conservation development portion of the project that is zoned M. The conservation development code allows lots as small as 5 acres to be clustered as long as they meet the purpose and intent of the conservation code and, the development overall, provides at least 75% open space protected in perpetuity.

A conservation development is only allowed if the legislative body approves a master plan that meets the purpose and intent language in the code (16.27.06.5(C)). The master plan was approved on December 17, 2025, with a number of conditions that are noted below:

CONDITIONS

1. Lots 9 and 20 will need to have building envelopes outside of the alluvial fan flood potential.
2. An exception is granted from the engineering department for driveways that access onto Lake Creek.
3. All conditions and requirements of the DRC shall be complied with.
4. Provide a 20' trail easement along the south side of Lake Creek.
5. Provide for a trailhead as required by the legislative body with details to be worked out at preliminary review.
6. Provide for a third-party conservation easement on the open space property.

This is the first project to use the Conservation development ordinance that has been in place for several years.

If approved the development will provide 305.5 acres of dedicated and preserved open space, which is 76.46% of the overall project and will have a total of 25 lots which includes two lots of record.

PURPOSE AND INTENT

The subject property is in the M (Mountain) zone and in the RA-1 zone. The purpose and intent of the Conservation Development is stated below:

16.27.06.5 Conservation Developments:

A conservation development is only allowed if the legislative body approves master plan on the property that meets the intent of the code. The legislative body is encouraged to ensure the purpose statements and other code requirements for a conservation development can be met before granting the master plan approval.

Purpose and Intent: The purpose and intent of the Conservation Development ordinance is to perpetually preserve rural landscape, sensitive natural resources, steep slope areas and other large areas of open land, while permitting residential development at low, rural densities, in an open space setting, located and designed to reduce the perceived intensity of development. Specific objectives are as follows:

1. To maintain the rural character by preserving tracks of land containing unique and environmentally sensitive natural such as woodlands, stream corridors, wetlands, floodplains, ridge tops, steep slopes, rock outcroppings, critical species habitat, valuable perpetual open space and natural areas, identified as an asset to citizens of the County.
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2. To protect scenic views and to minimize visibility of new development from specific locations within the County.
 3. To provide for greater design flexibility in the siting of dwellings and other development features than would be permitted by the application of standard regulations in order to maintain, scenic quality, and overall aesthetic value of the landscape.
 4. To increase flexibility and efficiency in the siting of services and infrastructure, by reducing street length, utility requirements, drainage requirements, and the amount of paving required for residential development, where possible.
 5. To decrease the amount of disturbance in sensitive areas by reducing or eliminating cuts and fills for roads and other infrastructure.
 6. To create groups of dwellings with direct visual and physical access to common open space.
 7. To encourage active and passive recreational use of common open space by residents of a conservation development and by the public.
 8. To reduce erosion and sedimentation by preserving existing vegetation and minimizing development on steep slopes.
 9. To create an attitude of stewardship, or caring, for the land within open space by requiring a land management, or stewardship, plan for the open space that may include grazing, but must be able to have a third-party conservation easement placed on it.
 10. Provide safe circulation of vehicular and pedestrian traffic to and within hillside areas.
 11. To provide access for emergency vehicles necessary to serve the hillside areas.
 12. To lessen the need as much as possible to protect the public from natural hazards caused by unstable slopes and soils, debris flow, erosion and other geologic hazards of hillside development.
 13. To minimize the threat and subsequent damage of wildfire through safe building practices and clustering of units on shorter streets.
 14. To protect large tracks of land from development perpetually and allow some form of public access.
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KEY ISSUES TO CONSIDER

- Has the proposal addressed the conditions of the master plan approval?
- Does the proposal comply with the purpose and intent statements of the Conservation development code?
- Is the open space considered to be a valuable tract of open space?
- Can the proposal guarantee in perpetuity the conservation of the open space?
- Does the proposal meet the technical requirements of the code for both the M and RA-1 zoning districts?
- Is there support for a future amendment to the master trail plan?

PRELIMINARY PLAN ANALYSIS:

As mentioned, there were conditions at the master plan approval that include the following:

CONDITIONS

1. Lots 9 and 20 will need to have building envelopes outside of the alluvial fan flood potential.
2. An exception is granted from the engineering department for driveways that access onto Lake Creek.
3. All conditions and requirements of the DRC shall be complied with.
4. Provide a 20' trail easement along the south side of Lake Creek.
5. Provide for a trailhead as required by the legislative body with details to be worked out at preliminary review.
6. Provide for a third-party conservation easement on the open space property.

Each condition will be addressed in the applicable portion of the staff report.

The preliminary plan layout for the proposed project consists of a total of 408.99 acres which includes both the RA-1 and M zoned portions of the project.

Density – The density for the total property is 25 lots broken into the following zones:

- M zone gross acreage is $398.99/20$ (base density) = 19 allowable lots. The proposal is for 17 lots.
- RA-1 zone is $10 \text{ acres}/1.3 \text{ acres per unit}$ = 7 allowable lots. The proposal is for 6 lots.
- 2 lots of record that are proposed to be moved, enlarged and platted as part of the subdivision.

Traffic Management/access – The code does not allow cul-de-sacs longer than 1,300 feet and more than 31 ERU's without a second access. The RA-1 lots (lots 1-6) and two lots in the M zone are on a cul-de-sac that is at the maximum limit of 1,300 feet but complies with the code. There is no option for the cul-de-sac to connect to another road and provide for a through street due to Lake Creek Estates to the west and the property that will be part of the conservation open space piece to the north.

The 6 lots on the south side of Lake Creek require direct access onto Lake Creek Road. Lots are not allowed to have direct access onto collector roads unless granted an exception. The proposal is to require three shared driveways and require that all lots provide for vehicles to enter Lake Creek in a forward motion. An exception has been made by the Engineering Department and is included as an attachment to this staff report.

Setbacks - Setbacks will be regulated by the underlying zoning designations. Along Lake Creek Road there is a required 50' setback from the edge of the right-of-way or 80' from the center line of the road whichever is greater.

Pedestrian access/trails – Public trails are required as part of a conservation development. The 305-acre open space portion of the development will have back country public trails within the open space. The trail plan shows connections to existing and future public trails in Big Pole Estates as well as a connection to another open space parcel owned by Big Pole Estates on the east side of the development. The trails all connect to the trailhead just off Lake Creek Road. The proposal also shows an 8' asphalt trail within the RA-1 subdivision portion on the north side of Lake Creek and there is also an 8' asphalt trail along the south side of Lake Creek east of 6400 East if the trails master plan is amended.

Master trail plan amendment - The County master trail plan, which is part of the General Plan, shows a trail along the Lake Creek Channel and on one side of Lake Creek Road east of 6400 East. The applicant is proposing to build an 8' asphalt trail on the south side of Lake Creek Road (due to constraints on the north side) and provide a 20' easement along the south side of the Lake Creek Channel for a future trail. This is a departure from the County trails master plan

which shows the trail on the north side of Lake Creek. The master plan shows a trail on both sides of Lake Creek up to 6400 East where it switches to the north side only. Attached are images that show the constraints that a trail on the north would have. In discussion between the Engineering department and planning department it was determined that a better option was to amend the trials master plan and move the trail to the south side of Lake Creek Road. This will need to be addressed in November when the County code allows for changes to the General Plan. The item will need to come back to the planning commission in October or November so that the council can hear the matter in November. Below is the code section and the requirements for amendments.

16.03.04: GENERAL PLAN AMENDMENT

A. Amendment Initiation: A general plan amendment may be initiated by:

1. A resolution of intention by the county legislative body or the planning commission;
2. An application by a property owner, an interested party having the owner's authorization, or any member of the general public. The deadline for such General Plan amendment applications to be submitted to the planning department is by July 15, of any given year for the recommendation by the planning commission. After July 15, the item may not be entertained until the following year, unless the matter was continued in a public meeting of the planning commission prior to July 15.

B. Amendment Frequency: **Proposed amendments to the general plan will only be considered by the county legislative body once each calendar year in November.** All general plan amendments shall be effective January of the following year when the general plan is updated, however applicants can pursue development approvals prior to January if approval to the new general plan has been granted.

1. **The county legislative body may propose and authorize the expedited enactment of an amendment to the general plan by requiring the planning commission, the planning director to only follow the minimum requirements under the Utah Code to amend the general plan if the county legislative body finds that expedited enactment of amendment to the general plan is necessary,** the planning director, planning commission, and other necessary county personnel shall act with haste, and are hereby authorized to follow the minimum requirements of the State Code, to recommend an amendment to the general plan, or to decline to recommend the proposed amendment after holding a properly noticed public hearing.

Trailhead – As part of the preliminary approval a trailhead was required to be provided. The trailhead is off-street and provides for 6 cars as well as a kiosk. This should be further refined at final.

Plat maps, phasing and open space – The application states that there is 305.05 acres or 76.46% open space for the project. The code requires 75%. This open space is required by code to be protected in perpetuity from development and allow for public access on the trails.

The applicant is working with Utah Open Lands. We have received an updated letter from Utah Open Lands stating that they are working through the process and that “the project has received interim status from the organization”. The proposal is to plat the project in phases. The conservation subdivision code requires that the open space be dedicated with the first phase of the development. The applicant has proposed that 30.26 acres of the open space be dedicated with the phase 4 plat. The code requirement is outlined below.

16.27.06.5(C, 11) The fee title to the property in the Qualified Conservation Easement must be dedicated as either common area, open space or held privately and must be dedicated in accordance with 16.21.06. All costs of the Qualified Conservation Easement shall be paid by the developer. The Qualified Conservation Easement shall be entered

into and all conserved property that is part of the master plan shall be dedicated with the first plat recorded that includes any buildable lots.

The applicant is amenable to dedicating the phase 4 open space with the first phase plat. The remainder open space on the south side of Lake Creek Road will need to be worked out prior to final approval.

Sewer & water – The project will have both sewer and water provided by the Twin Creeks SSD.

Streetlights – Streetlights are required at the intersections on Lake Creek. This means that there will be a total of three streetlights. All streetlights must be in compliance with County codes and provide full cut-off.

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 Legislative Body to render a decision.

RECOMMENDED MOTION

Move to forward a Recommendation for Approval to the County Council for item 2 consistent with the findings and subject to the conditions presented in the staff report.

PROPOSED FINDINGS:

- This proposal was granted master plan approval on December 17, 2025.
- The development has two land use zones M (Mountain) and RA-1.
- The RA-1 portion of the development cannot be part of the conservation development but will be processed as part of the large-scale development.
- The road that is part of the RA-1 portion of the development provides access to two lots in the M zone.
- The M zone portion of the development is proposed to be developed as a conservation subdivision.
- The Legislative body must determine that the proposal meets the purpose and intent statements of the conservation ordinance by determining that the proposal accomplishes the intent of the Conservation development code by maintaining the rural character, protecting scenic views, providing greater design flexibility and efficiency, decreasing the amount of disturbance, encouraging active and passive recreation, reduces erosion and sedimentation, creates an attitude of stewardship, provides for safer circulation in a wildland area, reduces exposure to natural hazards, minimizes the threat and damage from wildfires and protects large tracts of land from development in perpetuity.
- The proposal meets the density requirements for the conservation development.
- The proposal complies with the code requirements for the RA-1 zone.
- The proposal provides 305.05 acres of open space with access to public trails and surrounded by other open space parcels in other developments.
- The open space will need to be dedicated with the first phase.
- All lots will be serviced by Twin Creeks for both water and sewer.
- Changes to the Master Trial Plan, which is part of the County General Plan, will need to be made within the time frame and noticing requirements of State and County codes.
- This is a recommendation to the County Council. The Planning Commission is not the approving body.

PROPOSED CONDITIONS:

- 1) As per code section 16.27.6.5(C, 11) the open space is required to be dedicated with the first phase. This must be worked out prior to final approval.
- 2) The County Council will need to approve an amendment to the master trail plan if the 8' asphalt trail is on the south side of Lake Creek Road and comply with State and County codes regarding the amendment.
- 3) At final any lots with building envelopes greater than 25% will need site specific soils reports.
- 4) All conditions and requirements of the DRC shall be complied with.

POSSIBLE ACTIONS

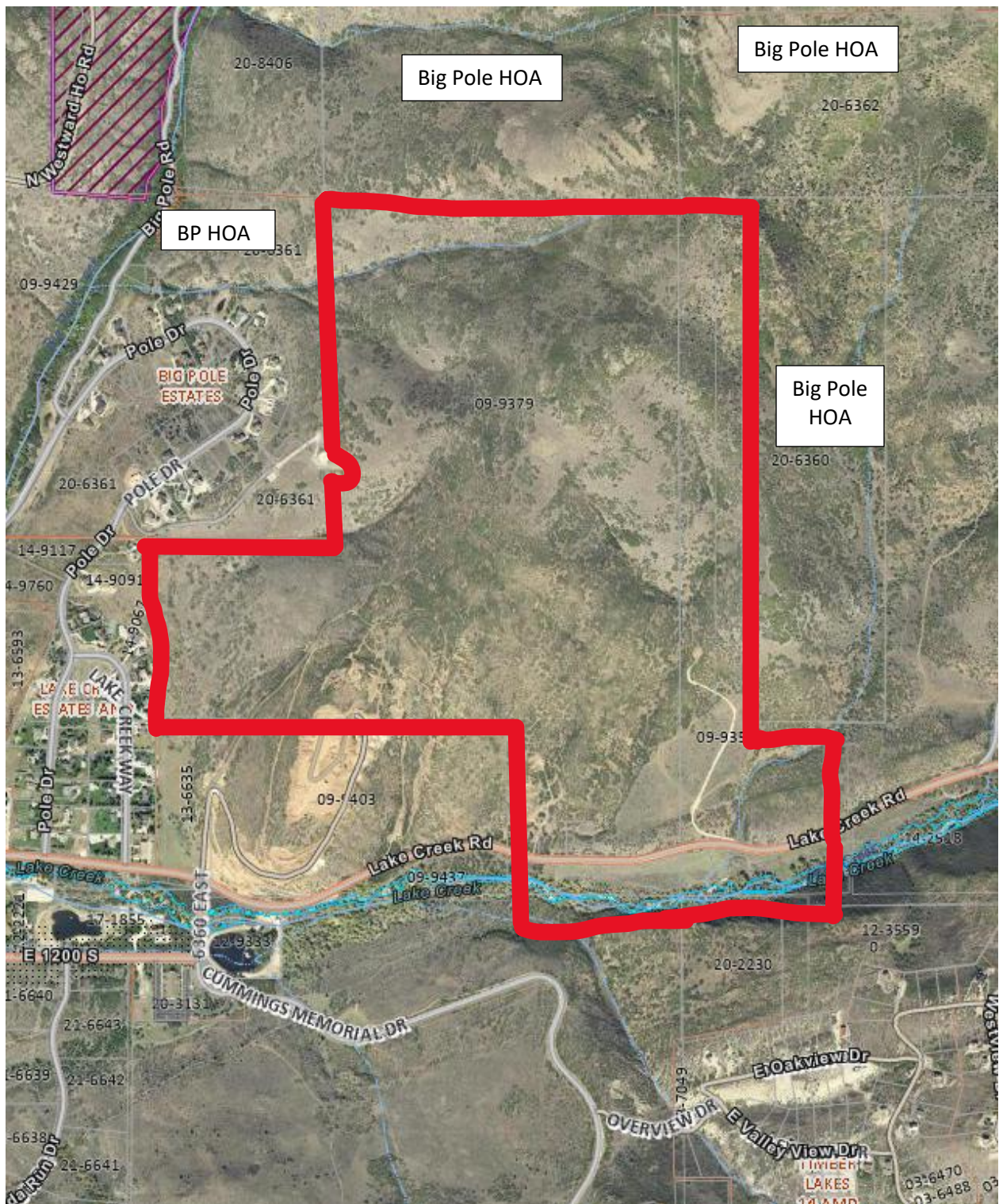
The following is a list of possible motions the Planning Commission can take. If the action taken is inconsistent with the recommended findings listed in the staff report, the Planning Commission should state new findings.

1. Recommendation for Approval. 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 and that the proposed density is compatible with applicable policies and plans.
2. Recommendation for Approval with Conditions. This action can be taken if the Planning Commission feels comfortable that remaining issues can be resolved as the project progresses to final plan 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. Recommendation for Denial. This action can be taken if the Planning Commission finds that the proposal does not meet the intent of the established policies, plans, or ordinances or if the application is insufficient to comply with applicable law.

EXHIBITS

Exhibit A – Vicinity Plan.....	9
Exhibit B– Proposed Site Plan	10
Exhibit C – Open Space map.....	11
Exhibit D – Constraints Map.....	12
Exhibit E – Plat maps	13
Exhibit F – Phasing Plan.....	18
Exhibit G – Street Cross sections.....	19
Exhibit H – Streetlights.....	20
Exhibit I – County Master Trail Plan and project trail plan	21
Exhibit J – Conservation easement letter of intent.....	30
Exhibit K – DRC Report	31
Exhibit L – Context pictures.....	34
Exhibit M – Engineering exception for driveways.....	37

Exhibit A – Vicinity Plan



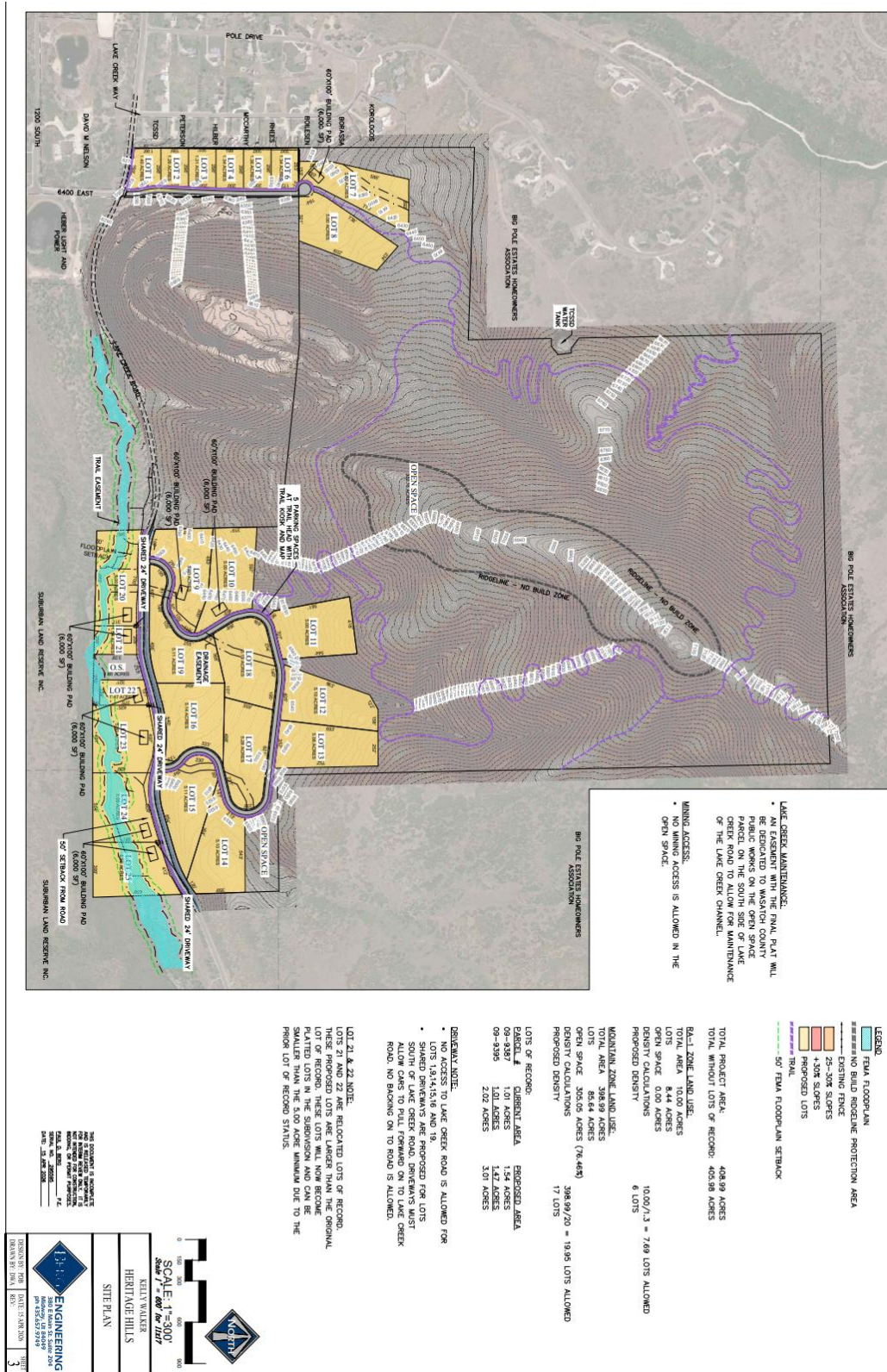


Exhibit C – Open Space map

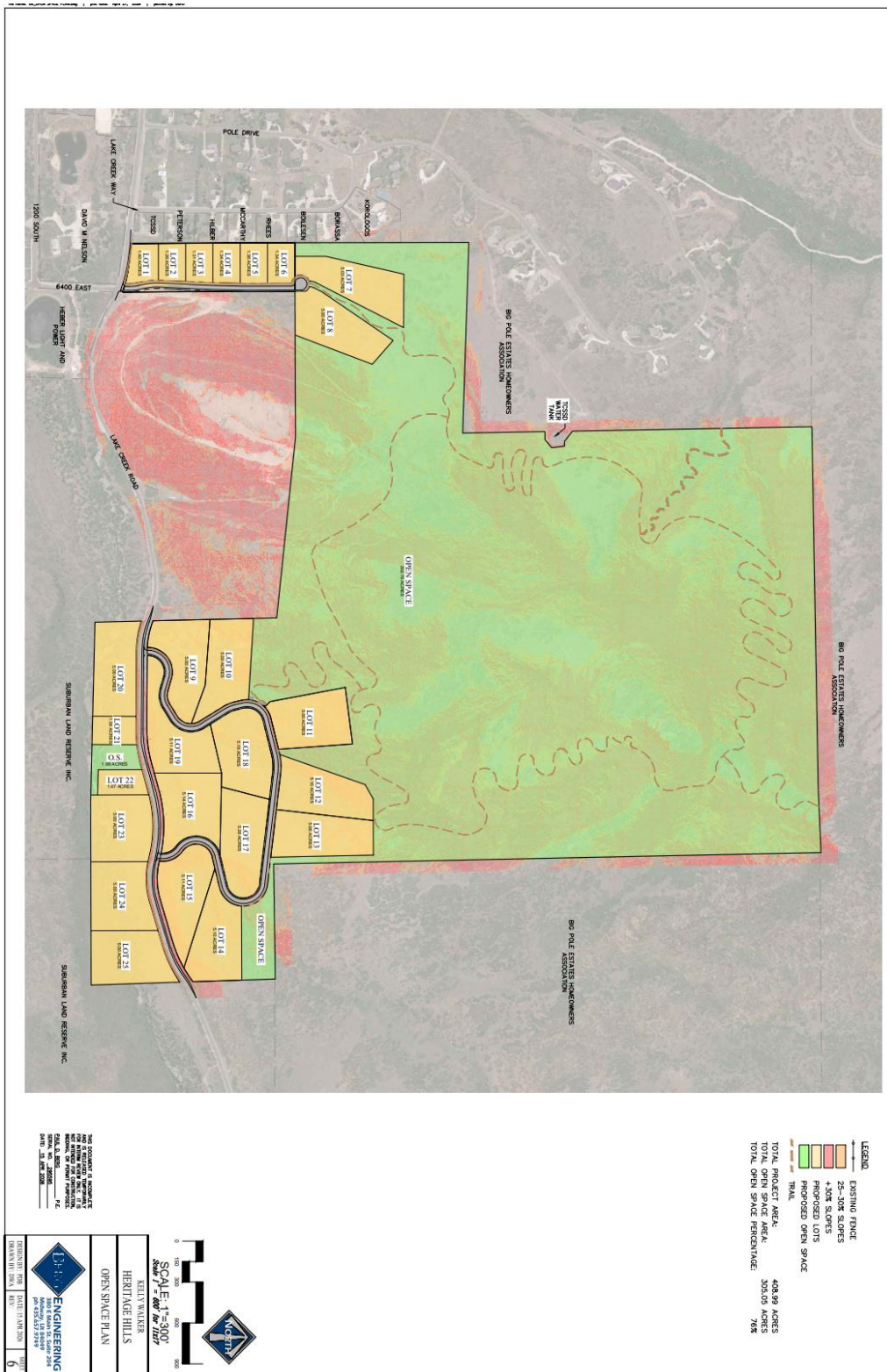
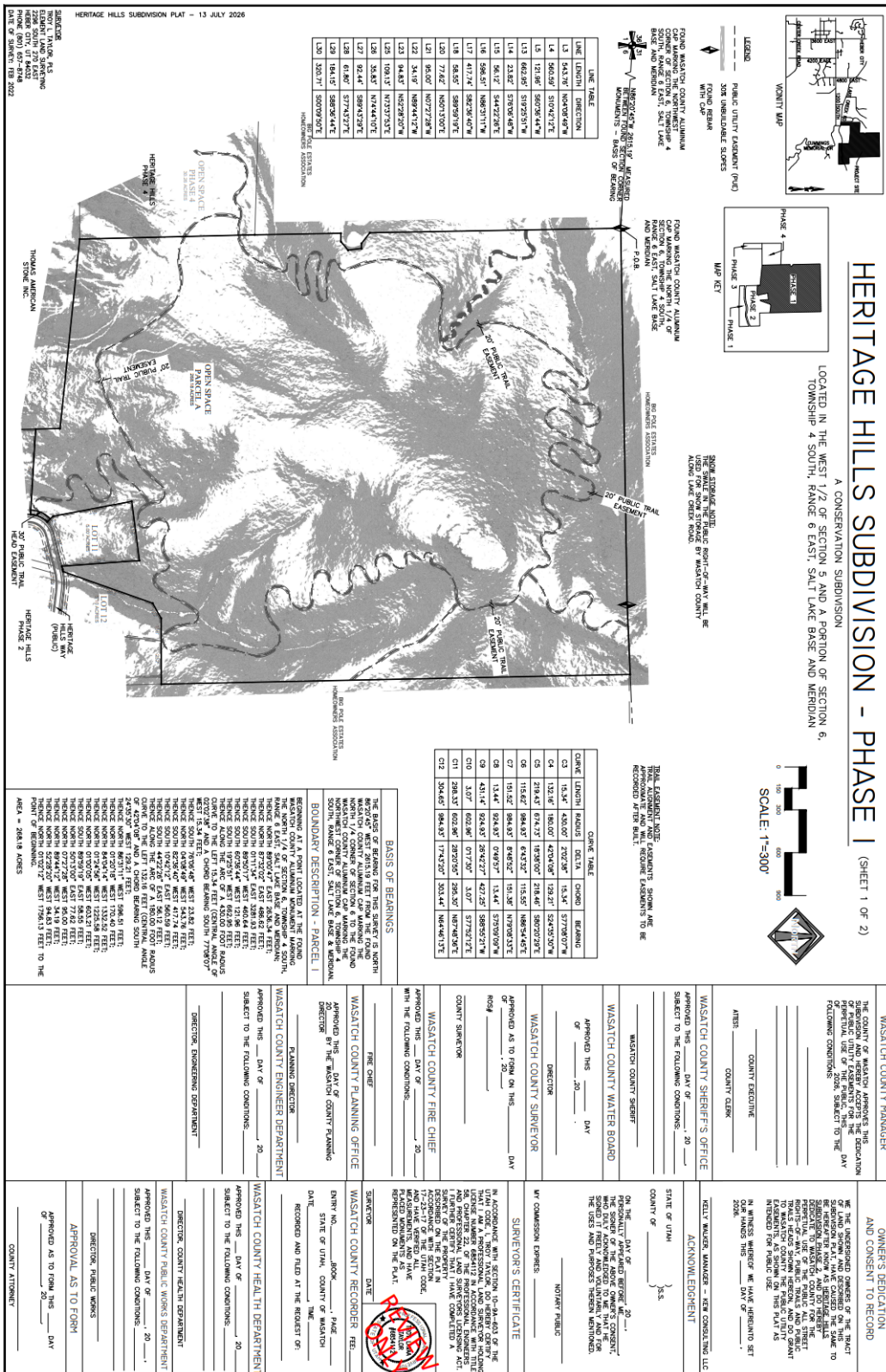


Exhibit D – Constraints Map

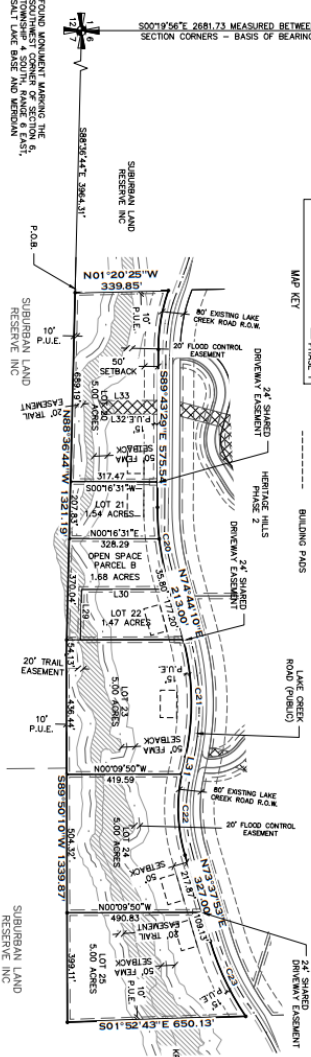
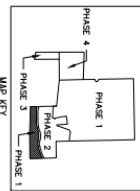
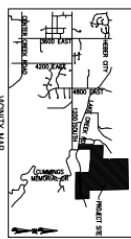




HERITAGE HILLS SUBDIVISION - PHASE 1

(SHEET 2 OF 2)

A CONSERVATION SUBDIVISION
LOCATED IN THE WEST 1/2 OF SECTION 5 AND A PORTION OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN



LOT	ACRES	ADDRESS
1	0.00	100 EAST LAKE CREEK ROAD
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CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	15.34'	430.00'	270.28°	15.34'	S77°08'07"W
C2	132.10'	180.00'	42°04'08"	129.31'	S54°50'30"W
C3	219.43'	674.72'	18°30'07"	218.46'	S80°20'29"E
C4	115.62'	984.83'	6°43'27"	115.30'	N88°54'45"E
C5	115.52'	984.83'	6°43'27"	115.30'	N79°00'13"E
C6	13.44'	924.83'	0°49'27"	13.44'	S73°00'00"W
C7	431.14'	924.83'	28°42'27"	427.25'	S88°55'21"W
C8	3.07'	602.96'	67°47'30"	3.07'	S77°52'12"E
C9	208.35'	602.96'	28°50'55"	205.30'	N87°48'30"E
C10	304.65'	984.83'	17°43'20"	303.44'	N64°46'13"E

UTILITY NOTES:
1. TOWN OWNERS 500' COUNTRY WATER SYSTEM
2. TOWN OWNERS 500' SANITARY SYSTEM
3. TOWN OWNERS 500' SEWER SYSTEM

SHOW EXISTING EASEMENTS:
1. TOWN OWNERS 500' COUNTRY WATER SYSTEM
2. TOWN OWNERS 500' SANITARY SYSTEM
3. TOWN OWNERS 500' SEWER SYSTEM

DEVELOPMENT NOTES:
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WASATCH COUNTY SHERIFF'S OFFICE
APPROVED THIS _____ DAY OF _____, 20____
SUBJECT TO THE FOLLOWING CONDITIONS: _____
_____ COUNTY CLERK
_____ COUNTY EXECUTIVE

WASATCH COUNTY SHERIFF
APPROVED THIS _____ DAY OF _____, 20____
SUBJECT TO THE FOLLOWING CONDITIONS: _____
_____ COUNTY CLERK
_____ COUNTY EXECUTIVE

WASATCH COUNTY WATER BOARD
APPROVED THIS _____ DAY OF _____, 20____
SUBJECT TO THE FOLLOWING CONDITIONS: _____
_____ COUNTY CLERK
_____ COUNTY EXECUTIVE

WASATCH COUNTY SHERIFF
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SUBJECT TO THE FOLLOWING CONDITIONS: _____
_____ COUNTY CLERK
_____ COUNTY EXECUTIVE

OWNER'S DEDICATION
AND CONSENT TO RECORD
I, THE UNDERSIGNED, OWNER OF THE TRACT
HEREIN, DO HEREBY DEDICATE AND CONSENT
TO THE RECORDING OF THE PLAT AND TO THE
SUBDIVISION THEREOF, AND TO THE
PERPETUAL USE OF THE PUBLIC, THIS
PLAT BEING A PART OF THE PUBLIC LANDS
OF THE UNITED STATES, AND DO GRANT
TO THE PUBLIC THE RIGHT OF WAY
NECESSARY FOR THE PLAT, AS
INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF, I HAVE HEREON SET
MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

KELLY WALKER, MANAGER - KEY CONSULTING LLC
ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20____,
I, _____, PERSONALLY APPEARED BEFORE ME,
A NOTARY PUBLIC, and acknowledged to me that he
is the duly authorized officer of the above
described entity, and he executed the foregoing
instrument for the purposes and in the capacity
stated.

NOTARY PUBLIC
APPROVED AS TO FORM ON THIS _____ DAY
OF _____, 20____
COUNTY OF _____
STATE OF UTAH

WASATCH COUNTY SHERIFF
APPROVED THIS _____ DAY OF _____, 20____
SUBJECT TO THE FOLLOWING CONDITIONS: _____
_____ COUNTY CLERK
_____ COUNTY EXECUTIVE

WASATCH COUNTY SHERIFF
APPROVED THIS _____ DAY OF _____, 20____
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_____ COUNTY EXECUTIVE

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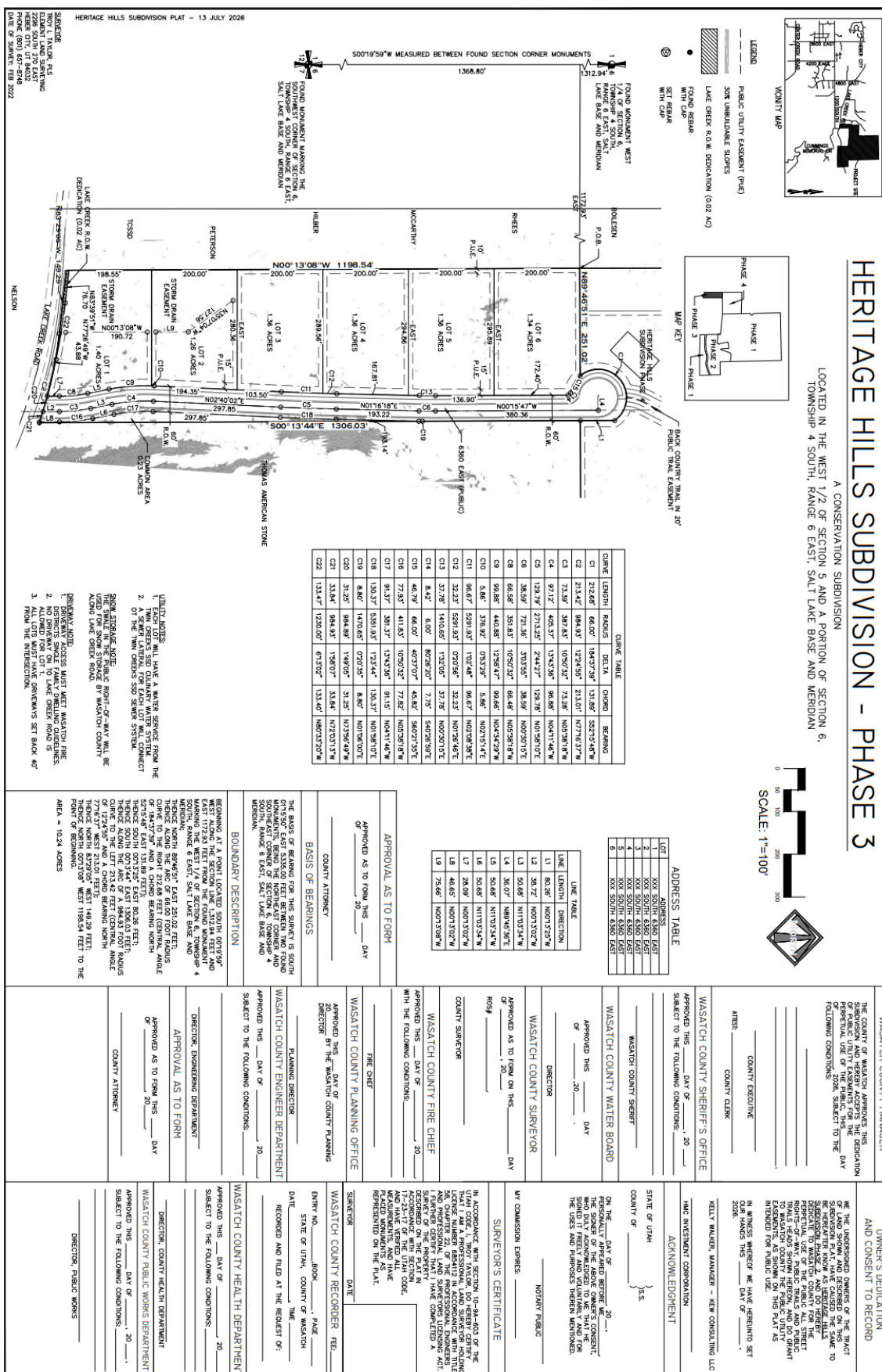
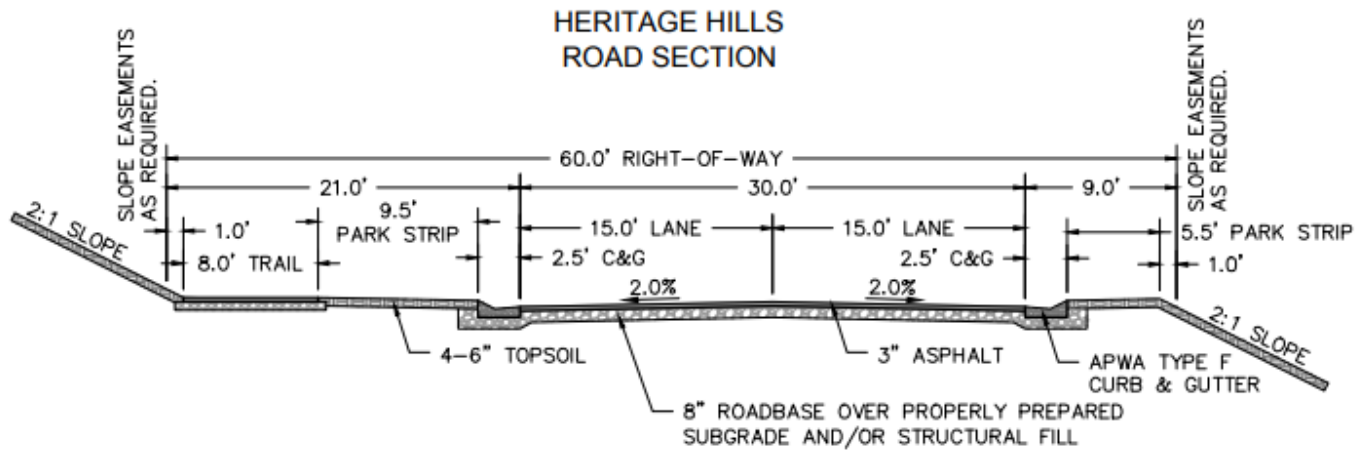


Exhibit F – Phasing Plan



Exhibit G – Street Cross sections



NOTES:

1. IF DURABLE BEDROCK OR GRANULAR SOIL WITH CBR OF 20 OR GREATER ARE ENCOUNTERED AT THE SUB BASE LEVEL, A GRANULAR SUB BASE LAYER MAY BE OMITTED (TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER).
2. ROAD SECTION THICKNESS MAY INCREASE DUE TO SITE SPECIFIC SOILS ENGINEERING RECOMMENDATIONS.
3. ALL DISTURBED SURFACES REQUIRE 4-6 INCHES OF TOPSOIL AND SEEDING.

75' Major Collector Cross Section

Figure 2

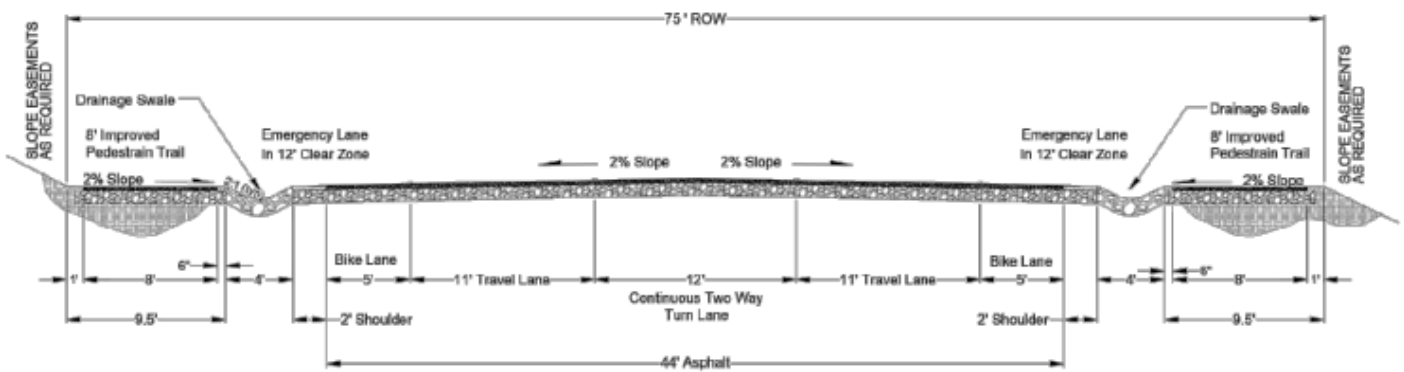


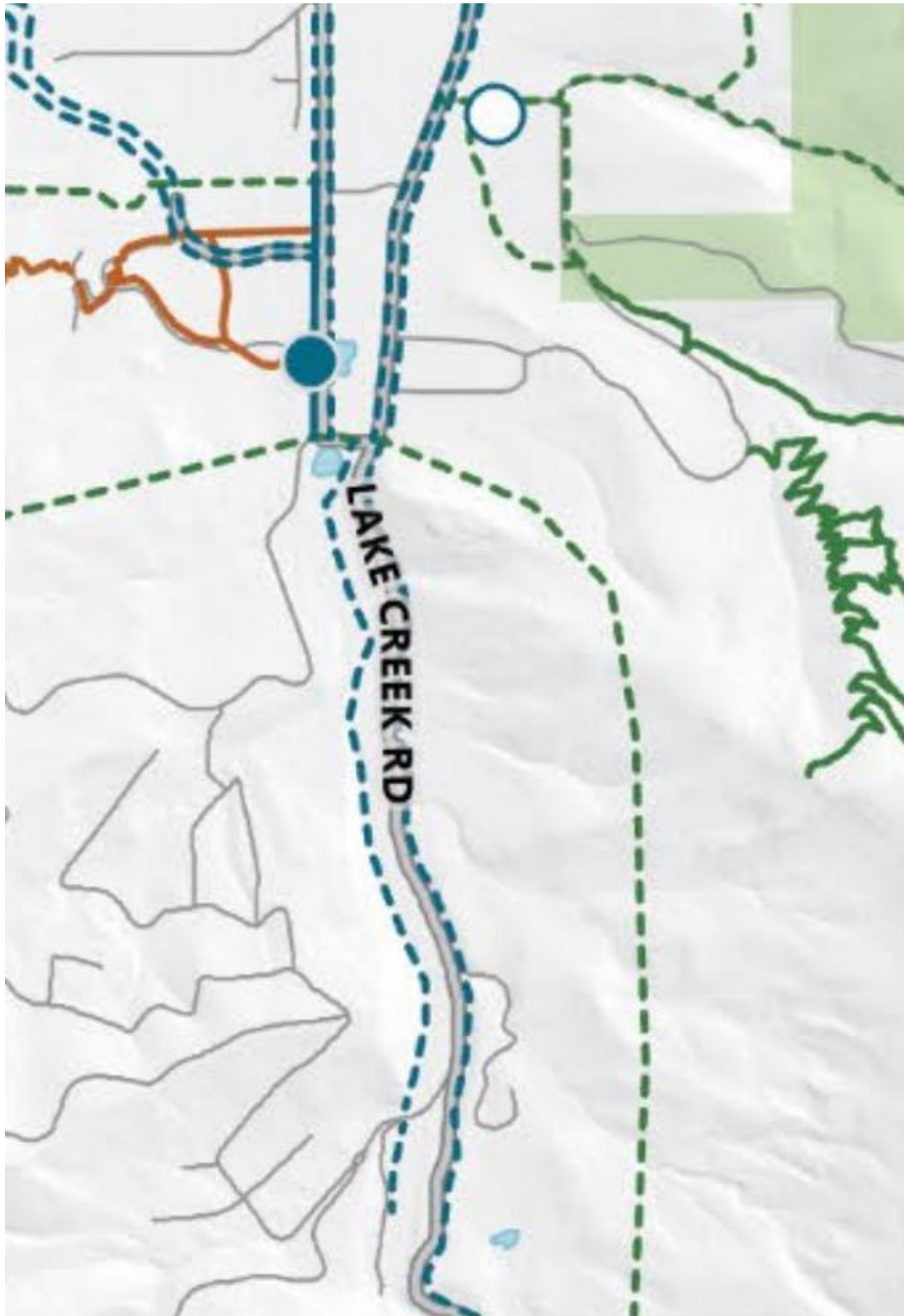
Exhibit H – Streetlights

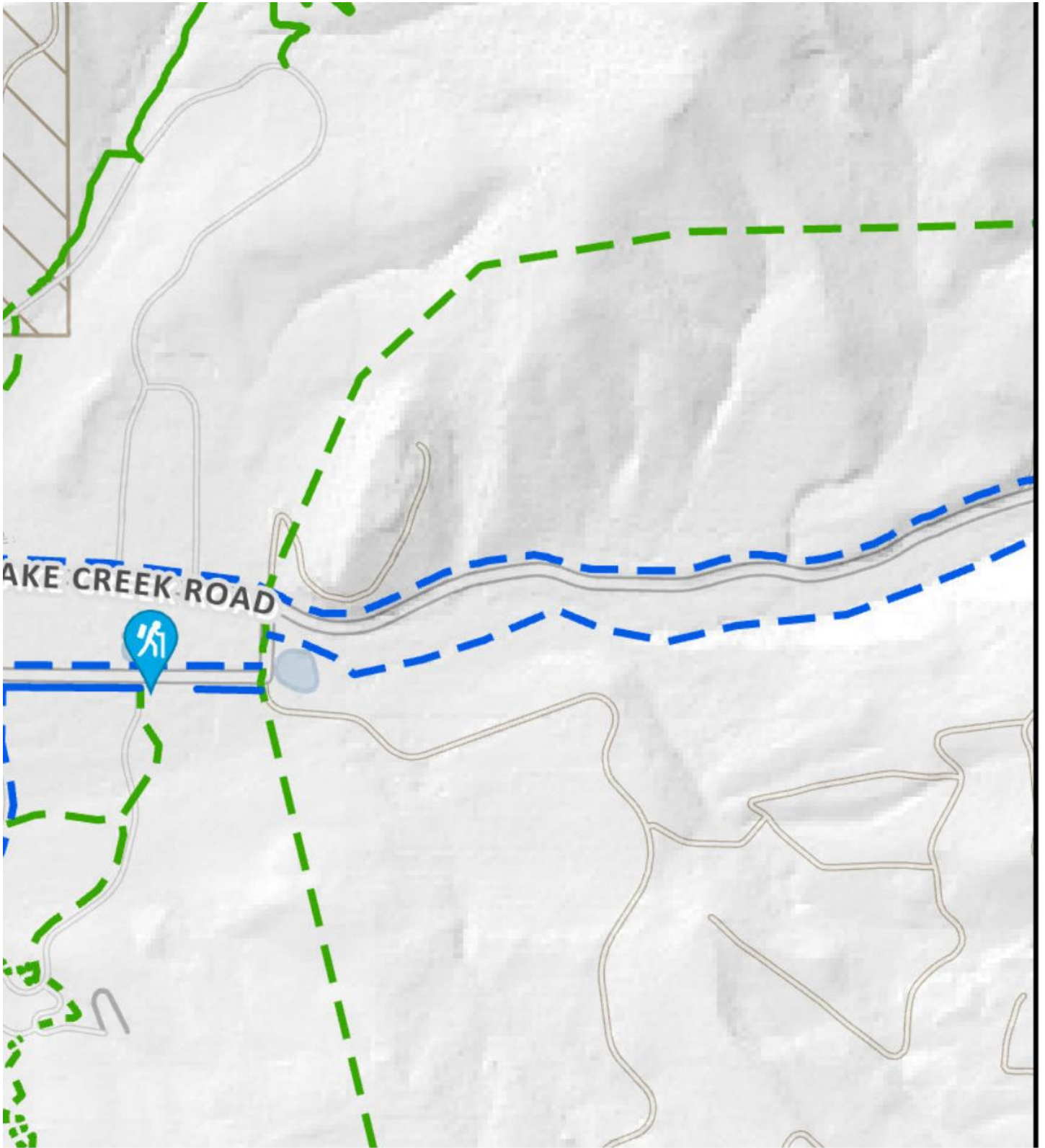


PUCL3

Utility Taft Series Luminaire Full Cutoff LED3











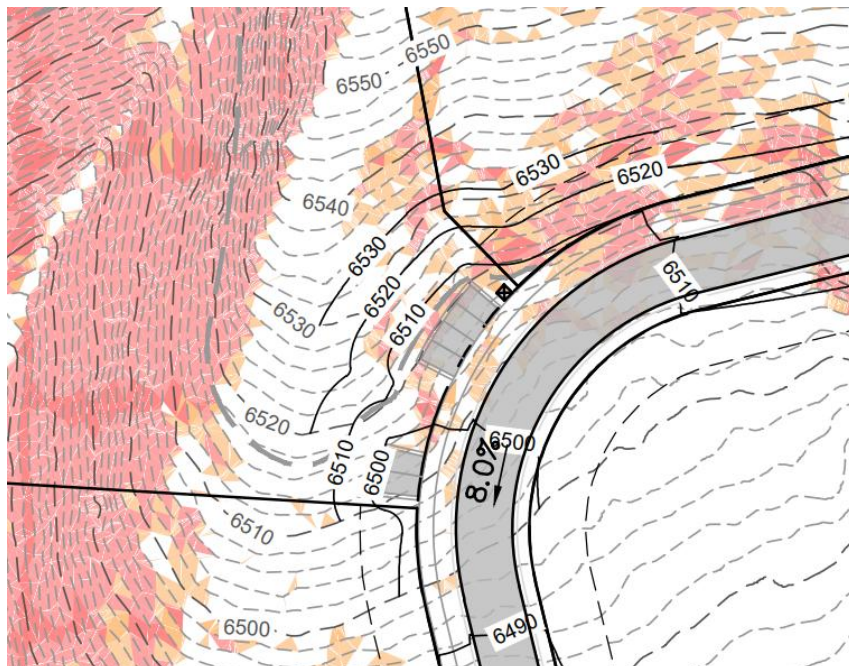
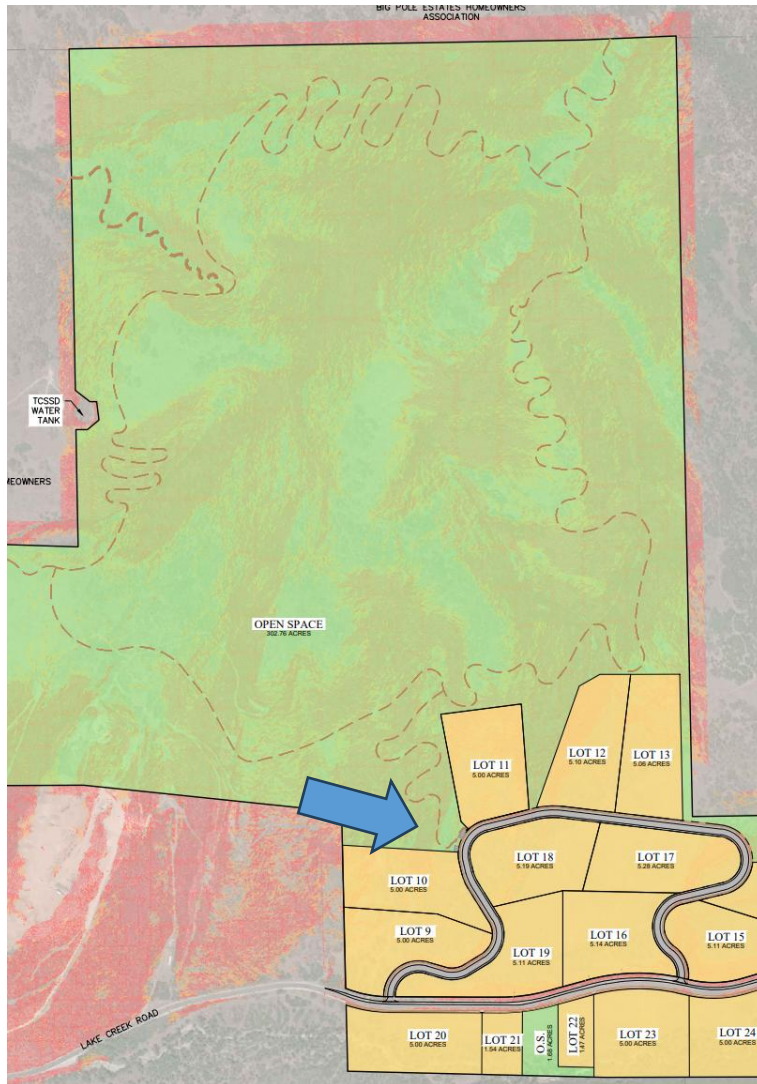


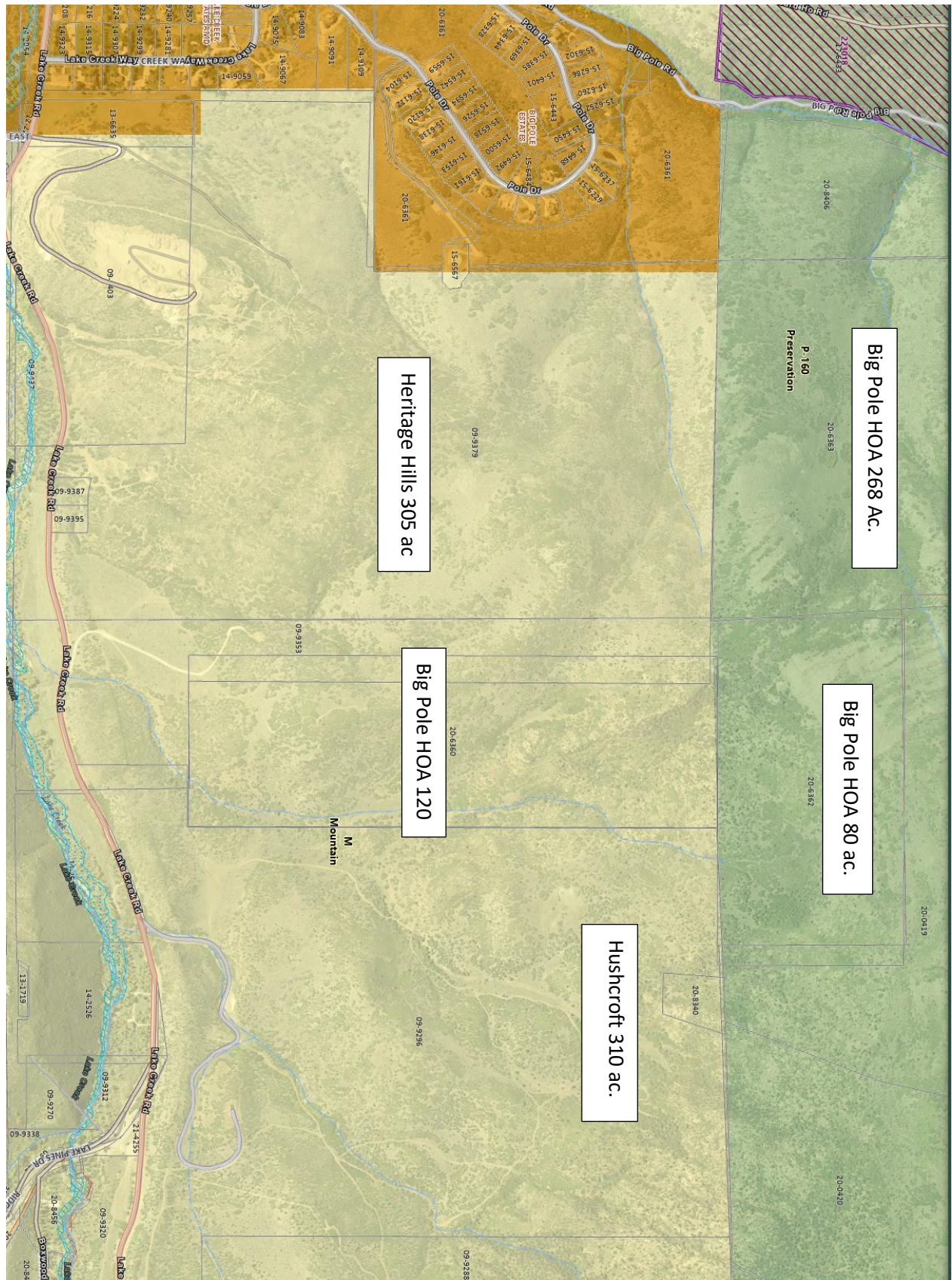
General area of western portion of the development looking east





Approx. location of east side of the development looking west







August 20, 2026

Doug Smith
Wasatch County Planning
Delivered Via Email: dsmith@wasatch.utah.gov

Dear Mr Smith,

Utah Open Lands is currently moving forward with the requisite documents necessary for placing approximately 300 acres of land under a conservation easement associated with the Heritage Hills Subdivision. Utah Open Lands has been working with the landowner representative Mr. Paul Berg compiling data and crafting the terms of the conservation easement.

The project is considered to be an active project with Utah Open Lands and its application to this organization for a conservation easement has already moved through two approval processes required by Utah Open Lands Conservation Association's Board of Directors. The project's current status has received interim approval from the organization. This status includes the finding by the organization that the property contains sufficient conservation value to qualify under our conservation value criteria and that the terms so far proposed regarding the prohibited and permitted uses have been determined to be in line with protection of those conservation values.

The process of approvals for the organization includes providing stages that allow for achieving necessary due diligence, baseline documentation, accurate exhibits and conservation easement drafting and negotiation. Once the landowner applies to the organization and they receive initial approval the organization considers that as authority to move forward in expending organizational resources toward the final result of conservation.

The Heritage Hills project only requires one more approval from the board, most likely pending legal review. The final approval could happen at either our September 15th, board meeting or more likely at the October 20th Board meeting.

Please let me know if you have any questions.

Sincerely,

Wendy E Fisher
Executive Director



UTAH OPEN LANDS Conservation Association
Phone: 801-463.6156 Web: UtahOpenLands.org

1488 S Main Street
Salt Lake City, UT 84115

Additional Comments

KEW Consulting LLC Kelly Walker

Application #: PLAN-Prelim-26-003 / 6451 East Lake Creek Road

PLAN-Prelim-26-003

Engineering			
Item	Comments		
Proposed Plat	06/25/26 - Dan Fechner	- App W/Cond	- see additional notes
All easements will need dimensions with the final plat so they can be mapped.			
Circulation Plan	06/25/26 - Dan Fechner	- Needs Corrections	- 1. An exception is required for the shared drivewa - See additional Notes
1. An exception is required for the shared driveways along Lake Creek Road. In your response you mentioned an exception that was granted on March 10th. Please provide a copy of this exception letter signed by the county. 2. The Geotech report needs to support the 1.5:1 slope proposed along 6400 East. Max slope without Geotech approval is 3:1. 3. Sheet 19 profile calls out a Class III RCP pipe. This should be Class IV to accommodate the greater cover depth. 4. Is the geotech Geotech okay with 8' deep pond/berm? 5. The 75' Major Collector requires a trail along both sides of the road. You are only showing one on the south side of Lake Creek Road. Provide written documentation of the exception to remove the north trail.			
Circulation Plan	08/21/26 - Dan Fechner	- App W/Cond	- see additional notes
The trail has been discussed and it is acceptable to only install the trail along one side of Lake Creek. Additional discussions are needed to determine if it will be on the north or south side of the road.			
Drainage Report	06/25/26 - Dan Fechner	- App W/Cond	- see additional notes
The following will need to be addressed with final design plans: 1. Pipes conveying storm flows under the roads in true low points will need to be sized to convey the 100-year storm event to prevent road washout. 2. The storm ponds are sized for the 100-year flows. Ensure the appropriate infrastructure is sized to convey these flows to the ponds. 3. Provide a suitable safety factor to the infiltration rates to account for silt build up over time, typically 1.5-2. 4. Pipe sizing calculations will be needed with the final design submittal.			
Planning			
Item	Comments		
Site Plan.	07/02/26 - Doug Smith	- Comment	- - The trails master plan shows the asphalt trail o - See additional Notes
- The trails master plan shows the asphalt trail on the north side of Lake Creek. The trail is almost physically impossible on the north side. there will need to be some discussion about this and a possible amendment to the trails master plan to move it to the south side of the road as proposed. I intend to make this part of the preliminary approval process. - County code requires back country trail connections to the north, south, east and west. I do not see a connection to the east. property to the east is Big Pole HOA open space that can then connect to property further east. - This is a type 3 trailhead. Code states that a kiosk should be provided. This can be very simple with posts and a trail map.			
Site Plan.	08/24/26 - Doug Smith	- App W/Cond	- see additional notes
The site plan showing the trails has been updated to show a connection to the east. The open space plan does not show the connection to the east. A condition of approval are connections to the north, south, east and west. Trails shown on the plans may or may not work as designed and will need to be field verified by the county trail planner prior to construction. After construction an as-built easement will need to be recorded for public access. The application verifies that the trailhead will be a type 3 trailhead and include a kiosk.			
Other	06/22/26 - Doug Smith	- App W/Cond	- The code states that there shold be a "pending app - See additional Notes
The code states that there shold be a "pending appliccation" with a third papyty conservation easement holder. This might need to have more detail provided from Utah open lands.			
Other	06/25/26 - Doug Smith	- Needs Corrections	- The email mentiones having a conservation easement - See additional Notes
The email mentiones having a conservation easement document for review by March. Is there anything more than this email?			
Other	08/24/26 - Doug Smith	- Approved	- see additional notes
Wendy Fisher from Utah Open Lands has provided a preliminary letter stating that they are engaged and working through the process and that she does not foresee any issues.			

Planning			
Proposed Plat	07/02/26 - Doug Smith	- Needs Corrections	- Curve table and numbers correct? Where is the cu - See additional Notes
- Curve table and numbers correct? Where is the curve data for C21, C23? - note on plat stating that the trail alignments shown are approximate and will require easements to be recorded after built. - Seems like there was supposed to be a note regrading the lots of record and why they do not meet the underlying code requirements. - Setbacks on collector roads is (85') from the centerline of any street, or fifty feet (50') from the right of way, whichever is greater. - DRC review response comments state that there are building envelopes on some but not all lots. I do not see any envelopes on the plat. I see envelopes on the constraints analysis. - A condition of the master plan approval is for lots 9 and 20 to have a building envelope outside of the alluvial fan area. As mentioned, I see envelopes on the constraints map but not on the plat. - A note on the RA-1 plat regarding the access for the quarry being adjacent to the dedicated public road? - A note on the plat regarding the lots in phase 2 being adjacent to an operating quarry? - Do the quarry roads that go into the open space remain? Is that part of the baseline review for the easement? - Lake Creek through this property is actually a floodplain and floodway. Please add a note that the flowway/floodplain cannot be manipulated or restricted in any way without proper permits. - All corner lots must have driveways set back 40' from the intersection.			
Proposed Plat	08/26/26 - Doug Smith	- App W/Cond	- see additional notes
1. Add a phase 3 plat note stating that the public road can be used for access to the quarry. 2. At final there will need to be a soils report for any lots with buildings areas between 25-30% slope.			
Utility Plan	06/22/26 - Doug Smith	- Comment	- The only street lights required would be at the in - See additional Notes
The only street lights required would be at the intersections with Lake Creek. All streetlights must be full cut-off.			
Constraints Analysis	06/22/26 - Doug Smith	- Comment	- As mentioned in notes for the plat there are build - See additional Notes
As mentioned in notes for the plat there are building pads shown on the constraints analysis but not on the plat.			
Constraints Analysis	07/02/26 - Doug Smith	- App W/Cond	- see additional notes
- Unless there is an envelope that has no slopes over 25% there will need to be a soils report for lots with 25% or over. Looks like lots 11 and 14 have significant areas over 25%.			
Geotechnical Report	06/22/26 - Doug Smith	- App W/Cond	- At final the soils report will need to include any - See additional Notes
At final the soils report will need to include any lots with potential building envelopes with slopes between 25-30%.			
SSD			
Item	Comments		
Site Plan.	07/07/26 - Clayton Riding	- App W/Cond	- see additional notes
Continue plan review with district staff and engineer.			
Cover Sheet	07/07/26 - Clayton Riding	- App W/Cond	- see additional notes
Continue plan review with district staff and engineer.			
Landscaping Plan			
Continue plan review with district staff and engineer.			
Utility Plan	07/07/26 - Clayton Riding	- App W/Cond	- see additional notes
Continue plan review with district staff and engineer.			
GIS Department			
Item	Comments		
Proposed Plat			
"Heritage Hills" works for the street name. The suffix should be "Loop" rather than "Way" since it begins and ends on the same road. When you are preparing your final plat submission, please reach out to gis@wasatch.utah.gov and we will provide addresses for the lots. If there are changes to the road alignment or lot lines between now and then, include a PDF and CAD file of the final plat in your email.			
MAG Regional Trails			
Item	Comments		
Site Plan.	06/26/26 - Don Taylor	- App W/Cond	- see additional notes
The trail must connect to the adjacent property to the east for future connectivity and an onsite inspection of the trail layout prepared by an experienced trail designer.			

Recorder	
Item	Comments
Proposed Plat	06/23/26 - Marcy Murray - Needs Corrections - Phase 1 sheet 1: The acreage for the open space pa - See additional Notes
Phase 1 sheet 1: The acreage for the open space parcel 1 says 302.76 acres. The legal description for parcel 1 says 268.18 acres. There needs to be an open space parcel note on page 1. Phase 1 sheet 2: This note is for all of phase 1. Because there are 2 open space parcels on Phase 1, can we label them Open Space Parcel A and Open Space Parcel B or 1 and 2. they will have their own tax cards and will need to be identified separately. Phase 2: You need an Open Space Parcel note on Phase 2. Phase 3: Road label says 6400 East. the address box says 6360 East. the parcel map also says 6360 East. FYI comment: the common area on phase 3 will be assessed as an undivided interest to each lot owner just for this phase only. Phase 4: Road name label says 6400 East. Address box says 6360 East, parcel map also says 6360 East. What is the property/land behind/surrounding Lots 7 & 8? is it Open Space. If so, it needs to be labeled as such with acreage and also an Open Space Parcel note added to the plat.	
Proposed Plat	08/27/26 - Marcy Murray - App W/Cond - see additional notes
I still do not see an Open Space Note on Phase 1 sheet 1. If I am overlooking it, please let me know that it is there. If not, please add an Open Space Note on this page to match the other Sheets and Phases.	
Surveyor	
Item	Comments
Proposed Plat	06/25/26 - Jim Kaiserman - Denied - These plats are at best informational. They do not - See additional Notes
These plats are at best informational. They do not contain dimensions to complete the plat. We are not going to jump back and forth between plat and written description to find where dimensions need to be added. We called out 25 possible errors or omission on the first look. When all the necessary additional items are added there may be more or hopefully less. We decline to be the QC for this or any other informational plat.	
Proposed Plat	08/24/26 - Jim Kaiserman - Needs Corrections - The plat needs to be finished before we can comple - See additional Notes
The plat needs to be finished before we can complete our review.	
Proposed Plat	08/26/26 - Jim Kaiserman - App W/Cond - see additional notes
This is preliminary plat. We will review the final plat as it is presented to us.	

Exhibit L – Context pictures









Date: March 10, 2026

To: Paul Berg, P.E.

From: Jed Muhlestein, P.E. *JM*
County Engineer

Dustin Grabau *DG*
County Manager

RE: Heritage Hills Subdivision – Revised Request for Driveway Exception

Dear Mr. Berg,

Thank you for your revised request dated March 7, 2026 regarding the driveway exception for the Heritage Hills Subdivision and for addressing the formatting comments provided by the Engineering Department.

After reviewing the information submitted and the supporting explanation provided for each of the exception criteria, the Wasatch County Engineering Department and County Manager's Office are prepared to accept the proposal to allow shared driveway access to Lake Creek Road as outlined in your letter. This letter acknowledges that the proposal satisfies the applicable spacing standards for collector roads and that the use of shared driveways reduces the total number of access points while supporting the clustering objectives associated with the proposed conservation development.

It is also recognized that the proposed configuration allows the subdivision to meet broader planning goals related to open space preservation, hillside protection, and improved site design while maintaining safety considerations for access along Lake Creek Road.

This acceptance is based on the understanding that detailed construction drawings and specifications for the proposed shared driveways will be submitted with the final subdivision plans and will be subject to standard engineering review to ensure compliance with applicable county standards and safety requirements.

We appreciate your efforts in working with the county to address these issues and your cooperation throughout the review process. Please feel free to contact the Engineering Office if there are any questions as the project moves forward into the final plan stage.

If you have any questions, please feel free to contact me.

1891 W 3000 S | Heber City, UT 84032 | 435.657.3350 | wasatch.utah.gov/engineering

Meeting Date: September 10, 2026**Presenter:** Austin Corry**Department:** Planning**Applicant:** Riley Streit, Cannon
Development Company LLC**Requested Time:****Item Title:**

Riley Streit, representing Cannon Development Company, LLC, requests Final Site Plan and Conditional Use Permit review for a clubhouse, pool, and pickleball courts for The Crossings at Lake Creek located at 2822 East Cottage Lake Road in the Residential Agricultural 1 (RA-1) zone.

Issue:

Whether the application meets the standards required by Wasatch County Code 16.23 for a conditional use permit to be granted to allow a Clubhouse and pool serving the Crossings at Lake Creek master development. This conditional use permit is an administrative decision made by the Planning Commission per the authority provisions of WCC 16.01.05.

Background:

The Crossings at Lake Creek is a large master-planned residential development that received entitlements under the 1997 ordinance for a 538 unit development on 336 acres. This Planned Residential Development ordinance was in place prior to the cluster ordinance that was repealed in 2002. In 2002, a settlement agreement was entered into which vests the project in the 1997 code and gives until October 2027 to be completed. The project has been constructed over multiple phases pursuant to the original Development Agreement and subsequent amendments.

Proposed Motion:

Move to Approve item 3 consistent with the findings and subject to the conditions presented in the staff report.

Impact:

N/A

Attachments:

1. PC Staff Report 09-10-2026 – Item 3 – Crossings Clubhouse CUP and Site Plan



Item 3 – Crossings at Lake Creek Clubhouse Conditional Use Permit and Final Site Plan

Project: CUP-26-003 | Crossings Clubhouse
Meeting Date: 10 September 2026
Report Date: 1 September 2026
Report Author: Austin Corry, Assistant Director
Council Action Required: No
Type of Action: Administrative

Applicant: Riley Street
Address: 2822 East Cottage Lake Rd
Parcel No(s): 21-8437 (plat not yet recorded)
Acreage: 11.34
Zoning Designation: RA-1
Land Use Number(s): 7424 (non-commercial)

DETERMINATION ISSUE

Whether the application meets the standards required by Wasatch County Code 16.23 for a conditional use permit to be granted to allow a Clubhouse and pool serving the Crossings at Lake Creek master development. This conditional use permit is an administrative decision made by the Planning Commission per the authority provisions of WCC 16.01.05.

RECOMMENDATION

Based on the analysis in this staff report, Planning Staff recommends that the Planning Commission APPROVE the Conditional Use Permit based on the findings and subject to the conditions included in the staff report.

In late 2021, the developer approached the county with a desire to modify the layout and plans of remaining phases in a way that was different than the preliminary approvals. In 2022, Wasatch County and the developer executed the Sixth Addendum to the Development Agreement to address the development of the remaining phases, clarify certain obligations, and establish a defined schedule for the completion of community amenities that were contemplated in the original master plan. The Sixth Addendum also confirmed that the overall development concept presented at a Council meeting at that time, including the location of the clubhouse and associated recreational amenities, remained substantially consistent with the approved preliminary plan based on the context of those discussions.

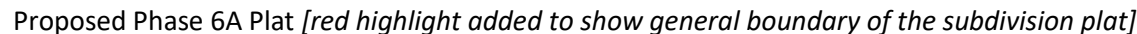
A primary objective of the Sixth Addendum was to ensure that the remaining community amenities would be constructed as development progressed. To accomplish this, the agreement established specific Equivalent Residential Unit (ERU) thresholds that trigger the developer's obligation to construct various improvements, including parks, trails, recreational facilities, and the community clubhouse. The agreement requires the clubhouse to be commenced prior to recording the next 125 ERUs (379 ERUs total) within the remaining development and the clubhouse construction must be completed prior to 248 ERUs (501 ERUs total). It also specifies that the clubhouse site plan must receive approval through the Conditional Use Permit process prior to issuance of a building permit. If the developer fails to meet the established amenity deadlines, the County may withhold future final plat approvals until the required improvements are completed.

I. The Developer will construct the following amenities in accordance with the following schedule.

Amenity	Amenity must be completed for this portion of the remaining 285 ERUs before the phase is recorded or the amenity must be completed within the phase as shown on Exhibit Ad6-B, whichever is first. There are 253 lots which have received final approval at the time of the signing of this agreement. ERU's as noted below are in addition to those already platted.
Trails	Per Phase
Pocket Parks/Common Space	Per Phase
Soccer Field	150 ERUs or within Phase 5
Townhome Park/ Detention Basin Landscaping	Phase 6B
The Clubhouse ³	125 ERUs for Construction to Commence (i.e., final plat approval, grading and building permit). 248 ERUs for Completion (certificate of occupancy including temporary or provisional certificates of occupancy). Clubhouse design will not be part of the Phase 6A plat approval, but the site plan must be approved as a conditional use (WCC 16.05.03) prior to building permit, and the Clubhouse design and may come after recordation of the plat, nonetheless, Construction and Completion deadlines remain as stated.
Recreation Complex around Clubhouse	248 ERUs for Completion (sports courts are usable for the intended purpose)
The Lake/Large Open Space	198 ERUs for picking one of the three options 275 ERUs to begin construction of improvements and execution of any requisite agreements.

Excerpt from Addendum 6 of the Development Agreement:

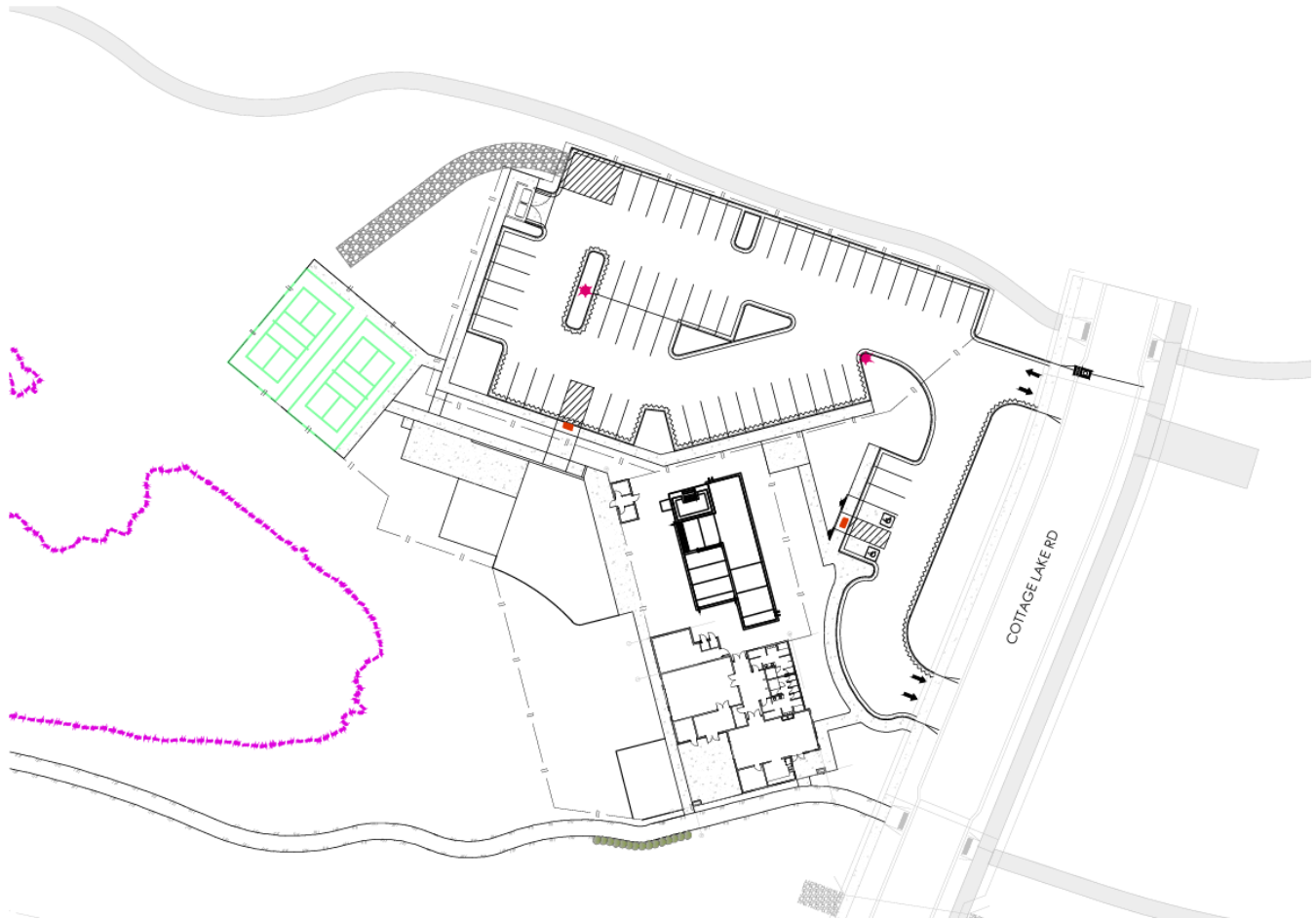
It should also be noted that the Clubhouse complex is proposed to be in Phase 6A, which is a plat that the developer proposed in April 2025 and has not yet recorded. An engineering permit to construct the road in phase 6A was obtained and expires December 31, 2026, which becomes the expiration date for recording the plat under Wasatch County Code. The obligations of that Phase 6A approval would also be required to be completed and the plat recorded before the Clubhouse will be able to receive a building permit.



STAFF ANALYSIS

– SITE PLAN –

The site includes a clubhouse building, a pool, hottub, two pickleball courts, a patio and a parking lot. During the development review process, the site plan has been modified as the applicant has become aware of constraints that they had not initially designed around. While the development agreement addendum 6 shows the clubhouse on the east side of the road, it acknowledged the developer's desire to move it to the west side of the road. That has resulted in some constrained area challenges with a narrower property, floodplain zone AE boundaries, and a large retention basin. As a result, the applicant has reduced the number of pickleball/tennis courts and eliminated a basketball court. Since these are part of the clubhouse complex, the optionality to add courts later on to the east side of the road would still remain possible from the county perspective.



– OPEN SPACE –

While the 1997 development code required 30% open space for Planned Residential Developments, the settlement agreement on the project reduced that required open space percentage to 20%. As each phase is platted, an open space easement is recorded on the plat to document compliance with this requirement.

Because the clubhouse design was not being presented when the developer proposed the phase 6A plat, the easement notes indicated 2.9 acres being withheld from the open space for the clubhouse, parking, and a fire turnaround to be installed. These are items that do not qualify as open space under either the 1997 code or today's code.

– LIGHTING PLAN –

The proposal shows only two lights in the parking lot islands. The plans use the same custom lights used for street lights throughout the rest of the project. No building lighting, playcourt lighting, or pathway lighting is being proposed.

– ROADS AND ACCESS –

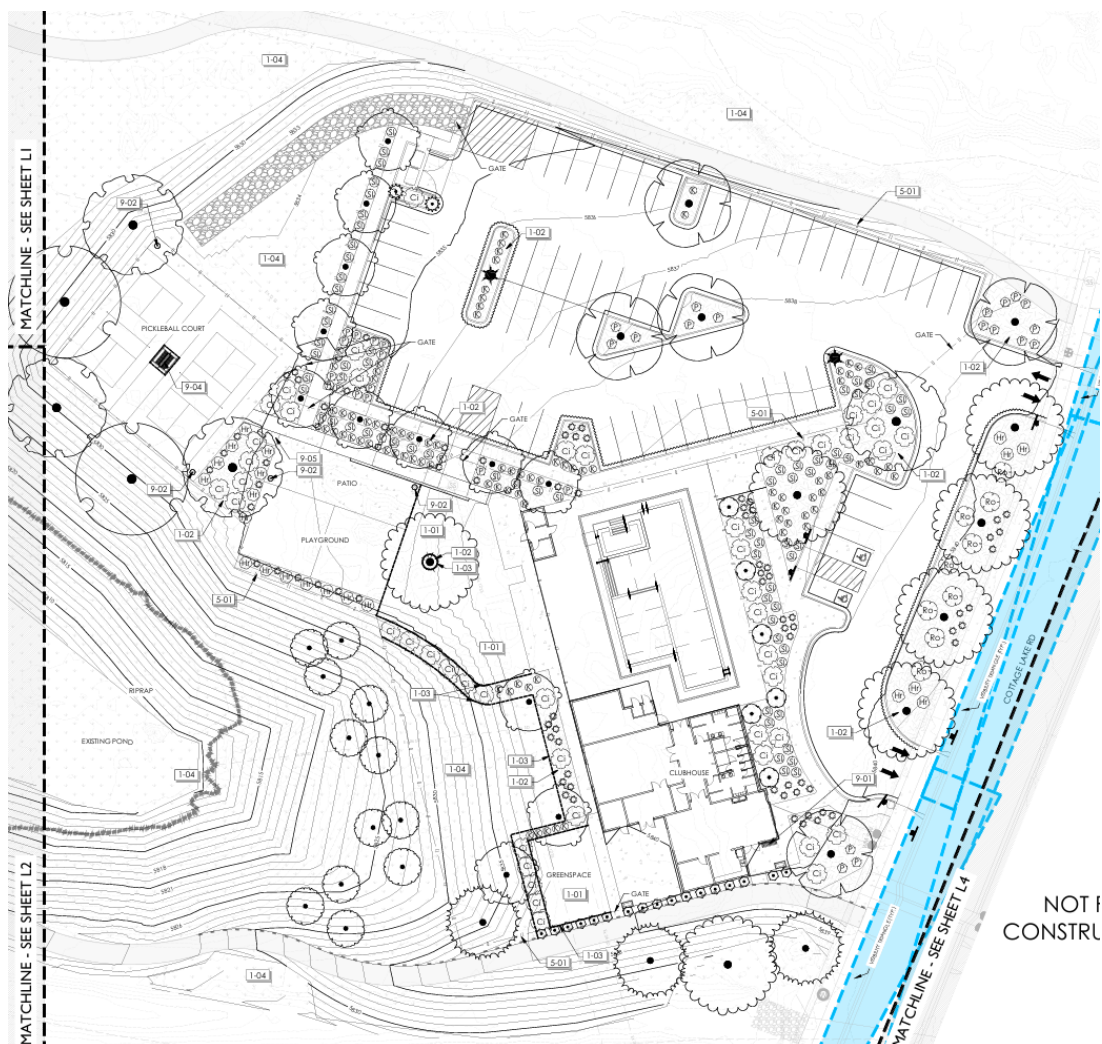
The site is accessed solely from Cottage Lake Road for vehicles and does not use interior residential roads where driveway or traffic conflicts could create issues. Trail surrounding the parcel W and X which connect to the regional trail system provide additional pedestrian and bicycle access within the project.

– SIGNAGE –

The applicant has indicated there will be not signage with the project. If signage is proposed later on, an application for a sign permit will need to be submitted and approved before being constructed.

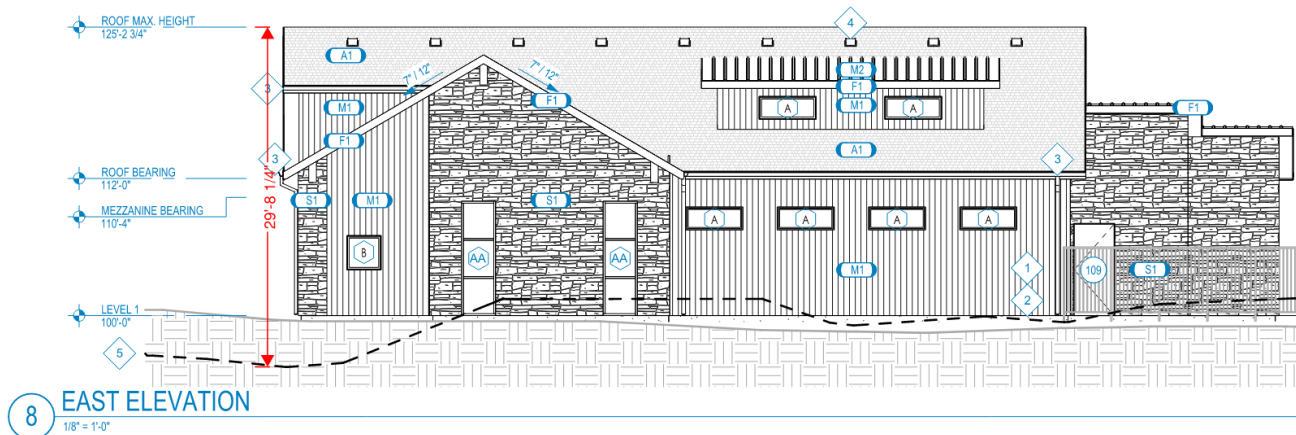
– LANDSCAPE PLAN –

Landscaping on the site is fairly limited. All areas not directly adjacent to the clubhouse and parking lot are being reseeded with native seed mix as opposed to manicured landscape. Directly adjacent to the building, a combination of trees, shrubs, and mulch are used.



– BUILDING HEIGHTS –

Structures in the RA-1 zone are limited to 35 feet. Heights are measured from the existing grade immediately surrounding the structure to the peak of the roof. The tallest elevation shown in the application documents demonstrate a 29'8" building height at the east elevation.



– COMPATABILITY OF PROPOSED USE –

Wasatch County Code 16.36 lists Recreation and Community Centers as land use number 7424 and the provisions of a conditional use subject the project to the Planning Commission finding that the proposed site and use are compatible with the surrounding neighborhood and that negative impacts can be adequately mitigated with the conditions imposed.

The proposed clubhouse is intended to serve residents of the Crossings at Lake Creek development and functions as a neighborhood recreational amenity within an existing master-planned residential community. The use is not proposed as a regional commercial or public recreation facility, but rather as an accessory component of the approved residential development that has been contemplated since the original master plan and reaffirmed through subsequent amendments to the Development Agreement.

The 2026 Wasatch County General Plan emphasizes that growth should occur in a coordinated and infrastructure-supported manner while creating complete neighborhoods that accommodate residents' daily needs. The Land Use and Growth Management Element recognizes that compact development patterns are most successful when housing is supported by complementary amenities and services that reduce the need for residents to travel elsewhere for neighborhood-scale activities.

The proposed clubhouse is located entirely within the existing Crossings at Lake Creek development and does not expand the approved development boundary or introduce a new land use pattern. Instead, it fulfills a recreational amenity that was incorporated into the overall development concept and required through the Development Agreement. As such, the proposal represents the completion of an anticipated component of the master-planned community rather than an intensification of land use beyond what has previously been approved.

From a land use compatibility standpoint, recreational amenities such as clubhouses are commonly integrated into planned residential developments to provide gathering space, fitness opportunities, and community programming for residents. These facilities support neighborhood cohesion and enhance quality of life while remaining subordinate to the primary residential character of the development.

Wasatch County Code 16.23.07(F) outlines the findings that are required in order for the Land Use Authority to approve a conditional use permit. The required findings are as follows (Applicant and Staff analysis responses are provided in **bold**):

16.23.07 GENERAL STANDARDS AND FINDINGS REQUIRED

These standards shall be in addition to any standards set forth in this land use ordinance for the zoning district wherein the proposed conditional use will be established. If there is a conflict between these standards and those set forth for the appropriate zoning district, the more specific standard control. The county shall not issue a conditional use permit unless the issuing department or commission finds:

- A. *The application complies with all requirements of this title;*

Staff Response: After DRC review, staff is not aware of any further issues of non-compliance of the project design. With conditions, it appears the project could be approved pending any information that may become available during the public hearing.

- B. *The business shall maintain a business license, if required;*

Staff Response: No business license is required for non-commercial clubhouses.

- C. *The use will be compatible with surrounding structures in use, location, scale, mass, design and circulation;*

Staff Response: The building height, materials, and setbacks are consistent with the requirements of the residential homes in the area. No exceptions are being requested to compromise the limited design standards of the code. The neighborhood residents would be best suited to provide subjective opinions of design compatibility.

- D. *The visual or safety impacts caused by the proposed use can be adequately mitigated with conditions;*

Staff Response: The location selected for the clubhouse is central to the development and limited in terms of visibility outside of the development itself. The location directly adjacent to the FEMA floodplain poses some risk. The DRC review has recommended that the FEMA LOMR process be used to ensure that no additional flood risks, especially those that could risk damage to the facility, or that would increase risks for downstream properties, be used as the mechanism to mitigate those risks.

- E. *The use is consistent with the Wasatch County general plan;*

Staff Response: The general plan encourages recreational amenities as part of any residential development to support an active lifestyle desired by the character of the neighborhoods.

- F. *The effects of any future expansion in use or scale can be and will be mitigated through conditions;*

Staff Response: Any expansion of the site or building would require an application for a revised conditional use permit.

- G. *All issues of lighting, parking, the location and nature of the proposed use, the character of the surrounding development, the traffic capacities of adjacent and collector streets, the environmental factors such as drainage, erosion, soil stability, wildlife impacts, dust, odor, noise and vibrations have been adequately mitigated through conditions;*

Staff Response: The primary concern of the DRC review has been focused on the risks associated with the proximity to the FEMA floodplain and the timing of completing the amenities for the residents that have been waiting for quite some time. Any disturbed areas as expected to be landscaped and kept free of noxious weeds and debris. The applicant has stated that all lighting will be dark sky compliant.

H. *The use will not place an unreasonable financial burden on the county or place significant impacts on the county or surrounding properties, without adequate mitigation of those impacts;*

Staff Response: Approval of the project creates no anticipated county financial responsibilities. The applicant must construct all supporting infrastructure and to dedicate the required water shares for the facility and the remaining historically irrigated areas.

I. *The use will not adversely affect the health, safety or welfare of the residents and visitors of Wasatch County; and*

Staff Response: There are no anticipated adverse impacts at this time.

J. *Any land uses requiring a building permit shall conform to the international uniform building code standard.*

Staff Response: The building and pool will require building permits to verify compliance with building code at that time. No permit will be issued until the plans demonstrate compliance.

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 3 consistent with the findings and subject to the conditions presented in the staff report.

– FINDINGS –

1. The proposal is for a non-commercial clubhouse in the Crossings at Lake Creek development.
2. The subject property operates under a vested land use entitlement established in a settlement agreement executed in 2002 that has an expiration date of October 2027.
3. Since the execution of the settlement agreement in 2002, development of the property has proceeded gradually over multiple phases across more than two decades, with remaining phases and important amenities still pending as the project approaches its vested expiration date.
4. Wasatch County has continuously processed development applications, phase approvals, and site-specific requests submitted by the applicant in a timely manner consistent with applicable code provisions and executed agreements and that overall development timelines and phasing schedules have been established and controlled by the applicant.
5. Community amenities, including a central clubhouse and associated recreational facilities were fundamental components of the preliminary plan and served as key considerations for the density approved under the 1997 Planned Residential Development code.
6. In response to applicant-proposed modifications to remaining phases, the County and the developer entered into Addendum 6 to the Development Agreement in 2022. This agreement aimed to clarify outstanding developer obligations, preserve master plan consistency, and establish enforceable schedule for delivering long-promised community amenities.
7. Addendum 6 created binding ERU triggers tying final plat recordation to amenity construction milestones, specifically requiring commencement of the clubhouse prior to recording 379 total ERUs and completion prior to 501 total ERUs.

8. During approval of Phase 9 in April 2026, the total project ERUs approved reached 385 ERUs. Because this exceeded the 279 ERU threshold, the County appropriately conditioned the approval to withhold plat recordation until the clubhouse approvals and construction milestones were actively pursued.
9. The Conditional Use Permit and Site Plan approval for the clubhouse represents the initial formal step by the applicant toward satisfying the ERU amenity triggers established under Addendum 6.
10. The proposed clubhouse is situation within a proposed Phase 6A, which was approved in April 2025, but remains unrecorded at the applicant's discretion.
11. The staff analysis indicates the proposal complies with Section 16.23.07 of the current Wasatch County Code related to Conditional Uses.
12. Notice has been sent to neighboring property owners within 500 feet of the property.
13. There are no known zoning violations on the property at this time.
14. The Development Review Committee has reviewed the project and believes the conditional use permit is generally consistent with the preliminary approvals; however, full compliance requires the satisfaction of all underlying land use, site plan, and platting pre-requisites prior to building permit issuance.

– CONDITIONS –

1. Any necessary permitting from state and federal agencies for grading or construction within the floodplain must be obtained by the applicant prior to Wasatch County permits being issued.
2. If the LOMR process reveals additional constraints that were not presented by the application documents, the applicant is required to immediately notify the county and proposed mitigation measures to address the issues.
3. At building permit, the Base Flood Elevation will need to be noted in relation to the pickleball courts, any electrical, and any other work done in the zone AE.
4. All required infrastructure and platting conditions for Phase 6A must be satisfied and the Phase 6A plat recorded prior to application for a building permit for the clubhouse facility.
5. Per the application commitments, all exterior lighting shall be full-cutoff, dark sky compliant lighting and limited to only the amount and locations necessary for safety.

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 Land Use Authority should state new findings.

1. Approve. This action may be taken if the Planning Commission finds that the Conditional Use 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 that impacts of the Conditional Use request can be mitigated through conditions to be compliant with applicable laws. ****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 and that impacts of the proposal cannot be reasonably mitigated.

NEXT STEPS

If the requested conditional use permit is approved, the applicant will be required to comply with the conditions of approval. Once the applicant records phase 6A to create the parcel where the clubhouse would be located, they can proceed with any building permits necessary. Failure to adhere to the conditions of approval, including recording the phase 6A plat before its expiration deadline will subject the conditional use permit to revocation under the provisions of WCC 16.23.06.

If the requested conditional use permit is denied, the applicant would not be allowed to construct the clubhouse at this site. A new application would need to be submitted to proceed.

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

EXHIBITS

Exhibit A – Applicant Request 13

Exhibit B – Site Plan..... 14

Exhibit C – Landscape Plans 16

Exhibit D – Architectural Plans 21

Exhibit E – Applicant Findings Report 23

Exhibit F – Water Action Report..... 30

Exhibit A – Applicant Request



9672 South 700 East, Suite 203
Sandy Utah, 84070

www.lmntarch.com

801-987-3911

01 – Project Description

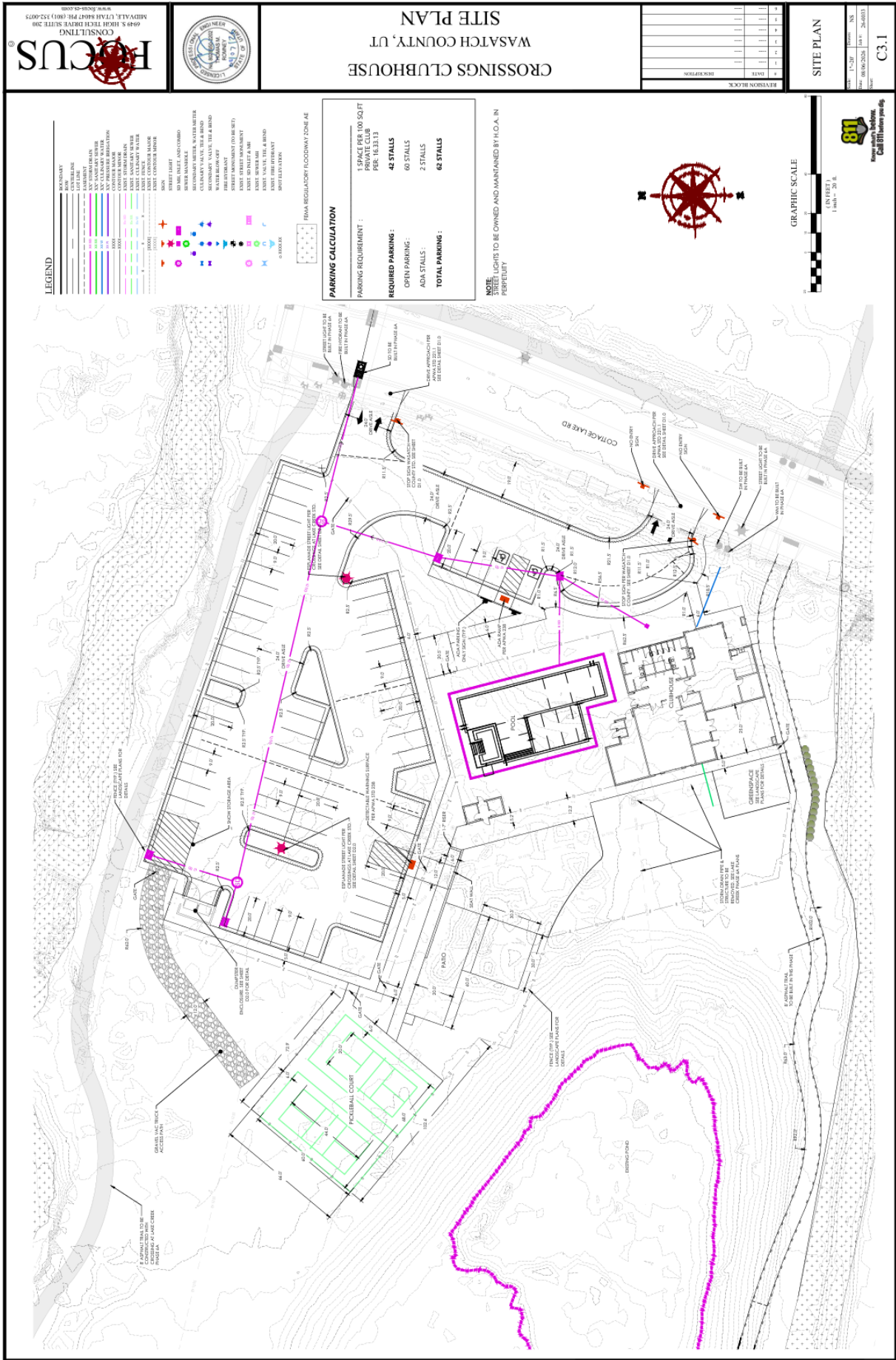
Clubhouse & recreational amenities including a pool, pickleball courts, & play area. The restricted portions of the property / building will be open from 6:30 – 8:00 pm year round with extended hours until 9:00 pm in the summer.

Assuming the clubhouse permit to construct is issued within 45 days, the goal is to have the mass grading, and roofed in structure complete by December 1st 2026, with completion by April 30th weather permitting.

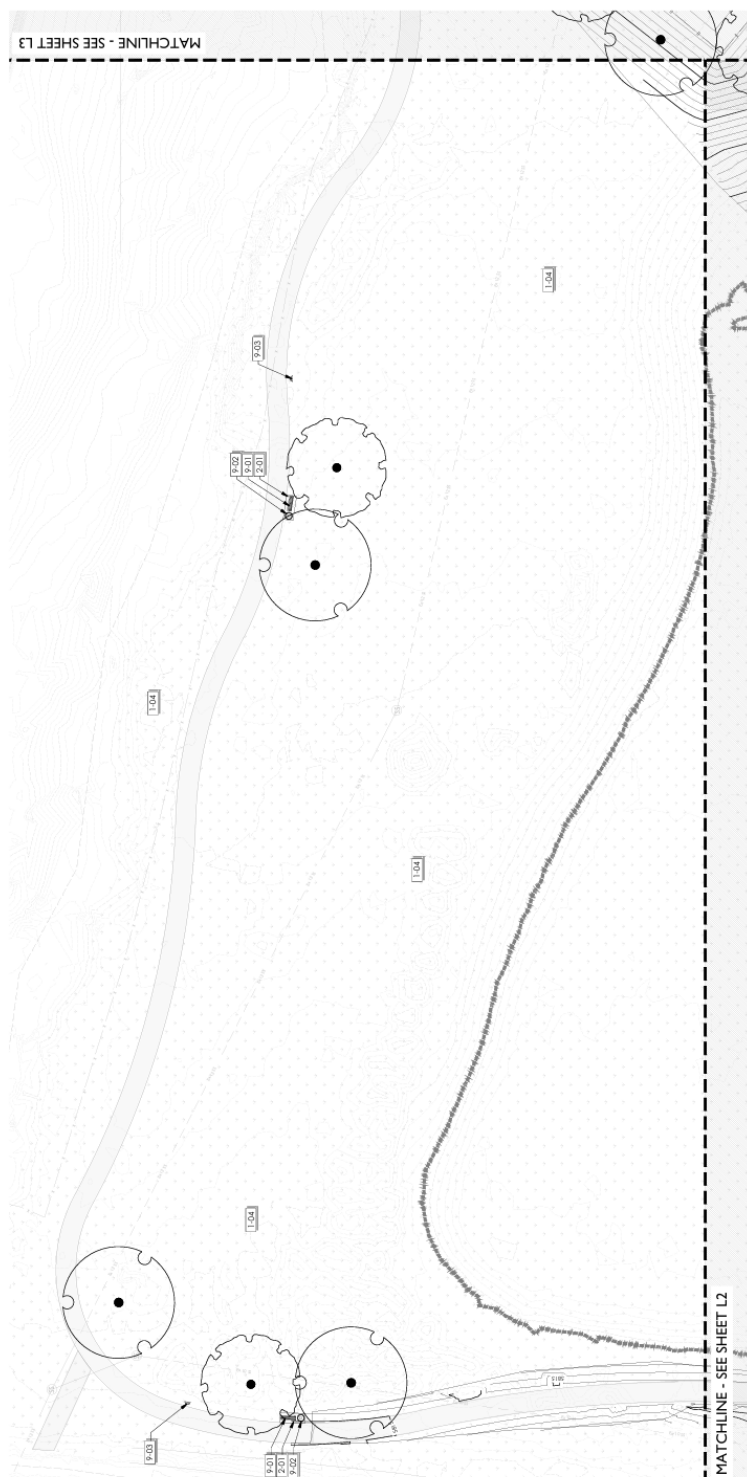
Pursuant to Addendum #6, the issuance of the permit and construction beginning will unlock 125 units of the remaining ERUs (of which Phase 3 was 47 lots). With the commencement of the clubhouse (not completion) the Phase 9 plat (28 lots) can be approved as well as 78 lots in either Phase 11 (62 lots), the Townhouses (39 lots), or Phase 12 (52 lots).

Exhibit B – Site Plan



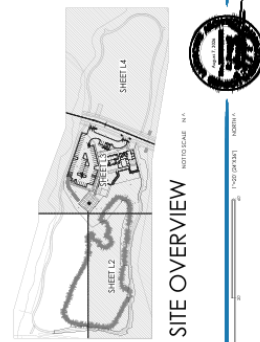


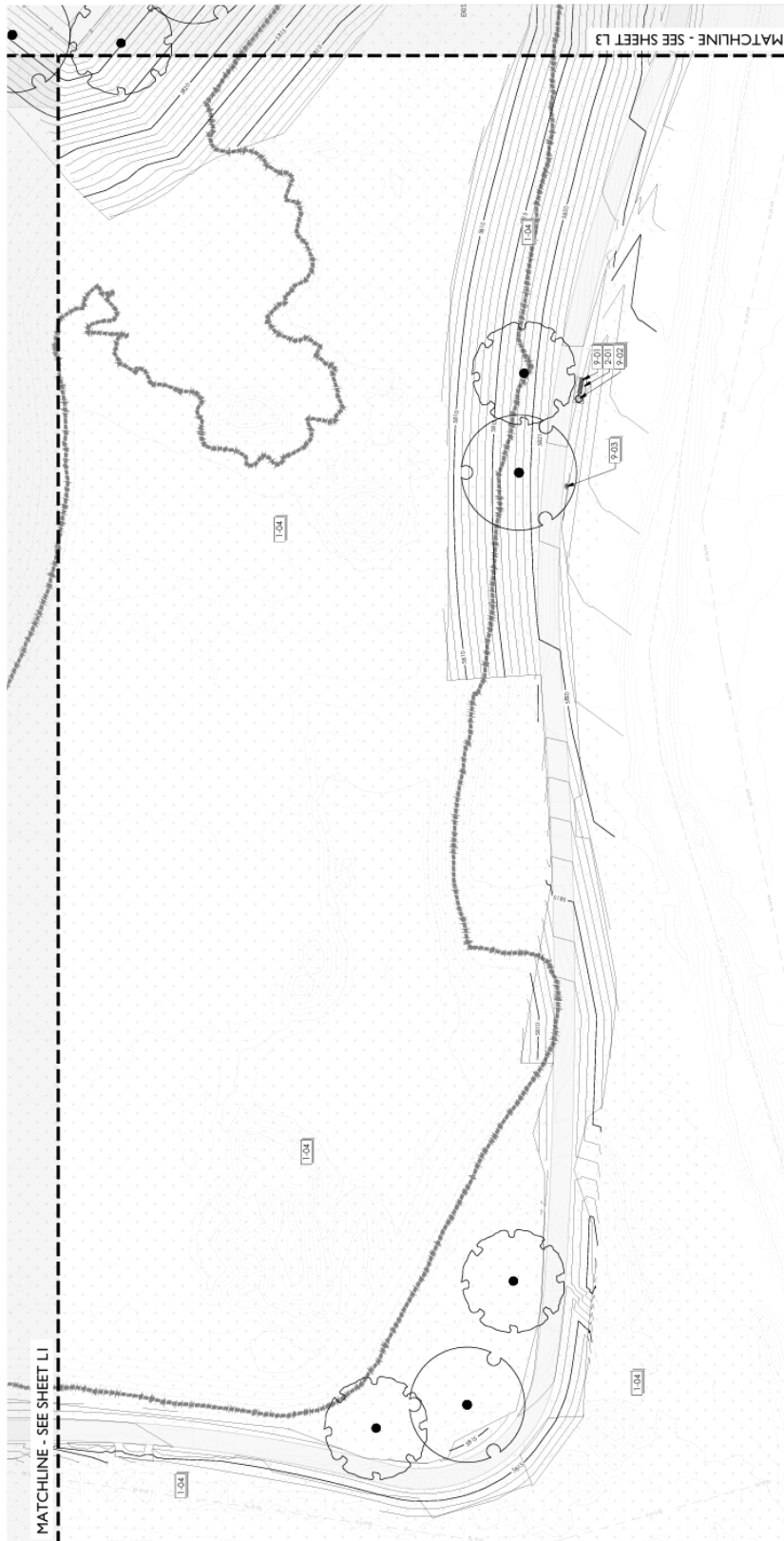
**LIVE
DESIGN**
WWW.LIVEDSIGN.COM
PROJECT NO. 240024



NOT FOR
CONSTRUCTION.

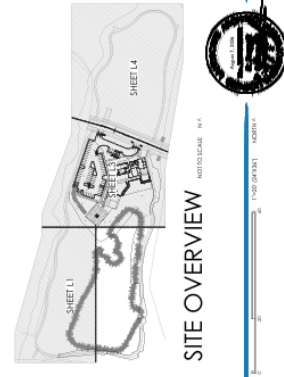
NOTE: SEE SHEET L3 FOR REFERENCE
NOTES AND PLANT SCHEDULES.

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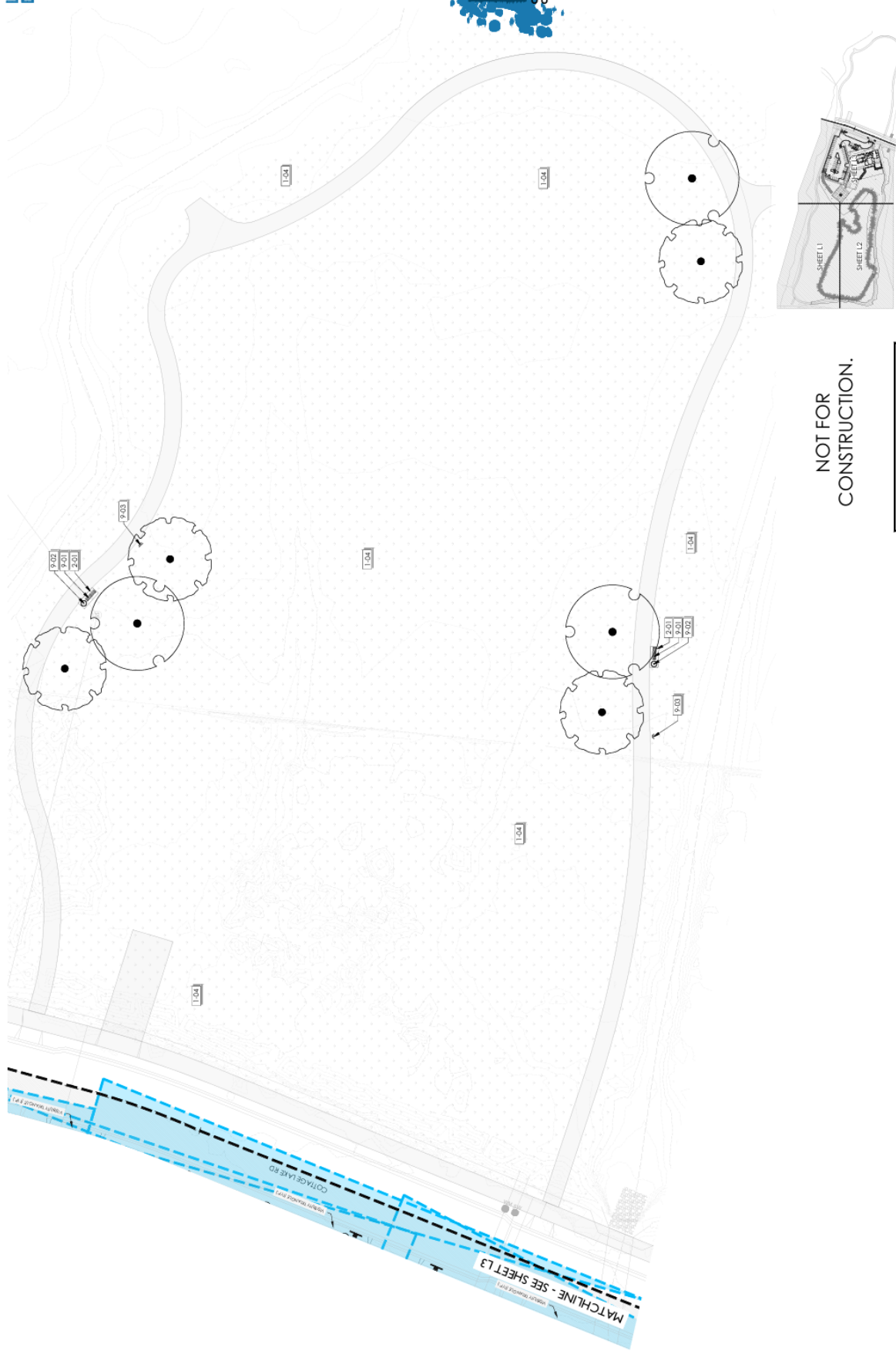


NOT FOR
CONSTRUCTION.

NOTE: SEE SHEET L3 FOR REFERENCE
NOTES AND PLANT SCHEDULES.

[illegible]





NOT FOR
CONSTRUCTION.

NOTE: SEE SHEET L3 FOR REFERENCE
NOTES AND PLANT SCHEDULES.

SITE OVERVIEW



ATTENTION: THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE IN WRITING. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

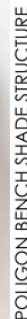
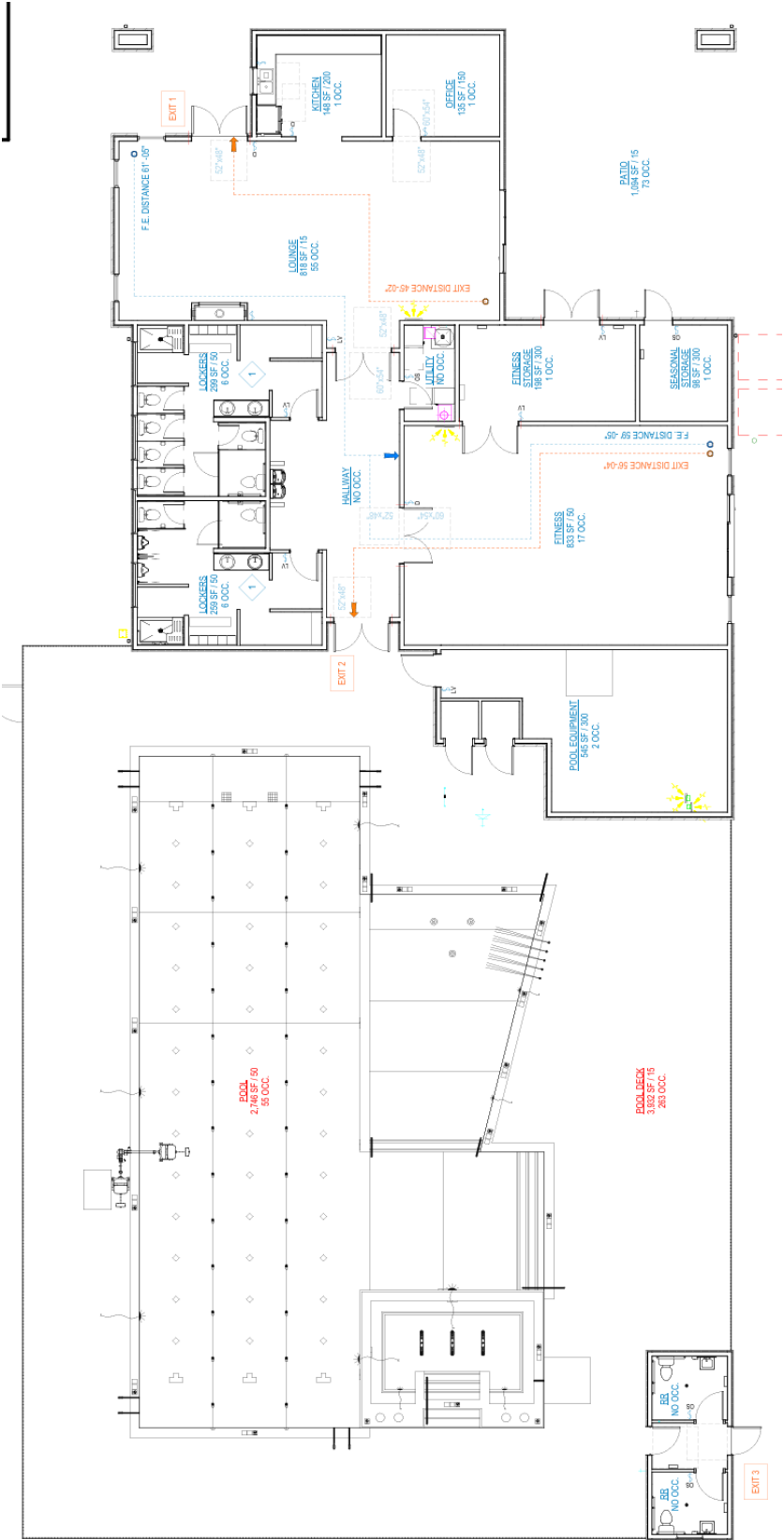


Exhibit D – Architectural Plans



EXTERIOR FINISH & MATERIAL

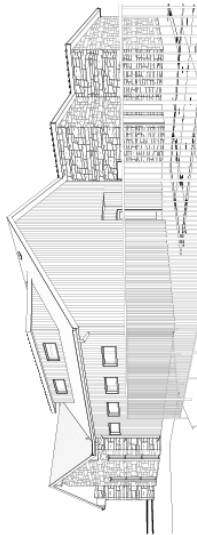
MARK	DESCRIPTION
A1	IKO WEATHERWOOD ASPHALT SHINGLES
F1	PREFINISHED BLACK ALUMINUM SOFFIT / TRIM
M1	THERMO ASH WOODPLAN ACM PANELS
M2	PAC-CLAD METAL ROOFING - DARK BRONZE
S1	MERRILSTONE CHERRY CREEK STACKED NATURAL STONE

GENERAL NOTES: ELEVATIONS

1. CONTRACTOR SHALL VERIFY THAT ALL GRADES SLOPE AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10' OF AS PER IRC.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES. COORDINATE GAS & WATER MAINS TO EXTERIOR WALLS. ALL UTILITIES SHALL BE PROTECTED AND NOT LOCATED WITHIN STRUCTURE. MIN. SEE CIVIL PLANS FOR HOOKUP.
3. CONNECT DOWNPOUT TO STORM DRAIN CONNECTION AT GRADE AND DRAINAGE 10' AWAY FROM STRUCTURE. MIN. SEE CIVIL PLANS FOR HOOKUP.
4. PROVIDE TRANSITION OF SENSITIVE MATERIALS AT INSIDE CORNER ONLY AS SHOWN ON DRAWINGS.
5. PROVIDE FLASHING CHASTER AT ALL LOCATIONS WHERE ROOF TERMINATES INTO SIDE OF WALL. DOWNSPOUT SHALL BE INSTALLED TO DIRECT WATER AWAY FROM WALL.
6. CONTRACTOR TO COORDINATE WITH ROOF PLAN FOR ALL DRAINING REQUIREMENTS.
7. CONTRACTOR SHALL PROVIDE FLASHING AT ALL SENSITIVE MATERIAL TRANSITIONS WHETHER SHOWN OR NOT.

KEY NOTES: ELEVATIONS

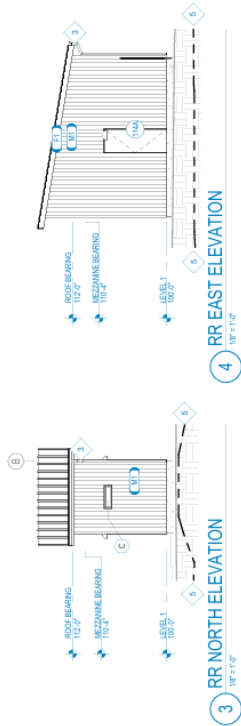
1. ELECTRICAL METER - PAINT TO MATCH BUILDING - SEE ELECTRICAL
2. GAS METER - PAINT TO MATCH BUILDING - SEE MECHANICAL
3. GUTTER AND DOWNSPOUT
4. FREE FLOWING ROOF VENT (TYP) - COLOR TO MOST CLOSELY MATCH SHINGLES
5. DASHED LINE DENOTES TOPPO PRIOR TO GRADING OF SITE



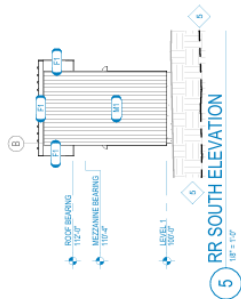
1 NORTHEAST PERSPECTIVE



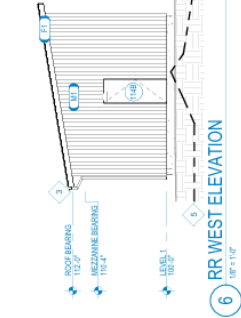
2 SOUTHWEST PERSPECTIVE



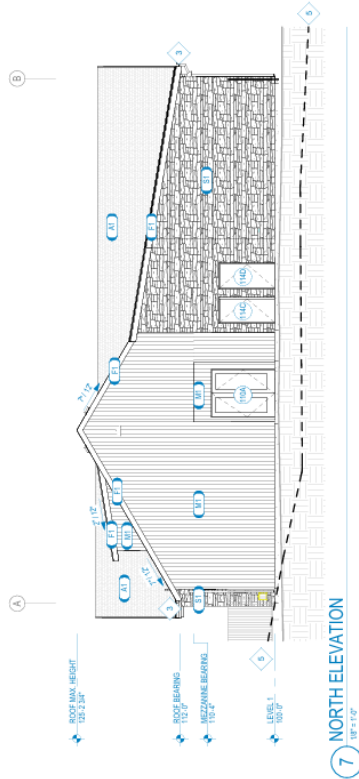
3 RR NORTH ELEVATION 10' x 14'0"



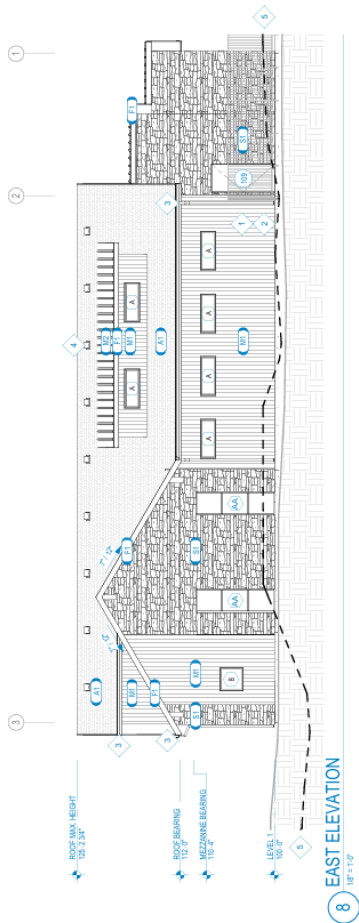
5 RR SOUTH ELEVATION 10' x 14'0"



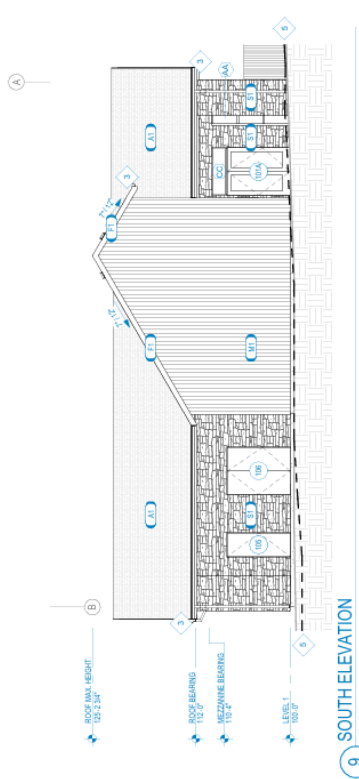
6 RR WEST ELEVATION 10' x 14'0"



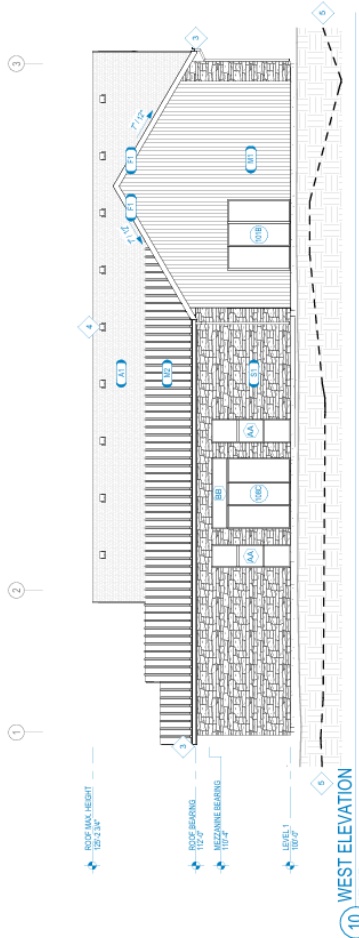
7 NORTH ELEVATION 10' x 14'0"



8 EAST ELEVATION 10' x 14'0"



9 SOUTH ELEVATION 10' x 14'0"



10 WEST ELEVATION 10' x 14'0"

CONDITIONAL USE PERMIT COMPLIANCE NARRATIVE

Project: Crossings Clubhouse at Lake Creek

Location: 1200 S. 3600 E. Wasatch County, Utah

Architect: LMnt Architecture — Project No. 2507

Reference Documents: Construction Documents dated May 12, 2026 (Sheets A111 and A201)

Code Reference: Wasatch County Land Use and Development Code §16.23.07

This Compliance Narrative has been prepared in support of a Conditional Use Permit (CUP) application for the Crossings Clubhouse at Lake Creek, located at 1200 S. 3600 E, Wasatch County, Utah. The narrative addresses each of the required findings set forth in Section 16.23.07 of the Wasatch County Land Use and Development Code and demonstrates that the proposed facility satisfies all applicable standards. References to specific drawing elements are made to Construction Documents Sheets A111 (Floor Plan) and A201 (Exterior Elevations), prepared by LMnt Architecture, dated May 12, 2026.

FINDING 1 — Compliance with All Requirements of Title

The Crossings Clubhouse is designed as an amenity facility serving the residents of the Crossings at Lake Creek residential development. The facility is an accessory use to the primary residential development and has been designed in accordance with applicable Wasatch County land use and development code requirements.

The construction documents, prepared by LMnt Architecture of Sandy, Utah, bear the architect's seal and have been developed as full construction documents in compliance with applicable zoning, building, and design standards. The floor plan (Sheet A111) demonstrates that the building is organized around clearly defined programmatic uses including fitness, lounge, kitchen, restrooms, lockers, office, utility, seasonal storage, and pool equipment — all of which are appropriate and incidental to a residential amenity clubhouse use.

The building footprint, as dimensioned on Sheet A111, measures approximately 85'-1¾" by 67'-0" on the primary structure, representing a modest, appropriately scaled (part of a 538 unit, 336 acres master planned community) facility for a residential amenity center.

FINDING 2 — Business License

The Crossings Clubhouse is a private amenity facility operated for the benefit of community residents and is not anticipated to operate as a public commercial business requiring a standard commercial business license. Therefore there is no business license require. The Crossings at Lake Creek has been in existence for over twenty years and is validly registered in the state of Utah. Upon completion the facilities will be deeded to the HOA together with all management responsibilities.

To the extent that a business license is required by Wasatch County for the operation of a community clubhouse, fitness center, or pool facility, the Developer and/or Homeowners Association shall obtain and maintain all required licenses prior to commencing operations. At present the Developer is not aware of any business license needed to operate the facility. his obligation can be memorialized as a standard condition of CUP approval, and compliance can be confirmed prior to issuance of a certificate of occupancy.

FINDING 3 — Compatibility with Surrounding Structures

Scale and Mass

The proposed clubhouse is a single-story structure with a maximum roof height of 125'-2¾" above grade, a roof bearing elevation of 112'-0", and a Level 1 floor elevation of 100'-0", yielding a wall height of approximately 12 feet and a total building height of approximately 25' 2¾" feet to the roof peak (Sheet A201). This scale is consistent with and complementary to the single-family residential structures within the surrounding Lake Creek development.

Design and Materials

The exterior elevations (Sheet A201) demonstrate a building design that employs a residential architectural vocabulary appropriate to the mountain setting of the Heber City area. The exterior material palette includes:

- Asphalt Shingle Roofing (A1) — consistent with residential construction standards in the region
- Stone Veneer (S1) — providing a natural, grounded material presence at the building base
- Metal Panel Siding (M1) — a contemporary material appropriate to mountain community architecture
- Petersen Aluminum Standing Seam Metal Panel, 22 Gauge, 12" O.C. (M2) — a high-quality cladding material complementary to the natural setting

Roof pitches of 7:12 are consistent with residential building standards in the region and are appropriate for the snow load conditions of Wasatch County. The building massing is articulated with varied roof forms and material transitions that break up the building's visual mass, ensuring it reads as a community-scale amenity structure rather than a large commercial building. The 3D rendered views on Sheet A201 confirm the architectural character and mountain-appropriate aesthetic of the finished facility.

Use

The facility's uses — fitness, lounge, kitchen, pool, and associated support spaces — are entirely customary and expected amenity uses within a residential planned development. These uses are fully compatible with the surrounding residential land uses and represent a clear benefit to the community they serve.

Circulation

Access to the facility occurs via the internal road network of the Crossings at Lake Creek development, with no direct public-facing ingress or egress. The facility generates no external traffic demand beyond that already associated with the residential development.

FINDING 4 — Visual and Safety Impacts

The building's exterior design, as confirmed by the four primary exterior elevations and the two rendered 3D views on Sheet A201, presents a well-composed, architecturally coordinated facade on all four sides. No elevation has been treated as a secondary or back-of-house facade, ensuring consistent visual quality from all vantage points within the community.

Safety impacts are minimal given the private, residential nature of the use. The pool area (Room 272) and patio (Room 118) are controlled-access areas incorporated within the facility's overall building and site organization. Pool equipment is housed in a dedicated mechanical room (Room 119), isolating noise-generating and operationally sensitive equipment from occupied common areas.

Restroom and locker facilities (Rooms 106, 107, 108, and 109) are designed in compliance with applicable accessibility and sanitation requirements. The General Notes on Sheet A111 specifically require smooth, hard, non-absorbent wall surfaces to a minimum height of 4'-0" in all areas within 2'-0" of service sinks, urinals, and water closets, in conformance with applicable health and safety standards.

All visual and safety impacts are considered negligible and fully addressable through standard conditions of CUP approval.

FINDING 5 — Consistency with the Wasatch County General Plan

The Wasatch County General Plan supports quality residential development and the provision of community amenities that enhance the livability and character of residential neighborhoods. The Crossings Clubhouse directly advances these goals by providing shared amenity infrastructure — fitness, recreation, gathering, and aquatic facilities — for the residents of the Crossings at Lake Creek community.

The facility supports the General Plan's objectives of encouraging well-designed, high-quality development that respects the mountain character and natural setting of the Heber City area of Wasatch County. The use of locally appropriate materials, including stone veneer, asphalt shingle roofing, and steeply pitched rooflines at 7:12, reinforces compatibility with the County's architectural design identity and the visual character of the surrounding mountain landscape.

The clubhouse represents the type of planned amenity infrastructure that supports long-term community sustainability and resident quality of life — both core objectives of the Wasatch County General Plan.

FINDING 6 — Mitigation of Future Expansion

The clubhouse is designed as a fixed-footprint, single-story structure serving a defined and bounded residential community. Future expansion of the facility is not anticipated given the private, association-operated nature of the facility and the defined build-out boundaries of the Crossings at Lake Creek development.

Should any future expansion or intensification of the use be proposed, it would be subject to applicable land use review at that time. As a condition of CUP approval, a requirement can be imposed that any future expansion exceeding a defined threshold — such as an increase in gross floor area of more than 10% — return for conditional use review. This condition ensures that any

future changes are evaluated against then-current code standards and their community impact considered prior to implementation.

FINDING 7 — Lighting, Parking, Traffic, and Environmental Factors

Lighting

Exterior lighting for the facility will be designed and installed in compliance with applicable dark sky and consistent with lighting protocol in the Crossings at Lake Creek project (eg. with similar street lights). Given the private residential nature of the facility, exterior lighting is anticipated to be limited to entry, pathway, and security lighting. All exterior lighting can be conditioned to be full-cutoff, downward-directed fixtures to minimize light spillover onto adjacent properties and into the night sky, consistent with Wasatch County's rural and mountain community lighting standards. See the attached photometric study.

Parking

Parking for the clubhouse will be provided, and is demonstrated by the plans, in accordance with Wasatch County parking standards for community amenity facilities. Parking areas are anticipated to be provided within the Crossings at Lake Creek development's internal circulation and parking system, accommodating all parking demand on-site without placing demand on public rights-of-way or adjacent streets.

Location and Nature of Use

The clubhouse is located within the interior of the Crossings at Lake Creek development at the positioning it conveniently for all residents while maintaining appropriate separation from the public road network. The use is entirely private and residential in nature, generating no public-facing activities or externally oriented commercial operations. The clubhouse campus sits where it has been planned since the initial approval of the PUD in November 2002 and betwixt the cottage homes and the custom homes giving mutual access to owners of all product types.

Traffic

The facility generates no external public traffic and is accessed exclusively by residents of the Crossings at Lake Creek community via the development's internal road network. No meaningful increase in traffic volumes on Lake Creek Rd., 3600 E. or 1200 S. is anticipated as a result of the clubhouse use, as residents accessing the facility will already be traveling to and from the development for primary residential purposes.

Drainage and Erosion

The construction documents include specific drainage provisions. The General Notes on Sheet A201 require that:

- All grades slope away from the building at a minimum of 6 inches within the first 10 feet, as required by the IBC
- All downspouts connect to storm drain connections at grade and daylight a minimum of 10 feet from the structure
- All downspout connections coordinate with the Civil Plans for final hookup

- Flashing diverters are provided at all locations where the roof terminates into a side wall, directing water away from the building envelope
- Flashing is provided at all siding and material transitions throughout the building

These provisions, in conjunction with the civil site drainage design, ensure that stormwater is properly managed and directed away from the building and adjacent structures, mitigating any risk of erosion or soil destabilization.

Wildlife, Dust, Odor, Noise, and Vibration

The facility is a low-intensity community amenity use located within a developed residential context. All mechanical equipment is housed in enclosed dedicated spaces — the mechanical rooms (Room 114 and Room 119) and the mechanical attic above the main building — which attenuate noise and vibration and prevent visual impacts from equipment. No operations are anticipated that would generate meaningful dust, odor, or vibration. Wildlife impacts are not anticipated given the developed residential nature of the site context. The only *future* owners of property surrounding the clubhouse campus will be owners in the Crossings at Lake Creek and will receive direct benefits from the amenities.

FINDING 8 — No Unreasonable Financial Burden on the County

The Crossings Clubhouse is a privately owned and operated facility within a residential planned development. All costs of design, permitting, construction, operation, maintenance, and eventual replacement of the facility will be borne entirely by the Developer during the construction phase and by the Homeowners Association following project completion and HOA formation.

The facility does not require the extension of public infrastructure, public utilities, or public roads beyond what is already planned and budgeted for the Crossings at Lake Creek residential development. It will not require dedicated public safety resources, public maintenance, or ongoing public operational expenditure. No unreasonable financial burden on Wasatch County or its taxpayers is anticipated as a result of the proposed use. The HOA has proven to be a solvent and responsible steward of the open space within the Crossings at Lake Creek.

FINDING 9 — No Adverse Effect on Health, Safety, or Welfare

The Crossings Clubhouse is designed as a community amenity that affirmatively promotes the health and welfare of the residents of Crossings at Lake Creek by providing fitness, aquatic recreation, and social gathering facilities within the community. The facility is designed in full conformance with applicable building, fire, and safety codes. The facility will encourage community events, fitness, and outdoor recreation.

Restroom and locker facilities are designed to applicable sanitation and accessibility standards, including the specific wall finish and plumbing insulation requirements noted on Sheet A111. The pool area is a controlled-access facility that will be subject to applicable Utah state aquatic safety and public health requirements, including appropriate fencing, safety equipment, and operational standards.

The building structure is designed for the applicable snow, wind, seismic, and dead load conditions of the Heber City area. Roof pitches at 7:12 are appropriate for snow shedding in Wasatch County's high-altitude, high-snowfall climate. No operations are proposed that would

introduce health or safety hazards to the surrounding residential community, the residents of Wasatch County, or visitors to the area.

FINDING 10 — Conformance with the International Building Code

The construction documents prepared by LMnt Architecture are designated as Construction Documents and are designed for full compliance with the International Building Code (IBC) as adopted and amended by the State of Utah and Wasatch County. Specific IBC references are incorporated directly into the construction documents, including:

- IBC slope requirements for grades away from building foundations, specified in General Notes on Sheet A201
- IBC-required smooth, hard, non-absorbent wall surfaces at plumbing fixtures, specified in General Notes on Sheet A111
- Insulation of water supply and drain pipes under lavatories and sinks, as required for protection against contact per applicable accessibility and safety standards, specified in General Notes on Sheet A111

Wall construction is specified using the Wall Type Legend on Sheet A111, with defined minimum insulation values — R-14 for 2×4 stud walls, R-21 for 2×6 stud walls, and R-30 for 2×8 stud walls — appropriate to the climate zone applicable to Heber City, Utah. The building is designed with appropriate fire-rated separations, accessible restroom and path-of-travel provisions, and all other features required for the applicable occupancy classification.

A building permit will be obtained prior to commencement of construction, and all work will be subject to inspection by the applicable Wasatch County building authority. The architect's seal on the construction documents confirms that the design has been prepared by a licensed Utah architect in conformance with applicable professional standards.

CONCLUSION

Based on the foregoing analysis, the Crossings Clubhouse at Lake Creek satisfies each of the ten required findings under Section 16.23.07 of the Wasatch County Land Use and Development Code. The project represents a well-designed, appropriately scaled, and fully compatible community amenity facility that:

- Complies with all requirements of the applicable land use and development code
- Will maintain all required business licenses and permits
- Is compatible with surrounding residential structures in use, scale, mass, design, and circulation
- Presents no visual or safety impacts that cannot be adequately mitigated through standard conditions
- Is consistent with the goals and objectives of the Wasatch County General Plan
- Can be conditioned to ensure that any future expansion is subject to appropriate review

- Adequately mitigates all issues of lighting, parking, traffic, drainage, noise, and environmental impact
- Places no unreasonable financial burden on Wasatch County or surrounding properties
- Will not adversely affect the health, safety, or welfare of the residents and visitors of Wasatch County
- Is designed in full conformance with the International Building Code as adopted by Utah

Approval of the Conditional Use Permit is respectfully requested. The Developer and design team are available to address any questions or to provide supplemental information as may be required by the Land Use Authority in the course of its review.

Respectfully submitted on behalf of the Developer:

Cole S. Cannon, Esq.
Manager, Cannon Companies.

WATER DEVELOPMENT ACTION REPORT
July 13, 2026

Project Name: The Crossings at Lake Creek- Phase 6A/Clubhouse

Address: Approx. 2800 East 1000 South

Name of Developer: Logan Cannon

Parcel Size:

Present Land Use:

Amount of Irrigated Land:

Amount of Non-Irrigated Land:

Scope of the proposed project:

Number of ERUs: 4

Amount of Irrigated Land: 11.11 Acres

Amount of Non-Irrigated Land:

Roads & Trails– 0.0 Acres

Historic non-irrigated- 0.0 Acres

Water Requirement:

Culinary Quality Number of Acre Feet: 0.53

Irrigation Quality Number of Acre Feet: 33.33

Water Rights Available for the project:

M&I Reserved Water

Project Water Allocation:

Culinary Water Provider: Twin Creeks Special Service District.
Number of Shares Required:

Infrastructure Requirements:

Secondary Water Provider: Lake Creek Irrigation Company.

Number of Acre Feet required: 33.33 acre-feet M&I reserved water
Number of Shares required:

Infrastructure Requirements: Developer is required to extend the existing secondary water lines to the project, as needed in accordance with Twin Creeks and Lake Creek Irrigation Company's construction standards.

Project Approval Required Conditions:

1. The Water requirement is for the park strip, Clubhouse area, parcel W and parcel X. 33.33 ac.ft. to be transfer TCSSD
2. Developers must have a will-serve letter signed by Lake Creek Irrigation Company.
3. Developers must have a will-serve letter and development agreement signed by Twin Creeks SSD.
4. The final plat will not be approved or signed until all conditions are met.
5. The developer is responsible for the equalization fee required by Twin Creeks SSD