



Wasatch County Council Meeting Minutes

DRAFT Minutes for August 12, 2026

The Wasatch County Council met in work session live and online on Wednesday, August 12, 2026, in the Wasatch County Chambers located in the Wasatch County Administrative Building at 25 North Main, Heber City, Utah 84032.

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

Agenda

Call to Order

1. Prayer/Remarks - Erik Rowland
2. Pledge of Allegiance - Kendall Crittenden

Public Comment

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

Summary:

Steve Gibson: Here are some suggestions we would like to hear about SITLA. Does SITLA have to play by the rules? SITLA property is P-160, which makes me worried that this is the cause of annexation of property.

Tom Flower: My concern about the SITLA property will be connected to State Bill 258 property the whole back area and the housing impact on our streets and our utilities would be impactful. I'm asking the board as your [reviewing it](#) to understand what takes place next.

Ed Clyde: I represent landowners in the North Field plus North Field irrigation, and Wasatch County Conservation District. The concerns I have about the slop, the development going on right at the head of the North Fields. We've completed the ditch canal and the pipe. They put the water out of the ditch into the pipe. It seems to be working. I sent a letter on 05/21/26, followed up with another letter by UDAF, Christy Davis, the executive director of the conservation district, concerning a few matters. What's concerning is the inspections going on is that we don't get any feedback. Ask the county if they have any push or pull on that. We want to make sure they are using the AI to fill they're bringing in fill from Salt Lake City. I

asked where they were taking their groundwater from the property over to the ditch. There's no water. They say it's going out at the end. I'd like some help following up on that issue.

Brian Harbard: I'm a resident of the greener hills. We appreciate all you have done as a County Council in preserving this valley. We are not in favor of what is being proposed by the developers and are grateful for your effort.

Call for Agenda Items

Summary:

Councilmember Searle: would be interested in following up with Ed Clyde, the conservation district we have here, to ensure the water issues and regulations are being addressed.

Council Items

1. Heber Valley EIS Update – Craig Hancock

Summary: Utah Department of Transportation is conducting an Environmental Impact Study on the proposed Heber Valley Corridor. Currently, UDOT is reviewing public comments that were received in early 2026 after the Draft EIS was published.

Craig Hancock: Earlier this summer, we met with North Fields irrigation companies in the field, walked through the areas where the lineman coming through and discussed some potential impacts of some historical impact of ditches. Through the North Fields area, we've also received some additional information from the company on the structure ditches. We are updating our maps. Some of the comments we received asked us to look at making some alignment shifts a little south if we could also shift alternative B in the North Fields area further east.

2. Discussion regarding a Legislative Development Agreement (LDA) for 740.38 acres referred to as the SITLA (State Institutional Trust Lands Administration) property located at the intersection of Big Pole Drive and Westward Ho Road in Section(s) 36 of Township 3 South Range 5 East and Section 1 of Township 4 South Range 5 East. The property is currently zoned P-160 (660.38 acres) and M (80-acres). The proposed LDA would allow up to 144 lots. The current zoning without an LDA would allow approximately 8 units. – Doug Smith

Summary: This item is for discussion only regarding a Legislative Development Agreement (LDA) for the 720 acres referred to as the SITLA property which is under contract by the Philo group. For a number of months, county staff and a subcommittee of council members have been working on an LDA that would go to the council for direction before being forwarded to the planning commission for a recommendation back to the county council. LDA's are allowed by state code but are required to go through the same process required to adopt an ordinance. As part of this initial meeting, there will be a PowerPoint presentation to go through the various aspects of the LDA as well as to outline the typical process and analysis a rezone on this property would have entailed.

Council/Board Reports

Summary: Councilmember Park: Do we have a resolution for 258 next week? **Dustin**

Grabau: I will put actual consideration on next week's agenda.

Manager's Report

Summary: No manager report

Closed Session – as needed

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

Summary:

No need for closed session

Adjournment

Summary:

Action Taken: Councilmember Bonner: made a motion to continue the meeting in Coalville with our Summit County counterparts. **Councilmember Park:** seconded the motion. The motion passed with the following vote:

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

Voting Nay: None

6:00PM Joint Meeting with Summit County at 60 N Main Street, Coalville UT 84017

Chair

Joey D. Granger/Clerk/Auditor