

**MINUTES OF THE  
WASATCH COUNTY COUNCIL  
AUGUST 15, 2018**

The Wasatch County Council met in regular session at 4:00 p.m. at the Wasatch County Administration Building, Heber City, Utah and the following business was transacted.

PRESENT: Chair Greg McPhie  
Mike Petersen  
Steve Farrell  
Kendall Crittenden  
Danny Goode

EXCUSED: Councilman Mark Nelson  
Councilman Spencer Park

OTHERS PRESENT: On list attached to a supplemental file.

PRAYER: Councilman Kendall Crittenden

PLEDGE OF ALLEGIANCE: Led by Councilman Danny Goode and repeated by everyone.

Chair Greg McPhie called the meeting to order at 4:00 p.m. and indicated that Councilman Spencer Park and Councilman Mark Nelson are excused and welcomed those present, then called the first agenda item.

**OPEN AND PUBLIC MEETING AFFIDAVIT**

The Open and Public Meeting Affidavit was made a part of the record.

**PUBLIC ISSUES FOR FUTURE MEETINGS**

Chair Greg McPhie asked if there was any public issues for future meetings.

Greg Duerdon introduced himself and indicated he was running for the Third Congressional Seat of which Wasatch County is part. He is running against John Curtis. Greg indicated that he is an Independent American Party Member. People are looking for third party candidates in this mid-term election and the next election. Greg then passed out a pamphlet stating his views on some of the issues. Greg also indicated that he is a father, grandfather and also a great grandfather, veteran of the U.S. Air Force and former editor/publisher for different newspapers around the State of Utah. Greg also indicated that he is the only conservative running in this race. Greg then

thanked the Wasatch County Council for giving him a few minutes to introduce himself.

Chair Greg McPhie then closed the public issues for future meetings time.

### **ADMINISTRATIVE ITEMS FOR FUTURE AGENDAS**

Chair Greg McPhie then asked if there are any administrative items for future agendas and there was none.

### **LEGISLATIVE ITEMS FOR FUTURE AGENDAS**

Chair Greg McPhie then asked if there are any legislative items for future agendas.

Councilman Danny Goode asked if on the September 5, 2018 agenda a discussion and possible action regarding the MOU regarding the annexation plan. Councilman Mike Petersen asked when the Affordable Housing Committee is going to meet again. Councilman Kendall Crittenden indicated that next Tuesday at 1:00 p.m. in the downstairs old Commission Chambers.

### **APPROVAL OF THE MINUTES FOR JULY 11, 2018, JULY 25, 2018 AND AUGUST 1, 2018.**

Councilman Mike Petersen indicated that on August 1, 2018 on the first page where it says Pledge Allegiance it lists three councilmen, Mark Nelson, Greg McPhie so there needs to be a correction there. Chair Greg McPhie indicated that he led the Pledge of Allegiance so put my name down for that.

**Councilman Danny Goode made a motion to approve the July 11, 2018 and August 1, 2018 minutes as presented. Councilman Mike Petersen seconded the motion with that correction mentioned above and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

Councilman Kendall Crittenden indicated that with regard to the minutes for July 25, 2018 on page 6 in the very last paragraph where it says Cradle, it should be Crail. Then on page 8 it asks to look for a disconnection request by Mary Jo Coleman disconnect from Daniel's Township and just wondered if Scott Sweat, the Wasatch County Attorney has had a chance to look into that matter. Scott Sweat indicated that he hasn't.

Councilman Danny Goode indicated that on page 2 I would just like that to be more precise with the Council's language. Page 2 on the second paragraph it says that Councilman Danny Goode indicated that what he said in the motion and the intention was that it was a legal question and anything that has to do with litigation is handled in Closed Session. I would like to mark out where it says, was a legal question, cross that out. I went back and listened to the meeting so the correct language could be put in so instead of saying a legal question say the "Council's legal questions be answered" and not necessarily your questions which was referring to Ms. Kosakowski's questions. Then on the next paragraph Chair Greg McPhie indicated that this matter will be put on a future agenda and before the matter goes forward we will make sure that these legal questions that you have raised will be answered and make sure that they are on solid legal ground. I would like to strike out the issues and questions you have raised will be answered and make sure that they are on solid legal ground and replace that with the words that we are comfortable with the questions you have raised and that we are on solid legal ground. We should just be more precise on that particular piece of minutes.

**Councilman Danny Goode then made a motion to approve the minutes for July 25, 2018 with the corrections that Councilman Kendall Crittenden has made and the more precise language presented by myself be added. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

**COUNCIL**

**DISCUSSION/CONSIDERATION ON CHANGING MEETING TIMES FROM 4:00 P.M. TO 3:00 P.M. RESOLUTION 2018-11.**

Chair Greg McPhie also indicated that the public hearings will still start at 6:00 p.m. and the regular business section will change from 4:00 p.m. to 3:00 p.m. **Councilman Danny Goode made a motion that we approve Resolution No. 2018 -11 as presented changing the meeting times for the remainder of the 2018 calendar year. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

**DISCUSSION/CONSIDERATION, MEGAN PROBST IS REQUESTING A RE-ZONE OF 20.50 ACRES FROM A-20 AGRICULTURAL 20-ACRE LOTS TO RA-5 RESIDENTIAL AGRICULTURAL 5-ACRE LOTS. THE PARCEL, PARCEL #00-0008-4686 IS LOCATED AT APPROXIMATELY 1555 WEST 650 SOUTH IN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 EAST IN THE SOUTH FIELDS AREA.**

**Councilman Danny Goode indicated the Council has received further clarification so I would make the motion that we continue this item until the first regular meeting after the November election. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

**DISCUSSION/CONSIDERATION ON A REQUEST FROM PAUL MORRIS, ON BEHALF OF THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY MIDA REGARDING RESOLUTION 18007 WHICH APPROVED THE FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE COUNTY AND MIDA. THE ORIGINAL AGREEMENT AND THE AMENDMENT DEAL WITH THE MILITARY RECREATION FACILITY PROJECT AREA IN THE JSPA. THE AMENDMENT INCLUDES UPDATES, CHANGES, AND CLARIFICATION REGARDING REVENUE DISTRIBUTION, LAND USE APPROVALS, ANTICIPATED DENSITY AND OTHER PROVISIONS.**

Councilman Danny Goode indicated that there is one element that is important to this that should be covered in closed session for legal. So perhaps the matter could be moved to the end of the regular calendar and the Wasatch County Council indicated that would be fine.

The record should reflect that the Closed Session was completed and now the Wasatch County Council is back in regular session to consider this agenda item.

**Councilman Danny Goode made a motion that we continue this item until the August 29, 2018 meeting and give direction to Mike Davis, the Wasatch County Manager, our attorneys and our Wasatch County Planning Department and relevant staff to give priority working out an interlocal agreement. Councilman Steve Farrell seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode**

**AYE: Mike Petersen**

**AYE: Steve Farrell**

**AYE: Chair Greg McPhie**

**AYE; Kendall Crittenden**

**NAY: None.**

Councilman Mike Petersen also indicated that this is a very important matter for the Wasatch County Council and for Wasatch County altogether and that is why the Council is taking a very close look at this matter to make sure that things come together that will work best for Wasatch County and for MIDA and Extell. The Wasatch County Council really does want to see things come together on this and with the motion that was made, hopefully the Wasatch County Council can have something that can be acted upon on August 29, 2018. The Council does want to make things happen.

**JACK JOHNSON CONSULTING, REPRESENTATIVE FOR STICHTING MAYFLOWER MOUNTAIN FONDS AND STICHTING MAYFLOWER RECREATIONAL FONDS, IS REQUESTING A DISCUSSION AND POSSIBLE MOTION REGARDING CHANGES TO THE APPROVED MASTER PLAN FOR THE EAST MARINA PORTION OF THE MAYFLOWER PROJECT. THE PROJECT CONSISTS OF 660 ERU'S AND IS LOCATED ON THE EAST SIDE OF HIGHWAY 40 ALONG STATE ROUTE 319 IN SECTIONS 24, AND 25 OF TOWNSHIP SOUTH, RANGE 4 EAST AND SECTIONS 19 AND 20 OF TOWNSHIP 2 SOUTH, RANGE 5 EAST IN THE JORDANELLE SPECIAL PLANNING AREA JSPA.**

Doug Smith, the Wasatch County Planner, addressed the Wasatch County Council and indicated that this plan received master plan approval back in December of 2017 and the applicant wants to change a few things and only dealing with what is being referred to as the east side. When this was approved there was 345 ERU's on that east side. The proposal would be to change the single family lots to town-house lots and each side of the town-house is considered one ERU. As a result the ERU's remain the same and ten of those ERU's are actually going over to the other side. Doug also indicated that ten of those ERU's will be transferred over to the west side. The west side will have to come in and go through their own amendment process but from the east side, Doug indicated that he felt like the change in this wasn't significant enough to go through a whole process. Amendments to the west side master plan must be done at a future date. Also the proposal complies with the JSPA Code and the designation for this area allows for attached and detached housing. The club house does get moved. No other changes will be made, trails remain the same, roads remain the same and there are 335 ERU's on the ninety-three acres.

Trudy Simmons, Wasatch County resident, addressed the Wasatch County Council and indicated that what is happening they are doubling the density and if not how does it go from 335 it they are going to be doubled and now it is 660. Doug Smith indicated that is a misprint that is not correct. Each one of these town-house units is 2 ERU's which means Equivalent Residential Unit. It is just one ERU for every single town-house and the density actually decreases by ten on this specific one and then approval has to be granted for the additional ten on a different parcel.

Mike Kosakowski asked when it is appropriate to discuss the nature of the east road that goes to old Keetley Road is that under your consideration today or is that for a future date. Doug Smith indicated that our discussion has been that there needs to be a second access. The approval of the Master Plan is contingent on Wasatch County issuing building permits and that road having to be in. Mike Kosakowski asked if there will be a public comment period on that road at a future date and as of right now that hasn't been passed. Councilman Steve Farrell indicated that this has been approved so there won't be a public hearing on this. Mike Kosakowski indicated that there is an aspect that does cross some wetland and would like to know the nature of that road as it crosses that wetland and personally don't have an objection to that path but any further intrusion upon the wetland is in violation of a previous agreement that this Council has made particularly on the discussion of where the location of 248 was going to be and would just like to know when that will be debated. Doug Smith indicated with are looking now at Master Plan but as the applicant

comes in for preliminary approval issues such as geotechnical, traffic, wetland issues, all of those issues will be looked at.

**Councilman Mike Petersen made a motion to approve the request of the new proposed plan of the Master Plan and have it state that there is a total of 335 ERU's on this side of the development and also make note that ten ERU's will be transferred over to the other side and so when that comes here for consideration that we remember that they gave up ten and this is the Stichting Mayflower Mountain Fonds and Stichting Mayflower Recreational Fonds so the motion is to approve as presented tonight. Also just make a note that ten ERU's have been given up and that the Wasatch County Council can take that into consideration when they bring the other side back for consideration. Also the agenda that states 660 and correct that to the 345 and are approving 335 tonight for this.**

Jon Woodard, the Assistant Wasatch County Attorney, addressed the Wasatch County Council and indicated that he is concerned that, that motion could imply that the transfer of the ten ERU's is approved now and it could be implied that way but that needs to be done when the west side is handled .

Steve Bergman, Attorney for Mayflower, addressed the Wasatch County Council and indicated that when the Master Plan was approved there was both the east and west as one unit and that was 392 ERU's and I just want to make sure that in correcting how the agenda reads that the remaining 57 ERU's that will be on the westside and not something that will be lost in that correction. That would be ten coming from the east side if that is approved. Chair Greg McPhie indicated that maybe just say that the 660 is a misprint.

**Councilman Steve Farrell seconded that motion and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

## **COUNCIL/BOARD REPORTS**

Councilman Mike Petersen indicated that there was a good meeting held last night with Heber City and there was also a representative from Midway and that was the interlocal meeting

Councilman Steve Farrell indicated about eight years Timber Lakes had to bond to put the water system in and the bond was at the time of this high interest rate. As a result of that Zion's Bank has been working with Timber Lakes on how that bond could be refinanced at a lower rate and Wasatch County needs to give their approval to go ahead and re-amortize that bond. Attorney Randy Larsen is going to work on the matter but would like to put this on the agenda for the August 29, 2018 Wasatch County Council meeting so Timber Lakes can get moving on this matter.

Councilman Kendall Crittenden indicated that the State Road 248 meeting was held on Monday and was unable to attend. Doug Smith, the Wasatch County Planner, indicated that a discussion was held on the temporary access that goes into the Iroquois project and needed more information on that but that is about all that was discussed. Councilman Crittenden indicated that we need to make sure that accesses that has been granted on the old plan and in the new agreement that needs to be such so that doesn't step on top of an access that has been granted in the past. Also the next meeting is scheduled for September 10, 2018.

Councilman Kendall Crittenden just reminded everyone about the Senior Citizen's outdoor picnic to be held at the Charleston Park on August 16, 2018. If any of the Council Members are intending to go please notify the Senior Citizen's Director Ashley Fish that you intend to come so they will know.

Councilman Danny Goode indicated that it is about time that the Sewer District come to the Wasatch County Council and give an update on what is taking place there. Possibly they could discuss on what can be done to accommodate the Sewer District for the bypass road. Chair Greg McPhie also indicated that maybe have the Sewer District come to a work meeting or a regular meeting or whatever works best for the Sewer District.

## **MANAGER'S REPORT**

### **DON WOOD FROM IT DEPARTMENT UPDATE**

Mike Davis, the Wasatch County Manager, addressed the Wasatch County Council and indicated that he visited with Don Wood and there are several things that he is working on for the Wasatch County Council in reviewing all of the electronics that are present and broadcasts for the Districts, etc. Mike Davis also indicated that he has asked Don Wood to come in on some of our work meetings and give us an updates concerning base work flow issues and other things that questions come up regarding. Possibly put him on the work meeting in September.



## **HIGHWAY 248 CAR PARKING PROBLEM**

Mike Davis, the Wasatch County Manager, addressed the Wasatch County Council and indicated that there have been a lot of phone calls and concerns about cars being parked on that temporary connection from Iroquois to Highway 248. The question is who owns the easement and it was determined that Wasatch County owns that easement. Mike Davis also indicated that it appears that the cars parking there are overflow parking from Todd Hollow. Mike Davis indicated that he will get more information concerning the problem and the matter can then be put on a work meeting for discussion to see what can be done.

**Councilman Danny Goode made a motion to leave our regular session and go into Closed Session to discuss litigation. Councilman Mike Petersen seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Danny Goode**

**NAY: None.**

**Councilman Danny Goode made a motion to come out of our Closed Session and go into the Public Hearings. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

Chair Greg McPhie indicated that two Councilmen are excused tonight so any action that will be taken regarding the public hearings it will take four votes for any item to pass, so if any applicant would like to wait until a full quorum is present please just let us know and we will put it on another meeting for action to be taken.

**PUBLIC HEARING  
AUGUST 15, 2018**

**JEFFERY BUTTERWORTH, REPRESENTATIVE FOR STORIED DEER VALLEY L.L.C., IS REQUESTING PRELIMINARY APPROVAL FOR TUHAYE LONE PEAK WHICH IS A LARGE SCALE DEVELOPMENT CONSISTING OF 31 LOTS. THE PROPOSAL IS LOCATED AT 10105 NORTH TUHAYE PARK DRIVE IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 5 EAST, IN THE JB0Z JORDANELLE BASIN OVERLAY ZONE.**

Doug Smith, the Wasatch County Planner presented power point presentation and then addressed the Wasatch County Council and indicated that this proposal is for a large scale development within Tuhaye which is a gated and private development and the proposal is for preliminary approval. The applicant is requesting low density residential on the entire site without the mixed use and the density for this site is part of the overall density of 900 ERU's that was granted to Tuhaye back in the late 1990's. Also the access will connect to the existing internal loop road. Tuhaye has two main accesses. The main access onto Highway 248 and the secondary access on the southeast end to Democrat Alley.

Doug also indicated that the amended overall master plan spread the original 900 ERU's from the approvals in the late 1990's to include an additional 470 acres purchased recently and added to the development as part of the amended master plan.

Doug then went through the summary of proposal:

1. Total of 181.89 acres.
2. 31 lots ranging in size from 1 acre to 3.77 acres for a total of 55.21 acres.
3. 119.76 acres of open space or 66 percent.
4. Private loop road accesses off existing stub streets.
5. Roads are gated and private.
6. Density is part of the original 900 ERU's from the original master plan density determination.
7. All lots are on sewer and water provided by the JSSD.

Doug then went through the possible findings:

1. The proposal complies with the amended master plan approved December of 2017.
2. Densities are in compliance with the original 900 ERU's approved.
3. With recommended changes the proposal can comply with the approved Development Agreement.
4. The proposal lowers the density of the Jordanelle comprehensive plan.
5. All lots within this phase are consistent with low density designation identified as part of the master plan for the development.

Doug then went through the possible conditions:

1. The trail plan does not work well for private or public trails. Dead ends should be replaced with

loops. A looped system should not be contingent on purchase of a neighboring property. A revised trial plan should be submitted.

2. A more refined ridge line analysis is required at final. Any lots as part of this preliminary that may violate the ridge line ordinance will have to have envelopes moved or heights lowered and be in compliance with the ridge line ordinance.
3. The flag lots should be removed unless it can comply fully with the code and demonstrate a hardship.
4. Further soils reports and slope analysis will be required at final to address lots with slopes over 30 percent and envelopes with 25-30 percent.
5. All requirements of the DRC report.
6. Conditions listed in the GDA engineering report dated July 18, and the attachment dated July 17.
7. Requirements of the Desert Rose report dated July 3.

Doug then went through the DRC comments:

1. Health Department Tracy Richardson comments: JSSD Sewer and Water.
2. Engineering Ryan Taylor comments: Approved with comments in attached letter. Changes to design anticipated at final submittal.
3. Recorder Peggy Sulser comments: Name of subdivision needs to be in larger, bold font. Addresses filled in, are the lots going to be referred to as LP1, LP2, LP3, etc.?
4. Fire WCFD comments: 2015 or current fire code requirements.
5. JSSD/Twin Creeks/North Village Ron Phillips comments: Approve subject to compliance with the JSSD Draft Will Serve Letter.
6. GIS/Addressing Ivan Spencer comments: No addressing needed right now. They will need to get 4 road names approved before final.
7. Housing Authority Wasatch County Housing authority comments: Affordable housing issues are being addressed by developer. Jeffery M. Bradshaw, Executive Director.

Jeffrey Butterworth, the applicant, addressed the Wasatch County Council and indicated that he has nothing further to add. That Doug Smith did a good job explaining the matter. Also we do want to move forward with the Wasatch County Council who are present.

Chair Greg McPhie then opened the matter up for public comment and there was none so the public comment period was closed.

**Councilman Steve Farrell made a motion that we approve preliminary approval for Tuhaye Lone Pine which is a large scale development consisting of thirty-one lots with all the conditions and findings of the Wasatch County Planning Commission and accept the staff report. Councilman Danny Goode seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode**  
**AYE: Kendall Crittenden**  
**AYE: Mike Petersen**  
**AYE: Steve Farrell**  
**AYE: Chair Greg McPhie**

**NAY: None.**

**PUBLIC HEARING**  
**AUGUST 15, 2018**

**JEFFREY BUTTERWORTH, REPRESENTATIVE FOR STORIED DEER VALLEY L.L.C., IS REQUESTING A PLAT VACATE FOR TUHAYE MOON DANCE. THE PROPOSAL IS TO VACATE THE PLAT AND SUBSEQUENTLY ADOPT THE AMENDED PLAT REMOVING 9 LOTS. THE PROJECT IS LOCATED IN SECTION 27 AND 28, TOWNSHIP 2 SOUTH, RANGE 5 EAST IN THE JB0Z JORDANELLE BASIN OVERLAY ZONE.**

Doug Smith, the Wasatch County Planner presented a power point presentation and then addressed the Wasatch County Council and indicated that this proposal is to vacate the Tuhaye Moon Dance subdivision in order to re-plat the subdivision removing 9 lots and creating a parcel for a community park. The new plat would remove 9 lots and create a park parcel in the center of the subdivision. The lots around the outside of the loop road that serves the subdivision would be realigned to fit 20 lots.

Doug then went through the land use summary;

1. Existing Tuhaye Moon Dance plat, consists of 29 lots on 12.94 acres.
2. No public or private roads are being vacated as part of this approval.
3. This subdivision was originally approved as a phase of the Tuhaye master planned development.

Doug then went through the possible findings:

1. No public or private roads are being vacated as part of this plat amendment.
2. This proposed revision conforms to the Wasatch County development standards.
3. Utah law allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment: and (b) no public-street, right-of-way, or easement has been vacated or altered.

Doug then went through the possible conditions:

1. Approval expires if plat is not recorded within one year from the date of final approval from Planning Commission, unless an extension one year maximum is granted by the Planning Commission.
2. Applicants must record a notice of vacation at the time the plat for the related plat amendment is recorded.

3. JSSD - abandoned sewer and service laterals shall comply with district standards and the letter to that effect from Jackson Engineering dated July 6, 2018.

Doug then went through the DRC comments:

1. Health Department Tracy Richardson comments: JSSD sewer and water
2. Engineering Ryan Taylor (for Andy) comments: Per Andy's letter engineering concerns have been addressed.
3. Recorder Peggy Sulser comments: Why is a plat being recorded to vacate the subdivision? A notice of vacation document should be all that is needed. If you vacate that subdivision that you won't be needing to amend the subdivision I'm not quite sure what you are doing.
4. Fire WCFD comments: 2015 or current fire code requirements.
5. JSSD/Twin Creeks/North Village Ron Phillips comments: Abandoned sewer and service laterals shall comply with District standards and the letter to that effect from Jackson Engineering dated July 6, 2018.
6. GIS/Addressing Ivan Spencer comments: No address changes needed.

Jeffrey Butterworth, the applicant, addressed the Wasatch County Council and indicated that he has nothing further and indicated that they would like to proceed with the Wasatch County Council who are present.

Chair Greg McPhie then opened the matter up for public comment and there was none so the public comment period was closed.

Councilman Mike Petersen indicated that the developer ought to be commended for creating a park and eliminating some lots and the Council doesn't see that very often.

**Councilman Mike Petersen made a motion that we approve this proposal to vacate the plat and subsequently adopt the amended plat removing 9 lots also accept the findings and conditions as presented and accept the staff report. Councilman Steve Farrell seconded the motion and the motion carries with the following vote;**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

**PUBLIC HEARING  
AUGUST 15, 2018**

**JEFFREY BUTTERWORTH, REPRESENTATIVE FOR STORIED DEER VALLEY L.L.C., IS REQUESTING A PLAT AMENDMENT TO THE TUHAYE MOON DANCE PLAT TO REMOVE 9 TOTAL LOTS AND CREATE 3.39 ACRES OF COMMON AREA FOR A PARK IN THE CENTER AREA OF THE PLAT. THE PROPERTY IS LOCATED IN SECTIONS 27 AND 28 OF TOWNSHIP 2 SOUTH, RANGE 5 EAST IN HE JB0Z JORDANELLE BASIN OVERLAY ZONE.**

Doug Smith, the Wasatch County Planner presented a power point presentation and then addressed the Wasatch County Council and indicated that Tuhaye is approximately a 1250 acre development located off State Route 248 on the north side of the east arm of the Jordanelle Reservoir and the applicant is requesting a plat amendment to the Moon Dance plat of Tuhaye to remove a total of 9 building lots, re-align the remaining 20 lots and create a parcel for a community park. Also notice has been sent to all property owners within 500 feet of the parcels and all property owners in the plat.

Doug then went through the summary of proposal:

1. The Tuhaye Moon Dance plat is recorded with 29 residential building lots.
2. The proposal will remove 9 total lots from this phase, re-align the remaining 20 lots and create a parcel for a community park.
3. The applicant is also vacating the existing plat and creating an entirely new plat.
4. The roads from the previous plat will remain in the same locations.

Doug then went through the possible findings:

1. As of this writing, we have had no objections to the planned amendment.
2. No public roads are being vacated as part of this plat amendment.
3. This proposed revision conforms to the Wasatch County development standards.
4. Utah Law allows the County to approve a plat amendment if the County finds that: (a) There is good cause for the vacation, alteration, or amendment; and (b) no Public Street, right-of-way, or easement has been vacated or altered.
5. The request complies with zoning. No public-street, right-of-way, or easement would be vacated or altered by the plat amendment. Therefore, staff's position is that Utah Law allows this plat amendment.

Doug then went through the proposed conditions:

1. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the Planning Commission.
2. Notice of plat vacation must be recorded previous to or concurrently with the recording of the plat.
3. Recorder - Subdivision name on the plat needs to be larger and in bold font. Add narrative outlining the changes from the previous plat. Vacation document to be recorded.
4. JSSD - Abandoned sewer and service laterals shall comply with district standards and the letter

to that effect from Jackson Engineering dated July 6, 2018.

5. GIS - Addresses for the existing lots should be the same as previous. The new lot 20 should be addressed as 9654 North Midnight Court.

Doug then went through the DRC comments:

1. Health Department Tracy Richardson comments: JSSD sewer and water.

2. Engineering Ryan Taylor (for Andy) comments: Per Andy's letter engineering concerns have been addressed.

3. Recorder Peggy Sulser comments: Subdivision name -larger, bold font, vacation document recorded before plat or name or subdivision needs to say amended plus narrative.

4. Fire WCFD comments: 2015 or current fire code requirements.

5. JSSD/Twin Creeks/North Village Ron Phillips comments: Abandoned sewer and service laterals shall comply with district standards and the letter to that effect from Jackson Engineering dated July 6, 2018.

6. GIS/Addressing Ivan Spencer comments: it looks like the addresses for the existing lots will not change and the interior lots will vanish. No address changes should be needed.

Jeffrey Butterworth, applicant, addressed the Wasatch County Council and indicated that he has nothing further. Also that he would like to move forward with the Wasatch County Council who are present.

Chair Greg McPhie then opened the public meeting for public comment and there was none so the public comment period was closed.

**Councilman Kendall Crittenden made a motion that we approve the plat amendment to the Moon Dance Plat to remove nine lots and create a 3.39 acre common area for a park and approve the new plat with all the conditions and findings of the Planning Commission and to accept the staff report. Councilman Danny Goode seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode**

**AYE: Mike Petersen**

**AYE: Steve Farrell**

**AYE: Chair Greg McPhie**

**AYE: Kendall Crittenden**

**NAY: None.**

**PUBLIC HEARING  
AUGUST 15, 2018**

**SUMMIT ENGINEERING, REPRESENTATIVE FOR JAY AND ELLEN ECKERSLEY, IS REQUESTING A PLAT AMENDMENT TO THE FARMS AT TATE LANE SUBDIVISION AMENDING THE BOUNDARY LINE BETWEEN LOTS 7 AND 8. THE PROPERTIES ARE LOCATED AT 1441 AND 1475 SOUTH TATE COURT IN SECTION 10 OF TOWNSHIP 4 SOUTH, RANGE 4 EAST IN THE RA-1 RESIDENTIAL AGRICULTURAL 1-ACRE ZONE.**

Doug Smith, the Wasatch County Planner presented a power point presentation and then addressed the Wasatch County Council and indicated that this proposal is to amend the existing Tate Lane subdivision to change the property line between lots 7 and 8. The property line change transfers a total of 0.31 acres from lot 7 to lot 8. Lot 7, 1441 South Tate Court, decreases in size from 2.75 acres to 2.44 and Lot 8 increases from 3.00 to 3.31 acres. The new line follows an existing fence line that was installed and improved.

Doug then went through the land use summary:

1. Lot 7 is 2.75 acres in size and Lot 8 is 3.00 acres in size.
2. The updated plat changes Lot 7 to 2.44 acres and increases Lot 8 to 3.31 acres.
3. The lots are on Midway Sanitation for sewer and so the minimum lot size would be 1 acre.

Doug then went through the possible findings:

1. No public or private roads are being vacated as part of this plat amendment.
2. This proposed revision conforms to the Wasatch County development standards.
3. Utah Law allows the County to approve a plat amendment if the County finds that : (a) there is good cause for the vacation, alteration, or amendment, and (b) no public-street, right-of-way, or easement has been vacated or altered.

Doug then went through the recommended conditions:

1. Approval expires if plat is not recorded within one year from the date of final approval from Planning Commission, unless an extension one year maximum is granted by the Planning Commission.
2. Recorder - Ownership is not correct on the plat. Needs to be the same as on recorded deeds or quit claim deeds will need to be recorded to make ownership and plat information the same.
3. GIS - Addresses to remain the same.

Doug then went through the DRC comments:

1. Recorder Peggy Sulser comments: Ownership not correct on plat. Please have the owners be prepared to record QCD after recording of plat. Amending lots on a sub plat do not transfer ownership.
2. GIS/Addressing Ivan Spencer comments: No address changes. Here are the addresses I have shown now Lot 7=1441, Lot 8=1475.



Mike Johnston, representative for the applicant, addressed the Wasatch County Council and indicated that he has nothing further to add. Mike also indicated that they have a letter from Midway City regarding the water.

Chair Greg McPhie then opened the meeting up for public comment. There was no public comment so the public comment period was closed.

**Councilman Steve Farrell made a motion that we approve the plat amendment to the Farms of Tate Lane Subdivision amending the boundary line between Lots 7 and 8 with all of the conditions and findings as presented by the Wasatch County Planning Commission and accept the staff report. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

**PUBLIC HEARING  
AUGUST 15, 2018**

**MATTHEW IDEMA, REPRESENTATIVE FOR CLAYTON PROPERTIES GROUP II, L.L.C., IS REQUESTING A PLAT AMENDMENT TO JORDANELLE RIDGE PLAT A 4<sup>TH</sup> AMENDED. THE PROPOSAL IS TO REMOVE A PLAT NOTE FOR LOTS A-73 THROUGH A-83. THE CURRENT NOTE STATES THAT THEY ARE COTTAGE LOTS THAT ARE HOA MAINTAINED AND THAT NO FENCES ARE ALLOWED. THE APPLICANT IS REQUESTING THAT THE NOTE BE REMOVED SO THAT THE HOMES ARE MAINTAINED BY THE PROPERTY OWNER AND THE FENCES CAN BE ALLOWED. THE PLAT AMENDMENT IS ALSO PROPOSED TO INCLUDE A REDUCTION OF A PUE BETWEEN LOTS 73 AND 74 FROM THE CURRENT PUE OF 20 FEET TO 15 FEET.**

Doug Smith, the Wasatch County Planner, showed a power point presentation and then addressed the Wasatch County Council and indicated that the proposed amendment would only impact lots A-73 through A-83. The applicant is proposing that this language be removed, lots A-73 - A-83 are HOA maintained cottage lots and cannot install fences. Also the requirements outlined in plat note #5 were conditions of approval for the previous plat amendment. Also as the applicant was working through the process to update the plat an issue was discovered regarding the distances between two existing buildings on the plat and being within the public utility easement as a result of that they are also amending some easements in order to rectify the issue.

Doug then went through the land use summary

1. Zone - NOVA-Neighborhood Edge.
2. The note impacted 11 detached single family cottage lots.
3. An amendment to the PUE between Lots 73 and 74 due to one of the homes being built too close to the property line.

Doug Smith then went through the possible findings:

1. The note on the plat regarding fences was intended to maintain the open feel between the single family homes and the town homes.
2. Due to the size of the homes and the grading that needed to take place there is a significant grade change with retaining walls between the single family homes and the town homes.
3. The home on lot 74 was not built according to the approved site plan and encroaches several feet into the 10 foot PUE. The North Village code allows for a 5 foot setback so the assumption would be that the PUE would also be 5 feet.
4. Utah law allows the County to approve a plat amendment if the County finds that: (a) there is good cause for the vacation, alteration, or amendment, and (b) no public street, right-of-way, or easement has been vacated or altered.
5. Notice has been sent to property owners within 500 feet of the proposed amendment. Our office has received one objection, which was included in the staff report packets.
6. This item will be forwarded to the Wasatch County Council for a final decision for the plat amendment with either a recommendation of denial or approval by the Planning Commission.
7. The applicant completed the County DRC process with no concerns noted in the report.

Doug Smith then went through the recommended conditions:

1. Applicant must bond (16.27.21) for any unfinished improvements previous to plat recording.
2. The applicant should document on the new plat what changes occurred between the existing and proposed plats.
3. Approvals expire if the plat is not recorded 12 months from the date of approval.
4. Applicant must install a code compliant fence along the common property line between the town home plat and the private single family lots which should be located on the private lots unless allowed by the HOA on the open space.
5. Applicant must address the drainage issues identified previously by staff in this report previous to approval. Additional work to be done due to the outlet of the land drain on the Ocampo property.
6. Applicant must replace all landscaping and irrigation in open space that has been disturbed as a byproduct of the grading, retaining walls, improvements to private single family lots.
7. Applicant should come to an agreement with neighboring property owners to the amendment regarding fencing types.

Doug then went through the DRC comments:

1. Fire WCFD comments: 2015 Fire Code access and egress requirements.
2. GIS/Addressing Ivan Spencer comments: No address change needed.
3. Health Department Tracy Richardson comments: JSSD Sewer and Water.

Chair Greg McPhie asked if anyone was here representing the applicant and no one was present.

Chair Greg McPhie then opened the meeting up for public comment.

Kim Ocampo, resident of Jordanelle Ridge, addressed the Wasatch County Council and indicated that she is still concerned about the drainage issue because it is going into the park strip. Kim also indicated that at the last meeting the representative from Oakwood discussed a split rail fence at the top of the property line in keeping with the open feel of the neighborhood and we requested that it be placed on the HOA property.

Chair Greg McPhie then closed the public comment of the public hearing.

Jon Woodard, the Assistant Wasatch County Attorney, addressed the Wasatch County Council and indicated that one thing that he wanted to raise is that Oakwood at some point is going to be able to walk away from this. They are going for a plat amendment and he doesn't know what point that is and this might be the last time to hold them to make them do what is necessary. Jon indicated that by not approving this matter at this time might be good to hold them to getting things fixed.

**Councilman Mike Petersen made a motion that we continue this to a date certain which would probably be the first week in October which gives them forty-five days to correct the problem and then have them come back and we might get this amended but let's give them about forty-five days to October 1, 2018 and then have them come back on our first regular Wasatch County Council meeting which is October 1, 2018. Also have them show what they have done to correct the problem to our satisfaction and include the findings and conditions and accept the staff report. Items to be fixed are the drainage into the yard instead of into the gutter and extent that into the gutter so that it drains properly. Also fix the leak in that line and they should be corrected by October 1, 2018. Councilman Steve Farrell seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode**

**AYE: Mike Petersen**

**AYE: Steve Farrell**

**AYE: Chair Greg McPhie**

**AYE; Kendall Crittenden**

**NAY: None.**

**PUBLIC HEARING  
AUGUST 15, 2018**

**JACK JOHNSON CONSULTING, REPRESENTATIVE FOR SKY RIDGE DEVELOPMENT L.L.C., IS REQUESTING PRELIMINARY APPROVAL FOR THE PROPERTY FORMERLY REFERRED TO AS MAYFLOWER LAKESIDE NORTH AND NOW REFERRED TO AS THE SKY RIDGE DEVELOPMENT. THE PROPOSAL CONSISTS OF 503 ERU'S ON 678 ACRES AND IS LOCATED ON THE EAST SIDE OF HIGHWAY 40 BETWEEN THE NORTH ARM OF THE JORDANELLE AND HIGHWAY 40. THE PROPOSAL IS MORE SPECIFICALLY LOCATED IN SECTION 13 OF TOWNSHIP 2 SOUTH, RANGE 5 EAST IN THE JSPA JORDANELLE SPECIALLY PLANNED AREA.**

Doug Smith, the Wasatch County Planner, did a power point presentation and then addressed the Wasatch County Council and indicated that this application is for overall preliminary approval of the Sky Ridge Development. This proposal was granted master plan and density determination in early 2017. This property was part of the Mayflower holdings which included the Marina Development off Highway 319 and the Mountainside Development on the west side of Highway 40 south of the interchange. Doug Smith also indicated that there were a number of conditions at the master plan approval that have been verified with this application and the big condition of approval is the construction and completion of the Jordanelle Parkway prior to any building permits being issued in this development. If granted overall preliminary approval the applicant will need to submit for a final plat approval. Final approvals are on a phased basis and are approved by the JSPA Planning Commission. Also does the public road need to be at five percent as well as the roads coming into that and that is one of the things that need to have a variance discussed tonight and if that is the case then the drawings are going to have to change on this proposed plan. The question is does this loop road have to be at five percent for one hundred feet back in all areas of this intersection.

Doug then went through the project summary:

1. Acreage: 678 acres gross, 407 acres under 30 percent slope.
2. Density ERU's: 503 target density.
3. Total Unit Count: 553 total units including affordable units to be built off-site all units are anticipated to be over 1,500 square feet.
4. Open Space: 383.5 acres outside of parcels, 57 percent open space.
5. Commercial: None.
6. Lot Sizes: Small, minimum of 7,000 square feet;  
medium, minimum of 9,000 square feet;  
large, minimum of 12,000 square feet  
two ranch lots of 5.45 acres and 10.91 acres.

Doug Smith then went through the proposed findings:

1. The proposal complies with the target densities for the JSPA plan.
2. The project appears to meet code requirements and conditions of the master plan approval.
3. Here are a number of conditions listed that will need to be satisfied with the final application.
4. This is a recommendation to the Wasatch County Council. The Wasatch County Planning Commission is not the approving body.
5. At final review additional constraints could lower density.

Doug Smith then went through the proposed conditions:

1. There are only back country soft surface trails in the north end of the development. What will be provided for year-round pedestrian access: This will need to be discussed with engineering and planning. According to the County engineer he is not in agreement with no hard surface pedestrian access in the north portion of the development.
2. The trail plan is evolving. There are a number of iterations. The revised April 2018 copy is different than a later undated copy. The undated copy shows loops as required in the development agreement and conditions of the master plan. The DA will need to have the final drawing.
3. A final drawing showing 25-20% slopes is required with envelopes either out of the 25-30% slopes or a site specific soils report addressing stability. If a lot is steep envelopes should be shown on the final plat showing a building envelope of contiguous area under 30% slope.
4. Building envelopes shall be setback 50 feet from the high water mark of a stream corridor. A number of lots appear to not be in compliance with this as shown on drawing C201. This will need to be addressed at final.
5. There can be no double fronted lots. Any lots that have the potential for access on two different roads must have common area/open space on one side.
6. Lot numbers could decrease depending on final reviews, cut slopes, building envelopes, etc. Review of grades at various intersections and variances will have to be done with the Wasatch County Council.
7. At final a design handbook needs to be submitted for common elements, logo and architecture. The dwelling examples submitted some of which do not meet the requirements of the JSPA code.
8. Access from Sky Ridge and from the parkway to adjacent properties will need to be provided. The County does not allow nuisance strips.
9. Lots adjacent to steep cut slopes should have a safety barrier to be determined at final approval.
10. The trails will need to be built as per the code and recorded development agreement. Prior to each final plat approval the trails should be staked, especially through narrow corridors adjacent to proposed lots, to make sure grades are met.
11. Approval is contingent on compliance with all consultant reviews and the Development Review Committee DRC comments.
12. Planning staff has a continuing concern for the appearance of the parkway. The County will not irrigate and maintain manicured landscaping along the parkway. There is significant common area/open space along the parkway. At final a landscape plan and maintenance plan should be provided for the areas of common/open space adjacent to the parkway.
13. Prior to final approval for each subdivision plat or approval of the developer amenities the applicant will address all pertinent concerns and all the requirements of the Alane Boyd memo

dated July 3, 2018.

14. Requirements of the July 6, 2018 letter from GDA.

15. All developer amenities will be made available to the public subject to a fee.

Doug Smith then went through the DRC comments:

1. Health Department Tracy Richardson comments: JSSD sewer and water.

2. Engineering Ryan Taylor comments: Engineering is ok with preliminary approval with the conditions noted below.

3. Recorder Peggy Sulser comments: I believe this is just the master plan. I am not seeing an actual subdivision plat with signature block, etc., to look over.

4. Fire WCFD comments: Secondary access required for any road with more than 30 units and/or in excess of 1300 feet. 2015 Fire Code.

5. Public Works Brandon Cluff comments: Street lights are not County standard therefore maintained by HOA; street signs are not County standard therefore maintained by the HOA. Snow storage is in random places, no snow storage at the end of the cul-de-sacs. The statement of there are no plans to push snow to the right-of-way? If this has an HOA that provides plowing for residents there will always be snow pulled from drive ways into the right-of-way. will these roads be public or private?

6. JSSD/Twin Creeks/North Village Ron Phillips comments: Approve subject to compliance with the JSSD Draft Will Serve Letter.

7. GIS/Addressing Ivan Spencer comments: It looks like each street will need a name. Start thinking of them now and get them approved by the GIS Department. There is one street that will need to be split. I have added an image to show the street.

8. Housing Authority Wasatch County Housing Authority comments: Affordable/moderate income housing is being addressed.

9. Manager Michael Davis comments: Proposed intersection grades do not meet County Code. Some crosswalk grades do not meet County code.

10. Assessor comments: All green belt rollback taxes required to be paid prior to developing.

Doug Smith then went through the letters from GDA, the engineering consultant and discussed their concerns. Also the letter from Alane Boyd and her concerns with regard to water quality and both letters were made a part of the record. Doug Smith also indicated that the JSPA Planning Commission felt like the Parkway needed to be beautified more than a UDOT seed mix thrown in there but needed to be more sufficient than that. Also all the beautification that the applicant has proposed is outside of the right-of-way except possibly at the intersections.

Jack Johnson Consulting, representative for Sky Ridge Development L.L.C., then presented a power point presentation and then addressed the Wasatch County Council and then indicated that with our preliminary drawings everything is detailed out and is a complete drawing for 503 ERU's. Jack Johnson also indicated that part of the requirements in the master plan and especially in the Development Agreement is that the Jordanelle Parkway be constructed to make it possible for us to construct homes on the lots. Jack Johnson indicated that most of the roads in the development are mountainous roads and then discussed in detail the grades of the roads coming into

intersections. Ryan Taylor, engineer from GDA, indicated that with our interpretation of the code it pertained to all four legs both coming and going from the intersection. Jack Johnson also indicated that the speed limit on the Jordanelle Parkway will be thirty-five mph and side roads probably twenty-five mph. Matt Hutchinson, attorney for Sky Ridge Development, addressed the Wasatch County Council and indicated that the issue with the roads will come to the Wasatch County Council over and over again in the JSPA area and the interpretation on this road problem is important to be made so that the planning staff can rely on. Also because the code is silent in it being all four legs and the intersecting streets just means the ones coming into the collector or main road that is how I read the matter.

Chair Greg McPhie then opened the meeting up for public comment.

Michael Kosakowski, resident in the area, addressed the Wasatch County Council and indicated that he doesn't have any issue with Jack Johnson and this project and is supportive of it. Michael indicated that he made comments last week and they are not mentioned in the record anywhere which is a big concern and somewhat offended by that. Michael indicated that there are two issues that he has and number one there is a statement in here that says that a trail should be non-motorized multiple use. The electric bike business is a big business in Park City and that will be the type of people that will come to this development and use their motorized bikes, etc. As a result of this statement should probably be omitted or allow the JSPA area the use of motorized bikes, etc. on paved trails and not talking about any mountain trails.

Michael indicated that the second issue that we wrote and was not part of the public comment on July 17, 2018 at the JSPA Planning Commission meeting, the bicycle/pedestrian path along the Jordanelle Parkway crosses the latter twice. What is the reason for this? Does this reason justify putting pedestrians and bicyclists at risk by crossing the Parkway? Mike indicated that MIDA being the state agency can talk to their people across the street about what is more important the pedestrian safety or attractive nuisance of people short cutting to the park and possibly we should be taking a different approach on these things when we are dealing with different government agencies. Councilman Steve Farrell indicated that there is another agency that should be taken into consideration and that is the Bureau of Reclamation which dictates what the State Park is allowed to do. Mike also indicated that he hopes that all of these decisions are not being made behind scenes and the people who are actually the ones that are supposed to be giving you recommendations are they actually participating in those decisions.

Chair Greg McPhie then closed the public hearing comment.

Doug Smith indicated that with regard to the pedestrians crossing the Jordanelle Parkway was a concern and was brought up to Mr. Jack Johnson. Also Doug Smith indicated that he would prefer to see culverts in those areas. Doug Smith also indicated that with regard to motorized bikes the Wasatch County's trail plan is written and states that all trails are non-motorized and that may change and understand that Park City has an ordinance that allows Class Two motorized electric bikes on their urban trails and probably Wasatch County will be heading that way and right now don't have time to go in and amend our code to allow that.

Councilman Kendall Crittenden asked if possibly the condition with regard to the affordable housing needs to be clarified as to whoever ends up with it and needs to stay deed restricted in the future and possibly indicate who is going to maintain those and who is going to manage them because the affordable housing will be in another development. Jon Woodard, the assistant Wasatch County Attorney, indicated that in the Development Agreement there is an attached affordable housing agreement that addresses how the units are required in those areas. The important thing is that Wasatch County wants to make sure that things are being done as expected at final plat but in my opinion where Wasatch County is now, the County is probably covered.

Chair Greg McPhie indicated that his biggest concern is on the roads and on the intersections because there will be problems with regard to that in this whole basin and his biggest concern was the Loop Road which is a Wasatch County road. The Wasatch County Council then further discussed this issue. Chair Greg McPhie then asked the applicant Jack Johnson if he is okay with going forward with this matter with only five Councilmen or if he wanted to wait until a full quorum is present. Jack Johnson, the applicant, indicated that he is okay with moving ahead with the five members of the Wasatch County Council.

**Councilman Mike Petersen made a motion that we approve this preliminary approval of the Sky Ridge Development, formerly referred to as the Mayflower Lakeside North as it is written here with the conditions and findings and the interpretation of the road grades that we have there and that we will look into Title 14 and limit it to the intersection platforms and accept the staff report. Councilman Steve Farrell seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

Chair Greg McPhie indicated that we had a written letter comment to add onto one item that I failed to make sure that was part of the public record and I believe it was on Item #2 on the Probst re-zone that we continued until after the election and there was a written comment and want to submit that as part of the record.



**Councilman Danny Goode made a motion to adjourn. Councilman Mike Petersen seconded the motion and the motion carries with the following vote:**

**AYE: Danny Goode  
AYE: Mike Petersen  
AYE: Steve Farrell  
AYE: Chair Greg McPhie  
AYE: Kendall Crittenden**

**NAY: None.**

Meeting adjourned at 9:00 p.m.

  
GREG MCPHIE/CHAIRMAN

  
BRENT TITCOMB/CLERK/AUDITOR

