



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on November 13, 2025 at 6:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, to consider the below listed items; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on November 19, 2025 at 6:00 p.m. in the Wasatch County Council Chambers to consider the below listed items advanced to the County Council by the Planning Commission*.

NOTE: Both the Planning Commission and County Council meetings will be held in person as well as online via Zoom.

For Online meeting participation for the Planning Commission meeting, please click on the following link (comments can be made during the public comment portion of the meeting once recognized by the host):

<https://us02web.zoom.us/j/86141750969?pwd=ZGRhdVp2bzIxZUk1cUNsbUhHSzBHQT09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to November 12th at 5:00 p.m. Emails should be sent to PlanningCommission@wasatch.utah.gov. For questions regarding connecting to the webinar please call the Planning Department at 435-657-3205.

*Details for Online meeting participation for the County Council meeting can be found on the agenda for that meeting.

Both the Planning Commission and County Council meetings will also be available for viewing live and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, November 13, 2025, 6:00 PM

25 N Main St., Heber City, UT 84032

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 p.m.

WELCOME:

BUSINESS:

Items

- 1 Prayer/Remarks
- 2 Pledge of Allegiance
- 3 Approval of Minutes of October 9, 2025 Meeting

REGULAR MEETING: Order of agenda items subject to change without notice

Consent Agenda All matters listed here are considered routine by the Planning Commission and will be enacted by one motion with no separate discussion of the items unless any member of the Commission, after a public comment period, requests the item be moved to the public hearing agenda for discussion.

- 1 Approval of the 2026 Planning Commission meeting schedule

Regular All Matters listed on the regular agenda will be presented and heard individually by the
Agenda Planning Commission.

- 2 Sara E. Bouley, representing Craig A. Alexander, requests a Plat Amendment to exchange 2,231 square feet of land between Lot 47 of Deer Mountain Resort Plat 3 and the adjacent open space parcel located on the Deer Mountain Resort Plat 4 Subdivision. The request also includes an adjustment to the common boundary between Lots 47 and 48 of Plat 3. The project is located approximately at 12664 Mud Springs Circle, within the Jordanelle Basin Overlay Zone (JBOZ). *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 November 19, 2025. (DEV-11191, Anna Anglin)
- 3 Tyson Tidwell is requesting a Conditional Use Permit to allow construction of a single-family home on a ridgeline within The Crossings at Lake Creek subdivision. The proposed home would be located at 482 South Old Stone Road in the Residential-Agricultural (RA-1) zone. (DEV-11590, Anna Anglin)
- 4 Uncommon Architects, representing the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, has submitted an application for a Conditional Use Permit and site plan approval to construct a 21,200-square-foot church on a 5.02-acre site located at 2899 E Cottage Lake Road in the Residential-Agricultural (RA-1) zone. (DEV-10048; Anna Anglin)
- 5 Dominion Engineering, representing Mike Verhoogen, requests Large Scale Final Subdivision approval for ARC Jackson Fork Subdivision, a proposed residential subdivision consisting of 44 single PUD units, 84 duplex units, and 24 single-family lots (152 ERUs) on 153.92 acres located at 2966 East Hwy 32 in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-8688; Doug Smith)
- 6 Ordinance 25-16 amending various sections of Title 16 of the Wasatch County Code regarding the regulation of retaining walls. *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 November 19, 2025. (Doug Smith)

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.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Wasatch County Planning Department prior to the meeting. Please contact the Wasatch County Planning Department at 435-657-3205.