



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on December 11, 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 December 17, 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=ZGRhdVp2bzlxZUk1cUNsbUhHSzBHQT09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to December 10th 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, December 11, 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 November 13, 2025 Meeting

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

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

1. Paul Berg, representing KEW Consulting LLC, requests a Zoning Code Text Amendment to 16.27.06.5 regarding conservation developments and 16.27.24 regarding restrictions on subdividing deed restricted lots. *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 December 17, 2025 (DEV-11392, Doug Smith)

2. Paul Berg, representing KEW Consulting LLC, requests Master Plan approval for Heritage Hills, a 23-lot 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. *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 December 17, 2025 (DEV-11371, Doug Smith)
3. Paul Watson, representing Scott Yancey, requests a Plat Amendment to vacate a private road that currently splits Lot 19 in the Brighton Estates Phase 4A Subdivision, located at approximately 2044 West Brightstar Road in the Mountain (M) zone. *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 December 17, 2025. (DEV-11207; Anna Anglin)
4. Consideration of Ordinance 25-18 to amend the Wasatch County General Plan to update the existing Water Use and Preservation Element to comply with Utah Code. *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 December 17, 2025 (Austin Corry)
5. 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 December 17, 2025. (Doug Smith) (Continued from 11-13-2025 PC)

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.