



WASATCH COUNTY COUNCIL MEETING MINUTES

MINUTES FOR SEPTEMBER 3, 2025

THE WASATCH COUNTY COUNCIL MET IN REGULAR SESSION LIVE AND BY ON-LINE WEDNESDAY, SEPTEMBER 3, 2025, IN THE WASATCH COUNTY COUNCIL 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 Website (<https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>) and selecting the desired meeting.

CALL TO ORDER

(VIDEO TIME STAMP: 00:00:00)

- A. **SUMMARY:** The meeting was called to order at 4:15 P.M. by Councilmember McMillan with the following members in attendance:

COUNCILMEMBER	PRESENT	ABSENT
Karl McMillan (Council Chair & Seat F Councilmember)	☒	☐
Erik Rowland (Council Vice Chair and Seat C Councilmember)	☒	☐
Luke Searle (Seat A Councilmember)	☒	☐
Colleen Bonner (Seat B Councilmember)	☒	☐
Kendall Crittenden (Seat D Councilmember)	☒	☐
Mark Nelson (Seat E Councilmember)	☒	☐
Spencer Park (Seat G Councilmember)	☒	☐

PRAYER/REMARKS

(VIDEO TIME STAMP: 00:00:38)

- A. **SUMMARY:** A prayer was provided by Councilmember Searle.
- i. **ACTION TAKEN:** No official action was taken.

PLEDGE OF ALLEGIANCE

(VIDEO TIME STAMP: 00:02:11)

A. **SUMMARY:** The Pledge of Allegiance was led by Councilmember Park.

i. **ACTION TAKEN:** No official action was taken.

PUBLIC COMMENT

(VIDEO TIME STAMP: 00:02:37)

A. **SUMMARY:** Councilmember McMillan asked if there were any members of the public who wanted up to 3 minutes to provide public comments to the Council on any item not on the agenda. The following individuals asked to speak:

- Pam Patrick: Expressed concern about the availability of water and the need to prepare for future needs and emergencies.

i. **ACTION TAKEN:** No official action was taken.

CALL FOR AGENDA ITEMS

(VIDEO TIME STAMP: 00:04:30)

A. **SUMMARY:** Councilmember McMillan asked if there were any topics to be added as a future agenda item. No requests were made.

i. **ACTION TAKEN:** No official action was taken.

APPROVAL OF MINUTES

(VIDEO TIME STAMP: 00:04:55)

1. APPROVAL OF MINUTES – AUGUST 20, 2025

(VIDEO TIME STAMP: 00:05:55)

A. **SUMMARY:** Councilmember McMillan asked if there were any changes requested to the August 20, 2025, Draft Minutes. No changes were proposed.

i. **ACTION TAKEN:** Councilmember Bonner made a motion to “**approve the minutes for the August 20, 2025, Council Meeting**” Councilmember Crittenden seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☐	☒	☒	☒	☐	☐
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☒	☐	☐	☐	☒	☒

COUNCIL ITEMS

(VIDEO TIME STAMP: 00:06:08)

1. BOE RECOMMENDATION FOR APPROVAL – JERRY JONES

(VIDEO TIME STAMP: 00:06:08)

A. **SUMMARY:** Jerry Jones, representing the Wasatch County Clerk/Auditor's Office, sought approval of the hearing officers' recommendations for the 61 BOE hearings that have been held thus far. Mr. Jones presented recommendations to change the value of 41 parcels and to not change valuation of 12 parcels.

- i. **ACTION TAKEN:** Councilmember Park made a motion to **"approve the BOE recommendation as presented."** Councilmember Searle seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☒	☒	☒	☒	☒	☒
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☐	☐

2. DISCUSSION ON THE CURRENT DRAFT OF A NEW INTRODUCTORY CHAPTER IN THE GENERAL PLAN – RICHARD BREITENBEKER (VIDEO TIME STAMP: 00:10:50)

A. **SUMMARY:** Richard Breitenbeker presented to Council the most recent draft version of the General Plan's introduction Chapter and sought general input from the Council.

- i. **ACTION TAKEN:** No official action was taken.

3. DISCUSSION AND POTENTIAL CONSIDERATION FOR THE ADOPTION OF "POLICY 135-001: PROGRESSIVE DISCIPLINE – HEBER LEFGREN (VIDEO TIME STAMP: 00:35:55)

A. **SUMMARY:** Heber Lefgren presented to Council "Policy 135-001: Progressive Discipline" which aims to provide a structured framework and guidance when addressing employee misconduct or performance issues.

- i. **ACTION TAKEN:** Councilmember Crittenden made a motion to **"consider this as the first reading of this policy and to bring it back to 15th of October for a final approval after staff has a chance to review the policy with the Engagement Committee."** Councilmember Searle seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☒	☒	☒	☒	☒	☒
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☐	☐

- A. **SUMMARY:** Councilmember McMillan asked if there were any council/board report to be presented.

Councilmember Nelson summarized a meeting he had with a resident who expressed a view of many residents of the need to take care of Memorial Hill and the important responsibility of the County to protect the facility.

Councilmember Rowland indicated that he did not have an update but wanted to ask about a few emails/concerns he has received from Bradly Bitterman. Doug Smith indicated that staff recently investigated the situation and sent a certified letter giving the landowner 14 days to correct any violation or else the issue will be forwarded to the attorney's office for prosecution.

Councilmember Bonner wanted to thank staff for their efforts to travel to the various communities within Wasatch County in order to seek input and feedback regarding the New General Plan.

Councilmember Crittenden indicated that Brad Bishop from Self Help Homes (out of Utah County) asked for him to sign a letter of support for the Self-Help program in Wasatch County and wanted to let the other council members know in case they were interested in also providing a letter of support.

Councilmember Park wanted to know if a small group of councilmembers wanted to get together with the planning Department to review and potentially provide recommended revisions to various grandfather laws. Councilmembers Bonner and Nelson indicated that they would join him in this effort. Councilmember Park also provided an update to a recent public land committee meeting where they talked about getting additional support for the Federal Road List initiative. Dustin Grabau indicated that he was in the process of drafting a letter of support to rescind the 2001 Roadless area conservation rule in order to help with potential wildfire issues. Councilmember Park also expressed a desire to coordinate a meeting with various stakeholders to help identify options for affordable housing for forest service employees. Council Members Bonner and Crittenden indicated they would participate in future stakeholder meetings that may come up.

- i. **ACTION TAKEN:** No official action was taken.

MANAGER'S REPORT

(VIDEO TIME STAMP: 1:18:35)

- A. **SUMMARY:** Councilmember McMillan asked if there were any manager's report to be presented. County Manager Grabau indicated that he had nothing to report.

- i. **ACTION TAKEN:** No official action was taken.

CLOSED SESSION – AS NEEDED

(VIDEO TIME STAMP: 01:18:42)

A. **SUMMARY:** Councilmember McMillan indicated that there was a need for a Closed Session regarding Purchase, Exchange or Lease of Property.

- i. **ACTION TAKEN:** Councilmember Searle made a motion to “go into Closed Session for the purchase, exchange or lease of property.” Councilmember Crittenden seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☒	☒	☒	☒	☒	☒
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☐	☐

- ii. **ACTION TAKEN:** The County Council met in a Closed Session to discuss the purchase, exchange or lease of property. The individuals present for this portion of the Closed Session meeting were:

- **Council Members:** McMillan, Rowland, Searle, Bonner, Crittenden, Nelson and Park
- **Others:** Dustin Grabau, Scott Sweat, and Heber Lefgren

- iii. **ACTION TAKEN:** At 6:06 PM, Councilmember Park made a motion to “leave the Closed Session and go into the Public Hearing portion of the evening’s meeting.” Councilmember Bonner seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☒	☒	☒	☒	☒	☒
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☐	☐

- iv. **ACTION TAKEN:** No official action was taken.

PUBLIC HEARING – 6:00

(VIDEO TIME STAMP: 01:19:26)

1. SECOND READING OF ORDINANCE 25-12 ENACTING ADJUSTMENTS TO THE WASATCH COUNTY E BIKE REGULATION– DOUG SMITH

(VIDEO TIME STAMP: 01:19:26)

- A. **SUMMARY** Doug Smith, Wasatch County Planning Director, presented the second reading of an ordinance change that would make minor changes to the current e-bike regulations in order to align the county’s regulations with other local jurisdictions. This includes allowing electric scooters on public trails.
- i. **ACTION TAKEN: Councilmember** McMillan open the public hearing up for public comments and invited any individual to take up to 3 minutes to provide public comment regarding this item. The following individuals spoke:

- Linda Middleton expressed appreciation of the county's efforts to consolidate the rules; but wanted to share an experience where her son was hit by a car while riding a bike. Middleton expressed a desire for council to look at traffic reduction opportunities.
- ii. **ACTION TAKEN:** Councilmember McMillan Closed the Public Comment section of the meeting and brought the item back for additional Council discussion.
- iii. **ACTION TAKEN:** Councilmember Bonner made a motion to **"Adopt Ordinance 25-12 enacting adjustments to the Wasatch County E Bike Regulation."** Councilmember Crittenden seconded the motion. The motion passed with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☒	☐	☒	☒	☒	☒
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☒	☐	☐	☐	☐

2. SECOND READING OF ORDINANCE 25-10 ALLOWING CERTAIN LAND USES ON NONCONFORMING LOTS OF RECORDS WITH SPECIFIC LIMITATIONS AND REQUIREMENTS AND AMENDMENTS TO 16.27.35 GRABEL PIT AND MINING REGULATIONS – DOUG SMITH **(VIDEO TIME STAMP: 01:28:35)**

- A. **SUMMARY:** Doug Smith, Wasatch County Planning Director, presented to council for consideration a second reading of Ordinance 25-10 which would allow mining uses on nonconforming lots and update the section of the code regarding gravel pits and mining operations. This version included changes to the required setback from 500 ft to 1,000 ft from any residential dwelling.
- i. **ACTION TAKEN:** Councilmember McMillan open the public hearing up for public comments and invited any individual to take up to 3 minutes to provide public comment regarding this item. The following individuals spoke:
 - Linda Middleton wanted to express appreciation for the rules that regulate the noise and dust and environmental issues on the surface but expressed a need to address those things below the surface (such as how deep people can dig).
 - Tod Cusic indicated that he represents a company called CMC (owner) and how he participated in the planning commission process of this item. Cusic wanted to express the massive economic impact that is associated with this item and how many people do not understand this topic. Tod Cusic indicated he wanted to share a presentation but was informed that this was part of the public comment portion of the meeting and that Council could invite him to present after the public comment portion of the meeting if desired.
 - ii. **ACTION TAKEN:** Councilmember McMillan Closed the Public Comment section of the meeting and brought the item back for additional Council discussion. As part of Council's discussion, Tod Cusic was invited back to share his expertise and experience regarding

mining. Cusic shared a presentation he previously shared with the planning commission regarding the financial benefits associated with local mining and the potential impact that the ordinance could have.

- iii. **ACTION TAKEN:** Councilmember Rowland made a new motion to **"Approve Ordinance 25-10 as written (with 1,000 ft setback) with the recommendation to clarify the language as discussed pending the review and approval of the County Manager and County Attorney."** Councilmember Bonner seconded the motion. The motion ^{carried} ~~failed~~ with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☐	☒	☐	☒	☐	☐	☐
NAY:	☒	☐	☒	☐	☒	☐	☒
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☒	☐

- iv. **ACTION TAKEN:** Councilmember McMillan made a new motion to **"Approve Ordinance 25-10 as written, but to reduce the required setback from 1,000 ft to 500 ft and to include the recommendation to clarify the language as previously discussed and as approved by the County Manager and County Attorney."** Councilmember Searle seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☐	☒	☐	☒	☐	☒
NAY:	☐	☒	☐	☒	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☒	☐

3. DEER COVE COMPANY LLC IS REQUESTING PRELIMINARY ROADWAY PLAT APPROVAL AND RECOMMENDATIONS ON DESIGN HANDBOOK CHANGES. DEER COVE IS LOCATED ON THE EAST SIDE OF THE JORDANELLE PARKWAY DIRECTLY ADJACENT AND EAST OF THE NORTH PORTAL IN SECTION 24, TOWNSHIP 2 SOUTH, RAGE 4 EAST IN THE JSPA (JORDANELLE SPECIALLY PLANNED AREA) OVERLAY ZONE. (DEV-10154 DOUG SMITH) (VIDEO TIME STAMP: 02: 47:48)

- A. **Summary:** Doug Smith presented to Council the Planning Commission's recommendation to approve a preliminary roadway plat and recommendations on design handbook changes for Deer Cove.

- i. **ACTION TAKEN:** Councilmember McMillan open the public hearing up for public comments and invited any individual to take up to 3 minutes to provide public comment regarding this item. The following individuals spoke:
- Linda Middleton wanted to let county know that the use of metal containers and/or metal chairs are a bad design due to the high heat in summer and/or cold in the winter months.

mining. Cusic shared a presentation he previously shared with the planning commission regarding the financial benefits associated with local mining and the potential impact that the ordinance could have.

- iii. **ACTION TAKEN:** Councilmember Rowland made a new motion to **"Approve Ordinance 25-10 as written (with 1,000 ft setback) with the recommendation to clarify the language as discussed pending the review and approval of the County Manager and County Attorney."** Councilmember Bonner seconded the motion. The motion **failed** with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☐	☒	☐	☒	☐	☐	☐
NAY:	☒	☐	☒	☐	☒	☐	☒
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☒	☐

- iv. **ACTION TAKEN:** Councilmember McMillan made a new motion to **"Approve Ordinance 25-10 as written, but to reduce the required setback from 1,000 ft to 500 ft and to include the recommendation to clarify the language as previously discussed and as approved by the County Manager and County Attorney."** Councilmember Searle seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☐	☒	☐	☒	☐	☒
NAY:	☐	☒	☐	☒	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☒	☐

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- i. **ACTION TAKEN:** Councilmember McMillan open the public hearing up for public comments and invited any individual to take up to 3 minutes to provide public comment regarding this item. The following individuals spoke:
- Linda Middleton wanted to let county know that the use of metal containers and/or metal chairs are a bad design due to the high heat in summer and/or cold in the winter months.

- ii. **ACTION TAKEN:** Councilmember McMillan Closed the Public Comment section of the meeting and brought the item back for additional Council discussion. Council then invited the applicant to speak to someone who discussed in greater detail their intent for the request.
- iii. **ACTION TAKEN:** Councilmember Searle made a motion to **“approve the preliminary roadway plat approval with all the finding and conditions as discussed as well as a condition that they work with High Valley Transit on their bus transit shelters and work with Wasatch Staff to develop a construction management plan.”** Councilmember Bonner seconded the motion. The motion **carried** with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☒	☒	☒	☒	☐	☒
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☒	☐

MEETING ADJOURNMENT

(VIDEO TIME STAMP: 03:32:20)

- A. **SUMMARY:** Councilmember McMillan asked to adjourn the meeting.

- i. **ACTION TAKEN:** Councilmember Park made a motion to **“adjourn the meeting”** Councilmember Bonner seconded the motion. The motion carried with the following vote:

	McMillan	Rowland	Searle	Bonner	Crittenden	Nelson	Park
AYE:	☒	☒	☒	☒	☒	☐	☒
NAY:	☐	☐	☐	☐	☐	☐	☐
ABSTAIN/ ABSENT:	☐	☐	☐	☐	☐	☒	☐


KARL MCMILLAN/CHAIRMAN


JOEY D. GRANGER/CLERK/AUDITOR

