

**MINUTES OF THE
WASATCH COUNTY COUNCIL
AUGUST 17, 2022**

The Wasatch County Council met in regular session live and by Zoom at 3:00 p.m. and the following business was transacted.

PRESENT: Chair Mark Nelson
Marilyn Crittenden
Jeff Wade
Kendall Crittenden
Steve Farrell
Danny Goode via Zoom
Spencer Park

STAFF: Dustin Grabau, Wasatch County Manager
Heber Lefgren, Assistant Wasatch County Manager
Natalie Foster, The Wasatch County Manager's Secretary
Wendy McKnight, from the Clerk's Office
Jon Woodard, the Assistant Wasatch County Attorney
Scott Sweat, the Wasatch County Attorney
Doug Smith, the Wasatch County Planner
Austin Corry, the Assistant Wasatch County Planner
Mike Davis, the MIDA Coordinator
Rick Tatton, Court Reporter via Zoom

PRAYER: Councilwoman Marilyn Crittenden

PLEDGE OF ALLEGIANCE: Led by Councilman Kendall Crittenden and repeated by everyone.

Chair Mark Nelson called the meeting to order at 3:00 p.m. on Wednesday August 17, 2022 and welcomed those present and indicated that all of the Wasatch County Council are present except Councilman Danny Goode who is present via Zoom. Also Councilman Jeff Wade will be a few minutes late. The record should further reflect that the Wasatch County Council is meeting in the Wasatch County Council Chambers in the Wasatch County Administrative Building located at 25 North Main, Heber City, Utah 84032. Chair Mark Nelson then called the first agenda item.

THE OPEN AND PUBLIC MEETING AFFIDAVIT

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

ADMINISTRATIVE ISSUES FOR FUTURE MEETINGS

Chair Mark Nelson asked if there is any administrative issues for future meetings and there was none.

LEGISLATIVE ISSUES FOR FUTURE MEETINGS

Chair Mark Nelson indicated that with regard to Agenda No. 4 under the Council they have asked that matter to continue to the September 7, 2022 meeting.

Councilwoman Marilyn Crittenden made a motion to continue this matter to the September 7, 2022 meeting. Councilman Steve Farrell seconded the motion and the motion carries with the following vote:

**AYE: Chair Mark Nelson
AYE: Danny Goode via Zoom
AYE: Marilyn Crittenden
AYE: Kendall Crittenden
AYE: Steve Farrell
AYE: Spencer Park**

NAY: None.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Chair Mark Nelson then asked if there were any public comment on matters not on the agenda and there was none.

Chair Mark Nelson then indicated that there was a statement in the Wasatch County Wasatch Wave regarding a comment indicating that a secret meeting was held. As a result of that statement Chair Mark Nelson then read a statement regarding that statement.

Chair Mark Nelson read the following from the Wasatch Wave:

“On Monday, August 8, 2022 Governor Cox visited Wasatch County and spoke to the Wasatch County Chamber members during a luncheon at the UVU Wasatch Campus. Sometime before that, Mayor Franco of Heber City had arranged for the Governor to meet with her and a few other elected officials and representatives to talk about the ongoing EIS for the Heber Valley Corridor. The meeting was not secret.

"After this luncheon a short meeting took place at UVU with Governor Cox and others. During this meeting Mayor Franco briefly outlined her concerns about some of the screening alternatives recently presented in the draft EIS. Specifically her concern about options WB3 and WB4 which draw the bypass road through what most citizens consider the North Fields. Several others in the room commented, and expressed similar concerns. The Governor listened and asked a couple of questions and the meeting was finished.

"As it turned out there were 4 members of the Wasatch County Council there, as well as four members of the North Village Special Service District Board. This was unintentional and inadvertent to my knowledge. I did not realize it until later, after the meeting, when someone pointed it out to me.

"I was happy then and am happy now to tell anyone who wants to know anything that was said (see above). Actually one other thing was discussed. At the very end of the meeting I was asked if I had anything else. I very briefly explained to the Governor that we (Wasatch County and all of its citizens) were wrestling with the current dilemma of rapidly rising property values and the resulting dramatic increase in property taxes, especially on those with fixed incomes. This was discussed only very briefly, with no solutions proposed in that short time.

"It is also worth mentioning that Wasatch County passed a resolution in a public meeting in July expressing opposition to the optional routes suggested in the draft EIS. This is what we told the Governor in this meeting. It wasn't a secret. It was reiterating what the County Council had debated in at least two public meetings and passed a resolution on just a few weeks ago.

"Further, let me also state that neither me personally nor any member of the Wasatch County Council that I am aware of has been or is now anything but fully supportive of Heber City and a wonderful downtown and Main Street. Being in opposition to a Bypass Parkway option that cuts through the North Fields does not mean being for pushing all the traffic onto Main Street in Heber.

"The traditional "Bypass" route as considered and planned for by Heber City and Wasatch County for the past 20 years or so is essentially the WB1 alternative in the draft EIS (this is the only option that I am for). That, or something like it will probably eventually be required and be built. It is a Bypass around Heber's historic Main Street, one that will hopefully help us all enjoy a walkable, wonderful Main Street someday.

"Another personal opinion. If population growth projections are realized, many additional changes in addition to a Bypass will also have to be made to accommodate the traffic and growth. Some of those will undoubtedly impact not only Main Street in Heber, but lots of other important and historic places.

"It is my opinion that every member of the Wasatch County Council and I would add the Heber City and Midway Councils to that, has the best interest of the citizens at heart, and are trying to make good decisions that help make this amazing valley the best it can be.

"I repeat what I have said before: I invite the citizens of Wasatch County to get more educated and more involved in these important issues. Most of them are very complex and take time and effort to understand. I don't understand lots of them, but I try and do my best to be fair and wise. One thing is very obvious to me we need more love.

"My email is mnelson@wasatch.utah.gov. See you at the next County Council meeting."

COUNCIL

APPROVAL OF THE AUGUST 10, 2022 MINUTES

Councilman Steve Farrell made a motion to approve the August 10, 2022 minutes as written. Councilwoman Marilyn Crittenden seconded the motion. The motion carries with the following vote:

AYE: Chair Mark Nelson

AYE: Marilyn Crittenden

AYE: Kendall Crittenden

AYE: Steve Farrell

AYE: Danny Goode via Zoom

NAY: None

ABSTAIN: Spencer Park (absent)

DISCUSSION/CONSIDERATION ON CHANGING MEETING SCHEDULE

Councilman Steve Farrell indicated that at the last meeting I brought up changing the starting time which would be 4:00 p.m. for the Wasatch County Council. Dustin Grabau had indicated that he would check with the various departments to see how they felt about it. Also would save some time logistically if this was done. Doug Smith, the Wasatch County Planning indicated that if we can still hold our public hearings at 6:00 p.m. because that is the time they have been advertised for. Councilman Steve Farrell indicated that it would make the Council be more precise on the agenda matters and help get the work done in better time. The Wasatch County Council all felt good about changing the time to 4:00 p.m.

Councilman Steve Farrell made a motion that we go ahead and changing our meeting time

for the Wasatch County Council meetings from 3:00 p.m. to 4:00 p.m on the first, second and third Wednesday and the second Wednesday being a work meeting and start with that schedule on the first meeting in September. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:

**AYE: Chair Mark Nelson
AYE: Spencer Park
AYE: Danny Goode via Zoom
AYE: Steve Farrell
AYE: Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

The record should show that Councilman Jeff Wade just joined the Wasatch County Council

DISCUSSION REGARDING BOE AND PROPERTY TAX VALUATIONS

Councilman Steve Farrell indicated that property taxes this year is on everyone's mind and a lot of phone calls have been received. Article 8 and 7 of the Utah State Constitution states in each county there should be a Board of Equalization consisting of local county officials as provided by statute. Each Board of Equalization shall adjust and equalize the value and assessment of the real and personal property within the county subject to the State Tax Commission regulations and control as provided by law. The county Board of Equalization shall have other powers as maybe provided by statute. Also it is our responsibility as elected officials to make sure to the best of our ability that the taxpayers of the county be treated fairly. That is regarding not only in market value but an equitable value so everybody is paying their fair share.

I have been contacted by Bill Quapp, a concerned citizen, who has done some research in this matter and have asked Bill Quapp to present a power point presentation. Bill Quapp then presented a power point presentation and indicated that he lives 35 Pole Drive, in the Big Pole Estate Subdivision and also represents Big Pole Estates as well. Quapp has been a resident for twelve years and couldn't afford to live here now because my income has been fixed since I retired. Bill Quapp indicated that he has collected a fair amount of property data from the Big Pole Estates and others as well. Bill Quapp also indicated that he prepared a spread sheet that he showed to the Council. The taxes in the Big Pole Estates went up 112 percent in the assessed value and 69 percent in the tax rate. In my research with twenty-five thousand properties in the County with eighty percent assessed there was about five thousand that was not assessed. There is an inequity that has inadvertently got into the tax system this year. The value of the property may not have changed but the tax rate has changed. The reason that there is a tax problem is because every property needs to be assessed every year and Wasatch County has not been complying with that since 2016. To take care of this problem maybe the budget for the assessor's office need to rise so that more

qualified individuals can be hired to take care of the problem. Also the mill levy did not reduce enough and is too high for equity. That is what is driving those big increases. Also the school tax totals are seventy one percent of the total. The answer to this problem is pretty straight forward and that is the twenty percent that was not assessed need to be assessed and whatever man power is required in hiring consultants or whatever it has got to get done and done rapidly so that new tax rates can be calculated and new preliminary notices distributed to all twenty-five thousand property owners.

Councilwoman Marilyn Crittenden indicated that work has been done the last couple of years in trying to solve this problem. Some properties in the county have been increased every year which is paying the taxes for those who have not had increases for years. The equity problem is not just showing up this year but has been going on for a long time. This is a complex problem and there is not an easy quick solution. The County Council is limited in what they can do and the State Tax Commission are really the ones that need to make sure what is happening in the Assessor's office is happening appropriately.

Bill Quapp also indicated that people who are on fixed incomes are having a hard time paying their property taxes and that should be looked into because some will lose their only asset which is their home because of non-payment of property taxes which are too high.

Lee Archer, Midway resident residing 771 North Center Street, addressed the Wasatch County Council and presented a power point presentation that is in book form that he has prepared regarding the tax issue and then gave the booklet to each Council member and then addressed the Council and indicated that there have been increases from 93 percent to 500 percent on residential taxable rates. Properties are not being equalized appropriately and the County's certified tax rate has not properly taken to account valuation increases seen in the notices. There is the issue dealing with tax valuations not market valuations. Wasatch County has had the highest residential property tax increases throughout the whole State of Utah which was 48.6 per cent. Summit County was 42.6 per cent. Washington County, the St. George area, 42.5 per cent. We are here to talk about the assessment equity concept in dealing with property taxes. None of us are going to appeal on market value because in Midway one acre lots are selling for \$800,000 to \$300,000 and half acres are selling for \$600,000 and homes are selling for a lot of money. Our whole position is to submit a request for appeal will be based on assessment equity. We are going to appeal our taxes in mass based on assessment equity which means you are going to have to probably lower you mill levy rate until all the properties are assessed the mill levy rate needs to be brought down.

Councilman Steve Farrell indicates that every property has market value one way or the other and the taxes are driven upwards because of market value and the County's market value is correct.

Lee Archer indicated that assessment equity is that all properties have to be assessed in order to have them equal for an equity tax basis so you have an assessed equal tax basis. Would you please consider lowering the mill levy rate?

Councilwoman Marilyn Crittenden also indicated that there are issues that the County needs to work through with the State Tax Commission.

Tracy Taylor, County resident and representing the Wasatch County Taxpayer's Association addressed the Wasatch County Council and indicated that the commercial properties values are down all across the board because they haven't been touched in a decade. The State Tax Commission needs to be made a part of this issue because how did they approve our report in June or July and say that the County is good to go with our tax notices. The checks and balances within the system at the state level is not right. How do we fix the equity and what rate can that be brought down and that should be answered by the State of Utah.

Councilman Steve Farrell indicated that the rate is based on the budget request and the amount of tax revenue that the County has got coming in. The big concern now is the five thousand parcels that haven't been adjusted. We need to look at the State Tax Commission to see if the County can re-certify the tax rate which there are a lot of strings attached to that. I believe that we can re-certify the tax rate upon request but we have to send out all new valuation notices. Have to hold all the truth and taxation meetings again. All of this has to be done by December 31, 2022.

Tracy Taylor also indicated she is worrying about those seniors on fixed incomes that could lose their home over this. Councilman Steve Farrell indicated that the best that the County can do this year is correct the ones that didn't get taxed and hopefully correct the others on the Board of Equalization to make sure that they have got a realistic market value. Tracy Taylor indicated that she is looking for checks and balances within the system throughout the whole state and why has the State Tax Commission given us the okay with what has been done in Wasatch County. We need somebody from the State of Utah to help correct this. Councilman Steve Farrell indicated that this is not an easy fix. Tracy Taylor indicated what about the association of counties. Why isn't this an issue for your lobbyist at a State level to talk about taxation and their county clerk? This is a county wide and state wide problem. This needs to be a priority issue for this coming legislature coming. Councilman Steve Farrell indicated that it is a county problem because Wasatch County created the problem and Wasatch County needs to fix the problem. Tracy Taylor indicated that the accountability is not there at the State level. Councilman Steve Farrell indicated that is in the works.

Vivian Jarry, 596 Pole Drive, indicated that her taxes doubled and only been here a year and a half. Everything can be done and why can't these things that have been talked about be done like taking care of commercial properties.

Mike Davis, Wasatch County resident, indicated that three years ago my taxes went up 250 per cent. All of these people didn't come and help me at that time. I appealed the value but the value was close to correct and last year my taxes went up again and this year it didn't go up. My concern would be that I was paying for their taxes and now we come in and say that we have to look at that twenty per cent to make that they don't pay less than what they paid last and so I am still paying for their taxes. Some of those parcels in those five thousand have increased in value. Those

numbers are not exactly correct in saying that there is a windfall of so many million dollars of all of those five thousand parcels were looked at again. Three years ago we took the hit then and would rather not take another hit this soon. Councilman Steve Farrell indicated that it would just be an adjustment in the certified tax rate.

Dustin Grabau, the Wasatch County Manager, indicated that this is a very systemic issue on how the state both codifies and administers that State Code. What do you think the value change would be if we doubled all commercial properties and what do you think the residential should be? Councilman Steve Farrell indicated there wouldn't be that much of a change. Dustin Grabau indicated that these changes will not fix the systemic issues that these dramatic price increases because all of the properties haven't changed equally.

Councilwoman Marilyn Crittenden indicated there is nothing more important in my mind for the government to do is to be equitable. And whatever that takes to do to come to a more equitable situation this year we need to move forward in trying to do what we can this year and continue in the years to follow because we won't solve this all this year.

Dustin Grabau, also indicated that Juab County and Summit County are currently wrestling with this very issue and many others are as well. The consensus is really there is not much we can't do enough to really fix the problem.

Jerry Duke, County resident, indicated that the assessment of taxes are done annually and not done on a five year basis. Every property should be brought to value every year. Everybody's taxes should go up yearly based on the market value. The ones changing value aren't being changed to market value. We are not getting this fixed because we are not bringing the property values up to market value and every change should bring it to market value.

Councilman Kendall Crittenden indicated that we should commend our current assessor because he took over a problem that wasn't created in one year. He has created it to eighty percent and working hard to try to get it all fixed. Part of the reason that twenty percent didn't get done because the assessor that was doing those died. He has done a remarkable job and is not finished yet.

Chair Mark Nelson indicated that there is working going on to have some legislature to fix this problem.

Mike Kohler, House of Representatives for Wasatch County, indicated that a couple of things are in the process including change of certification plan for tax assessors. Things are in the progress to help seniors in paying their taxes. A bill was started to give the schools the ability to have impact fees and the closure problem is bigger than that as far as trying to push it.

Dustin Grabau indicated that he reached out to the Property Tax Commission and State Tax Commission to find out and they responded that there is State Code 59-2-921 that suggests that there is the ability to re-certify the rate. Also told that this comes with conditions that we have to

exhaust the other avenues of rectifying it. This is intended to address significant errors and among those remedies that address the mass appraisal system is Section 59-2-303.1 that lists the requirements of the mass appraisal system and it actually has specific requirements that if a county assessor fails to comply with the requirements of this section for one year and the State Tax Commission will assist the county assessor in fulfilling the requirements of sub section two and three. This section indicates that it is the State Tax Commission responsibility to help us fix this. This stuff is subject to a more in depth legal review. The State Tax Commission contacted me and did say that we have the ability and it will push through some of those deadlines and isn't only to re-certify the rate but have to generate the data to be able to change this soon enough to be able to request a re-certified rate and one of the challenges and the tax commission suggestion that they did not feel that we have sufficient time to generate the data justifying all of the rate changes and to re-certify the rate to be able to meet that deadline. They will argue that this says that they can help us with next year roll and would more likely be their stance. We will have to work with the Wasatch County Assessor Todd Griffin to submit the Board of Equalization appeals on these valuations and the Council as the Board of Equalization could grant those appeals and then ask the Tax Commission to re-certify those tax rates. We would have to send out to new notices to all taxpayers and that starts a deadline of forty-five days after those are submitted is when the new deadline for the Board of Equalization starts. After those appeals are processed then issue the actual tax payments and collect those prior to the end of the year. We could convene the Board of Equalization and say that we are going to raise these five thousand parcels are going to make them neutral and would like to recalculate the rate. We have to give the taxpayers the same time to appeal and have the same time frame as everybody gets. They get forty-five days from the date they get their valuation notice. Dustin Grabau indicated that if the tax notice is changed you will get a letter indicates that.

Councilman Steve Farrell indicated that if you feel your property is over-valued I would recommend that you go to the Board of Equalization to appeal it that is the market value only. We need to have the State Tax Commission come and meet with us regarding this. Time is of the essence. They need to tell us what the process would be to re-certify the tax rate. Possibly we could do a special meeting on August 23, 2022 if the State Commission could come.

Lee Archer asked Councilman Steve Farrell to summarize what action will be taken. Councilman Steve Farrell indicated that we are going to ask the State Tax Commission to come up and apprise us on what the consequences are to re-open the tax roll and re-certify the tax rate, lower the mill levy. There may be some unknown consequences that we don't know about that could cause some issues.

WASATCH COUNTY FINANCIAL AUDIT RESULTS FOR 2021

Jeff Miles, from HBME, addressed the Wasatch County Council, and indicated that he met with the audit committee and presented the findings for the annual audit for the year and this audit has already been turned into the State of Utah. In our opinion the accompanying financial statements

present fairly in all material respect, the respective financial position of the governmental activities, business type activities, the aggregate presenting component units, each major fund and the aggregate remaining funds from the information of the County as of December 31, 2021 and the respective changes in financial position and where applicable cash flows that are up for the year then ended meaning December 31, 2021 in accordance with the county principals generally accepted in the United States of America and we are giving a clean opinion on the financial statements of the county.

We issued gained an understanding of the internal controls of the County and we don't give an opinion on the internal controls but we do meet with management and walk through various transactions and didn't identify anything that would go to a material weakness. We feel like there is a bit of dependency on the independent auditors when it comes to the preparation of the financial statements with certain expertise on certain governmental accounting issues that come up. We need to get more of a separation between governments and the independent auditor is allowed to do versus what has historically been done. The push is to have more local governments do a lot more of that internally and a discussion was held that recommending management and Council consider outsourcing a part time finance director type role or consider hiring a full time person whatever the County feels might be beneficial to the County. The person should have just a little more governmental accounting expertise. More knowledge of what goes into the financial statements could be more beneficial to the County.

Dustin Grabau indicated that without making some of these changes it is possible that some of these issues could go to written findings. Chair Mark Nelson indicated that in next year's budget we should either have a financial officer or contract the services so we know how to develop all of these statements. Jeff Miles indicated that his opinion would be to look for an out source person at first and see if that bridges the gap. Councilman Steve Farrell indicated that we might already have one on staff Ben Probst.

Jeff Miles then indicated with regard to state compliance. Every year the State Auditor's Office has various items they would like us to look at. This year we audited budgetary compliance, Justice Court, restricted taxes, cash management, fund balance, fraud risk assessment, government fees and impact fees and we did not identify any instances of non-compliance with respect to those areas that were subject that we did look at.

Jeff Miles then thanked the Council for giving us the opportunity to be your auditors this year and enjoyed working with the staff and they were a great staff to work with and from day to day things are flowing right. To have a financial person to handle things as I have stated would be a big benefit to Wasatch County.

CONSIDERATION OF A RESOLUTION LISTING SURPLUS PROPERTY

Dustin Grabau, the Wasatch County Manager, addressed the Wasatch County Council and indicated that Wasatch County currently has two parcels that the County acquired through tax sales in previous years that could be liquidated. These two parcels are 20-8086 and 02-2702.

The first is in Independence along Highway 40 and an individual interested in it as an access point for their adjacent owned property. It has no water and little potential for development. Estimated value for this property is \$100,800 based on 6.72 acres and adjacent assessed value at \$15,000 an acre.

The second is a parcel in Swiss Mountain estates that again has no water and other engineering and code issues to be developable. It is estimated to be worth around \$75,000 approximating \$110 thousand an acre in assessed value.

This whole Resolution doesn't actually sell the properties but just lists them as surplus and then we have to through a process to actually sell them and the Council would determine that process. Maybe to do an opening bid or some other process and all this does is list them as surplus meaning that they are not useful for County purposes and then we can go through the process of actually selling them. This is Resolution 22-11.

Councilman Steve Farrell I will make the motion that we approve Dustin Grabau, the Wasatch County Manager, to go through the effort to move on Resolution 22-11 on the two properties as outlined to sell the two separate parcels and identify them as surplus properties. Councilman Kendall Crittenden seconded thee motion and the motion carries with the following vote:

**AYE: Chair Mark Nelson
AYE: Jeff Wade
AYE: Marilyn Crittenden
AYE; Kendall Crittenden
AYE: Steve Farrell
AYE: Danny Goode via Zoom
AYE: Spencer Park**

NAY: None.

MIDA UPDATE

Mike Davis, the MIDA Coordinator, indicated that with regard to Item 4 on the Council Agenda regarding MIDA the persons involved indicated that they have no conflict in being in the meeting on September 7, 2022.

Mike Davis also indicated that we had our meeting and some of the things that we went over were finalizing all the things in the Inter local agreement. Department and group meeting will be August 26, 2022 next week. That is where the MIDA people come here and meet with all the department heads and go over issues like in the assessor's office, recorder's office, IT department and anybody else that may have an interest in that. Those meetings are very productive. We have been able to work through lots of issues which keeps us on the same page on a lot of things.

On Monday I attended a meeting with MIDA and brought up the issue with them on the Wild Land Fire with some of the draft information on the Inter local that starts to address that from MIDA. But in addition to that I was able to connect with our Wild Land Fire people and we went up and met with MIDA upon site along with a representative from Extell and myself to encourage to come up with their own fire planning. From an interface area the County is required to have a plan in place and certainly that property is in the County but all the incorporated areas have to have their own properties and MIDA is a quasi in the middle of some entity and none of us are really sure what their standing would be from a Wildland Fire standpoint. They all agreed that it would be to their benefit to do so. What Extell is now doing with the ski runs, clearing of some of the dead brush and timber and water systems and water storage that will go in and all of these will contribute to helping them with Wildland Fire which made them real receptive to it and thought it was a very positive meeting and were all very happy in start working with a fire plan. Some of the people from the state will join them and help them do some of these assessments. It was a very positive meeting. Tomorrow a couple members of the fire district are going with some of the MIDA representatives to Vale, Colorado and meeting with the fire officials there to get a handle on this type of a recreation area and how to manage it from a fire standpoint. They reported to us that the work on the frontage road on the Westside they expect to have back possibly by the end of next week and have it to a meeting with UDOT by the 30th of this month and that is being finalized. The County's review engineer is involved in this so the County is represented in all of the process of getting that designed and how it works. A lot of it is on the UDOT right-of-way. Need to make sure that UDOT is okay with proximity of this frontage road with Highway 40. This is a road that the County will contract with MIDA to take care of based on B Class Road Money and we will be involved in that respect of maintenance.

COUNCIL/BOARD REPORTS

Councilman Steve Farrell indicated that with regard to the open lands board I got notification yesterday from one of the members of the Lundin Family that they went and filed a temporary restraining order against the other three members on the selling or committing anything to the other properties. The recommendation to the two million dollars will be put on old.

Councilman Steve Farrell indicated that with regard to the Rider and Shooting we gave Rich Johnson \$15,000 to come up and will be done regionally instead of nationally. I indicated to Rich to go ahead and do that because if done on a regional basis more people will come. The Council indicated that they were all fine with doing that.

Councilman Kendall Crittenden indicated that with regard to the annual animal control assessment budget for 2022. A percentage of population is used for each of the jurisdictions, Heber City, Midway, Interlocken, Hideout and Wasatch County at large. The county's percentage up .24 per cent. The proposed budget for animal control went up \$11,170.00. They didn't have as much animal control revenues as they had the year before. In using our percentage of population our amount is \$111,968.00 which went up \$5,675 from 2021. The total operating budget is \$360, 857 and Wasatch County is paying one-third of it.

Councilman Kendall Crittenden indicated MAG is sponsoring on the date of September 17, 2022 from 9:00 a.m. to 2:00 p.m. at the senior citizen center is a community resource fair where people can come and find out some of the resources available in Wasatch County in all areas.

Councilman Kendall Crittenden indicated that on September 12, 2021 from 5:30 p.m. to 7:00 p.m. at South Field Park there is the Family Dinner in the park.

Councilman Kendall Crittenden indicated that there is the Senior Barbecue tomorrow at 5:00 p.m. the Senior Citizen and years past they have held that down at the Charleston Town Shelter and there will be music there also.

MANAGER'S REPORT

Dustin Grabau indicated that he has nothing to report on but would like to have a Closed Session to discuss Pending Reasonably and Imminent Litigation.

Councilwoman Marilyn Crittenden made a motion to go into Closed Session to discuss Reasonably Imminent Litigation. Councilman Jeff Wade seconded the motion and the motion carries with the following vote:

**AYE; Chair Mark Nelson
AYE: Jeff Wade
AYE: Marilyn Crittenden
AYE: Kendall Crittenden
AYE: Steve Farrell
AYE: Spencer Park
AYE: Danny Goode via Zoom.**

NAY: None.

Councilman Spencer Park made a motion to leave the Closed Session and go back into regular Council Session and then go into the public hearings scheduled for this evening. Councilman Jeff Wade seconded the motion and the motion carries with the following vote:

**AYE: Chair Mark Nelson
AYE: Marilyn Crittenden
AYE: Jeff Wade
AYE: Kendall Crittenden
AYE: Steve Farrell
AYE: Spencer Park
AYE: Danny Goode via Zoom**

NAY: None.

Councilman Steve Farrell made a motion to go into the Twin Creeks Special Service District. Councilman Spencer Park seconded the motion and the motion carries with the following vote:

**AYE: Board Chair Jeff Wade
AYE: Board Member Marilyn Crittenden
AYE: Board Member Kendall Crittenden
AYE: Board Member Mark Nelson
AYE: Board Member Steve Farrell
AYE: Board Member Spencer Park**

NAY: None.

PUBLIC HEARING

TWIN CREEKS SPECIAL SERVICE DISTRICT

PRESENT: Board Chair Jeff Wade
Board Member Marilyn Crittenden
Board Member Kendall Crittenden
Board Member Mark Nelson
Board Member Steve Farrell
Board Member Spencer Park

STAFF: Max Covey, the General Manager
Dana Kohler, Administrative Assistant

Justin Dietrich from Bowen Collins and Associates

TWIN CREEKS SPECIAL SERVICE DISTRICT SEWER RATE INCREASE

Chair Jeff Wade, Chair for the Twin Creeks Special Service District, called the public hearing to order at 6:00 p.m. and welcomed those present and indicated that all the Governing Board of the Twin Creeks Special Service District are present except for Board Member Danny Goode who might join later via Zoom. The record should further show that the Governing Board of the Twin Creeks Special Service District is meeting in the Wasatch County Council Chambers located in the Wasatch County Administrative Building located at 25 North Main, Heber City, Utah. Board Chair Jeff Wade then called the first agenda item.

Max Covey, the General Manager, addressed the Governing Board of the Twin Creeks Special Service District and indicated that Justin Dietrich from Bowen Collins and Associations will tell us the impact of this sewer rate increase.

Justin Dietrich from Bowen Collins and Associations presented a power point presentation and then addressed the Governing Board of the Twin Creeks Special Service District and indicated that the a rate study was done for Heber Valley Sewer District and because of the rate changes to the Heber Valley Special Sewer District the rates for the Twin Creeks Special Service District has increased too. We propose that Twin Creeks Special Service District implement a sewer rate increase that would be effective September 1, 2022. The proposed rates add the difference in Heber Valley Sewer Service District base rate of \$13.15 per ERU per month. The monthly volume of wastewater production per ERU per month is 7.8 thousand gallons. Therefore, the additional 0.13 per thousand gallons adds \$1.01 per ERU per month to the current monthly flat rate. By adopting this proposed rate schedule on this time line the District avoids losing approximately \$16,000 each month that will be required by the new Heber Valley Special Sewer District rates. The current and proposed monthly sewer rates are \$32.83 and the new monthly rate is \$47.00 and the dollar amount increase is \$14.16 so a 43 percent increase.

Heber Valley Sewer Service District has already increased their rates for sewer services, which has increased the amount Twin Creeks Special Service District must pay for wastewater treatment services. As such, it is recommended that Twin Creeks Special Service District adopt the new rate schedule presented being effective September 1, 2022.

It is also recommended that Twin Creeks Special Service District follow up with a full rate study after the completion of the rate study being prepared by Heber City. This will allow the district to keep up with other changes in the cost of providing sewer service in a timely manner.

Max Covey, the General Manager, addressed the Governing Board of the Twin Creeks Special Service District and recommended that they approve the rate changes.

Board Member Steve Farrell indicated that being on the Heber Valley Special Service District Board we have got some major upgrades that we need to do and had a cost done and it spelled out what we needed to do and trying to stay current so we don't have some expenses that hits us that we don't know that.

Public Comment:

Board Chair Jeff Wade then opened the public hearing up for public comment and there was none so the public comment period was closed.

Motion:

Board Member Steve Farrell made a motion that we go ahead and approve the rate increase for Twin Creeks Special Service District as outlined in the presentation and adopt Resolution 2022-02. Board Member Mark Nelson seconded the motion and the motion carries with the following vote:

**AYE: Board Chair Jeff Wade
AYE: Board Member Marilyn Crittenden
AYE: Board Member Kendall Crittenden
AYE: Board Member Mark Nelson
AYE: Board Member Steve Farrell
AYE: Board Member Spencer Park**

NAY: None.

Board Member Mark Nelson made a motion to leave our Twin Creeks Special Service District and go back into the regular Wasatch County agenda to handle the public hearings scheduled for this evening August 17, 2022. The time is 6:30 p.m. Board Member Marilyn Crittenden seconded the motion and the motion carries with the following vote:

**AYE: Board Chair Jeff Wade
AYE: Board Member Marilyn Crittenden
AYE: Board Member Kendall Crittenden
AYE: Board Member Steve Farrell
AYE: Board Member Mark Nelson
AYE: Board Member Steve Farrell
AYE: Board Member Spencer Park**

NAY: None.

Chair Mark Nelson indicated that the record should show that the Wasatch County Council is back in session to handle the public hearings scheduled for this evening and meeting again in the Wasatch County Council Chambers in the Wasatch County Administrative building located at 25 North Main, Heber City, Utah 84032. The record should also reflect that Councilman Danny Goode is not present for these public hearings.

PRESENT: Chair Mark Nelson
Marilyn Crittenden
Kendall Crittenden
Jeff Wade
Steve Farrell
Spencer Park

STAFF: Dustin Grabau, the Wasatch County Manager
Heber Lefgren the Assistant Wasatch County Manager
Natalie Foster, the Wasatch County Manager Secretary
Wendy McKnight, from the Clerk's Office
Scott Sweat, the Wasatch County Attorney
Rick Tatton, Court Reporter via Zoom
Doug Smith, the Wasatch County Planner
Austin Corry, the Assistant Wasatch County Planner

PUBLIC HEARING

AUGUST 17, 2022

BERG ENGINEERING, REPRESENTING LAKE CREEK FARMS HOLDINGS L.L.C., REQUESTS PRELIMINARY SUBDIVISION APPROVAL FOR SAHALE SUBDIVISION, A PROPOSED RESIDENTIAL SUBDIVISION CONSISTING OF 123 LOTS ON 219.78 ACRES PREVIOUSLY INCLUDED AS THE FINAL PHASES OF THE LAKE CREEK FARMS SUBDIVISION LOCATED AT APPROXIMATELY 2000 SOUTH 4200 EAST IN THE RESIDENTIAL AGRICULTURE 1 RA-ZONE.

Staff:

Austin Corry, the Assistant Wasatch County Planner, addressed the Wasatch County Council and presented a power point presentation and then indicated that this proposal is for a new preliminary plan for 128 lots on 239.78 acres of property under the existing Residential Agriculture, a RA-1 zoning designation. If preliminary approval is granted for this new proposed Sahale Subdivision, the Lake Creek Farms preliminary plan would be considered to have abandoned the remaining

phases. There is an old Pioneer Cemetery that is being preserved. One of the key items that I wanted to mention to you and this is something that requires your approval and has more discretion to it than a standard preliminary subdivision but with this subdivision is a request to realign and adopt a local road plan. The request is to realign and the location is not being moved but everything from there on they are asking for that realignment to go through. They want to bring the alignment through the project and where they actually own the property here so they can make their connection at Center Creek and avoid the two homes. The connections on the north and south would remain where they are on the master roads plan but they are deviating through the project area. Part of this proposal includes a request to amend that road plan. The main change it makes is down here where it makes the connection to Center Creek Road it makes it a 90 degree intersection here but by so doing it avoids two homes that the current adoptive alignment runs right through. The rest of the internals obviously there is a change to what is happening through that Bardall property but the rest of that is primarily internal to their project. There was an agreement made that the seventy-five foot road dedication that they do smaller improvements and this development follows that same pattern so their improvements are for the minor collector road is what they are showing. One of the conditions that the engineering department has asked to be considered this request for that modification to the adopted road plan is part of your determination. Austin Corry went through the landscape plan. The DRC has forwarded this matter on to you and the Planning Commission has forwarded it onto you with a unanimous recommendation for approval with the findings and conditions.

Austin Corry then went through the proposed findings:

1. The subject property is 239.78 acres located on the east end of the Heber Valley floor.
2. The property currently has a preliminary entitlement under the Lake Creek Farms subdivision for 90 lots ranging from 1 to 3 acres.
3. The proposal is to abandon the Lake Creek Farms remaining preliminary entitlement and seek a new preliminary subdivision entitlement for 128 lots.
4. The property is located in the Residential Agriculture 1, RA-1 Zone.
5. The density being proposed is consistent with the requirements of the RA-1 zone.
6. The proposal includes an adjustment to an adopted major collector alignment, Skyline View Drive that runs diagonally southwest to northeast through the project area, meeting the alignment, as existing at the boundary of the Bardal L.L.C. and DTMK L.L.C. properties.
7. The proposal also includes an adjustment to a master planned road, 4200 East, inside the project boundaries.
8. The County Council, as the legislative body, has the authority to approve alterations to the adopted road plans.
9. Approval of the proposed preliminary plan includes the proposed amendments to the adopted street plans.
10. The development agreement indicates a 10 percent affordable housing offer that the applicant proposed to meet by paying a fee-in-lieu.
11. The proposal includes a public trail connection to an 80 acre open space parcel with proposed hiking and biking trails that was part of the adjacent Blue Sage Ranches development that is

currently under construction.

12. Preliminary approval does not grant a variance from County Code standards that cannot be determined at the level of detail provided at Preliminary.

13. The Development Review Committee has reviewed the project and provided a report with recommendations and conditions if approved.

Austin Corry then went through the proposed conditions:

1. All issues raised by the DRC shall be resolved to the satisfaction of the applicable review department.
2. The alignment of the collector road shall be adjusted to eliminate the 90 degree intersection.
3. A water model will need to be included in the design to better understand potential low pressure issues in the upper lots of the project.
4. Landscape plans need to include revegetation measures for all areas inside the limits of disturbance.
5. An updated report from the water board will be needed to adjust from the 123 lots in the initial application to the currently proposed 128 lots.
6. The final subdivision application shall include further detail to show that 35 feet of height at each building lot will be compliant with view shed regulations.
7. The final subdivision on application shall include coordination of the connection with the trail system under construction with the adjacent Blue Sage Ranches subdivision as approved by the countywide trail planner included in the planning of the network should be developer consideration of a public trail head.

Austin Corry then went through the DRC Report:

JORDANELLE comments:

- Detailed plan review for water, secondary water and sewer infrastructure to be coordinated directly with TCSSD District Engineer.
- A water model will need to be included in the design to better understand potential low pressure issues in the upper lots of the project.

PLANNING comments:

- Final plans will need to include revegetation, at a minimum of the open space areas disturbed during the road construction.
- If approved at 128 lots, the applicant will need to return to the water board prior to final subdivision as well as update all will-serve documents to reflect the increase from 123 to 128.

RECORDER comments:

- The common areas do not need to be labeled a. b. c., etc., because they are an undivided interest in ownership to every lot on the plat.

- These plats do not have addresses assigned to them yet.

SURVEYOR comments:

- This plat is labeled Preliminary.
- We will approve the preliminary plat with this notation.
- The County Surveyor has allowed this plat/project to move on to the Planning Commission for review and comment. The county surveyor reserves the right to fully review the signed plat when so presented on Mylar.
- This project is stamped Preliminary.
- We are sending the plat forward, however, we reserve the right to review the project when the final plat is given to us signed and stamped by the project surveyor.

Applicant:

Paul Berg, from Berg Engineering, representing Lake Creek Farms Holdings L.L.C., addressed the Wasatch County Council and indicated that with regard to the cemetery we are just protecting it and not proposing any improvements around the cemetery and developing around it. The HOA will now be the keeper of the cemetery.

This development could have 184 lots but we are only proposing 128. The peak alignment we are asking from the Council and the Planning Commission recommendation that we change and it only goes through two houses but does go through a steep hillside and even goes through an irrigation pond on the property just north of it. We feel like that our alignment is a better way.

Paul Berg also indicated that with regard to condition No. 3 we have tried to work with Twin Creeks on the water model and sent us a map where the pressure zones were and that is kind of all that they gave us and we are asking the County for help on that with Twin Creeks. Austin Corry replied that his understanding in talking with JSSD or Twin Creeks about this they have a line that they can only service up to that and what they don't know is what you have proposed to be able to get the pressures to get them above that line. My understanding was that they felt like there were ways that it could be done but not their right on how to dictate that. With Condition No. 2 I just literally worded it the way Twin Creeks did.

Paul Berg indicated that as far as the trail condition we just need to know where that point is. Austin Corry replied that it has not been determined, we just wanted to know if that would work there. All the conditions are reasonable and just hope that we would only get one ninety degree turn based on the ninety degree turn and not eliminating a 90 degree turn. Our appeal to you is to let us use this alignment.

Public Comment:

Chair Mark Nelson then opened the public hearing up for public comment and there was none so the public comment period was closed.

Council Comments:

Councilman Steve Farrell asked why did this get approved and then all of a sudden the DRC asking to change the road. Austin Corry replied in my conversations with TO Engineering that they felt comfortable with approving it to move forward. They are confident that the intersection could be realigned without drastically affecting the plan that is being proposed to you. We are not talking about the connection onto the Center Creek Road it is the one that is in the center of the project. It is a major collector road by classification but they are allowed to build it at a smaller standard for the physical improvements right now, they built at a lower standard but the right-of-way is there. The staff report is showing TO's request. Councilman Jeff Wade indicated that he would like to see it stay at 90. Austin Corry indicated just to know that you didn't feel like there was a code you would be violating, it is discretionary for the Council at this level of discussion. The General Plan talks about collectors limiting those things but it says to generally do that. It is written in a way that gives the Council the discretion of looking at what is the ultimate goal of what you want to see in that area. There is also language about implementing traffic calming measures in certain area. The Council can make a decision one way or the other. You are not bound by one of the codes you have got.

Motion:

Councilman Steve Farrell made a motion to go ahead and given preliminary approval to Lake Creeks Farms Holdings L.L.C. for the Sahale Subdivision in light of the findings and subject to the conditions and based on the information presented by our staff with the exception of the road design and like the applicant's road design with the 90 degree road also with the exception of the road modification. Councilwoman Marilyn Crittenden seconded the motion and the motion carries with the following vote:

AYE: Chair Mark Nelson

AYE: Marilyn Crittenden

AYE: Jeff Wade

AYE. Steve Farrell

AYE: Spencer Park

AYE: Kendall Crittenden

NAY: None.

**PUBLIC HEARING
AUGUST 17, 2022**

BLAYDE MCINTIRE, REPRESENTING PCL DEVELOPMENT L.L.C. REQUESTS

OVERALL PRELIMINARY APPROVAL FOR INDI TWIN HOMES, A PROPOSED RESIDENTIAL PROJECT CONSISTING OF 14 TOWN HOMES AND 3 SINGLE UNITS ON 21.27 ACRES UNDER THE TUHAYE MASTER DEVELOPMENT AGREEMENT LOCATED BETWEEN THE TUHAYE ENTRANCE GATE AND HIDEOUT TOWN BOUNDARIES IN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST IN THE JORDANELLE BASIN OVERLAY ZONE.

Staff:

Austin Corry, the Assistant Wasatch County Planner, presented a power point presentation and then addressed the Wasatch County Council and indicated that the property has been sold by Storied Deer Valley to the new owner and will be developed separate from the rest of the Tuhaye Master Development. However, the entitlement rights and conditions of the Tuhaye Development Agreement still apply. Tuhaye is a Master Plan Development in the Jordanelle Basin Overlay Zone. The overlay zone is the result of a land use plan that was completed by the County in early 2000 which outlined potential land use that could contribute to an area wide effort to address affordable housing, recreational, and transportation needs for the Jordanelle Basin. Tuhaye received the initial Master Plan approval in 2007, and amended the approval in 2018 and again in 2021. The amendments, primarily were to add additional property to the development that the development purchased without adding any additional ERUs. There is also a looping trail system in the plan and existing right now there is a public trail head that is on the property that access off Longview Drive and this project would obviously take that away. The Painted Bluff Project has the new location for a new trail head in it and they are in their final planning stages and actually will be on your next agenda. Although one of the conditions or recommended conditions in here is to highlight the fact that Long View Drives really needs to go and this project is relying on that. Just so you know our anticipation is that it will be done by Tuhaye who is doing the Painted Bluff Development just to the south and that will be completed before that becomes any kind of an issue there. Austin Corry went through their architectural examples and they are twin home projects. With regard to the landscaping they have followed a plan similar to what Tuhaye has done as to vegetation in the disturbed areas and utilizing trail networks that circulate throughout the project.

Austin Corry then went through the proposed findings:

1. The subject property is 21.27 acres and is proposed to include 37 ERUs.
2. The Tuhaye development received Master Plan and Density Determination for 900 ERUs in 2007.
3. In 2018 and 2021, additional property was added to the Master Plan and no additional ERUs were added.
4. The density being proposed is consistent with what was approved in the original master plan for Tuhaye.
5. The approved Moderate Income Housing Plan is outlined in the Development Agreement and the primary Tuhaye developer, Storied Deer Valley currently has a credit balance of fee-in-lieu that is sufficient to meet the 3.7 AUE requirement of this proposal.

6. Storied Deer Valley has sold the project area to the current developer, PCI Development, but the property remains under the Tuhaye Master Development.
7. Preliminary approval does not grant a variance from County Code standards that cannot be determined at the level of detail provided at Preliminary.
8. The Development Review Committee has reviewed the project and provided a positive recommendation.

Austin Corry then went through the proposed conditions:

1. All issues raised by the DRC, as noted in the most recent DRC report, shall be resolved to the satisfaction of the applicable review department.
2. Final landscape plans will need to include quantities and sizes of all plantings.
3. Retaining walls will need to be either broken up to no more than 4 feet in height and no more than 200 feet in length, or a conditional use permit will need to be applied for.
4. Final plans shall include confirmation from Storied Deer Valley that the AUE credits tied to the Tuhaye development may be used toward meeting the obligations of this project.

Austin Corry then went through the DRC report:

JORDANELLE comments:

- Detailed plan review to be coordinated with District Engineer through plan approval.

ENGINEERING comments:

- Condition of Approval. AGECE is reviewing your response to their comments and your slope stability analysis. We will email this to you when we have it.
- This can be received at final.
- Follow-up: This should be resolved in coordination with JSSD and can be considered a condition of approval at Final. JSSD can decide how they want to get the adequate separation.
- Original Comment. Ensure that 10 feet horizontal and 2 feet vertical separation is achieved between the water and sewer lines. It looks closer in spots.
- Condition of Approval. At final, you will need to submit and have reviewed a retaining wall design package for any walls over 4 feet in height.
- Condition of Approval: At final, show a snow storage plan, particularly since there is no park strip if cross-sections match the master plan to use to contribute to snow storage area. More frequent areas should be shown than just the NW side of the site.
- Condition of Approval: The note indicating that units on slopes 25-30 percent require slope stability analyses should specify which unit numbers. This all may be resolved, however, based on your slope stability analysis which is under review with AGECE right now.

PLANNING comment:

- There will need to be either a development agreement addendum or the plans will need to

outline the timing of the trail head relocation.

- The proposed architecture looks to be deviating from the example imagery in the Tuhaye Development Agreement. While contemporary lines are allowed, the mountain architecture should be reflected and materials should blend with the environment rather than contrast it. Has the Tuhaye ACC reviewed these?
- COA: Longview Drive will need to be constructed before this project can be fully permitted.
- Slope anomalies are defined in 16.04 of the code. Staff cannot grant an exception outside of this definition in the code, but instead, if you can provide evidence that the project is compliant with the code that would be the route we would need to take.
- The evidence shown so far looks like the code is being violated. As a note, the IGES report suggests that buildings should be moved even further from the 30 percent areas, so caution should be exercised in deciding if this is really an anomaly or not.
- Final Application will need to include a better image of how the heights of the town homes were reduced per applicant statement to mitigate potential view shed issues from the hailstone viewpoint.
- Please provide a letter of the approval from the Tuhaye ARC noted in response to PLNA prior to the Planning Commission hearing.
- COA: Final plans will need to include a conditional use permit for the retaining walls since they exceed 4 feet in height and/or 200 feet in length.

RECORDER comments:

- There are not any plat notes on this page as indicated on page 1 in the Sheet index.
- Lots need to be addressed and there needs to be an address box on the plat.
- Which type is unit 37? It is not listed on any other of the types on this page.

SURVEYOR comments:

- This project is in the preliminary state.
- We have approved the project to move on.
- We reserve the right to review the final signed plat.

Applicant:

Blayde McIntire indicated that they are avoiding the power line and have coordinated that with the power company.

Public Comment:

Chair Mark Nelson then opened the public hearing for public comment and there was none so the public comment period was closed

Applicant:

Blayde McIntire, representing PCL Development L.L.C., addressed the Wasatch County Council and indicated that he doesn't have anything else to add regarding the matter.

Motion:

Councilman Jeff Wade made a motion that we approve PCL Development for their overall preliminary for the project consisting of 34 twin homes, three single units under the Tuhaye Master Development Agreement in light of the findings and subject to the conditions in the staff report. Councilman Steve Farrell seconded the motion and the motion carries with the following vote:

AYE: Chair Mark Nelson

AYE: Spencer Park

AYE: Steve Farrell

AYE: Kendall Crittenden

AYE: Marilyn Crittenden

AYE: Jeff Wade

NAY: None.

**PUBLIC HEARING
AUGUST 17, 2022**

CONSIDERATION OF ORDINANCE 22.18, A PROPOSED AMENDMENT TO SECTION 16.24.07(G) OF THE WASATCH COUNTY CODE TO ALLOW FOR SALES OFFICES AS A CONDITIONAL USE IN ANY ZONE.

The record should reflect that Councilman Danny Goode has joined the Council via Zoom.

Staff:

Doug Smith, the Wasatch County Planner, presented a power point presentation and then addressed the Wasatch County Council and indicated that this is a simple code amendment to better clarify a portion of the code regarding sales offices. The added change clarifies that sales offices are in fact a conditional use and also adds language that states that they are allowed in any zone. Sales offices are typically considered only applicable to residential zones, however, there could be a situation where a sales office is used in a commercial or industrial subdivision and this just clarifies that it is in fact a conditional use and they are in fact allowed in any zone and doesn't change how they are being operating now.

Doug Smith then went through the proposed findings.

1. Sales offices are used on site for the marketing of lots/and or dwellings.
2. 16.24.07 of the Wasatch County Code outlines the requirements for sales office approvals.
3. The current code is not as clear as it should be about whether a development sales office is processed as a temporary use or as a conditional use.
4. Due to the potential for a sales offices to be used for a number of decades with residential uses surrounding the office the more stringent process of a conditional use is being recommended for sales offices.
5. The proposed code clarifies that development sales offices must be processed as a conditional use not a temporary use.
6. The proposal allows for sales offices in any zone because a subdivision can occur in any zone.

Commission Comments:

There was no Commission comments made.

Public Comment:

Chair Mark Nelson then opened the public hearing for public comment and there was none so the public comment period was closed.

Motion:

Councilman Kendall Crittenden made a motion that we approve Ordinance 22-18 proposed amendment to Section 16.24.07(G) of the Wasatch County Code to allow for sales offices as a conditional use in any zone in light of the findings that are listed. Councilman Steve Farrell seconded the motion and the motion carries with the following vote:

**AYE: Chair Mark Nelson
AYE: Kendall Crittenden
AYE: Marilyn Crittenden
AYE: Jeff Wade
AYE: Steve Farrell
AYE: Spencer Park
AYE: Danny Goode via Zoom**

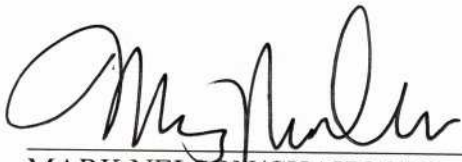
NAY: None.

ADJOURNMENT

Councilman Kendall Crittenden made a motion to adjourn. Councilman Danny Goode via Zoom seconded the motion and the motion carries with the following vote:

AYE: Chair Mark Nelson
AYE: Marilyn Crittenden
AYE: Spencer Park
AYE: Kendall Crittenden
AYE: Jeff Wade
AYE: Steve Farrell
AYE: Danny Goode via Zoom
NAY: None.

Meeting adjourned at 8:30 p.m.


MARK NELSON/CHAIRMAN


JOEY D. GRANGER/CLERK/AUDITOR

