



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on January 9, 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 January 22, 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 January 8th 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, January 9, 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 from November 14, 2024 Meeting

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

Consent 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.

Agenda

- 1 Joshua Call, representing Jeff Marenti, requests a second Plat Amendment Extension to the expiration date of the Tuhaye Dancing Sun Phase 3 Lot 63 Subdivision Plat. This Plat Amendment was requested in order to amend the building envelope of Lot 63 located at 9623 Eagle View Ct in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-10146; Anders Bake)

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

- 2 Alex Fisher, representing Christensen Farms LLC, requests Final Subdivision approval for Christensen Farms Phase 3, a proposed residential subdivision consisting of 28 lots on 36.53 acres located at approximately 2130 East 1690 South in the Residential Agriculture 1 (RA-1) zone. (DEV-9535; Austin Corry)
- 3 VR Acquisitions, LLC requests a Zoning Code Text Amendment to Wasatch County Code allowing Caretaker ADU's with 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 Legislative Body, at a Public Hearing on January 22, 2025. (DEV-10206; Anders Bake).
- 4 Discussion and guidance from the Planning Commission regarding code sections 16.04 and 16.25 regarding Home Occupation regulations and 16.21.27 regarding single family dwelling design standards. (Doug Smith)
- 5 Discussion with the Planning Commission in preparation for a public open house regarding the General Plan update. Key items to discuss are quality and type of feedback desired and educational items to address. This is a discussion item only with no action being taken. If time permits during the work meeting, this item will be discussed at that time. (Austin Corry)

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.