

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing via an Online Meeting on January 14, 2021 at 6:00 p.m. to consider the following items; and that the Wasatch County Council will hold a Public Hearing via an Online Meeting on January 20, 2021 at 6:00 p.m. to hear the following items advanced to the County Council by the Planning Commission*:

****PLEASE NOTE:** This meeting will be available both live (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>. Opportunity to participate via a live webinar meeting is available by registering to attend as a participant at <https://us02web.zoom.us/j/89806078863?pwd=eklyZHRjRVkrdzdnVCtCdKRoSUJnZz09>. Comments can be made during the public comment portion of the meeting once recognized by the host. Public comments and questions for this meeting can also be made via email prior to January 13th 5:00 p.m. Emails need to be sent to PlanningCommission@wasatch.utah.gov. The Council Chambers will NOT be available for public use. For questions regarding connecting to the webinar please call the Planning Department. --*The written determination that conducting the meeting in person presents a substantial risk to public health due to COVID-19 is available for viewing on* <https://www.utah.gov/pmn/index.html>

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, January 14, 2021, 6:00 PM
County Administration Bldg., 25 N Main

WORK MEETING 5:30 PM:

This work meeting is for discussion purposed only. The public is welcome to view the online work meeting, however formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 PM.

WELCOME:

BUSINESS:

1. Prayer/Remarks
2. Pledge of Allegiance
3. Approval of Minutes from the November 12, 2020 and December 10, 2020 Meetings

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
Agenda: 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. Blue Moose Cabin, LLC requests Minor Plat Amendment to Timber Lakes Plat No. 9 in order to combine lots 996 and 997 into one lot consisting of 3 acres located at 9157 E Acorn Way in Section 9, Township 4 South, Range 6 East in the Mountain (M) zone. (DEV-3691; Elizabeth Arnold)

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

2. Scott Bailey requests a Conditional Use Permit to construct an Accessory Dwelling Unit (ARU) and a Federal Fair Housing Reasonable Accommodation for a residence located at 700 S 1950 E in Section 4, Township 4 South, Range 5 East in the Residential Agriculture 1-acre (RA-1) zone. (DEV-3658; Elizabeth Arnold)
3. Mike Johnston, representing Jeff's Hillbrook Ranch LLC, requests a Plat Vacate of the Jeff Ward Single Lot Subdivision consisting of one lot on 5 acres in order to add the property into a proposed new subdivision, The Highlands at Soldier Hollow, located at 1330 West 1200 South in Section 4, Township 4 South, Range 4 East in the Residential Agriculture 1-acre (RA-1) zone. *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 January 20, 2021. (DEV-3436; Doug Smith)
4. Mike Johnston, representing Jeff's Hillbrook Ranch LLC, requests a Plat amendment for the Abby Ward one lot subdivision to add additional property onto the Abby Ward subdivision parcel located at 865 Stringtown Road in Section 4, Township 4 South, Range 4 East in the Residential Agriculture 1-acre (RA-1) zone. *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 January 20, 2021. (DEV-3561; Doug Smith)

5. Mike Johnston, representing Juliet Companies, LLC, requests Preliminary Subdivision approval for The Highlands at Soldier Hollow, a proposed 24 lot subdivision on 239 acres located at 944 West Wards Lane in Section 4, Township 4 South, Range 4 East in the Residential Agriculture 1-acre (RA-1) zone. *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 January 20, 2021. (DEV-3420; Doug Smith)
6. Discussion and possible recommendation on a revised proposal from Greg Gagon regarding the local road plan for a location of the "Sleeping Indian Connector" as shown on the Wasatch County Regional Transportation Plan. *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 20, 2021. (DEV-3722; 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 on the date specified via an online meeting.

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.