

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on Thursday, February 10, 2022 at 6:00 PM in the Wasatch County Administration Bldg., 25 North Main, Heber, to consider the bellow items; and that the Wasatch County Council will hold a Public Hearing on February 16, 2022 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):

Link: <https://us02web.zoom.us/j/85712263389?pwd=RTl6WStqeVNSdUJlSUJldmNjVlBYZz09>

Public comments and questions for the Planning Commission meeting can also be made via email one day prior to Thursday, February 10, 2022 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 (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY PLANNING COMMISSION - AGENDA
Thursday, February 10, 2022, 6:00 PM
Wasatch County Administration Bldg., 25 North Main, Heber

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:

1. Prayer/Remarks
2. Pledge of Allegiance
3. Approval of Minutes from the January 13, 2022 Meeting
4. Election of New Chair and Vice Chair

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

Consent Agenda *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.*

1. Kim Scott Thayn requests a Plat Amendment to adjust the boundary between lots 3 and 4 of the Salvia 4 Small Subdivision and lot 1 of the Jex Family Subdivision located in Section 1, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-4458; Austin Corry)

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

2. David Lisonbee requests a Conditional Use Permit to construct a 920 square foot freestanding solar array as an accessory use to a main structure and barn located at 9477 Forest Creek Road, parcel 17-3752, in Section 26, Township 3 South, Range 6 East in the Preservation (P-160) zone. (Continued from 01/13/2022) (DEV-4824; Austin Corry)
3. John Travis requests a Text Amendment to Wasatch County Code 16.15.06(H), JBOZ Community Commercial regulations, to increase the maximum building footprint size to site ratio from 18% to 25% to allow larger building footprints if parking, landscaping, and all other requirements can be met. **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 February 16, 2022.* (DEV-4913; Austin Corry)
4. Rhett Riding, representing Storied Deer Valley LLC, requests Large Scale Final Subdivision approval for Cougar Moon Phase 1, a residential phase consisting of 68 lots on 184.13 acres of the Tuhaye Master Development located in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4788; Austin Corry)
5. Scott McQuarrie, representative for Wakara Ridge, is requesting final approval of phase 1, a large scale development. The proposed development consists of 79 ERUs on 65.14 acres. The proposal includes townhouses as well as detached single family residences. The proposal is located north of the east arm of the Jordanelle Reservoir and east of the Tuhaye development in Section 26, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV 4194; Doug Smith)
6. Consideration of Ordinance 22-02 amending the Wasatch County Land Use and Development Code to allow for recorded development approval memorandums in place of signed development agreements, and updating the bonding code to meet updated Utah Code requirements, and related issues. **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 February 16, 2022.* (Jon Woodard)
7. Possible recommendation on Ordinance 22-03 which is a proposed ordinance to comply with the ruling for partial summary judgment in BEPOA v. Wasatch County #160500115 by going through a CLUDMA process for the gate which was placed on Pine Canyon Road in 2016 near the winter parking area to stop motor vehicle traffic during the historic seasonal closure. **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 February 16, 2022.* (Jon Woodard)

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.