

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing via an Online Meeting on February 11, 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 February 17, 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 February 10th 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, February 11, 2021, 6:00 PM
County Administration Bldg., 25 N Main

WORK MEETING 5:30 PM:

This work meeting is for discussion purposes 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 p.m.

WELCOME:

BUSINESS:

1. Prayer/Remarks
2. Pledge of Allegiance
3. Approval of Minutes from the January 14, 2021 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. Kevin and Julie Kehoe request a Plat Amendment to Timber Lakes Plat No. 3 in order to combine lots 362 and 363 into one lot located at 1459 S Clyde Lake Drive in Section 9, Township 4 South, Range 6 East in the Mountain (M) zone. (DEV-3806; Elizabeth Arnold)
2. Paul Berg, representing David Cummings, requests a 90 day extension to the October 2, 2019 preliminary approval for Berg Ridge that is set to expire on January 1, 2021. If the extension is granted, the new expiration date will be April 1, 2021. (DEV-3811; Austin Corry)

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

3. In combination with a master plan request for JAS Realty Limited Partnership, Tom Flinders requests an amendment to the JSPA Plan Book to change the land use designation from Neighborhood Commercial to Residential Single Family for the Gimbel property located in the Jordanelle Specially Planned Area (JSPA). *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 17, 2021. (DEV-2961; Austin Corry)
4. Craig Coburn, representative for Stichting Mayflower Mountain and Recreation Fonds, requests a code amendment to page B-6 of the JSPA (Jordanelle Specially Planned Area) Plan Book to add 54 ERU's to property referred to as the LDN/LON property that currently has no ERU's associated with it and add a new category under the Mayflower South property to be a maximum of 556 ERU's which would increase the overall ERUs on Marina South property by 164 ERU's from what is currently in

the plan book. Also an amendment to page B-17 of the JSPA plan book which is the Mayflower east neighborhood plan to change the maximum ERU's to 610 maximum ERU's. Additional changes to the plan related to these issues will also be considered. The proposed changes are regarding properties located at the southeast intersection of Highway 40 and the Mayflower interchange at SR 319 in the JSPA planning area and at the northeast intersection of Old Keetley Road and the east frontage road or Jordanelle Parkway. *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 17, 2021. (DEV-3634; Doug Smith)

5. Discussion and possible recommendation regarding a proposed code amendment for marijuana regulation in the unincorporated County. *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 17, 2021. (Doug Smith)

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.