

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on March 10, 2022 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 March 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=RTl6WStqeVNSdUJlSUJFjdMjVlBYZz09>

Public comments and questions for the Planning Commission meeting can also be made via email one day prior to Thursday, March 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, March 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 February 10, 2022 Meeting

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 Josh Call, representing Sara and Orestes Tarajano, requests a Plat Amendment to Tuhaye Lone Peak in order to adjust the building envelope currently recorded on lot 28 based on updated site specific topographic survey for the property located at 2164 E Lone Peak Lane in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-5051; Ronnie Pessetto)

- 2 John Torzillo requests a Plat Amendment to Swiss Mountain Estates No. 4 in order to adjust property lines between lots 22, 24, and 25 located at 1350 Bird Dr in Section 22, Township 4 South, Range 6 East in the Residential Agriculture 1 (RA-1) zone. (DEV-4908; Austin Corry)

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

- 3 Request to amend the Wasatch Springs development agreement. The proposal would allow all the permitted uses listed in the mixed use commercial zoning district of the JBOZ. The current development agreement only allows for office uses due to concerns about limited parking. The proposal would also add a provision for overhead bay doors to only be used for outside retail and dining. *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 March 16, 2022. (DEV-4530; Doug Smith)
- 4 AJ Fireside Park City LLC requests Large Scale Final Subdivision approval for Benloch Ranch Phase 3, a proposed residential phase consisting of 134 units on 189.62 acres, 48 of which are townhouse units. Phase 3 is part of the Benloch Ranch master development located in the Jordanelle planning area in Sections 1 & 2, Townships 3 South & 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4466; Doug Smith)
- 5 Rhett Riding, representing Storied Deer Valley LLC, requests Large Scale Final Subdivision approval for Tuhaye Cougar Moon Phase 2, a proposed 48 lot residential phase consisting of 83.41 acres of the overall Tuhaye Master Development located in Section 28, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4838; Austin Corry)
- 6 VR Acquisitions LLC requests Final Subdivision and Site Plan approval for the Victory Ranch Golf Course and Clubhouse comprising a 25,000 sf clubhouse, associated parking, and the golf course on 268.95 acres located interior to the Victory Ranch Master Planned Community at 7474 N. Victory Club Drive in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-5016; 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.