

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing via an Online Meeting on March 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 March 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 March 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, March 11, 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 February 11, 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. Josh Call, representing Kenneth Gettinger, requests a Minor Plat Amendment to Tuhaye Whispering Hawk Phase 2 in order to combine lots 9 and 10 into one lot located at 3890 and 3900 E Firestar Court in Section 26, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-3820; Grant Amann)
2. John Olsen requests a 90 day extension to the approval of a Plat Amendment request for Beaufontaine at Spring Lake which is set to expire on 9 April 2021. If approved, the new expiration of the approval will be 8 June 2021. (DEV-3949; Austin Corry)

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

3. Storied Deer Valley, LLC requests Overall Preliminary approval for Tuhaye Dancing Sun, a 206 acre residential phase of the Tuhaye Master Plan Development consisting of 105 Detached Single Family lots and 26 Attached Single Family units located in Section 28, Township 2 South, Range 5 East in 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 Land Use Authority, at a Public Hearing on March 17, 2021. (DEV-3813; Austin Corry)

4. VR Acquisitions, LLC requests Subdivision Plat Amendment to Victory Ranch Plat "B" Amended Lots 92A & 94A in order to split lot 94A into two lots, 94A Amended and 95A, and to add 17.791 acres of common area adjacent to the existing subdivision boundary located at 6777 N Whispering Way in Section 6, Township 3 South, Range 6 East in 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 Land Use Authority, at a Public Hearing on March 17, 2021. (DEV-2760; Austin Corry)
5. Brian Balls, representing Classic Jack Construction LLC, requests Final Site Plan approval and granting of a density bonus under the provisions of Wasatch County Code 16.27.34, Regional Parks, for a proposed Regional Park totaling approximately 13 acres consisting of turf grass sports fields, a pavilion with picnic tables, restroom facilities, a playground, parking area, and two pickleball courts in exchange for a bonus density of 39 additional lots (63.9% density increase) to be added to a proposed Christensen Farms Phase 2 & 3 subdivision located at 1920 East 1200 South in Section 9, Township 4 South, Range 5 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 Legislative Body, at a Public Hearing on March 17, 2021. (DEV-3733; Austin Corry)
6. Brian Balls, representing Classic Jack Construction LLC, requests Overall Preliminary Approval for Christensen Farms Phase 2 & 3, a proposed residential subdivision consisting of 100 lots on 80.3 acres in Section 9, Township 4 South, Range 5 East in the Residential Agriculture 1-acre (RA-1) zone. The proposed density is reliant on a bonus density request being approved for donation of a regional park and allowance of property from and adjacent subdivision, Christensen Farm Phase 1, to be vacated for use in this project, the effect of which would also increase the technical density for the previously platted Christensen Farms Phase 1 subdivision. *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 17, 2021. (DEV-2762; Austin Corry)
7. 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 March 17, 2021. (DEV-3436; Doug Smith)
8. 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 March 17, 2021. (DEV-3561; Doug Smith)
9. 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 March 17, 2021. (DEV-3420; Doug Smith)
10. Greg Gagon requests a Zone Map Amendment from 68 acres Mountain (M) and 68 acres Residential Agriculture 1 (RA-1) to 136 acres of Residential Agriculture 5 (RA-5) for a proposed Blue Sage Ranch development consisting of 280 acres total located on parcels 09-3810 and 09-9460 at approximately 6000 East 1200 South in Section 12, Township 4 South, Range 5 East, and Section 7, Township 4 South, Range 6 East. The remaining 144 acres of the project area would remain Mountain (M) zoning. *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 March 17, 2021. (DEV-3934; 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.