

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing via an Online Meeting on April 8, 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 April 21, 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 using the following link:

<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 April 7th 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, April 8, 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 March 11, 2021 Meeting

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

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

1. Election of New Chair and Vice Chair
2. 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. Continued from the March 11, 2021 meeting. *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 April 21, 2021. (DEV-3733; Austin Corry)
3. 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. Continued from the March 11, 2021 meeting. *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 April 21, 2021. (DEV-2762; Austin Corry)

4. Brian Balls, representing Classic Jack Construction LLC, requests Preliminary Subdivision approval for Mill Creek Meadows, a proposed residential subdivision consisting of 13 lots on 13.9 acres and a remainder of 3.9 acres to be deeded to an adjacent Mill Acres Subdivision lot 3. The proposed subdivision is located at approximately 2020 South 1200 East (Mill Road) 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 Land Use Authority, at a Public Hearing on April 21, 2021. (DEV-3141; Austin Corry)
5. Peter Gamvroulas, representing Ivory Homes, requests Final Subdivision approval for the Cottages at Old Farm, a proposed single family detached residential development consisting of 45 lots on 14.7 acres as part of the Crossing at Lake Creek master development located at 1050 S 2700 E in Section 3, Township 4 South, Range 5 East in the Residential Agriculture 1-acre (RA-1) zone. (DEV-3769; Austin Corry)
6. AJ Fireside Park City LLC requests Final Subdivision and Site Plan approval for Benloch Ranch Phase 1C, a residential phase consisting of 27 single family detached lots and 201 townhome lots on 129.8 acres located at approximately 7500 North Highway 32 in Sections 2 and 3, Township 3 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-3482; Doug Smith)
7. Consideration of Ordinance 21-01 regarding an amendment to section 16.21.18. The proposed amendment, if approved, would allow a waiver of a hard surface trail if the property where the waiver is requested is located in an area that can comply with specific criteria listed in the proposed code. *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 April 21, 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 p.m. on the date specified also 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.