

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on Thursday, April 14, 2022 at 6:00 PM in the Wasatch County Admin Building, 25 N Main, to consider the below items; and that the Wasatch County Council will hold a Public Hearing on !DATE! at !TIME!. In the Wasatch County Administration Bldg. 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=RTl6WStqeVNSdUJlSUJmNmNjVlBYZz09>

Public comments and questions for the Planning Commission meeting can also be made via email by 5PM one day prior to the meeting. 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, April 14, 2022, 6:00 PM

Wasatch County Admin Building, 25 N Main

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 March 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 VR Acquisitions LLC requests a Minor Plat Amendment to Victory Ranch Plat W and Victory Ranch Plat W-2 in order to adjust the boundaries of Parcel B, Plat W which is a water tank parcel and to increase the size of lot 370, Plat W-2 from 20.6 acres to 48.4 acres by adding additional parcel property at the south of the current Victory Ranch Master Development located in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-5198; Nathan Rosvall)
- 2 Hans Hoffman, representing John Keagy, requests a Minor Plat Amendment to Brighton Estates Subdivision in order to combine lots 56 and 58 into a single lot located at 4907 North Hidden Way in the Mountain (M) zone. (DEV-5519; Nathan Rosvall)

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

- 3 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)
- 4 Charles Hutchinson, representing Rocky Mountain Power, requests a Conditional Use Permit to construct a 3 mile, 500 kV electric power transmission line extending through 6 properties near Soldier Summit in Sections 25, Township 10 South, Range 7 East and Sections 29, 30, and 32, Township 10 South, Range 8 East in the Preservation (P-160) zone. (DEV-3443; Austin Corry)
- 5 Guy Williams, representing AJ Fireside Park City LLC, requests a Plat Amendment to Benloch Ranch Phase 1A in order to amend the alignment of Staffin Drive, Macallan Drive, and to combine lots 87 and 88, and including adjustments to public utility easements, and including a 1,000 foot long retaining wall. The project is located 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 April 20, 2022. (DEV-5049; Doug Smith)
- 6 Paul Watson requests an amendment to the Wasatch Springs development agreement for the Wasatch Springs commercial area located at 1048 W. Wasatch Springs Road in the Jordanelle Basin Overlay Zone (JBOZ). 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 and change the architectural representations. *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 20, 2022. (DEV-4530; Doug Smith)
- 7 Consideration of an Ordinance amending the Wasatch County Land Use and Development Code to define record of survey subdivisions, allow for building on parcels resulting from record of survey subdivisions, make some clarifications regarding nonconforming subdivisions, and address 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 April 20, 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.