

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on Thursday, May 12, 2022 at 6:00 PM in the Wasatch County Admin Building, 25 N Main, Heber City, Utah, to consider the below items; and that the Wasatch County Council will hold a Public Hearing on May 18, 2022 at 6:00 PM. 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=RTl6WStqeVNSdUJlSUZlZmNjVlBYZz09>

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, May 12, 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:

Items

- 1 Prayer/Remarks
- 2 Pledge of Allegiance
- 3 Approval of Minutes from the April 14, 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 Valentin Construction Inc, representing Edward Akkaway, requests a Minor Plat Amendment to K. and J. Subdivision in order to combine lots 8 and 9 into a single lot

located in Section 17, Township 3 South, Range 4 East in the Mountain (M) zone. (DEV-4893; Ronnie Sloan)

- 2 Blue Sage Ranch, LLC requests a Minor Plat Amendment to Blue Sage Ranch to create four open space parcels to be removed from lots 10, 11, 17, and 21 to be owned by the HOA for entry monuments to the subdivision located at approximately 5300 East 1200 South in the Residential Agriculture 5 (RA-5) zone. (DEV-5798; Austin Corry)

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

- 3 Mike Johnston, representing The Highlands at Soldier Hollow LLC, requests a Minor Plat Amendment to The Highlands at Soldier Hollow subdivision to adjust the property line between lots 24 and 25, adjust water rights requirements, amend easements, and to change the project from being serviced by septic systems to instead be serviced by sewer from Midway Sanitation District. The project is located in Section 4, Township 4 South, Range 4 East in the Residential Agriculture 1 (RA-1) zone. (DEV-5427; Doug Smith)
- 4 Discussion and consideration for updates to the CRMP (County Resource Management Plan). *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 May 18, 2022. (Doug Smith)
- 5 Consideration of a proposed amendment to Wasatch County Code 16.27.12 to adjust the signatures required by code under the Final Plat requirements. *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 May 18, 2022. (Austin Corry)
- 6 Consideration of a proposed amendment to Wasatch County Code to remove the regulations listed in Chapter 16.12 which is the Office and Business Park Zone which zone no longer exists on the Wasatch County Zoning Map. *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 May 18, 2022. (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.