

REVISED NOTICE is hereby given that the **WASATCH COUNTY PLANNING COMMISSION** will hold a Public Hearing via an Online Meeting on May 13, 2021 at 6:00 p.m. to consider the below listed items; and that the Wasatch County Council will hold a Public Hearing via an Online Meeting on May 19, 2021 at 6:00 p.m. to consider the below listed items that are advanced to the County Council by the Planning Commission*:

Both the Planning Commission and County Council meetings will be available for viewing live (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

To participate in 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):

<https://us02web.zoom.us/j/89806078863?pwd=eklyZHRjRVkrdzdnVCtCdkRoSUJnZz09>.

Public comments and questions for this meeting can also be made via email prior to May 12th at 5:00 p.m. Emails should be sent to PlanningCommission@wasatch.utah.gov. The Council Chambers will NOT be available for public gathering or comment. For questions regarding connecting to the online meeting please call the Planning Department at 435-657-3205.

*Details for electronic meeting participation for the County Council meeting can be found on the agenda for that meeting.

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, May 13, 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 April 8, 2021 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. Paul Berg, representing David Cummings, requests a third of four possible 90 day extensions to the October 2, 2019 preliminary approval for Berg Ridge that is set to expire on April 1, 2021. If the extension is granted, the new expiration date will be June 30, 2021. (DEV-4098; Austin Corry)

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

2. 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 Crossings 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. Continued from the April 8, 2021 meeting. (DEV-3769; Austin Corry)
3. Mike Johnston, representing John Olson, requests a Minor Plat Amendment to Beaufontaine at Spring Lake Phase 1 PUD in order to remove the building footprints from the unbuilt pad sites to facilitate a different building layout and driveway location for pad sites 28, 29, and 33 located in Section 4, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1)

zone. The request was previously approved by the Planning Commission on 09 April 2020 using a different proposed plat. The applicant seeks to propose a new plat for the same purpose as the original application. (DEV-2980; Elizabeth Arnold)

4. Mike Johnston, representing Blair Treu, requests a Minor Plat Amendment to Beaufontaine at Spring Lake Phase 1 PUD in order to move Pad 33 to a new location within the development located at 235 S 1970 E in Section 4, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-3939; Elizabeth Arnold)
5. Magleby Estate Homes LLC, representing Anne & Kewjin Youh, requests Conditional Use Permit approval for proposed retaining walls that exceed ten feet in height and 200 feet in length as part of the construction of a new residence to be located at 9578 North Lone Peak Lane of the Lone Peak Subdivision of Tuhaye located in Section 28, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4014; Grant Amann)
6. Jacob Holmes, representing TLC Investment Enterprises LLC, requests Large Scale Final Subdivision approval for Crossings at Lake Creek Phase 2B, a proposed 12 residential lot phase containing 3.14 acres of the overall Crossings at Lake Creek development located in Section 3, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-3922; 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 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.

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>