

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on June 8, 2023 at 6:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, to consider the below listed items; and the WASATCH AGRICULTURE PROTECTION AREA ADVISORY BOARD will hold a Public Hearing on June 14, 2023 at 9:00 a.m. at the Central Utah Water Conservancy District office located at 626 E 1200 S, Heber City, to hear item 1 below, a proposal for the creation of an agriculture protection area; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on June 21, 2023 at 6:00 p.m. in the Wasatch County Council Chambers to consider the below listed items advanced to the County Council by the Planning Commission and the Agriculture Protection Area Advisory Board*.

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):

<https://us02web.zoom.us/j/81928699151?pwd=M203WEk5ZmdnVzJRRnJPeTZuZlFvZz09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to June 7th at 5:00 p.m. 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, June 8, 2023, 6:00 PM

Wasatch County Administration Building, 25 N Main St, Heber City, UT 84032

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 May 11, 2023 and May 18, 2023 Meetings

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 TJ Stephens, representing 1035 W 1800 N LLC, requests the creation of an Agricultural Protection Area for 10.83 acres located on parcel 07-9579 in the North Fields area in the Agriculture 20 (A-20) zone. *If forwarded, the recommendations by the Planning Commission and the Agriculture Protection Area Advisory Board on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on June 21, 2023. (AGPRO-7881; Nathan Rosvall)

- 2 MJSAA, representing Orion Jordanelle Property Holdings LLC, requests final site plan approval for Pods 10B and 10C, the Lodge at Stillwater, consisting of 60 units on 2.85 acres of the Hailstone Village Master Plan in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-7080; Austin Corry)
- 3 Consideration and possible recommendation regarding a proposed amendment to numerous chapters of Wasatch County Code in order to modify public noticing requirements to comply with recent changes to state code through Senate Bill 43. *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 June 21, 2023. (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.