

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on Thursday, June 9, 2022 at 6:00 PM in the Wasatch County Administration Bldg., 25 North Main, Heber City, UT, to consider the below items; and that the Wasatch County Council will hold a Public Hearing on June 15, 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=RTl6WStqeVNSdUJlSUJldmNjVlBYZz09>

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, June 9, 2022, 6:00 PM
Wasatch County Administration Bldg., 25 North Main, Heber City, UT

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 12, 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 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)

- 2 VR Acquisitions, LLC, representing Damon and Elizabeth Fisher, request a Minor Plat Amendment to River Terrace at Victory Ranch in order to adjust the building envelope for Lot 248 located at 5985 E. Green Drake Drive in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-5199; Ronnie Pessetto)

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

- 3 Rhett Riding, representing Storied Deer Valley LLC, requests Overall Preliminary approval for Painted Bluff, a proposed residential phase of the Tuhaye Master Development. The phase consists of 33 lots and 72.78 acres of open space on a total of 112 acres located at the northwest corner of the Tuhaye Master Development in Section 28, Township 5 South, Range 5 East 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 June 15, 2022. (DEV-5782; Austin Corry)
- 4 Consideration of an ordinance amending Titles 14 and 16 of the Wasatch County Code to update standards related to land disturbance in compliance with recommendations of a recent water quality study. *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 15, 2022. (Ryan Taylor)

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.