

**NOTICE** is hereby given that the **WASATCH COUNTY PLANNING COMMISSION** will hold a Public Hearing via an Online Meeting on June 10, 2021 at 6:00 p.m. to consider the below listed items; and that the Wasatch County Council will hold a Public Hearing on June 16, 2021 at 6:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, (and also online) 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 June 9<sup>th</sup> at 5:00 p.m. Emails should be sent to [PlanningCommission@wasatch.utah.gov](mailto:PlanningCommission@wasatch.utah.gov). The Council Chambers will NOT be available for public gathering or comment for the Planning Commission meeting. For questions regarding connecting to the webinar 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, June 10, 2021, 6:00 PM**  
**County Administration Bldg., 25 N Main**

### **WORK MEETING 5:30 PM:**

This work meeting is for discussion purposes 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 May 13, 2021 Meeting
4. Discussion on continuing Zoom meetings

### **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. John MacMartin requests a Minor Plat Amendment to Lot 1460 Amended, T.L. Subdivision 14 and Timber Lakes Plat No. 14 Amended in order to combine lots 1460 Amended and 1461 (respectively) into one 3.1 acre lot located at 7424 E Valley View Drive in Section 8, Township 4 South, Range 6 East in the Mountain (M) zone. (DEV-4180; Grant Amann)
2. David Holyoak requests a Minor Plat Amendment to Farms at Tate Lane 2 in order to remove the building envelopes shown on lots 3, 4, and 5 of the subdivision located at 1415 S 200 W in Section 10, Township 4 South, Range 4 East in the Residential Agriculture 1 (RA-1) zone. (DEV-4175; Grant Amann)

**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 Large Scale Final Subdivision approval for Dancing Sun Phase 1, a proposed 11 lot residential phase containing 34.90 acres of the overall Tuhaye Master Development located in Section 28, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4089; Elizabeth Arnold)

4. Rhett Riding, representing Storied Deer Valley LLC, requests Large Scale Final Subdivision approval for Dancing Sun Phase 2, a proposed 15 lot residential phase containing 15.89 acres of the overall Tuhaye Master Development located in Section 28, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4090; Elizabeth Arnold)
5. Rhett Riding, representing Storied Deer Valley LLC, requests Large Scale Final Subdivision approval for Dancing Sun Phase 3, a proposed 50 lot residential phase containing 72.67 acres of the overall Tuhaye Master Development located in Section 28, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4091; Elizabeth Arnold)
6. Mike Johnston, representing the Juliet Companies, requests Large Scale Final Subdivision approval for The Highlands at Soldier Hollow, a proposed residential subdivision consisting of 25 lots on 240 acres located at approximately 1000 W. Cascade Springs Road in Section 4, Township 4 South, Range 4 East in the Residential Agriculture 1 acre (RA-1) zone. (DEV-4099; Doug Smith)
7. Greg Gagon requests Preliminary Subdivision approval for Blue Sage Ranch, a proposed residential subdivision consisting of 21 lots and an open space parcel on 280 acres located at approximately 6000 E 1200 S in Section 12, Township 4 South, Range 5 East, and Section 7, Township 4 South, Range 6 East in the Residential Agriculture 1 (RA-1), Residential Agriculture 5 (RA-5), and Mountain (M) zones. \*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 16, 2021. (DEV-3935; Austin Corry)
8. Consideration of a proposed code text amendment to Wasatch County Code 16.21.27(B), in order to modify roof pitch regulations and allow flat or near flat roofs. \*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 16, 2021. (Doug Smith)
9. Consideration of a proposed code text amendment to Wasatch County Code Chapter 16.21, to refine the standards for accessory buildings and provide clarity to some of the regulations. \*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 16, 2021. (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 p.m. on the date specified.

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>

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.