

NOTICE is hereby given that the **WASATCH COUNTY PLANNING COMMISSION** will hold a Public Hearing on July 8, 2021 at 6:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, to consider the following items; and that the Wasatch County Council will hold a Public Hearing on July 21, 2021 at 6:00 p.m. in the Wasatch County Council Chambers to hear the following 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):

<https://us02web.zoom.us/j/89806078863?pwd=eklyZHRjRVkrdzdnVctCdkRoSUJnZz09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to July 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, July 8, 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 June 10, 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. Redus Park City LLC requests a Minor Plat Amendment to Star Harbour Estates in order to convert Lot B from a utility easement parcel to a single family residential lot located at 1647 W Alpine Avenue in Section 24, Township 2 South, Range 4 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4196; Austin Corry)
2. Jeff and Angie Evans request a Conditional Use Permit to construct a 1,500 sf structure as an accessory building to an existing home located at 9042 E Strawberry Dr. in Section 32, Township 3 South, Range 10 West, in the Preservation (P-160) zone. (DEV-4296; Grant Amann)
3. Ben Witt requests a Conditional Use Permit to construct a 4,925 sf structure as an accessory building to an existing home located at 1560 E 1200 S in Section 9, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-4293; Grant Amann)
4. Christopher Guess, representing Global Signal Acquisition, requests Conditional Use Permit approval to modify an existing telecommunications tower by replacing equipment and adding three antenna to the structure located at approximately 299 W. Main Canyon Rd in Section 18, Township 5 South, range 5 East in the Residential Agriculture 5 (RA-5) zone. (DEV-4204; Grant Amann)
5. Hugo Jacobsmeyer requests a Minor Plat Amendment to K & J Summer Homesite Plat 1 subdivision in

order to combine lots 48 and 49 into one lot totaling .662 acres located in Section 17, Township 3 South, Range 4 East in the Mountain (M) zone. (DEV-4195; Grant Amann)

6. Alan Sibson, representing Robert McPhie, requests a Minor Plat Amendment to adjust a common boundary line between the Clyde Subdivision and the McPhie Subdivision located at approximately 3580 East 1200 South in Section 10, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-3855; Elizabeth Arnold)

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

7. Rhett Riding, representing Storied Deer Valley, requests Large Scale Final Subdivision approval for Dancing Sun Phase 5, a proposed 21 lot residential phase containing 10.25 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-4188; Elizabeth Arnold)
8. Greg Gagon requests Large Scale Final Subdivision approval for Blue Sage Ranch, a proposed residential subdivision consisting of 21 lots and 80 acres of open space on 293.22 acres located in Sections 1 and 12, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1), Residential Agriculture 5 (RA-5) and Mountain (M) zones. (DEV-4192; Austin Corry)
9. Brian Balls, representing Christensen Farms Lots LLC, requests a Text Amendment to Wasatch County Code 16.27.34, Regional Parks, to modify minimum requirements for a park donation in consideration of a density bonus. *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 July 21, 2021. (DEV-4104; Austin Corry)
10. Brian Balls, representing Classic Jack Construction LLC, requests Final Site Plan approval and granting of a density bonus under the provisions of Wasatch County Code 16.27.34, Regional Parks, for a proposed Regional Park totaling 12.97 acres consisting of turf grass sports fields, a pavilion with picnic tables, restroom facilities, a playground, parking area, and two pickleball courts in exchange for a bonus density of 38 additional lots (61.3% density increase) to be added to a proposed Christensen Farms Phase 2 & 3 subdivision located at 1920 East 1200 South in Section 9, Township 4 South, Range 5 East in the Residential Agriculture 1-acre (RA-1) zone and to grant a bonus to the platted Christensen Farm Phase 1 subdivision by allowing the removal of 4.19 acres of platted property resulting in the equivalent of a 3 lot bonus (10% density increase) to the resulting amended Phase 1 subdivision. Continued from the April 8, 2021 meeting. *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 July 21, 2021. (DEV-3733; Austin Corry)
11. Brian Balls, representing Christensen Farms Lots LLC, requests a Plat Vacate to remove 4.19 acres from Christensen Farms Phase 1 with the intent to include the acreage in a new proposed subdivision located at approximately 1460 S 2130 E in Section 9, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. *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 July 21, 2021. (DEV-4103; Austin Corry)
12. Brian Balls, representing Classic Jack Construction LLC, requests Overall Preliminary Approval for Christensen Farms Phase 2 & 3, a proposed residential subdivision consisting of 100 lots on 85.099 acres in Section 9, Township 4 South, Range 5 East in the Residential Agriculture 1-acre (RA-1) zone. The proposed density is reliant on a bonus density request being approved for donation of a regional park and allowance of 4.19 acres of property from an adjacent subdivision, Christensen Farms Phase 1, to be vacated for use in this project. Continued from the April 8, 2021 meeting. *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 July 21, 2021. (DEV-2762; Austin Corry)
13. Jovid Mark LLC requests Plat Amendments to the Jovid Mark Subdivision. The hotel has had three previously recorded plat amendments. The new plat amendments starting with the fourth amendment are as follows: Amendment 4 is a new plat converting parcel 6 of phase 4 to condo air

space that includes parking, residential units, common area and limited common area. Parcel 6 was formerly shown as a building envelope area; Amendment 5 is a new plat converting the land, shown as phases, to air space for parcels 8 and 9 for parking, residential units, common area and limited common area; Amendment 6 is changing commercial boundaries of commercial and common area but residential stays the same; Amendment 7 is changing commercial and residential boundaries but common area stays the same; Amendment 8 is changing commercial and common area boundaries but residential stays the same and Amendment 9 is changing parcel "A" into two parcels so that the pool can be on a separate parcel. (DEV-4292; Doug Smith)

14. Consideration of a proposed update to the Transportation Element of the General Plan and an implementation plan presented by ALTA Planning and Design. The findings and recommendations are to update the vision, goals, and policies for connectivity standards throughout Wasatch County.
*Recommendations by the Planning Commission on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on July 21, 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.

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.