

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on Thursday, August 10, 2023 at 6:00 PM in the Wasatch County Administration Building, 25 N Main St, Heber City, UT 84032, to consider the below items; and that the Wasatch County Council will hold a Public Hearing on August 16, 2023 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/81928699151?pwd=M203WEk5ZmdnVzJRRnJPeTZuZlFvZz09>

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, August 10, 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 July 13, 2023 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 Rich Cliften, representing Shane Corellian, requests a Plat Amendment to Timber Lakes Plat no. 13 in order to combine lots 1303 and 1304 into one lot located at 1358 S. Westview Dr. in the Mountain (M) zone. (DEV-8123; Anders Bake)
- 2 Michael Lapp requests a Plat Amendment to Timber Lakes Plat No. 6 in order to combine lots 666 and 667 into one lot totaling 1.98 acres located at 10905 East Tanglewood Dr. in the Mountain (M) zone. (DEV-8177; Anders Bake)

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

- 3 Horrocks Engineers, representing Cache Private Capital Diversified Fund LLC, requests Final Subdivision approval for Benloch Ranch Phase 4A, a proposed residential subdivision consisting of 68 detached residential lots, 4 twin home lots, and 37.87 acres of open space on a total of 85.24 acres located in Section 1, Township 3 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-7603; Doug Smith)
- 4 Brian Balls, representing Burke Roney, requests a Plat Amendment to Strawberry Ranch Phase 1a and an amended Final Subdivision approval for Strawberry Ranch Phase 1b in order to amend previous approvals for phases 1A and 1B of the master planned development to vacate platted commercial lots from phase 1a; increase the size of PUD cabin lots from an average of 900 square feet to now be 3,600 square feet; increase the number of cabin ERUs from 40.99 to 59 cabin ERUs and to decrease commercial ERUs from 4.69 to 2.4; and move the location of a clubhouse and welcome center from 1a to 1b. The proposal also includes a requested amendment to the development agreement which would have the effect of accepting the proposed modifications as compliant with the preliminary approval. If approved, the overall site acreage would also increase from approximately 18 acres to instead include 36.815 acres located at 9514 S Strawberry Ranch Road in the Preservation (P160) zone. *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 August 16, 2023. (DEV-6741; 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.