

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on Thursday, August 11, 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 August 17, 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=RTl6WStqeVNSdUJlSUJmNjVlBYZz09>

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 11, 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 July 14, 2022 Meeting

REGULAR MEETING: Order of agenda items subject to change without notice

Consent 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.

Agenda

- 1 Sara Plett and David Valenzuela request a Minor Plat amendment to the Timber Lakes Plat No.14 Amended subdivision in order to combine lots 1470 (1.1 acres) and 1471 (1.1 acres) into a single lot of 2.2 acres located at 7269 Oakview Drive in the Mountain (M) zone. (DEV-5859; Ronnie Pessetto)

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

- 2 Joel Hendrickson, representing TransWest Express LLC, requests a modification to Conditional Use Permit DEV-2580 in order to alter 1.1 miles of the alignment near the Wasatch County / Duchesne County border. (DEV-6124; Austin Corry)
- 3 MJSAA, representing Orion Jordanelle Holdings LLC, requests a Plat Amendment to sheets 9-26 of The Lodge at Stillwater Amended and Restated to reduce the number of units from 66 to 60, increase overall square footage by 18,827.3 square feet (+12,386.8 sf underground parking garage, +2,545.2 sf common area, +3,015.9 private ownership, and +879.4 sf convertible space), and to adjust unit boundaries for compliance to ADA standards located at 1364 Stillwater Dr. in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-6038; Austin Corry)
- 4 Berg Engineering, representing Lake Creek Farms Holdings LLC, requests Preliminary Subdivision approval for Sahale Subdivision, a proposed residential subdivision consisting of 123 lots on 239.78 acres previously included as the final phases of the Lake Creek Farms subdivision located at approximately 2000 South 4200 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 Land Use Authority, at a Public Hearing on August 17, 2022.*** (DEV-5001; Austin Corry)
- 5 Blayde McIntire, representing PCL Development LLC, requests Overall Preliminary approval for INDI Twinhomes, a proposed residential project consisting of 34 twinhomes and 3 single units on 21.27 acres under the Tuhaye Master Development agreement located between the Tuhaye entrance gate and Hideout town boundaries in Section 21, Township 2 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 August 17, 2022.*** (DEV-5813; Austin Corry)
- 6 Consideration of Ordinance 22-18, a proposed amendment to Section 16.24.07(G) of the Wasatch County Code to allow for sales offices as a conditional use in any 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 August 17, 2022.*** (Doug Smith)

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.