

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing at 6:00 PM, Thursday, August 12, 2021 in the County Administration Bldg., 25 N Main, to consider the following items:

WASATCH COUNTY PLANNING COMMISSION - AGENDA

**Thursday, August 12, 2021, 6:00 PM
County Administration Bldg., 25 N Main**

PRE-MEETING COMMISSION BRIEFING:

1. This briefing will be for discussion purposes only between the Planning Staff and the Planning Commission, in order to review the evening's agenda items. No action will be taken. The public may attend; however, no public testimony will be heard.

WELCOME:

BUSINESS:

1. Prayer/Remarks
2. Pledge of Allegiance
3. Approval of Minutes from the July 9, 2021 Meeting

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

1. New Agenda Section
 - 1.a. Rhett Riding, representing Storied Deer Valley, LLC, requests a 90 day extension to the Preliminary Approval granted for Cougar Moon (DEV-2529) on July 30, 2020. If granted, the new expiration of the Planning Commission approval will be October 29, 2021. (DEV-4438; Elizabeth Arnold)
 - 1.b. Jeri Gerber Trust requests a Minor Plat Amendment to Lots 107, 108, and 109 of the No. 4 Swiss Mountain Estates Subdivision in order to adjust boundary lines between the lots and ensure access from Interlaken Way by restricting access from Alphorn Way for the lots located at approximately 1235 West Alphorn Way in Section 33, Township 3 South, Range 4 East in the Residential Agriculture 1 (RA-1) zone. (DEV-4289; Elizabeth Arnold)
 - 1.c. The Views at Stillwater Owners Association requests a Minor Plat Amendment to Hailstone at Stillwater – Pod 2 Amendment No. 1 in order to increase private ownership areas for all lots within the pod to accommodate larger decks and to alter the footprint of an unbuilt detached home shown on the plat which will result in a change in common area for the overall pod located in the Stillwater development in Section 24, Township 2 South, Range 4 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4135; Elizabeth Arnold)
 - 1.d. Marjorie Lowder requests a Conditional Use Permit to construct a single family residence into the 50 foot setback required from wetland areas per Wasatch County

Code 16.28.04 for a home located on a lot of record located at 1474 W 1200 N in the Agriculture (A-20) zone. (DEV-4335; Elizabeth Arnold)

2. New Agenda Section

- 2.a. 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). Continued from the July 8, 2021 meeting. (DEV-4196; Austin Corry)
- 2.b. 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 July 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 August 18, 2021. (DEV-3733; Austin Corry)
- 2.c. 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. Continued from the July 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 August 18, 2021. (DEV-4103; Austin Corry)
- 2.d. 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 July 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 August 18, 2021. (DEV-2762; Austin Corry)
- 2.e. Possible recommendation on Ordinance 21-09 which is a proposed ordinance to address the requirement to allow for medical cannabis uses as required in UC 17-27a-525 by creating chapter 20 in Title 16 which would provide for the required locations and regulations for various cannabis uses and updating other sections of the code as needed. *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 18, 2021. (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.