



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on August 14, 2025 at 6:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, to consider the below listed items; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on August 20, 2025 at 6:00 p.m. in the Wasatch County Council Chambers 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):

<https://us02web.zoom.us/j/86141750969?pwd=ZGRhdVp2bzIxZUk1cUNsbUhHSzBHQT09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to August 13th 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 and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, August 14, 2025, 6:00 PM

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 of July 10, 2025 Meeting

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

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

- 1 Consideration of Ordinance 25-10 allowing certain land uses on nonconforming lots of record with specific limitations and requirements and amendments to 16.27.35 Gravel Pit and Mining Regulations. Continued from July 10, 2025 mtg. **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 20, 2025. (Doug Smith)*

- 2 Keith Knockeart requests a Conditional Use Permit for retaining wall exceeding 10ft in cumulative height on a 1.05-acre lot located in Section 28, township 2S, and Range 5E in the Jordanelle Basin Overlay (JBOZ) zone. (DEV-11079; Anna Anglin)
- 3 Rhett Riding, representing Storied Deer Valley, LLC, requests Final Site Plan approval for a HOA Maintenance building containing an office, break room, restrooms and garage bay areas. This 5,400 sq ft building is on 3.22 acres located in Section 26, Township 2S, and Range 5E, in the Jordanelle Basin Overlay Zone (JBOZ) zone. (DEV-10467, Anna Anglin)
- 4 Discussion regarding the Goals and Policies for the Public Services, Environmental and Resource Management, and Economic Development elements of the General Plan update. This item is for discussion only and does not require formal action. (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.