

NOTICE is hereby given that the **WASATCH COUNTY PLANNING COMMISSION** will hold a Public Hearing on September 9, 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 September 15, 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=eklyZHRjRVkrdzdnVktCdkRoSUJnZz09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to September 8th 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, September 9, 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 August 12, 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. Derek Turley requests a Plat Amendment to Timber Lakes Plat No. 3 in order to combine lots 365-367 into one lot and lots 368-370 into one lot resulting in 6 total lots being amended to a two lot subdivision located at 8989 East Clyde Lake Circle in the East Hills Planning Area in the Mountain (M) zone. (DEV-4538; Grant Amann)
2. VR Acquisitions, LLC requests a Plat Amendment to Victory Ranch Plat F Amended in order to vacate a portion of lots 121 and 122 to be combined with the adjacent golf course parcel, remove lot 121, and adjust the lot lines of 120 and 122 resulting in a reduction of density from 3 ERUs to 2 ERUs for the area located at approximately 7400 N Victory Club Drive in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4489; Austin Corry)
3. Paul Mattson requests a Minor Plat Amendment to Timber Lakes Plat No. 14 Amended in order to combine lots 1428 and 1429 into one lot located at 1815 Beaver Bench Road in Section 8, Township 4 South, Range 6 East in the Mountain (M) zone. (DEV-4361; Grant Amann)

4. Chris Newitt, representing Storied Deer Valley, LLC, requests modification to expand a Conditional Use Permit and Site Plan approval for Tuhaye Basecamp in order to construct a 15,200 square foot addition to the existing Tuhaye Golf Clubhouse that will consist of a restaurant, bar, kitchen, dining, game room, bowling alley, multi-purpose room, educational area, and administrative areas located at 9875 N Tuhaye Park Drive in the Tuhaye Master Development located in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4378; Austin Corry)

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

5. Rhett Riding, representing Storied Deer Valley, requests an amendment to Tuhaye Dancing Sun Preliminary to add 219.57 acres consisting of 10 residential lots and 92.09 acres of open space as a phase 7, and to modify the previously approved phase 6 from townhome units to single family detached lots, and to make minor adjustments to lots and roads in phase 4 to accommodate access to the new phase 7. The Tuhaye Master Development is located in Section 28, 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 September 15, 2021. (DEV-4189; Austin Corry)
6. Rhett Riding, representing Storied Deer Valley, requests Large Scale Final Subdivision approval for Dancing Sun Phase 4, a proposed 21 lot residential phase containing 76.88 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-4097; Austin Corry)
7. Rhett Riding, representing Storied Deer Valley, requests Final Subdivision approval for Dancing Sun Phase 6, a proposed subdivision consisting of 14 residential lots on 15.15 acres of the Tuhaye Master Development located in Section 28, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4189; Austin Corry)
8. Consideration and possible recommendation of Ordinance 21-10, a proposed amendment to Wasatch County Code Title 16 as it relates to the regulation of accessory dwelling units to align County Code with recent modifications that have been made to Utah State Code. *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 September 15, 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 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.