

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on Thursday, September 14, 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 September 20, 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, September 14, 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 August 10, 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 Joshua Call, representing Jeff Marenti, requests a Plat Amendment to Tuhaye Dancing Sun Phase 3 in order to amend the building envelope of Lot 63 located at 9623 Eagle View Ct in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-8168; Anders Bake)

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

- 2 A resident group represented by Ray Quinney & Nebeker P.C. requests an amendment to Wasatch County Code §16.23 and §16.27 and to add a section §16.43 titled Public Impact Discussions, and including other technical updates to Title 16 sections in order to add requirements for additional noticing and public meetings for proposals to amend County Code, Zoning Maps, the General Plan, Conditional Use Permits, Subdivisions and other land use development applications. The proposal also includes additional requirements to the conditional use criteria including specific standards for height as related to a conditional use permit. *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 20, 2023. (DEV-7699; Austin Corry)
- 3 Ray Quinney & Nebeker requests an amendment to Wasatch County Code 16.21.16, Outdoor Lighting Regulations, and 16.15.25, JBOZ Sign Standards, regarding how outdoor lighting is regulated by the County. The amendment as proposed contains, among other things: lighting zones with varying degrees of regulation, enforcement of lighting standards in residential zones, lower Kelvin levels, prohibits uplighting, regulates holiday lighting, lowers the amount of lighting allowed on buildings and lowers the allowable levels of Lumens per improved acre. *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 20, 2023. (DEV-7830; 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.