

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on October 12, 2023 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 the WASATCH AGRICULTURE PROTECTION AREA ADVISORY BOARD will hold a Public Hearing on October 11, 2023 at 9:00 a.m. at the Central Utah Water Conservancy District office located at 626 E 1200 S, Heber City, to hear item 4 below, a proposal for the creation of an agriculture protection area; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on October 18, 2023 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 and the Agriculture Protection Area Advisory Board*.

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):

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83669998961?pwd=WXZzQjVFVzFsMG1vT0FsN0g4OHdLUT09>

Webinar ID: 836 6999 8961

Passcode: 551430

Or Telephone:

1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-646-558-8656 or 1-301-715-8592

Webinar ID: 836 6999 8961 Password: 551430

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 and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, October 12, 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 September 14, 2023 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
Agenda 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 Russell Skuse, representing Private Capital Diversified Fund, requests the third of four possible 90 day extensions under the provisions of WCC §16.01.16 to the Final Plat Approval of Benloch Ranch Phase 3 (DEV-4466) which was granted by the Planning Commission on March 10, 2022 and set to expire September 6, 2023 under the most recent extension approval. (DEV-8431; Doug Smith)

- 2 Tyler Jenkins, representing Dawn Mellen, requests a Minor Plat Amendment to Tuhaye Dancing Sun Phase 3 in order to amend the building envelope for lot 58 located at 9526 North Alpine View Court in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-8187; Anders Bake)
- 3 Jeff Harding requests a Minor Plat Amendment to Star Harbour Estates First Amended in order to remove a note permitting the use of lots 8 and 9 to be duplex lots. The effect of the removal will make the lots detached single-family residential use only. The property is located at 1510 and 1522 Alpine Avenue in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-8206; Anders Bake)

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

- 4 Nathan and Elizabeth Wright request the creation of an Agricultural Protection Area consisting of 28.19 acres of hay production, livestock grazing, and fruit orchard on lot 1 of the Orson Fields Subdivision located at 721 West 2400 North in the Agriculture 20 (A-20) zone. *If forwarded, the recommendations by the Planning Commission and the Agriculture Protection Area Advisory Board on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on October 18, 2023. (AGPRO-8435; Nathan Rosvall)
- 5 Consideration and possible recommendation regarding Ordinance 23-13 amending Wasatch County Code Chapters 14.01 and 14.02 on Building Permits and updates to Title 16 to add a section that requires certificates for buildings that meet certain criteria. *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 October 18, 2023. (Jon Woodard)
- 6 Consideration and possible recommendation regarding Ordinance 23-14 amending Wasatch County Code 16.05.04 and 16.27 for the purpose of creating the ability for Farm Preservation Subdivisions to potentially include P-160 zoned property as part of the required Preservation Parcel and to amend the preservation area required to be determined on the number of lots proposed in a subdivision. *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 October 18, 2023. (Austin Corry)
- 7 Consideration and possible recommendation of an ordinance amending Titles 14 and 16 of the Wasatch County Code to update standards related to land disturbance in compliance with recommendations of a recent water quality study. *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 October 18, 2023. (Ryan Taylor)
- 8 Consideration and possible recommendation regarding Ordinance 23-15 amending Title 16 of the Wasatch County Code by adding applicable definitions, adding language regarding conservation subdivisions to various chapters of Title 16 and creating a new section entitled "Conservation Developments" in 16.27.06.5 which would allow for clustering of lots while providing for conserved open space. *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 October 18, 2023. (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.