

NOTICE is hereby given that the **WASATCH COUNTY PLANNING COMMISSION** will hold a Public Hearing on October 14, 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 October 20, 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 October 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 (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, October 14, 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 attend, however formal presentation of items, public comment and actions will be reserved for the public hearing at 6:00 p.m.

WELCOME:

BUSINESS:

- 1 Prayer/Remarks
- 2 Pledge of Allegiance
- 3 Approval of Minutes from the September 9, 2021 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 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.*
Agenda

- 1 Robert Gilbert requests a Minor Plat Amendment to Timber Lakes Plat No. 4 Subdivision in order to combine lots 429 and 430 into one lot located at 11469 Green Briar Rd. in Section 14, Township 4 South, Range 6 East in the Mountain (M) zone. (DEV-3513; Grant Amann)
- 2 TuhayeL9 LLC requests Conditional Use Permit for a 217 foot long boulder retaining wall on a residential lot located at 2833 E. Sundowner Dr. in the Tuhaye Twin Peaks Phase C subdivision. (DEV-4616; Austin Corry)
- 3 Paul Berg, representing David Cummings, requests a 90 day extension to the September 16, 2020 Preliminary Approval for Cove Point Resort under the provisions of Wasatch County Code

16.01.16(G). If approved, the new expiration date of the approval will be December 15, 2021 for a final application to be made to the County DRC. (DEV-4653; Austin Corry)

- 4 John Holbrook requests a Subdivision Plat Amendment to Timber Lakes Plat No. 16C in order to combine lots 1651, 1652, and 1653 into one lot located at 11546 East Columbine Lane in the East Hills Planning Area of the Mountain (M) zone. (DEV-4654; Grant Amann)

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

- 5 Discussion regarding proposed updates to Chapters 1 and 3 of the General Plan. Chapter 1 is the introduction to the General plan and Chapter 3 is goals and policies. (Doug Smith)
- 6 Consideration and possible recommendation for Ordinance 21-15 to amend Title 16 of the Wasatch County Code for updates to administrative policies related to development applications and for minor amendments to provide better clarity in the ordinance through simplified language. *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 20, 2021. (Austin Corry)
- 7 Consideration and possible recommendation of Ordinance 21-16, amending 16.30.05 of the Wasatch County Code so that the legislative body approves the amount of the fee-in-lieu and not the Housing Authority, and an update to 4.09.02 to add the fee amount to the fee schedule for the fee-in-lieu. *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 20, 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.