

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on Thursday, October 20, 2022 at 6:00 PM in the Wasatch County Administration Bldg., 25 North Main, Heber City, UT, to consider the below items; and that the Wasatch County Council will hold a Public Hearing on November 2, 2022 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/85712263389?pwd=RTl6WStqeVNSdUJlSUJmNjVlBYZz09>

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, October 20, 2022, 6:00 PM
Wasatch County Administration Bldg., 25 North Main, Heber City, UT

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 the September 8, 2022 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.

- 1 Rhett Riding requests Final Site Plan approval for a second gatehouse at the Tuhaye Master Development back entrance located on the eastern side of the Tuhaye Development in Section 26, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-6952; Austin Corry)
- 2 Chris and Emily Rydman request a Minor Plat Amendment to Timber Lakes Plat 16C in order to adjust the common lot line between lots 1609 and 1610 and to combine lots 1610 and 1611 into one lot located at 11323 E Columbine Lane in the Mountain (M) zone. (DEV-6816; Ronnie Pessetto)

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

- 3 JOVID Mark LLC requests an amendment to a Conditional Use Permit for the Black Rock Event Center located at 909 W Peace Tree Trail in the Jordanelle Basin Overlay Zone (JBOZ) in order to modify the architecture, parking, and to reduce the event space from two to one area. (DEV-5258; Doug Smith)
- 4 Wayne Buell requests determination of an existing non-conforming use (Horse Boarding) to be converted to a new non-conforming use (Dog Kennel and Dog Grooming) under the provisions of Wasatch County Code 16.22.05, Change in Status of Nonconforming Use. (DEV-7048; Ronnie Pessetto)
- 5 Jacob Holmes, representing TLC Investment Enterprise LLC, requests Final Subdivision approval for Crossings at Lake Creek Phase 25C, a proposed 57 lot residential subdivision on 18.38 acres of the overall Crossings at Lake Creek performance development located in Section 3, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-4848; Austin Corry)
- 6 Summit Engineering, representing Christensen Farm Lots LLC, requests a plat amendment to Christensen Farm Phase 1 subdivision plat to add 0.134 acres of adjacent property to a retention area parcel located at 1460 S 2130 E in the Residential Agriculture 1 (RA-1) zone. *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 November 2, 2022. (DEV-6646; Austin Corry)
- 7 Brian Balls, representing Christensen Farms Lots LLC, requests Preliminary Subdivision approval for Christensen Farms Ph 2 & 3, a proposed residential subdivision consisting of 62 lots on 80.92 acres in the Eastern Planning Area of the Residential Agriculture 1 (RA-1) zone. *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 November 2, 2022. (DEV-4617; Austin Corry)
- 8 Horrocks Engineering, representing Cache Private Capital Diversified Fund LLC, requests an amendment to the Overall Preliminary approval for Benloch Ranch that would impact phases 4, 5, and 6 consisting of 616 ERUs on approximately 577 acres located in Section 1, Township 3 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 November 2, 2022. (DEV-6346; 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.