

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on Thursday, November 10, 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 16, 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=RTl6WStqeVNSdUJlSUZjdMjVlBYZz09>

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, November 10, 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 October 20, 2022 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 Approval of the 2023 Planning Commission meeting schedule.
- 2 Storied Deer Valley LLC requests a Minor Plat Amendment to Dancing Sun in order to adjust the platted building envelope for lot 108 located at 2015 E Paddleboard Way in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-7111; Nathan Rosvall)
- 3 Redus Park City LLC requests approval of a Minor Plat Amendment to Star Harbour Estates which was previously approved under project DEV-4196, but which approval

expired, in order to convert Lot B from a utility easement parcel to a single family residential lot located at 1647 W Alpine Avenue in Section 24, Township 2 South, Range 4 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-7213; Austin Corry)

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

- 4 Blayde McIntire, representing PCL Development LLC, requests Final Subdivision and Site Plan approval for INDI Ridge, a proposed 37 unit residential project on 21.27 acres as part of the Tuhaye Master development in the Jordanelle Basin Overlay Zone (JBOZ) and including a request for Conditional Use Permit approval for retaining walls in excess of 4 feet high and 200 feet in length. (DEV-6982; Austin Corry)
- 5 Chris Givens, representing the Kenneth Nile Givens Trust, requests a Zone Map Amendment in order to change the zoning of parcel numbers 14-6634, 21-0673, and 21-0674 located at approximately 990 West Main Canyon Road from the Preservation (P-160) zone to Residential Agriculture 5 (RA-5) zone to facilitate a proposed farm preservation subdivision consisting of four proposed lots on 64.98 acres. *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 November 16, 2022. (DEV-6842; Austin Corry)
- 6 Dominion Engineering, representing ARC Jackson Fork LLC, requests Preliminary Subdivision approval for ARC Jackson Fork, a proposed residential development consisting of 44 PUD units, 84 townhomes, and 24 single family lots (152 ERUs) on 153.92 acres located at 2966 East Hwy 32 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 16, 2022. (DEV-4786; Doug Smith)
- 7 A request by Landscape LLC for an amendment to Wasatch County Code 16.33.13 (Ordinance 22-22), Parking Computation Matrix, to reduce parking requirements for multi-family residential units in the JSPA overlay zone. *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 November 16, 2022. (DEV-7046; Doug Smith)
- 8 Recommendation or enactment of an Agricultural Protection Area advisory board and related codes as allowed in 17.41.402 of the 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 November 16, 2022. (Jon Woodard/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.