

***AMENDED NOTICE** is hereby given that the **WASATCH COUNTY PLANNING COMMISSION** will hold a Public Hearing on November 18, 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 December 1, 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=eklyZHRjRVkrdzdnVCtCdKRoSUJnZz09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to November 17th 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, November 18, 2021, 6:00 PM

County Administration Bldg., 25 N Main

WORK MEETING 5:30 PM

A work meeting will be held in the Council Chambers at 5:30 p.m. prior to the regular Planning Commission meeting. This work meeting is for discussion purposes only. The public is welcome to attend, however formal presentation of items, public comment a

WELCOME:

BUSINESS:

- 1 Prayer/Remarks
- 2 Pledge of Allegiance
- 3 Approval of Minutes from the October 14, 2021 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 publ

- 1 Approval of the 2022 Planning Commission meeting schedule.
- 2 TuhayeL9 LLC requests a 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 Derek Kohler, representing Chris Stratton, requests a Plat Amendment to Oak Haven No. 1 amended in order to combine lots 3 and 7 into one lot located at 1171 North Hillside Dr in the Western Planning Area of the Residential Agriculture 1 (RA-1) zone. (DEV-4615; Grant Amann)
- 4 Scott and Melissa Cutler request a Conditional Use Permit to construct a 1,875 square foot caretaker dwelling adjacent to an existing home located at 8313 East Forest Creek Road in the Preservation (P-160) zone. (DEV-4697; Grant Amann)
- 5 Deer Vista LLC requests a Plat Amendment to Deer Canyon Preserve Phase 3C

Amended in order to move and enlarge the building envelopes that are currently restricted on lots 70-76 located between Peace Tree Trail and Deer Vista Lane in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-3363; Austin Corry)

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

- 6 Scott Lybbert, representative for Cascade Development Company, is requesting a Plat Amendment to the Junipers at Canyon Meadows condominium plat. The proposal is to amend the plat and change 8 of the 10 units from condos to townhouses. The proposal maintains the same number of units as well as footprints, but updates the architecture. One building (two units) in the plat are built as condo units and are proposed to continue as condo units. The proposal is located at 8964 S. Juniper Drive in Section 12, Township 5 South, Range 3 East in the Preservation 160 acre lot (P-160) 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 December 1, 2021. (DEV-4401; Doug Smith)
- 7 Scott Lybbert is requesting a Plat Amendment to the Glades at Canyon Meadows, a 10 unit condominium plat. The proposal is to amend the plat and change units 3-10 from condo to townhouse units. One building (two units) will remain as condo units. The proposal is located at 9137 South Elderberry Lane in Section 12, Township 5 South, Range 3 East in the Preservation 160 acre lot (P-160) 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 December 1, 2021. (DEV-4402; Doug Smith)
- 8 Bryon Prince, representing Ivory Homes and Blackstone Capital LLC, requests Large Scale Final Subdivision approval for the remaining 22.36 acres of undeveloped portion of Beaufontaine located in Section 4, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-3992; Austin Corry)
- 9 Jeremy Michel requests a Zone Map Amendment from Preservation (P-160) to Highway Services (HS) for a 21.06 acre property (parcel 10-8238) located adjacent to Highway 40 near the Strawberry Reservoir. The request is more specifically located in Section 32, Township 3 South, Range 10 West in the Strawberry Valley east of the of the southeast corner of the intersection of Highway 40 and Forest Service road 480. *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 December 1, 2021. (DEV-4065; Doug Smith)
- 10 Consideration and possible recommendation regarding proposed updates to Chapters 1 and 3 of the General Plan and updates to the General Plan maps. Chapter 1 is the introduction to the General plan and Chapter 3 is goals and policies. *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 December 1, 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.