

NOTICE is hereby given that the **WASATCH COUNTY PLANNING COMMISSION** will hold a Public Hearing on December 9, 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 15, 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=eklyZHRjRVkrdzdnVtCdkRoSUJnZz09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to December 8th 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, December 9, 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 November 18, 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 public hearing agenda for discussion.*

- 1 VR Acquisitions LLC requests a Plat Amendment to Victory Ranch Plat R-1 in order to modify the boundary line between Lot 290 and Common Area A and to amend the building envelope on Lot 290 located at 7415 E Moon Dance Circle in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4768; Austin Corry)
- 2 Adam Pulley requests a Conditional Use Permit to operate a temporary private staging area and trailhead for Uinta Recreation located on an undeveloped parcel at the southwest intersection of Strawberry Road and Highway 40 in the Highway Services (HS) zone. (DEV-4545; Austin Corry)

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

- 3 Adam Pulley requests an amendment to Wasatch County Code to add a section 16.21.48 for standards for snowmobile rental staging areas and to amend sections 16.11 and 16.15 to list the uses as conditional uses in the JBOZ and the Highway Services 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 December 15, 2021. (DEV-4772; Austin Corry)
- 4 VR Acquisitions LLC requests Preliminary Subdivision approval for Victory Ranch Plat S-3, a proposed two lot residential subdivision adjacent to Moon Light Drive which was previously approved as a three lot subdivision called Plat N-2 but not recorded and allowed to expire. The property is part of the Victory Ranch master development 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 December 15, 2021. (DEV-4766; Austin Corry)
- 5 Rhett Riding, representing Storied Deer Valley LLC, requests Large Scale Final Subdivision approval for Tuhaye Dancing Sun Phase 7, a proposed 10 lot residential phase consisting of 213.41 acres of the overall Tuhaye Master Development located in Section 28, Township 2 South, Range 5 East in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-4745; Austin Corry)
- 6 Consideration and possible recommendation of Ordinance 21-14, a proposed amendment to Wasatch County Code to establish standards for Large Concentrated Animal Feeding Operations to comply with recent changes to state law requiring the county to establish an area and standards where such operations could occur. *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 15, 2021. (Austin Corry)

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.