

NOTICE is hereby given that the WASATCH COUNTY BOARD OF ADJUSTMENT will hold a Public Hearing via an Online Meeting on May 18, 2021 at 5:00 p.m. to hear the following items:

This meeting will be available for viewing live (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

To participate in the Board of Adjustment 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/86529137813?pwd=MVBPY1FiaVM3S1k0OC9JekJNL2pZdz09>.

Public comments and questions for this meeting can also be made via email prior to May 17th at 5:00 p.m. Emails should be sent to PlanningCommission@wasatch.utah.gov. The Council Chambers will NOT be available for public gathering or comment. For questions regarding connecting to the online meeting please call the Planning Department at 435-657-3205.

WASATCH COUNTY BOARD OF ADJUSTMENT - AGENDA

Tuesday, May 18, 2021, 5:00 PM

County Admin Bldg., 25 N Main

Business

1. Prayer/Remarks
2. Pledge of Allegiance
3. Approval of January 7, 2021 and January 19, 2021 Board of Adjustment minutes

Items to be Heard

1. Consideration of an Appeal filed by Fenton Hughes, representing Stewart Hughes, regarding a determination from the Wasatch County Planning Department on March 9, 2021 that parcel 08-4165, OWC-1020-0-024-037 (DEV-3821) and parcel 08-4173, OWC-1021-0-024-037 (DEV-3819) do not qualify for status as non-conforming lots of record as described in Wasatch County Code 16.22.08. The two parcels, 49.18 acres and 5.5 acres respectively, are adjacent to each other and located near the Nobletts Trailhead in Section 24, Township 3 South, Range 7 East in the Preservation (P-160) zone. (DEV-4137; Elizabeth Arnold)
2. David and Nicole Warner are requesting a Variance from Wasatch County Code 16.27.16, Flag Lot Standards, to allow a flag lot for a proposed two lot subdivision that, in staff's opinion, does not meet the requirements of the code to allow use of a flag lot. The subject property is located at 1093 E Main Canyon Rd, Wallsburg in Section 20, Township 5 South, Range 5 East in the Residential Agriculture 5 (RA-5) zone. (DEV-4151; Elizabeth Arnold)

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COUNTY BOARD OF ADJUSTMENT MEETINGS.

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.

The written determination that conducting the meeting in person presents a substantial risk to public health due to COVID-19 is available for viewing on <https://www.utah.gov/pmnl/index.html>