

PUBLIC NOTICE is hereby given that the County Council of Wasatch County will hold a REGULAR session in the Council Chambers in the County Administration Building, 25 North Main, Heber City, Utah, commencing at 3:00 PM, Wednesday, October 6, 2021.

The public is welcome to attend and participate in this meeting real-time either in-person or by joining the Zoom Webinar.

Online Zoom Webinar attendance is available using a suitable network device or via a phone using the information below:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81849220625?pwd=eWlrYUUh6T05TWUxOdE4OZ1h1Vk1tQT09>

Password: 406937

Or Telephone:

1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-646-558-8656 or 1-301-715-8592

Webinar ID: 845 9567 4377 Password: 406937

This meeting may also be viewed live remotely (*with a 40 second delay*) and afterwards using the Wasatch County Agenda Online Website (<https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>) and selecting the desired meeting.

Public participation (*comments and questions*) in this meeting will be accepted in-person, via email or online Zoom Webinar attendance. Emails will be accepted up to meeting time. Emails need to be sent to publiccomment@wasatch.utah.gov.

**WASATCH COUNTY COUNCIL
DATE: Wednesday, October 6, 2021
Order of Agenda Items Subject to Change without Notice**

Prayer/Remarks

Pledge of Allegiance

Call for Agenda Items

Approval of --- Minutes

- 1 Approval of September 8, 2021 Minutes
- 2 Approval of September 15, 2021 Minutes

Council

- 1 Wasatch County Health Department Update- Mark Nelson (Jonelle Fitzgerald)
- 2 Follow up and discussion on Star Harbor Issue- Mark Nelson
- 3 Second reading of Parking Ordinance #21-13-Shelby Thurgood
- 4 Resolution #21-09 to approve UCIP representative appointments-Dustin Grabau
- 5 Legal Opinion on Minor Plat Amendment Land Use Authority – Jon Woodard

Municipal Building Authority

- 1 CONSIDERATION FOR ADOPTION OF A RESOLUTION #21-08 AUTHORIZING THE ISSUANCE AND SALE BY THE MUNICIPAL BUILDING AUTHORITY OF WASATCH COUNTY OF NOT MORE THAN \$7,000,000 AGGREGATE PRINCIPAL AMOUNT OF ITS LEASE REVENUE REFUNDING BONDS, SERIES 2021; AND RELATED MATTERS- Dustin Grabau

MIDA Update

Council/Board Reports

Manager's Report

- 1 CONSIDERATION FOR ADOPTION OF A RESOLUTION #21-07 OF THE COUNTY COUNCIL OF WASATCH COUNTY, UTAH AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT BY AND BETWEEN THE COUNTY AND THE MUNICIPAL BUILDING AUTHORITY OF WASATCH COUNTY, UTAH (THE "AUTHORITY"), AND A GROUND LEASE AGREEMENT; AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE REFUNDING BONDS, SERIES 2021, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN \$7,000,000; AND RELATED MATTERS- Dustin Grabau

Closed Session - As Needed

- 1 Purchase, Exchange or Lease of Property
- 2 Pending or Reasonably Imminent Litigation
- 3 The Character, Professional Competence, or Physical or Mental Health of an Individual

Public Hearings 6:00

- 1 Public hearing on statements in favor and opposed to the Recreation Arts and Parks Tax- Dustin Grabau
- 2 Brian Balls, representing Classic Jack Construction LLC, requests Final Site Plan approval and granting of a density bonus under the provisions of Wasatch County Code 16.27.34, Regional Parks, for a proposed Regional Park totaling 12.97 acres consisting of turf grass sports fields, a pavilion with picnic tables, restroom facilities, a playground, parking area, and two pickleball courts in exchange for a bonus density of 38 additional lots (61.3% density increase) to be added to a proposed Christensen Farms Phase 2 & 3 subdivision located at 1920 East 1200 South in Section 9, Township 4 South, Range 5 East in the Residential Agriculture 1-acre (RA-1) zone and to grant a bonus to the platted Christensen Farm Phase 1 subdivision by allowing the removal of 4.19 acres of platted property resulting in the equivalent of a 3 lot bonus (10% density increase) to the resulting amended Phase 1 subdivision. -Continued from Sept. 8, 2021 mtg. (DEV-3733; Austin Corry)
- 3 Brian Balls, representing Christensen Farms Lots LLC, requests a Plat Vacate to remove 4.19 acres from Christensen Farms Phase 1 with the intent to include the acreage in a new proposed subdivision located at approximately 1460 S 2130 E in Section 9,

Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. -
Continued from Sept. 8, 2021 mtg. (DEV-4103; Austin Corry)

- 4 Brian Balls, representing Classic Jack Construction LLC, requests Overall Preliminary Approval for Christensen Farms Phase 2 & 3, a proposed residential subdivision consisting of 100 lots on 85.099 acres in Section 9, Township 4 South, Range 5 East in the Residential Agriculture 1-acre (RA-1) zone. The proposed density is reliant on a bonus density request being approved for donation of a regional park and allowance of 4.19 acres of property from an adjacent subdivision, Christensen Farms Phase 1, to be vacated for use in this project. -Continued from Sept. 8, 2021 mtg. (DEV-2762; Austin Corry)

<ROLLUP_DATE>

Joey D. Granger
Clerk/Auditor

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COUNTY COUNCIL MEETINGS.

In compliance with the American with Disabilities Act, individuals needing special accommodations during this meeting should notify
Wendy McKnight 435-657-3193 at least one day prior to the meeting.

This agenda is also available on the County Internet Website at <http://www.wasatch.utah.gov> and on Utah State's Website at
www.utah.gov.

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