

**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, December 15, 2021.**

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

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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/89662214917?pwd=WUFYemxUbEdGcDNJVFlvNmwlam83Zz09>

Webinar ID: 896 6221 4917 Passcode: 747346

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

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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](mailto:publiccomment@wasatch.utah.gov).

**WASATCH COUNTY COUNCIL  
DATE: Wednesday, December 15, 2021  
Order of Agenda Items Subject to Change without Notice**

**Prayer/Remarks Mark Nelson**

**Pledge of Allegiance Kendall Crittenden**

**Call for Agenda Items**

**Public Comment**

**Approval of Minutes**

- 1 Approval of December 8, 2021 Minutes

**Council**

- 1 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 southeast corner of the intersection of Highway 40 and Forest Service road 480. (Continued from 12-1-2021 mtg.) (DEV-4065; Doug Smith)
- 2 Craig Coburn, representing Stichting Mayflower, is requesting a determination on changes to their approved master plan and whether proposed changes are minor and inconsequential, or would be considered substantial enough to require an amendment to the master plan. -Doug Smith

- 3 Consideration/Decision on Resolution # 21-15 in support of the Opioid Settlement Agreement with the State- Kendall Crittenden

## **MIDA Update**

## **Council/Board Reports**

## **Manager's Report**

## **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 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. (Continued from 12-1-2021 mtg.) (DEV-4401; Doug Smith)
- 2 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. (Continued from 12-1-2021 mtg.) (DEV-4402; Doug Smith)
- 3 Dade Rose, representing JAS Realty Limited Partnership, requests Preliminary Subdivision approval for JAS Subdivision, a proposed residential subdivision consisting of 28 detached single-family home lots on 19.74 acres located along the Jordanelle Parkway in Section 13, Township 2 South, Range 4 East in the Residential Single Family land use category of the Jordanelle Specially Planned Area (JSPA). (DEV-4060; Austin Corry)
- 4 Consideration of Ordinance 21-18 amending the 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 Highway Serv. zones - Austin Corry
- 5 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). (DEV-4766; Austin Corry)

- 6 Consideration 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. -Austin Corry

December 10, 2021

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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](http://www.utah.gov).

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