

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on November 9, 2023 at 6:00 p.m. in the Wasatch County Council Chambers, located at 25 North Main Street, Heber City, to consider the below listed items; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on November 15, 2023 at 6:00 p.m. in the Wasatch County Council Chambers to consider the below listed 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/86141750969?pwd=ZGRhdVp2bzIxZUk1cUNsbUhHSzBHQT09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to November 8<sup>th</sup> at 5:00 p.m. Emails should be sent to [PlanningCommission@wasatch.utah.gov](mailto: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 and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

## WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, November 9, 2023, 6:00 PM

Wasatch County Administration Building, 25 N Main St, Heber City, UT 84032

### 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:

Items

- 1 Prayer/Remarks
- 2 Pledge of Allegiance
- 3 Approval of Minutes from October 12, 2023 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 Approval of the 2024 Planning Commission meeting schedule.
- 2 Josh Call, representing Brent Clements, requests a Minor Plat Amendment to Dancing Sun Phase 7 in order to amend the building envelope for Lot 1 based on an updated topographic study, located at 9191 N Sagebrush Ct. in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-8337; Anders Bake)

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

- 3 Brian Balls, representing Christensen Farms Lots LLC, requests Final Subdivision approval for Christensen Farms Subdivision Phase 2, a proposed residential subdivision of 34 lots on 44.24 acres located at approximately 1900 E 1200 S in the Residential Agriculture 1 (RA-1) zone. (DEV-7559; Austin Corry)
- 4 Discussion regarding the most recent and ongoing projects related to implementation of the Wasatch County Master Trails Plan. The discussion will include current projects for trails and trailheads recently completed or under construction, projects in planning and funding phases, and seeking input from the Planning Commission for future projects or potential amendments to the Master Trails Plan. (Don Taylor - MAG; Doug Smith)
- 5 Discussion and possible recommendation to amending Wasatch County Code Chapter 16.33, General Parking Standards, as it relates to shared parking studies and on-going monitoring of projects when parking reductions are granted. \*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 November 15, 2023. (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.