

**MINUTES OF THE
WASATCH COUNTY PLANNING COMMISSION
MARCH 14, 2024**

PRESENT: Chair Chuck Zuercher, Doug Grandquis, Doug Hronek, Kimberly Cook, David Thacker
STAFF: Doug Smith, Wasatch County Planner; Austin Corry, Assistant Wasatch County Planner; Jon Woodard, Assistant Wasatch County Attorney; Rick Tatton, Court Reporter *(via Zoom)*
EXCUSED: Commissioner Mark Hendricks, Commissioner Scott Brubaker
PRAYER: Commissioner Doug Grandquis
PLEDGE OF ALLEGIANCE: Led by Commissioner Kimberly Cook and repeated by everyone

Chair Chuck Zuercher called the meeting to order at 6:00 p.m. on Thursday, March 14, 2024 and indicated that all the Commissioners are present with the exception of Commissioner Mark Hendricks and Commissioner Scott Brubaker. The record should also show that the Wasatch County Planning Commission is meeting in the Wasatch County Council Chambers in the Wasatch County Administration Building located at 25 North Main, Heber City, Utah 84032. Chair Chuck Zuercher then called the first agenda item.

APPROVAL OF MINUTES FOR THE FEBRUARY 8, 2024 MEETING

Motion

Commissioner Doug Grandquis made a motion to approve the minutes for February 8, 2024 as written.

Commissioner Kimberly Cook seconded the motion.

The motion carries with the following vote:

AYE: Chair Chuck Zuercher, Kimberly Cook, Doug Grandquis, Doug Hronek, David Thacker

NAY: None

Chair Chuck Zuercher then read the following:

“As indicated on the screen, a required public hearing will be held for certain agenda items prior to Planning Commission action. After each such item has been presented, time to comment will be provided for all those who wish to speak. Public hearings and citizen comments are a legitimate source of information for the County to consider in making legislative decisions.

For items that do not require a public hearing, public comment may still be taken following presentation of the item, however, please keep in mind the following if public comment is accepted during these items: When making land use decisions, the Planning Commission can only rely on substantial evidence on the record, which is that amount and quality of evidence relevant to proving or disproving a specific requirement of the applicable law.

During any public comment period, each speaker will generally be limited to three minutes. Additional time may be given to individuals specifically invited to speak by the Planning Commission.”

ITEM 1 BERG ENGINEERING, REPRESENTING OAK HAVEN WATER COMPANY, REQUESTS A CONDITIONAL USE PERMIT TO CONSTRUCT A 200,000 GALLON BURIED WATER TANK TO REPLACE THE EXISTING TANK LOCATED AT 1692 WEST SPRING LAKE IN THE RESIDENTIAL AGRICULTURE 1 (RA-1) ZONE. (DEV-8698; ANDERS BAKE)

Staff

Austin Corry, Assistant Wasatch County Planner, addressed the Planning Commission and indicated that Berg Engineering, representing Oak Haven Water Company, has applied for a Conditional Use Permit to replace an existing water tank in the Oak Haven Subdivision. This item was originally placed on the agenda for the February 8, 2024 Planning Commission meeting following an objection received from a neighboring property owner to the noticing sent out with Conditional Use Permits. Prior to the February 8, 2024 meeting, an issue related to a franchise agreement had not been resolved and planning staff requested that the item be continued to the March 14, 2024 meeting.

Since the February 8th meeting, the applicant has continued to work with County staff but has not provided anything in writing related to their intent to enter into a franchise agreement. The applicant has expressed that they are planning to send the requested letter but need more time to do so. The applicant has agreed to postpone a Planning Commission decision on this item until they have submitted the requested letter or completed the franchise agreement. Since we do not know when the applicant will be ready, the item should be continued indefinitely. New notices will need to be sent to neighboring property owners with the meeting information.

Public Comment

Chair Chuck Zuercher then opened the meeting up for public comment and there was none so the public comment period was closed.

Motion

Commissioner Doug Grandquis made a motion that we go ahead and continue indefinitely the Item No. 1, Oak Haven water tank Conditional Use Permit.

Commissioner Doug Hronek seconded the motion.

The motion carries with the following vote:

AYE: Chair Chuck Zuercher, Doug Hronek, Doug Grandquis, Kimberly Cook, David Thacker

NAY: None.

ITEM 2 RECOMMENDATION FOR ADOPTION OF WASATCH COUNTY ZONING MAP. AS PER 16.02.04 THE ZONING MAP IS TO BE APPROVED BY THE LEGISLATIVE BODY AND SIGNED BY THE CHAIRPERSON. **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 MARCH 20, 2024. (DOUG SMITH)*

Staff

Doug Smith, the Wasatch County Planner, addressed the Planning Commission and indicated that this matter is a County initiated proposal to amend the County zoning map. The zoning map, in its current form, has been used for the last approximately 20 years. Changes are made periodically that incorporate any rezones that have been approved as well as annexations and other changes. This zoning map proposal not only updates the map, as far as the areas that have been rezoned, but also changes the format so that the entire County is contained on one page. This has been somewhat confusing in the past where the County zoning map was split in half, due to the size of the County and a match line that shows the eastern portion of the County. The code regarding adoption of the zoning map and process is listed in your staff report.

Doug Smith then went through the major updates to the zoning map:

- Updates the map to incorporate recent rezones.
- Changes the format so the entire County is now on one page so that the match line is not confusing.
- Changes the colors of the various zoning districts so they are more typical of industry standards which is darker colors for higher density/intensity zones.
- Different legend and cross hatching for various overlay districts.
- Updates borders of municipalities and MIDA to reflect recent annexations.

- Updates total acreages of various zones to reflect recent rezoning and annexations.
- Has a larger scale map of the valley floor and Jordanelle area.
- Incorporates the new County logo.

Doug then went through some key issues to consider:

- Is the updated format for the zoning map acceptable?
- Are there any thoughts about other updates listed above that have been made to the zoning map?

Doug then went through the proposed findings:

1. The existing County zoning map has been in a similar format for approximately 20 years.
2. The existing zoning map shows the western portion of the County and has a match line for the eastern portion or the Strawberry area.
3. The existing map with the match line is confusing because you cannot see the entire County on a single map.
4. Colors have been changed so that lighter colors are for lower density/intensity zones then darker colors in conformance with typical color standards used.
5. The updated map changes areas to correctly portray recent zone changes.

Doug Smith then read the proposed condition:

1. The Givens rezone that occurred in Wallsburg last year needs to be reflected correctly on the map before adoption by the Wasatch County Council.

Public Comment

Chair Chuck Zuercher then opened the hearing up for public comment and there was none so the public comment period was closed.

Motion

Commissioner Doug Hronek made a motion that we forward the zoning map as has been presented today with the findings and the one condition of the Givens rezone that was made in 2023 needs to be represented on the list and on the map.

Commissioner Doug Grandquis seconded the motion.

The motion carries with the following vote:

AYE: Chair Chuck Zuercher, Kimberly Cook, Doug Hronek, Doug Grandquis, David Thacker.

NAY: None.

ADJOURNMENT

Motion

Commissioner Doug Grandquis made a motion to adjourn.

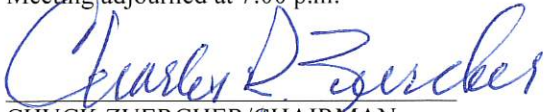
Commissioner Kimberly Cook seconded the motion.

The motion carries with the following vote:

AYE: Chair Chuck Zuercher, Kimberly Cook, David Thacker, Doug Grandquis, Doug Hronek.

NAY: None.

Meeting adjourned at 7:00 p.m.



CHUCK ZUERCHER/CHAIRMAN