

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on December 14, 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 the WASATCH AGRICULTURE PROTECTION AREA ADVISORY BOARD will hold a Public Hearing on December 13, 2023 at 9:00 a.m. at the Central Utah Water Conservancy District office located at 626 E 1200 S, Heber City, to hear item 3 below, a proposal for the creation of an agriculture protection area; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on December 20, 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 and the Agriculture Protection Area Advisory Board*.

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 December 13th at 5:00 p.m. Emails should be sent to 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, December 14, 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 November 9, 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 Allison Aafedt, representing Pegasus development company, requests a 90 day extension under the provisions of WCC §16.01.16 for the extension of the Final Plat application of Pegasus 8B, a 51.76 acre 46 ERU phase of the SkyRidge development (DEV-7067; Doug Smith).
- 2 Blue Sage Ranch, LLC requests a minor plat amendment to Blue Sage Ranch Subdivision in order to convert open space parcels to common area and to revise the alignment of a public trail easement through the subdivision located at approximately 5300 E 1200 S in the Residential Agriculture 5 (RA-5) and Mountain (M) zones. (DEV-8700; Austin Corry)

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

- 3 John Robert & Alice C Hicken Trust request the creation of an Agricultural Protection Area consisting of 23.41 acres of cattle and livestock grazing located at approximately 750 W 1200 N on parcel 00-0007-9629 in the Agriculture 20 (A-20) zone. *If forwarded, the recommendations by the Planning Commission and the Agriculture Protection Area Advisory Board on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on December 20, 2023. (PLN-AGPRO-8697; Nathan Rosvall)
- 4 Rocky Mountain Power requests a Conditional Use Permit to rebuild 5.74 miles of existing 46kv transmission line and install a wildfire standard transmission line including new poles with heights up to 110 feet. The new poles will follow the existing transmission line alignment beginning at the Midway substation, running towards Wasatch Mountain State Park, crossing Swiss Alpine Road, lower lime canyon, and the golf courses, continuing up Pine Canyon to the County line at Guardsman Pass Road just east of Brighton Estates. (DEV-8114; Anders Bake)
- 5 Stony Oaks Holdings, LLC requests Final Subdivision approval for Stony Oaks, a proposed residential subdivision consisting of 11 residential lots on 15.094 acres located at 1353 S Mills Lane in the Residential Agriculture 1 (RA-1) zone. (DEV-7767; Austin Corry)
- 6 Consideration of a proposed amendment to 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 December 20, 2023. (Austin Corry)
- 7 Consideration of a proposed amendment to Wasatch County Code Titles 2, 14, and 16 in order to address the applicable land use authority, appeal authority, and other subdivision process items in response to the Utah State Legislatures Senate Bill 174 and other bills from the 2023 legislative session. *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 December 20, 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.