

**MINUTES OF THE
WASATCH COUNTY COUNCIL
MARCH 20, 2019**

The Wasatch County Council met in regular session at 3:00 p.m. at the Wasatch County Administration Building, Heber City, Utah and the following business was transacted.

PRESENT: Chair Danny Goode
Jeff Wade
Spencer Park
Steve Farrell
Kendall Crittenden
Marilyn Crittenden

EXCUSED: Councilman Mark Nelson

OTHERS PRESENT: On list attached to a supplemental file.

PRAYER: Councilman Spencer Park

PLEDGE OF ALLEGIANCE: Led by Councilman Jeff Wade and repeated by everyone.

Acting Chair Kendall Crittenden called the meeting to order at 3:00 p.m. and welcomed those present and indicated that Chair Danny Goode will be late this afternoon and Vice Chair Mark Nelson has asked to be excused and Chair Danny Goode asked that Councilman Kendall Crittenden act this afternoon as acting chair. Acting Chair Kendall Crittenden then called the first agenda item.

OPEN AND PUBLIC MEETING AFFIDAVIT

The Open and Public Meeting Affidavit was made a part of the record.

PUBLIC ISSUES FOR FUTURE MEETINGS

Acting Chair Kendall Crittenden asked if there was any public issues for future meetings.

Wendy Casey, Wasatch County resident, addressed the Wasatch County Council and indicated

that she would like to discuss the Heber Valley corridor and indicated that an e-mail was sent to the Wasatch County Council. Wendy indicated that she is the owner of property that will greatly be affected by the new proposed Heber Valley corridor and if built where the new proposal is will affect significantly the property values, ambiance, will greatly impact our home and water well that sits to the very east border of our property and is concerned how the corridor will affect our water well. She is also concerned about the pressurized irrigation that comes to the property and the noise and pollution that comes along with a highway. The highway will distract greatly from the historic railroad which runs in the proposed corridor. Also will interfere with the migratory of sand hill cranes and geese that are frequently in the area. Also will reduce the area of agriculture utility of the land and will prevent the expensive currently utilized irrigation pivots from being used. Also the cost of such a new proposal will cost more than the previous proposal. Also there is a concern with regard to the Heber Valley Airport with the new proposal and that concern should be addressed first and then the realignment of the highway.

Wendy Casey indicated that she is asking the decision makers in this matter to be open and transparent to the Wasatch County residents and asking the decision makers not to change the bypass realignment from the routes previously designated and the impact will be far less than what is proposed now. Wendy also indicated that she would just appreciate a one hundred percent transparency on Wasatch County and Heber City's part.

Acting Chair Kendall Crittenden indicated that this new alignment is fairly recent and did come up since the August open house that was held and the new plan was recommended by the sewer plant but not the sewer board. Also there will be EIS Study that will go along with this which study will take two to three years to complete and as a result there will be time for public input into the matter and the concerns that you have raised will be considered.

Councilman Spencer Park indicated that in the past there was a resolution made that indicated that they didn't want the airport to expand anymore which resolution was passed by Wasatch County. As a result possibly that resolution should be looked at and possibly redoing that resolution and possibly a resolution that Wasatch County is not for re-routing Highway 189 to 1300 North.

Councilman Steve Farrell indicated that Wasatch County hasn't even been presented with this new proposal.

Councilwoman Marilyn Crittenden indicated that the Wasatch County Council will surely be more involved in what is going on and at the end the decision will be UDOT's but Wasatch County will do the best to get the best input that can be had.

Brady Flygare, Wasatch County resident, addressed the Wasatch County Council and indicated that with the information he has received that the decision has already been made on this route and that is a concern to him and he feels that is where the transparency issues have been made. Brady also thanked the Wasatch County Council for their involvement and concerns into this matter.

Heidi Franco, a Heber City Council Member, addressed the Wasatch County Council and indicated that she feels decisions are being made without the Heber City Council and the Wasatch County Council really knowing what is going on. Heidi Franco also indicated that she never did like the 1300 South roadway because it would be way too disruptive how big the round-about will have to be to accommodate a large semi-truck with two trailers.

ADMINISTRATION ISSUES FOR FUTURE AGENDAS

Acting Chair Kendall Crittenden then asked if there was any administration issues for future agendas and there was none.

LEGISLATIVE ISSUES FOR FUTURE AGENDAS

Acting Chair Kendall Crittenden then asked if there was any legislative for future agendas and there was none.

COUNCIL

PRESENTATION/APPROVAL RENEW ARTS ORGANIZATION -MARK NELSON

Mike Glen, member of the Wasatch County Arts Council, addressed the Wasatch County Council and indicated that each year the Wasatch County Arts Council applies for funding from the Utah Division of Arts and Museums. This money is almost exclusively used for marketing purposes to market the arts in our area. Last year \$5,000 was requested from the Division of Arts and Museums and received \$2,200 and as we apply this year they are asking us to provide them with assurance that the Wasatch County Arts Council is an approved organization to apply for these funds. As a result of that we just need a signature from the Chair or somebody with authority on the Wasatch County Council to sign saying that the Wasatch County Arts Council is an approved organization to apply for these funds.

Councilman Steve Farrell made a motion to have the Acting Chair Kendall Crittenden sign the appropriate document designating that the Wasatch County Arts Council is an approved organization. Councilman Jeff Wade seconded the motion and the motion carries with the following vote.

AYE: Spencer Park

AYE: Jeff Wade

AYE: Steve Farrell

AYE: Acting Chair Kendall Crittenden

AYE: Marilyn Crittenden

NAY: None.

APPROVAL OF WASATCH OPEN LANDS INTER-LOCAL AGREEMENT STEVE FARRELL

Councilman Steve Farrell indicated that there have been some changes made to the Ordinance and some of the housekeeping items have been taken out that should have been in the by-laws and a lot of work has been put into this matter.

Jon Woodard, Assistant Wasatch County Attorney, addressed the Wasatch County Council and indicated that there have just been a few minor changes made. The terms preservation and development were removed. Also the Interlocal agreement is taking the place of a comprehensive work plan, then the Wasatch County Lands Board can put in policies and procedures as they see fit. The two board members were stricken out that were at large meaning that they may have real estate or grant writing experience instead of focuses on experience of open space preservation. Also left out criteria in order for Midway or Heber City to have a say on how a portion of that ten million dollars is used and takes a recommendation and it ties into the criteria for conservation purposes under the Internal Revenue Code and allows additional criteria to be put in place on the date line as long it is not contradictory to the conservation purposes and this agreement. Also there are only four parties to this agreement instead of six agreements and this is found in miscellaneous which is in Part 5A.

Councilman Steve Farrell asked why the Heber Valley Chamber is a party to this agreement. They don't really represent the taxpayers which Heber City, Wasatch County and Midway does and don't think they should be a party to the agreement. Jon Woodard indicated that the Heber Valley Chamber is a signatory to the agreement and they could be removed from that which is very easy and indicated that they will be removed from the agreement but will still remain on the board.

Councilman Steve Farrell made a motion that we go ahead and approve the Wasatch Open Lands Inter-Local Agreement with the corrections and deletions as noted in the discussion. Councilman Spencer Park seconded the motion and the motion carries with the following vote:

**AYE: Spencer Park
AYE: Jeff Wade
AYE: Steve Farrell
AYE; Acting Chair Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

DISCUSSION/POSSIBLE APPROVAL FOR THIRD READING OF THE OPEN LAND BOARD ORDINANCE 19-01-STEVE FARRELL

Jon Woodard, Assistant Wasatch County Attorney, addressed the Wasatch County Council and indicated that the ordinance assumes that the Inter-Local Agreement has been adopted by the three entities, Heber, Midway and the Wasatch County Council. Language has been put in this ordinance that makes it so that the Wasatch County Council could adopt it and would only go into effect if the other two entities enter into the Inter-Local Agreement by July 1, 2019. Also have put in that it takes five of the board members to take any action instead of four members. Also qualified land use organization as a defined term has been added. There is a change where the appraisal has to be completed by somebody who qualifies under our IRS regulations. Language was stricken that prevented a property owner from continuing to apply an unlimited number of times and now they can keep applying. There was a misspelling of a word that has been fixed. On page 13 in this chapter language has been put in that makes sure to the extent that this ordinance ensures that revenue that came from the use of eminent domain to seize open space lands would then be used pursuant to this chapter to buy more open space lands which prevents somebody from using eminent domain taking the property and not using it to purchase more open space lands. Some language has been stricken that could be construed to be in variance with state ethic rules and will make sure that the same rules that apply to the Wasatch County Council in any other setting also applies for these open land settings which gives protection to the Wasatch County Council.

Councilman Steve Farrell made a motion that this matter be tabled until after the discussion with the public hearing here this evening. Councilwoman Marilyn Crittenden seconded the motion and the motion carries with the following vote:

**AYE: Spencer Park
AYE: Jeff Wade
AYE; Steve Farrell
AYE: Acting Chair Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

DISCUSSION/POSSIBLE APPROVAL GREEN BELT ROLL BACK ADJUSTMENT FOR REFUND FOR RANDY CRIST - STEVE FARRELL

Councilman Steve Farrell indicated that this individual out on Highway 40 was approached by one of the adjacent property owners to do a fence line agreement and that agreement was done. When the fence line agreement was recorded the parcel in question was reduced in size. The parcel in question is 6.63 acres and when the fence line agreement was done due to some changes in the

section corner of which was used to identify these parcels it reduced the size and brought it down to under 5.5 acres and with the home on the property this doesn't qualify for green belt and was removed and roll back sent to him and the mortgage company paid that. Also in working with the Recorder and Surveyor's office it was found that what happened is that they used the wrong section corner when the description was done which placed the property lines away from the original fence and the intent was only to describe what was within the fences. As a result research was done and it was found that in 1903 one of the section corners were moved after this description was developed. A solution was agreed upon where the old section corner could be used and make everything fit so a notice was recorded along with the description explaining why there was a discrepancy because the description couldn't be written to make it match. This makes the acreage so it can go back to the 6.63 acres. So a refund will be made on what has been paid in the form of the roll back and the property will be continued from then on Green Belt. Also if the property was ever sold it puts the new purchaser on notice in looking at the deed that there is a discrepancy and then the due diligence needs to be done.

Jon Woodard, Assistant Wasatch County Attorney, addressed the Wasatch County Council and indicated that solution helps Wasatch County from taking a stand on an existing mess that we had created.

Councilman Steve Farrell made a motion that we refund the roll back tax that was erroneously paid by Randy Crist on the property identified under Serial No. 0WC6220-0-029-035 Councilman Jeff Wade seconded the motion and the motion carries with the following vote:

**AYE: Spencer Park
AYE: Jeff Wade
AYE: Steve Farrell
AYE; Acting Chair Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

DISCUSSION/RECONSIDERATION OF STATE ROAD 248 CORRIDOR ACCESS AGREEMENT BETWEEN WASATCH COUNTY, TOWN OF HIDEOUT AND UTAH DEPARTMENT OF TRANSPORTATION - KENDALL CRITTENDEN

Acting Chair Kendall Crittenden indicated that the Wasatch County Council should have been given a copy of that corridor agreement which was passed on January 9, 2019. There was a question about some annexation expansion which could have an effect on this corridor and whether that took place or not. This corridor agreement needed to be in place. Also Hideout had a couple of small changes that Hideout wanted to look at in the corridor agreement. Also in my opinion the Wasatch County Council should go ahead with passing this corridor agreement and the

Wasatch County Attorney's Office has look at it and see no harm in going ahead with the corridor agreement along with UDOT's attorneys.

Councilman Steve Farrell made the motion that we go ahead and approve the Wasatch County Manager to sign the corridor agreement on 248 with the Utah Department of Transportation. Councilman Spencer Park seconded the motion and the motion carries with the following vote:

AYE: Spencer Park

AYE: Jeff Wade

AYE: Steve Farrell

AYE: Acting Chair Kendall Crittenden

AYE: Marilyn Crittenden

NAY: None.

DISCUSSION/CONSIDERATION OF AN INTERLOCAL AIR QUALITY ADVISORY BOARD SPONSORED BY THE COUNTY IN THE COORDINATION WITH THE WASATCH COUNTY HEALTH DEPARTMENT-KENDALL CRITTENDEN.

Acting Chair Kendall Crittenden indicated that at the Interlocal meeting Heber City Councilwoman Heidi Franco presented a power point discussing clean air concerns and some proactive approaches that Wasatch County and the various entities could make with regard to maintaining clean air in Wasatch County. She presented the suggestion of creating a new Interlocal board on air quality in corroboration with the Wasatch County Health Department and each government entity to study and make recommendations on promoting and maintaining air quality to maintain some of the state Governor's legislative air quality initiatives and trends and other things and help distribute information concerning air quality. The board would just be formed as an advisory board.

Kendall Probst, the Wasatch County Health Director, addressed the Wasatch County Council and indicated that the Wasatch County Health Department Board has been studying and evaluating air quality for some time. One of the concerns is to make sure that everybody is on the same page. Also Wasatch County's air quality at the present time is at the point where Wasatch County doesn't qualify for any State or Federal assistance. The goal is to try and facilitate looking at the initiatives and trying to get enough data and research to validate which ones would be the most effective and which ones might be something that could be considered as opposed to just try and pick some and try and move those forward. The Health Department's intent is to help in some support. Also the Health Department Board allows for committee formation.

Councilman Steve Farrell indicated that possibly Wasatch County could ask the Health Board to set up an advisory board that we could convert to a containment board at some point as needed

instead of the Health Board doing another Interlocal agreement.

Heidi Franco, Heber City Councilwoman, indicated that Wasatch County should have programs in place with the Wasatch County Health Department's help so that we are prepared if needs be and not wait until things come about that need to be taken care of such as things that can be done to keep our air clean and not wait until it is too late and be proactive. Also to have an advisory board that will be proactive.

The record should indicate that Chair Danny Goode just joined the Wasatch County Council.

Councilman Spencer Park indicated that he would prefer to have the Wasatch County Board of Health keep the matter and to be proactive and do an advisory committee as the situation deems necessary rather than be under the Wasatch County Council. Also probably the health department should possibly put more air quality sensors out in more locations.

Councilman Steve Farrell indicated that lets have the Health Department Board put this together and also do a scope of work and what they expect to accomplish and how to go about it and then Wasatch County had some say in that so the details are being looked at and then push that committee into a Interlocal organization if that becomes necessary.

Councilman Steve Farrell made a motion directing the Health Board to create an advisory board dealing with the air quality. Chair Danny Goode seconded the motion and the motion carries with the following vote:

AYE: Spencer Park

AYE: Jeff Wade

AYE: Steve Farrell

AYE; Kendall Crittenden

AYE: Chair Danny Goode

AYE: Marilyn Crittenden

NAY: None.

COUNCIL/BOARD REPORTS

Councilman Steve Farrell indicated that the water conference in St. George was a great success and a lot of good topics were discussed.

Councilman Kendall Crittenden indicated that the meals on wheels program where elected officials help deliver meals to the senior citizens is coming up next Wednesday and the ones from the Wasatch County Council was scheduled at 12:15 p.m.

Chair Danny Goode indicated that he asked Representative Tim Quinn and Senator Ron Crittenden and Mike Kohler to come and give a brief summary of what took place in the legislature this year. A brief summary was then presented to the Wasatch County Council.

Councilman Steve Farrell made a motion to leave our regular session and go into closed session. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:

**AYE: Spencer Park
AYE: Jeff Wade
AYE: Steve Farrell
AYE; Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

Councilman Spencer Park made a motion to go out of Closed Session and go back into regular session to hear the public hearings. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:

**AYE: Chair Danny Goode
AYE; Spencer Park
AYE: Jeff Wade
AYE; Steve Farrell
AYE: Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

**PUBLIC HEARING
MARCH 20, 2019**

**PROPOSED CODE AMENDMENTS TO WASATCH COUNTY CODE TITLE 16
RELATED TO THE EXPIRATION OF DATES OF DEVELOPMENT APPLICATIONS
AND THEIR APPROVALS APPLICABLE LAND USE AUTHORITY PROVISIONS, THE
PLAT AMENDMENT PROCESS, REGULATION OF NON-CONFORMING LOTS,
USES, AND STRUCTURES, AND REVISIONS TO THE DEFINITIONS SECTION.**

Austin Corry, Assistant Wasatch County Planner, addressed the Wasatch County Council and indicated that this matter went to the Wasatch County Planning Commission and they forwarded a positive recommendation to the Wasatch County Council for approval. The changes that were made were (1) under the minor plat amendments the old language talked about boundary line adjustments and there was another section about plat amendments that were signed by all the owners being allowed to stop just at the Planning Commission and that language was changed a little bit and specifying that if all the plat owners sign it, it can't increase density and it can't significantly affect the layout of infrastructure, open space or common areas. (2) it used to say that retaining walls were just done at an administrative staff level from four feet to thirty feet and that was broken out and above ten feet required a conditional use permit (3) then in the expiration of applications or approvals section it used to read if the applicant fails to diligently pursue approval of the application the language was changed to if they fail to receive approval. (4) The last change was changing a word shall to make it clear that it is not automatic that they will be given an extended deadline for the application expiration.

Austin Corry then presented the proposed findings:

1. The proposed amendment is in the interest of the public, and is consistent with the goals and policies of the Wasatch County General Plan.
2. The proposed amendment addresses, in part, the concerns raised by the Wasatch County Council. Additional amendments are expected to occur as part of an on-going review of County

policies, goals, and regulations.

3. The proposed amendment encourages maintenance and upkeep of older homes, clarifies expirations for development applications and approvals, reinforces the County's review for plat amendments, and makes adjustments to the designated Land Use Authority for various development application types.

4. The Wasatch County Council, is the legislative body, has broad discretion for amendments to the Wasatch County Code.

Chair Danny Goode then opened the matter up for public comment and there was none so the public comment period was closed.

Councilman Steve Farrell made a motion that we approve Ordinance No. 19-02 amending the non-conforming lots, lot authorization, designation and other revisions current with the State that current State Code has outlined with all of those conditions and findings presented at the Planning Commission. Councilwoman Marilyn Crittenden seconded the motion and the motion carries with the following vote:

AYE: Spencer Park

AYE: Jeff Wade

AYE; Steve Farrell

AYE: Chair Danny Goode

AYE: Kendall Crittenden

AYE: Marilyn Crittenden

NAY: None.

**PUBLIC HEARING
MARCH 20, 2019**

**DISCUSSION POSSIBLE APPROVAL FOR THIRD READING ON OPEN LAND
BOARD ORDINANCE 19-01.**

Councilman Steve Farrell indicated that Ordinance No. 19-01 was gone through on the 3:00 p.m. agenda today and took a lot of the housekeeping things out of this ordinance and some of the conditions for eligibility and put that in the by-laws.

Scott Sweat, the Wasatch County Attorney, addressed the Wasatch County Council and indicated that this matter has been presented twice before plus being presented today and there were some minor changes made at the 3:00 p.m. meeting.

Chair Danny Goode then opened the public hearing for public comment.

Heidi Franco, Heber City Councilwoman and member of the Urban Lands Board, addressed the Wasatch County Council and indicated that she would like to thank the Wasatch County Council for all their help and support and also Scott Sweat and Jon Woodard for their help and excellent job that they did in working through the many details of this matter which resulted that being put into legal form. Now the matter can be moved along with what the voters voted for and wanted to see done in preserving open space.

Chair Danny Goode then closed the public comment period.

Councilman Steve Farrell made the motion that we approve Ordinance No. 19-01 an ordinance amending Title 2 and Title 3 of the Wasatch Code to provide for the Open Lands Board to facilitate the preservation of open space. Councilman Jeff Wade seconded the motion and the motion carries with the following vote:

**AYE: Spencer Park
AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

**PUBLIC HEARING
MARCH 20, 2019**

VR ACQUISITIONS, L.L.C., REQUESTS A PLAT AMENDMENT TO VICTORY RANCH PLAT W LOT 384 TO REDUCE THE SIZE OF LOT 384 AND TO MERGE THE REMNANT WITH THE ADJOINING ADDITIONAL PROPERTY FOR FUTURE DEVELOPMENT LOCATED IN THE VICTORY RANCH DEVELOPMENT IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST IN THE JORDANELLE BASIN OVERLAY ZONE JB0Z.

Austin Corry, Assistant Wasatch County Planner, addressed the Wasatch County Council and indicated that the applicant is seeking to amend the Victory Ranch Plat W Amended Subdivision Plat for the purpose of reducing the acreage of Lot 384 and taking the portion out of Lot 384 and adding it to the undeveloped area around the lot. This reduction will allow the road leading to the future Plat Z to be located appropriately. Wasatch County Code requires notice to be sent to all property owners within the plat as well as property owners within 500 feet of the requested plat amendment.

Austin Corry then went through the project summary.

1. Applicant: VR Acquisitions, LLC
2. Hearing Date: March 20, 2019
3. Property Owners: VR Acquisitions, LLC
4. Related Applications: Victory Ranch Plat W, Victory Ranch Plat W amended.
5. Existing Zone: JBOZ
6. Existing Land Use: Residential
7. Existing Plat: 26 Lots on 204.280 acres
8. Lots Affected: 384

Austin Corry then went through the proposed findings:

1. No public or private roads are being vacated s part of this plat amendment.
2. This proposed revision conforms to the Wasatch County development standards.
3. The proposal is consistent with Utah Code Section 17-27a-609.
4. The Development Review Committee has reviewed the project and provided a favorable recommendation.

Austin Corry then went through the proposed conditions:

1. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the Planning Commission.
2. Must comply with conditions noted in the DRC report.

Austin Corry then went through the DRC comments:

Recorder Peggy Sulser comments: This plat would be called Victory Ranch Plat W second amended, amending Lot 384. Please have the name of subdivision in larger font at the top of the page.

Fire WCFD comments: Adopted Fire Code for fire flow and access

GIS/Addressing Ivan Spencer comments: Use existing address

Jeff Graham, representing VR Acquisitions, addressed the Wasatch County Council and indicated that agrees with the findings and conditions and everything that was said by Austin Corry in his presentation.

Chair Danny Goode then opened the public heard for public comment and there was none so the public comment period was closed. Chair Danny Goode also indicated that for any matter to pass tonight there has to be four votes in favor of the item.

Councilman Spencer Park made a motion that we approve VR Acquisition's request for a plat amendment for Plat Won Lot 384 to reduce the size of Lot 384 and merge it with the remnant piece. Also accept the findings and conditions as presented by the Planning

Commission. Councilman Steve Farrell seconded the motion and the motion carries with the following vote:

**AYE: Spencer Park
AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

**PUBLIC HEARING
MARCH 20, 2019**

VR ACQUISITIONS L.L.C. REQUESTS PRELIMINARY SUBDIVISION APPROVAL FOR VICTORY RANCH PLAT Z, A RESIDENTIAL SUBDIVISION CONSISTING OF ONE COMMON AREA PARCEL AND SIX RESIDENTIAL LOTS TOTALING 40.81 ACRES LOCATED AT THE SOUTHERN BOUNDARY OF VICTORY RANCH IN SECTIONS 6 AND 7, TOWNSHIP 3 SOUTH, RANGE 6 EAST IN THE JORDANELLE BASIN OVERLAY ZONE JB0Z.

Austin Corry, Assistant Wasatch County Planner, addressed the Wasatch County Council and indicated that the project received master plan approval in the early 2000's. The original proposal showed 3 golf courses for the entire development. The 2013 Amendment to the Master Plan and preliminary approval included several home sites in this area. This specific proposal is preliminary approval of Plat Z, which contained 65 lots and is on 40.81 acres in size and this is anticipated to be the final phase of residential development for the project.

Austin Corry then went through the project summary:

1. Applicant: VR Acquisitions, L.L.C.
2. Hearing Date: 20 march 2019
3. Property Owner: VR Acquisitions
4. Existing zone: JBOZ
5. Related Applications: 2005 and 2013 Master Plans.
6. Existing Land Use: Undeveloped
7. Proposed Land Use: Residential
8. Acreage: 40.81
9. Density: 0.15 units/ac
10. Proposed Lots: 6.

Austin Corry then went through the proposed findings:

1. The density being proposed is consistent with what was approved in the original master plan.
2. The subdivision generally conforms to Title 16 of the Wasatch County Code.
3. Preliminary approval does not grant a variance from County Code standards that cannot be determined at the level of detail provided at preliminary.
4. The proposed development complies with the product types required by code and approved during the master plan approval.

Austin Corry then went through the proposed conditions:

1. All issues raised by the DRC, as noted in the DRC report dated 2 February 2019, shall be resolved to the satisfaction of the applicable review department prior to final approvals.
2. Final documents must comply with any requirements from Andy Dahmen and Doug Hawkes regarding engineering issues.
3. Preliminary approvals are valid for 1 year from approval. Final application must be submitted prior to that time. A one year extension may be granted by the Planning Commission if good cause can be shown.

Austin Corry then went through the DRC comments:

Fire WCFD comments: Fire Code any access in excess of 1300 feet requires a secondary access. Structures in excess of 150 feet from main road require 20 foot wide access to structures as approved by WCFD. Fire Hydrants as per code.

JSSD/Twin Creeks/North Village Ron Phillips comments: The final plat must include a notation regarding irrigation restriction as described in the draft will serve letter. Developer to enter into development agreement with District. Developer to resolve any design issues identified in upcoming design review letters and in the Will Serve Letter is draft of which has already been released.

Planning/Trails Travis Hair comments: Will need to be changed with new road alignment and also have Plat W amended to facilitate that. Geotechnical issues need completed.

Assessor comments: Payment of Green Belt rollback taxes required prior to plat recorded. No private structures to be built on common public use areas.

Jeff Graham, representing VR Acquisitions, addressed the Wasatch County Council and indicated that he has nothing further to add and agrees with the Findings and Conditions.

Chair Danny Goode then opened the Public Hearing for public comment and there was none. Then Danny Goode closed the public hearing comment period.

Councilman Steve Farrell made a motion that we approve the preliminary subdivision request for a preliminary subdivision approval for Victory Ranch Plat Z, residential subdivision containing one common area parcel and six residential lots with all of the conditions and findings outlined in the Wasatch County Planning Commission's report.

Councilwoman Marilyn Crittenden seconded the motion and the motion carries with the following vote:

**AYE: Spencer Park
AYE: Jeff Wade
AYE: Steve Farrell
AYE; Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

**PUBLIC HEARING
MARCH 20, 2019**

DALLAS NICOLL, REPRESENTING TREVOR MILTON, REQUESTS A PLAT AMENDMENT TO DIAMOND BAR X NO. 6 TO ADJUST THE BUILDING ENVELOPE IN ORDER TO ACCOMMODATE A BUILDING ADDITION ON LOT 46 LOCATED AT 7600 EAST DEER KNOLL DRIVE, WOODLAND IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST IN THE PRESERVATION 160-ACRE ZONE.

Austin Corry, Assistant Wasatch County Planner, addressed the Wasatch County Council and indicated that the applicant is seeking to amend the Diamond Bar X No. 6 for the purpose of moving the platted building envelope 30 feet to the east at the current location. This will allow the existing cabin to be expanded. The envelope will remain the same size and will only move. The Wasatch County Code requires notice to be sent to all property owners within the plat, as well as property owners within 500 feet of the requested plat amendment. At the time of this report, no objections have been received in response to the notices sent.

Austin Corry then went through the project summary:

1. Applicant: Trevor Milton.
2. Hearing Date: 20 March 2019
3. Property Owners: Trevor Milton
4. Related Applications: n/a
5. Existing Zone: P-160
6. Existing Land Use: Residential
7. Lots Affected: Only lot 46 or Plat 6.

Austin Corry then went through the proposed findings:

1. No public or private roads are being vacated as part of this plat amendment.
2. This proposed revision conforms to the Wasatch County development standards.
3. The proposal is consistent with Utah Code Section 17-27a-609.

4. The Development Review Committee has reviewed the project and provided a favorable recommendation.

Austin Corry then went through the proposed conditions:

1. The plat amendment approval shall expire if the plat is not recorded within one year from the date of receipt of final approval by the Planning Commission.
2. Must comply with conditions noted in the DRC report.

Austin Corry then went through the DRC comments:

Recorder Peggy Sulser comments: Subdivision name correction. Diamond Bar Z Ranch Subdivision No. 6 amended and extended, amending Lot 46. Should the vicinity map be moved, so it is not covering the corner of the lot?

Fire WCFD comments: No fire flow in area of subdivision. Please specify how fire flow will be achieved. Options: 1. Bring fire flow from nearest culinary source. 2. Provide fire flow with tanks/pumps as approved. 3. Installation of fire sprinklers as per NEPA 13D. Selected option must be stamped on plat prior to signing. Fire flow and fire protection measures for construction of a home on these lots shall comply with requirements of the International Fire Code Section 507 as amended by the State of Utah and approved by the Wasatch County Fire Department and Building Department.

Dallas Nicoll, representing Trevor Milton, addressed the Wasatch County Council and indicated that he agrees with what has been said and agrees with the Findings and Conditions.

Chair Danny Goode then opened the public hearing up for public comment and there was no public comment so Chair Danny Goode then closed the public hearing comment period.

Councilman Spencer Park made a motion that we approve the request to amend Diamond Bar Z Number 6 to adjust the building envelope thirty feet to the east and accept the findings and conditions as presented from the Planning Department. Councilman Jeff Wade seconded the motion and the motion carries with the following vote:

AYE: Spencer Park

AYE: Jeff Wade

AYE: Steve Farrell

AYE: Chair Danny Goode

AYE: Kendall Crittenden

AYE: Marilyn Crittenden

NAY: None.

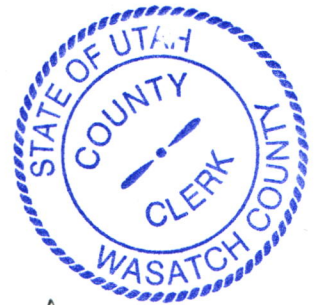
ADJOURNMENT

Councilman Kendall Crittenden made a motion to adjourn. Councilman Jeff Wade seconded the motion and the motion carries with the following vote:

**AYE: Spencer Park
AYE: Jeff Wade
AYE: Steve Farrell
AYE: Chair Danny Goode
AYE: Kendall Crittenden
AYE: Marilyn Crittenden**

NAY: None.

Meeting adjourned at 8:30 p.m.




DANNY GOODE/CHAIRMAN


MICHELLE CROOK/DEPUTY CLERK