

AMENDED NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on May 11, 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 May 10, 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 4 below, a proposal for the creation of an agriculture protection area; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on May 17, 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/81928699151?pwd=M203WEk5ZmdnVzJRRnJPeTZuZlFvZz09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to May 10th 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 (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, May 11, 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 the March 30, 2023 and April 13, 2023 Meetings

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 Craig E Carroll requests a Minor Plat Amendment to Timber Lakes Plat No. 12 Amended in order to combine lots 1279 and 1280 into one lot located at 1640 Ridgeline Drive in the Mountain (M) zone. (DEV-7467; Nathan Rosvall)

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

- 2 Brad Gerrard, representing ULA LLC, requests a Conditional Use Permit for Cascade Academy, a proposal to convert a single family residential home to an eight bed residential facility for persons with disabilities, located at 1374 Red Filly Road in the Residential Agriculture 1 (RA-1) zone. (DEV-6850; Doug Smith)

- 3 Brian Balls, representing Coleman Mt Family Trust and CMC Ready Mix, requests a Conditional Use Permit for a Concrete Batch Plant (land use 3263) located at 2375 S. 390 W. on parcels 09-6060 and 20-4134 in the Industrial (I) zone. (DEV-7495; Nathan Rosvall)
- 4 George P Holmes requests the creation of an Agricultural Protection Area for thirteen (13) parcels totaling 105.25 acres. Parcels 08-0080, 08-0098, 08-0106, and 08-0148 are located off North Field Road between 500 North and 1200 North and west of Muirfield Park 2 and Muirfield Park 3 Subdivision. Parcels 07-9512, 07-9504, and 07-9496 are located off 1800 North between North Field Road and 1130 West. Parcels 07-9769, 07-9751, 07-8928, 07-9728, 07-9710, and 07-8985 are located east of North Field road and west of US HWY 40 in the Northeast of the North Fields. All parcels are 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 May 17, 2023. (AGPRO-7738; Nathan Rosvall)
- 5 Ron Carlile requests the creation of an Agriculture Protection Area of 10.77 acres in the North Fields encompassing parcels 07-8209 (3.85 acres) and 07-8183 (6.92 acres). These parcels are located off North Fields Road, between 2400 North and West Potter Lane 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 May 17, 2023. (AGPRO-7737; Nathan Rosvall)
- 6 Cort Lockwood, representing Trevor Milton, requests a Plat Amendment to both Diamond Bar X Ranch, No. 6 Third Amended Subdivision and to the Milton Diamond Bar X Ranch Subdivision in order to vacate Lot 5a and the portion of Deer Knoll Drive from Diamond Bar X Ranch Subdivision and then to subsequently combine the vacated lot 5a and its associated buildable area into the existing lot 1 of the Milton Diamond Bar X Ranch Subdivision and to add the Deer Knoll Drive road as a private road in the subdivision located in the Preservation (P-160) zone. *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 May 17, 2023. (DEV-7004; Austin Corry)
- 7 Lindzi Bishop, representing Signature Developers, requests Preliminary Subdivision approval for Meadow Views, a proposed residential subdivision consisting of 21 lots on 28.28 acres located in Section 11, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. *If forwarded, the recommendation by the Planning Commission on this item will be considered by the County Council as the Land Use Authority, at a Public Hearing on May 17, 2023. (DEV-7595; Austin Corry)
- 8 Consideration and possible recommendation of Ordinance 23-05 to amend Wasatch County Code Chapter 16.41, Jordanelle Specially Planned Area, to consolidate roof pitch requirements from individual land use categories into one section under JSPA Architectural Principles. *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 May 17, 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.