

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on July 13, 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 July 12, 2023 at 9:00 a.m. at the Central Utah Water Conservancy District office located at 626 E 1200 S, Heber City, to hear items 3 and 4 below, proposals for the creation of agriculture protection areas; and that the WASATCH COUNTY COUNCIL will hold a Public Hearing on July 19, 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 July 12<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 (*with a 40 second delay*) and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

## WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, July 13, 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 June 8, 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 Russell Skuse, representing Private Capital Diversified Fund, requests a 90 day extension under the provisions of WCC §16.01.16 to the Final Plat approval of Benloch Ranch Phase 3 (DEV-4466) which was granted by the Planning Commission on March 10, 2022 and set to expire June 8, 2023. If approved, the new expiration date of the approval will be September 6, 2023. (DEV-8025; Doug Smith)
- 2 Alan Johnson requests a Minor Plat Amendment to Strawberry Lakeview Phase B in order to combine lots 1 and 2 into one lot located at 5612 South Ridgecrest in Section 31, Township 3 South, Range 10 West in the Preservation (P-160) zone. (DEV-7326; Nathan Rosvall)

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

- 3 Margo France requests the creation of an Agricultural Protection area consisting of approximately 20 acres of horse boarding and husbandry operations located on parcel 12-8566 in the North Fields area 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 July 19, 2023. (AGPRO-7954; Nathan Rosvall)
- 4 Deborah Knies, representing Mary E Schwartz, requests the creation of an Agricultural Protection area of 26.61 acres of pasture and livestock operations consisting of portions of parcels 12-7402 and 07-7979 and the entirety of parcels 07-8316 and 07-7946 all located in the North Fields area 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 July 19, 2023. (AGPRO-8001; Nathan Rosvall)
- 5 Lindzi Bishop, representing Signature Developers, requests Final Subdivision Approval for Meadow Views Subdivision, a proposed residential subdivision consisting of 21 lots on 28.28 acres located at approximately 2000 South 4000 East (parcel 09-3679) in the Residential Agriculture 1 (RA-1) zone. (DEV-7857; Austin Corry)
- 6 Ray Quinney & Nebeker P.C. requests an amendment to Wasatch County Code §16.23 and §16.27 and to add a section §16.43, Public Impact Discussions, and other technical updates to Title 16 sections in order to add requirements for additional noticing and public meetings for proposals to amend County Code, Zoning Maps, the General Plan, Conditional Use Permits, Subdivisions and other land use development applications. The proposal also includes additional requirements to the conditional use criteria including specific standards for height as related to a conditional use permit. \*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 July 19, 2023. (DEV-7699; Austin Corry)
- 7 Ray Quinney & Nebeker requests an amendment to Wasatch County Code 16.21.16, Outdoor Lighting Regulations, and 16.15.25, JBOZ Sign Standards, regarding how outdoor lighting is regulated by the County. The amendment as proposed contains, among other things: lighting zones with varying degrees of regulation, enforcement of lighting standards in residential zones, lower Kelvin levels, prohibits uplighting, regulates holiday lighting, lowers the amount of lighting allowed on buildings and lowers the allowable levels of Lumens per improved acre. \*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 July 19, 2023. (DEV-7830; Doug Smith)

**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.