



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on October 10, 2024 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 that the WASATCH COUNTY COUNCIL will hold a Public Hearing on November 6, 2024 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*.

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=ZGRhdVp2bzlxZUk1cUNsbUhHSzBHQT09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to October 9th 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, October 10, 2024, 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 September 12, 2024 Meeting

REGULAR MEETING: Order of agenda items subject to change without notice

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

- 1 Addison Sharp, representing DS 23 Limited, requests a Conditional Use Permit for a 514 square foot Guest Accessory Dwelling Unit to be located at 2492 East 360 South in the Residential Agriculture 1 (RA-1) zone. (DEV-9358; Anders Bake)
- 2 Todd Cates, representing BFR Investment Company LTD, requests Preliminary Subdivision approval for Mayberry Farms, a proposed residential subdivision consisting of 14 lots on 20 acres located at 2140 S 2400 E in the Residential Agriculture 1 (RA-1) zone. (DEV-8675; Anders Bake)

- 3 Rhett Riding requests Final Site Plan approval to construct a recreation pond in the open space of the Dancing Sun phase of the Tuhaye Master Development located at 2069 Adventure Court in the Jordanelle Basin Overlay Zone (JBOZ). (DEV-9372; Austin Corry)

- 4 Allison Aafedt, representing SkyRidge Development, LLC, requests a Code Text Amendment to Wasatch County Code 16.41.06 and to the JRA Design Handbook section 3.15, Garage Entrances and Doors, to permit the use of double bay garage doors under certain circumstances. **If forwarded, the recommendation by the Planning Commission and the JSPA Planning Committee on this item will be considered by the County Council as the Legislative Body, at a Public Hearing on November 6, 2024.* (DEV-9636; 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.