

NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on January 11, 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 January 17, 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=ZGRhdVp2bzIxZUk1cUNsbUhHSzBHQT09>.

Public comments and questions for the Planning Commission meeting can also be made via email prior to January 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 and afterwards from the Wasatch County Website: <https://docs.wasatch.utah.gov/OnBaseAgendaOnline/>.

WASATCH COUNTY PLANNING COMMISSION - AGENDA

Thursday, January 11, 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 December 14, 2023 Meeting
- 4 Election of new Chair and Vice Chair

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 the fourth and final of four possible 90 day extensions 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 December 6, 2023 under the most recent extension approval. (DEV-8824; Doug Smith)

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

- 2 Mike Johnston, representing Bucknell Investments LLC, requests a Minor Plat Amendment to Diamond Bar X No. 6 in order to combine lots 20 and 21 into one lot and to combine Open Space Areas A, B, and D into a single parcel located at 5616 S Diamond Bar X Road in the Preservation (P-160) zone. (DEV-8627; Anders Bake)
- 3 Brian Balls, representing Christensen Farms Lots LLC, requests a plat amendment to Christensen Farm Phase 1 subdivision plat to add 0.134 acres of adjacent property to a retention area parcel located at 1460 S 2130 E 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 January 17, 2024. (DEV-8733; Austin Corry)
- 4 Verizon Wireless, representing American Tower Corporation, requests a modification to a Conditional Use Permit to permit removal of existing equipment and antenna and to install new antenna on an existing tower located on parcel 20-0001 near the Wasatch County / Utah County border in Provo Canyon in the Preservation (P-160) zone. (DEV-8820; 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.