



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on March 13, 2025 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 March 19, 2025 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 March 12th 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, March 13, 2025, 6:00 PM

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 January 9, 2025 Meeting
4. Election of Chair and Vice Chair

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

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

1. Andrew Badger, representing Rocky Mountain Power, requests a Conditional Use Permit to rebuild approximately 8.6 miles of existing, overhead electrical distribution assets to mitigate wildfire risks along SR-32 and US-189 on the southwest part of Jordanelle Reservoir. (DEV-10109; Caden Lyon)
2. Dan Garvin, representing DRH Holdings, requests Preliminary Plan approval for Caspersville Lane Vistas, a proposed residential subdivision consisting of eight lots, approximately 6 acres each, on a total of 51.8 acres located at 1871 Caspersville Road in the Residential Agriculture 5 (RA-5) 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 March 19, 2025.* (DEV-9345; Austin Corry)

3. Michael Olson, representing Farms at Center Creek, LLC, requests Final Subdivision approval for The Ranches at Farm Meadows Subdivision Phase 1, a proposed subdivision consisting of 33 residential lots and including the donation of 12.42 acres of property for a county regional park and 11.76 acres to the school district on a total of 68.82 acres located at the intersection of 2400 East and Center Creek Rd in the Residential Agriculture zone (RA-1). (DEV-9795, Austin Corry)
4. Phil Williams, representing Wildwood Reserve Development LLC, requests a Plat Amendment to rename Benloch Ranch Phase 1C PUD to Wildwood Reserve Subdivision and remove a portion of common area. The Plat is located in the Jordanelle Basin Overlay Zone (JBOZ). **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 March 19, 2025.* (DEV-10112; Anna Anglin)
5. Josh Wagstaff, representing the Cummings Family, requests Preliminary Subdivision approval for a 37-lot subdivision on 48.4 acres located at 3267 E 2400 S in the Residential Agricultural (RA-1) zone. (DEV-10047; Anna Anglin)

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.