



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on April 10, 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 April 16, 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 April 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, April 10, 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 March 13, 2025 Meeting
- 4 Election of 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 Michael Olson, representing Farms at Center Creek, LLC, requests a modification to the plans approved during the March 13, 2025 Planning Commission meeting to shift a water line and trail connection that was presented to the Planning Commission as running between lots 105 and 106 at the end of Sunnybrook Circle to instead run at the east boundary of lot 106. (DEV-9795; Austin Corry)

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

- 2 Bruce Eilbacher requests a Conditional Use Permit for an accessory garage structure that is 2,001-3,000 square feet as well as a 1,000 square foot Guest ADU inside the garage located at 465 S 1750 E in the RA-1 zone. (DEV-10358; Anders Bake)
- 3 Heber Valley Center for Learning Inc requests Conditional Use Permit and Site Plan approval for a proposed Land Use 6817 (school for handicapped) and Land Use 1292 (residential facility for handicapped persons) located at 1210 Remuda Run Drive in the Residential Agriculture 1 (RA-1) zone. The request includes an amendment to the development agreement which specifically required for the lot to be used as an educational facility for persons with disabilities, but did not include allowance for inclusion of a residential facility for handicapped persons. **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 April 16, 2025.* (DEV-9004; Austin Corry)
- 4 Matt Christensen, representing TLC Investment Enterprise LLC, requests Final Subdivision approval for The Crossings at Lake Creek Phase 3, a proposed residential subdivision consisting of 47 lots on 18.92 acres in Section 3, Township 4 South, Range 5 East in the Residential Agricultural (RA-1) zone. (DEV-10106; Austin Corry)
- 5 Matt Christensen, representing TLC Investment Enterprise LLC, requests Final Subdivision approval for the Crossings at Lake Creek Phase 6A, a proposed phase of the Crossings at Lake Creek development consisting of a section of Cottage Lake Road and 2 parcels on 11.81 acres with a 2.9 acre portion of the parcels being undeveloped reserved area for a future clubhouse complex located in Section 3, Township 4 South, Range 5 East in the Residential Agriculture 1 (RA-1) zone. (DEV-8634; Austin Corry)
- 6 Amendments to 16.21.18 "Nonmotorized Trails" and the required conditions for waiving trail requirements. **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 April 16, 2025.* (Doug Smith)
- 7 Amendments to 16.08.04 "Lot Area and Maximum Density" to allow pre-existing wells on lots less than 4 acres in certain areas of the County. **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 April 16, 2025.* (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.