



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on June 13, 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 June 26, 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 June 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, June 13, 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 May 9, 2024 Meeting

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 The Crossings at Lake Creek I, LLC requests a Plat Amendment to The Crossings at Lake Creek Phase No. 1, in order to amend the boundaries of Lot C, a designated open space lot, that would adjust the location of the parcel but maintain the same size for the parcel and to include the required trail improvements that have not yet been completed. The parcel is located at approximately 340 S Lindsay Hill Road 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 June 26, 2024. (DEV-8218; Austin Corry)

- 2 Discussion and possible recommendation of Ordinance 24-04, a request by Rhett Riding for an amendment to Wasatch County Code §16.21.28(C)(3)(2) in order to reduce the setback distance of cellular towers from residential or commercial properties from 1,000 feet to 100 feet in the Mountain (M) zone as well as other code changes and updates proposed to be included in this code amendment. *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 June 26, 2024. (DEV-9172; Doug Smith)
- 3 Bradley Gygi, representing the Church of Jesus Christ of Latter-day Saints, requests an amendment to a 2001 Master Plan and Density Determination for the Heber Valley Youth Camp in order to modify the uses and density allocations originally approved. The modifications are primarily to remove four lodges and dining halls and replace the density with additional cabins, RV hookups, and caretaker dwellings. The project is located at approximately 6401 East 1200 South in the Mountain (M) 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 June 26, 2024. (DEV-8823; 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.