



UTAH COUNTY
PLANNING COMMISSION
100 East Center Street, Suite 1400
Provo, UT 84606
801-851-8343

December 17, 2024

AGENDA

Meeting to commence at 5:30 p.m.

(Order of agenda items subject to change at discretion of the Chair)

This meeting will be a public meeting subject to the Utah Open and Public Meetings Act. Commission members may participate electronically at will, with the anchor location as stated above. Comments may also be submitted prior to the meeting to mariep@utahcounty.gov

Information related to the items on this agenda, along with the Utah County General Plan & Utah County Land Use Ordinance, can be found online at: www.utahcounty.gov/Dept/ComDev/Planning
The Utah Public Notice Website can be found online at: pmn.utah.gov

This meeting can be viewed live on YouTube under the heading UTAH COUNTY GOVERNMENT or by going to the following link:

<https://www.youtube.com/channel/UCkRYDnXVDLGv9792bhWn9Wg>

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF MINUTES - October 8, 2024 regular meeting

D. LAND USE ORDINANCE AMENDMENT (PUBLIC HEARING)

1. Timpanogos Special Service District - Proposed Utah County Land Use Ordinance text amendment to Section 12.56, and any other applicable section, to include bio-solids handling operations owned and operated by a governmental entity as a permitted use in the Public Facilities (PF) Zone
2. Utah County Planning Commission - Proposed Utah County Land Use Ordinance text amendment to Section 6.04 and any other applicable section, related to an exception to the required domestic water acknowledgement and disclaimer form for properties serviced by a municipal water system or special service district water system

3. Utah County Planning Commission - Proposed Utah County Land Use Ordinance text amendment to Chapters 2, 14, and any other applicable section related to bonding requirements for large scale developments, definitions associated with large scale developments, and other related housekeeping items

E. GENERAL PLAN/ZONE MAP AMENDMENT

(PUBLIC HEARING)

1. Timpanogos Special Service District - Proposed amendment of the Utah County General Plan Land Use Element Map from Agricultural to Manufacturing, and amendment of the Official Utah County Zone Map from the Residential Agricultural (RA-5) and Mining and Grazing (M&G-1) Zones to the Public Facilities (PF) Zone for property located in Sections 5 and 8, T9S R1W, approximately 48 acres, Chimney Rock Pass Road area of unincorporated Utah County

F. CONDITIONAL USE APPLICATION(S)

1. Pinyon Creek Solar, LLC - **Application #CU2024-04** – Request to amend a previously approved conditional use for a solar power generation facility in the Mining and Grazing (M&G-1) Zone by adding additional property, located in Section 31, T9S R1W, approximately 320 additional acres, Goshen Valley/Elberta area of unincorporated Utah County
2. Pinyon Creek Solar, LLC - Request to extend the termination date for conditional uses (Utah County Board of Adjustment Appeal #1613 and #1614) granted April 6, 2023 for a solar power generation facility in the Mining and Grazing

(M&G-1), located in Sections 18, 19, 29, and 30, T9S R1W, and Sections 13 and 25, T9S R2W, Goshen Valley/Elberta area of unincorporated Utah County

G. OTHER BUSINESS

- 1. Resolution adopting the annual meeting schedule for the Utah County Planning Commission for calendar year 2025**

H. ADJOURN

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify staff at (801) 851-8343 at least one day prior to the meeting.