



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

January 21, 2025

**AGENDA**  
**(amended)**

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](mailto: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](http://www.utahcounty.gov/Dept/ComDev/Planning)  
The Utah Public Notice Website can be found online at: [pmn.utah.gov](http://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** - December 17, 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 the storage and sale of Class A bio-solids owned and operated by a governmental entity as a permitted use in the Public Facilities (PF) Zone **(continued from 12/17/24 meeting)**

2. Robert and Leslie Hight - Proposed Utah County Land Use Ordinance text amendment to Chapter 4.44 (Frontage on an Approved Public Street Required, Exceptions), and any other applicable sections, to amend requirements for lots or

parcels separated from official frontage by railroad right-of-way

**3. J L.C.**

- Proposed Utah County Land Use Ordinance text amendment to Sections 12.08.D, 12.08.E, and any other applicable section, to reduce the minimum area required for a single-family dwelling from 5 acres to 2.5 acres and reduce the minimum lot/parcel width required for a single-family dwelling from 250 feet to 125 feet in the Residential Agricultural (RA-5) Zone

**4. Utah County Planning Commission**

- Proposed Utah County Land Use Ordinance text amendment to Sections 2.08, 6.16, and any other applicable section, related to assigning administration of special flood hazard areas in the unincorporated areas to the Engineering Division of the Utah County Public Works Department

**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 **(continued from 12/17/24 meeting)**

**F. OTHER BUSINESS**

- 1. Election of Chair and Vice-Chair of the Utah County Planning Commission for calendar year 2025**

## **G.     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.*