



NOTICE is hereby given that the WASATCH COUNTY PLANNING COMMISSION will hold a Public Hearing on October 9, 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 October 15, 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 October 8th 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, October 9, 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 August 14, 2025 and September 11, 2025 Meetings

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 Ordinance 25-14 proposing text amendments to sections 16.21.28 and 16.15.03 among others to allow cellular towers as a conditional use when located in Open Space Districts together with updating the open space definition in section 16.04.02 and changing the 4712-land use category to "Wireless Telecommunication Facilities" in various zoning Districts County wide. **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 October 15, 2025.* (Anna Anglin)

- 2 ARX Wireless Infrastructure LLC, representing Storied Deer Valley LLC, is requesting approval of a Conditional Use Permit to construct a 60-foot stealth wireless communication facility designed as a mono-pine in an open space area within the Tuhaye development. The proposed facility is located within Section 27, Township 2 South, Range 5 East, and falls within the boundaries of the Jordanelle Basin Overlay Zone (JBOZ). (DEV-11202; Anna Anglin)
- 3 Ordinance 25-13 amending section 16.21.16(G, c) removing the requirement for streetlights to be located at fire hydrants and requiring them at intersections and at the end of cul-de-sacs. **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 October 15, 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.