

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Planning Commission Meeting

March 24, 2026

6:00 p.m. – Regular Meeting

-Time and Order of Items are approximate and may be changed as Time Permits-

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

1. Regular Meeting:

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance: By Invitation
- IV. Prayer/Thought by Invitation ()
- V. Recuse for Conflict of Interest

2. Consent Agenda:

- I. 03.10.2026 Planning Commission Minutes for Review

3. Action Items: N/A

4. Work Meeting:

- I. Review Council Budget & Policy Priorities & Planning Related Presentations from Council's Budget Retreat. (Community Development Director Tony Kohler)
- II. Review of Rezone of City's Hospital Well to Institutional & Public Facility Zone. (Community Development Director Tony Kohler)

5. Administrative Items:

- I. City Council Communication Item

6. Adjournment:

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media. In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Meshelle Kijanen at the Heber City Offices at 435.657.7898 at least eight hours prior to the meeting.

Posted on 03.19.2026, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting Amended
March 10, 2026

DRAFT Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Chairperson Phil Jordan called the Planning Commission Meeting to order at 6:00 p.m. and welcomed everyone present and welcomed Kristina Goodnough as the new alternate Planning Commissioner.

II. Roll Call

Planning Commission Present

Chairperson Phil Jordan
Commissioner Dave Richards
Commissioner Josh Knight
Commissioner Robert McKinley
Commissioner Kristina Goodnough

Planning Commission Absent:

Commissioner Darek Slagowski
Commissioner Robert Wilson
Commissioner Greg Royall
Vice-Chair Tori Broughton

Staff Present:

Planning Manager Jamie Baron
Planner Jacob Roberts
Planning Office Admin Meshelle Kijanen

Staff Participating Remotely:

N/A

Also Present:

Bret Anderson, John McDonald

Also Attending Remotely:

Andrew Dedrickson and Paul Iorio

III. Pledge of Allegiance: By Invitation

Commissioner Dave Richards led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation ()

Commissioner Dave Richards offered a prayer.

V. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. 02.10.2026 Planning Commission Minutes for Review

Motion: Commissioner Robert McKinley moved to approve the items on the Consent Agenda. Commissioner Knight made the second.

Discussion: N/A

Voting Yes: Planning Commissioner Richards, Commissioner Knight, Commissioner Jordan, Commissioner McKinley and Commissioner Goodnough. **Voting No:** None. The Motion Passed 5-0.

3. Action Items:

- I. Public Hearing to consider the Repeal of 18.122 Fee Schedule and to amend 18.52.040 Area, Width, Height, and Setback Requirements to adopt Residential Rear Yard Setback Exemptions. (Planning Manager Jamie Baron)

Planning Manager Jamie Baron presented the Staff Report as included in the meeting materials. The proposed is to repeal Section 18.122, which conflicts with the Consolidated Fee Schedule, and Amend 18.52.040 to permit a portion of a home or structure to extend into the setback of residential lots within the R-1, R-2, and R-3 Zones. Staff is recommending the Planning Commission hold a public hearing and forward a positive recommendation to the City Council with the Findings in the conclusion of the Staff Report. The City Council, after receiving comments from some residents, requested staff to bring forward a Text Amendment that would allow for a portion of a home or covered deck to be able to extend into the rear setback. Currently, the code would not allow any portion of the home, covered deck or patio, or decks that require a guard rail to enter the setback. Additionally, Section 18.122 Fee Schedule is an outdated section that is not currently being used. This is to be repealed to prevent any potential contradictions with the adopted consolidated fee schedule.

The following is the proposed code:

Rear Setback Exceptions. A portion of the house, including covered and uncovered decks, may extend up to 10 feet beyond the rear setback line with the following requirements:

1. Height of the extension beyond the setback does not exceed the height of the roof of the main structure.
2. The total area of the extension and any accessory building does not cover more than twenty-five percent of the rear yard.
3. The length of the house extending beyond the setback may not be more than 50% of the overall length of the house.
4. Required separation from any accessory buildings is maintained.

Chairperson Phil Jordan opened the Public Hearing for Public comment.

Brett Anderson approached the Planning Commission and stated he was the individual who had asked for an extension into the setbacks. Mr. Anderson explained where he lived which was near Valley Hills, and adjacent to Heritage Parkway. Mr. Anderson explained that he would like to extend his house, but there was a 30-foot setback. The extension that Mr. Anderson was hoping to receive support for would exceed the

setback by two feet. Mr. Anderson explained that Staff had been great to work with but hoped to receive support from the Planning Commission. Mr. Anderson explained further that the property immediately behind him was City property, and he had a license for encroachment. Mr. Anderson received the license for encroachment as there is nothing in the future that the city will do with their property and the only space between his property and the road is the City's property.

Chairperson Jordan asked if there were any other comments online or through email, as there were none, he closed the Public Hearing.

Chairperson Jordan opened up the conversation to the Planning Commissioners.

Commissioner McKinley stated he did not have a concern about the fee schedule.

However, he believed there was a real purpose behind setbacks and while there may not be a problem with respect to this particular property, as it sounded like there was no other residence that would be affected. Commissioner McKinley could see the proposal having a real problem in neighborhoods if setbacks were allowed to violate as high as the main house. The proposal might affect the privacy of neighboring residents because it could allow for different view lines into the neighbors house and also believed the wording to be too broad.

Commissioner Richards asked if the proposed setbacks would affect accessory buildings or just the main structure. Mr. Baron stated as accessory buildings have their own setbacks, the proposal would only affect the main building and the setbacks for the main building would be more restrictive than accessory buildings. Commissioner Richards understood Commissioner McKinley's point, as with smaller zones the setback encroachment could be an issue. However, Commissioner Richards wanted the proposed zone proposal to be allowed for the current resident, Mr. Anderson. Mr. Richards wondered if there could be different wording to make the proposal more restrictive in smaller zones. Commissioner Richards confirmed with Mr. Baron that the proposal was for rear setbacks with up to a 10-foot encroachment into the setback only. Mr. Baron confirmed that information to be correct.

Chairperson Jordan mentioned the infringement could be up to 10 feet into the setback but no less than a number agreed upon from the actual property line, like probably 5 ft. Mr. Baron stated the applicant would need a fifteen ft rear setback to make that happen. Chairperson Jordan asked for clarity on the height. Mr. Baron explained that in no case would the extension be taller than the main structure, but it could be the same height. An accessory building can be 27 ft tall with a 5 ft setback. The reason for this being brought to the commission, rather than just doing an MDA for Mr. Anderson, is because other residences were experiencing the same type of issue and there was a desire to bring more flexibility to the residence. If the City allows this, there should be some flexibility for everybody.

Commissioner McKinley did not want the height to be the same height as the house.

Mr. Baron responded that if a homeowner is needing to tie into the roof structure it typically needs to be the same pitch.

Commissioner Richards asked how many times building permits had been denied because of setbacks. Mr. Baron responded that there have been many denied building permits due to setbacks. Commissioner Richards suggested the encroachment could be 5 ft rather than 10 ft. Chairperson Jordan suggested that the encroachment could only be 75% of the height. Commissioner Goodnough commented that 65% of the roof

height sounded good. Commissioner Richards stated a one-story home would work with a percentage but higher than a one-story would begin to affect the roof slope. Commissioner Josh Knight stated that he agreed with Commissioner's McKinley's concerns and asked if there could be a set number that cannot encroach on the property line. Mr. Baron stated it would depend on the setback and ran through the numbers with the Commissioners. After discussing many different scenarios and considerations, the Commissioners made a decision and a motion was made.

MOTION: Commissioner Richards moved to forward a positive recommendation of the repeal of section 18.122 and amendment to 18.52.040 as presented with the findings and conditions as presented in the Staff Report, with the exception of a change to the rear setback exceptions applied to a portion of the house with covered and uncovered decks that may extend up to 5 ft not 10 ft beyond the rear setback within the following four requirements and with a change to requirement number one which will be:

1. Height of the extension beyond the setback does not exceed the height of the main roof and is limited to one story.
2. The total area of the extension and any accessory building does not cover more than twenty-five percent of the rear yard.
3. The length of the house extending beyond the setback may not be more than 50% of the overall length of the house.
4. Required separation from any accessory buildings is maintained.

Commissioner McKinley made a second to the motion.

Discussion: N/A

Voting Yes: Planning Commissioner Richards, Commissioner Knight, Commissioner Jordan, Commissioner McKinley and Commissioner Goodnough. **Voting No:** None. The Motion Passed 5-0.

II. Public Hearing: Ordinance 2026-04 Text Amendment, Amending the height of flagpoles in the Institutional & Public Facilities Zone. (Planner Jacob Roberts)

City Planner Jacob Roberts presented the Staff Report as included in the meeting materials. Heber Light and Power is proposing to install a flagpole at the new administrative building currently under construction at 626 West 300 South and has applied for a text amendment to allow a taller flagpole than what is currently allowed. The proposed flagpole would be approximately 80 feet in height (please see attached document), while the City's code currently permits flagpoles up to a maximum height of 25 feet. This text amendment would permit flagpoles up to 80 ft in the Institutional and Public Facilities Zone (IPFZ).

Staff was approached by Heber Light and Power about the possibility of installing a large flag pole at the new Heber Light and Power Admin Building located at 626 West 300 South. Staff shared that currently flag poles are only permitted to be a maximum of 25 feet tall. Staff from Heber Light and Power expressed interest in seeing this code change to allow for a taller flag

pole at this location. A discussion was held with the City Council, who stated they would support a text amendment. Heber Light & Power then applied for a text amendment to allow flag poles up to 70' in the IPFZ.

Staff previously presented the City Council with several options to achieve the applicant's desired outcome. These options included: (1) a text amendment to modify permitted flagpole heights, (2) a site-specific development agreement applicable only to this property, or (3) maintaining the current maximum flagpole height of 25 feet. Following discussion, Council and staff agreed that a text amendment would be the most appropriate approach, and Heber Light & Power subsequently submitted an application to initiate that process. Under the existing code, flagpoles are limited to a maximum height of 25 feet citywide. Staff advised the Council that a text amendment would provide the most consistent and enforceable method to allow taller flagpoles within specific zoning districts. A site-specific development agreement could present long-term enforcement challenges, whereas a code amendment would establish clear uniform standards. Staff also determined that taller flagpoles are unlikely to create significant nuisance impacts when located in appropriate zones. The proposed amendment would apply only to the IPFZ; all other zoning districts would remain subject to the existing 25-foot height limitation.

This text amendment will adjust Section 18.104.030 General Standards, which is a subsection of Section 18.104 Signs.

Chairperson Jordan had a question for the applicant. The applicant, Andrew Dedrickson, was online and introduced himself. Chairperson Jordan asked Mr. Dedrickson how Heber Light and Power came up with an 80-foot flagpole. Mr. Dedrickson responded that ultimately the height came about by consulting with different flag pole companies throughout the state, in particular Colonial Flag, one of the biggest in the nation and that is what they selected for the size of our building. Then they have a metric they use for determining the size, and it's basically twice the size of the highest point of your building. The company also informed us that if a flag pole is within the roofline of a building, the flag gets lost in the building. Therefore, that is the reason why we are asking for 80 feet. It's roughly twice the size of the roofline of the building.

Chairperson Jordan opened the Public Hearing as there were no comments through email, online or in the Chambers. Chairperson Jordan closed the Public Hearing.

Chairperson Jordan opened the discussion to the Planning Commissioners.

Commissioner McKinley suggested placing a setback from such a pole to the property line. Commissioner Knight confirmed that the flagpole height was specific to this zone. Mr. Roberts confirmed the flagpole height was just for the IPFZ. Commissioner McKinley commented that a setback from residential was considered with the height of the transmitter poles but wasn't sure if this would or could be an issue.

Chairperson Jordan asked what the setbacks were to the transmitter poles from residential. Mr. Roberts found the municipal code for transmitter poles (or monopoles) was a minimum of 115% of the height of the monopole from any residential lot line,

measured from the base of the monopole to the nearest residential lot line. Chairperson Jordan stated that there would be a 100-foot setback to any residential area and stated monopole are not that different from a flagpole. Therefore, we could apply the same setback.

MOTION: Commissioner McKinley moved to a positive recommendation for ordinance 2026-04, a flagpole height amendment. With the additional condition that a flag pole would need to be a distance of 115% of the pole height from any residential property line. Commissioner Goodnough made a 2nd to the motion.

Discussion: Chairperson Jordan commented with additional calculations if the flagpole were different heights but determined the Planning Commission had set a maximum distance and would go down from there depending on the flagpole height.

Voting Yes: Planning Commissioner Richards, Commissioner Knight, Commissioner Jordan, Commissioner McKinley and Commissioner Goodnough. **Voting No:** None. The Motion Passed 5-0.

4. Work Meeting:

- I. [Removed From Agenda, Item Moved to 03.24.2026 PC Meeting. Review Council Budget & Policy Priorities & Planning Related Presentations from Council's Budget Retreat. \(Community Development Director Tony Kohler\)](#)

5. Administrative Items:

Chairperson Jordan asked a Staff member to discuss the Agenda for the past City Council meeting and that the same discussion continued to be added under Administrative Items on the Planning Commission Agenda. Admin Meshelle Kijanen stated she would make sure to add this communication item going forward. Chairperson Jordan stated that all Commissioners had been given a copy of the Conflict of Interest Disclosure form that was to be signed by all Commissioners annually and asked that all forms be signed by the 24th of March and returned to Ms. Kijanen Staff then explained the March 3rd City Council Agenda Items. Please access the March 3, 2026 City Council meeting through the link below. Either the meeting minutes or the audio video are available.

<https://hebercityut.portal.civicclerk.com/event/461/files/agenda/1364>

6. Adjournment:

MOTION: Commissioner Goodnough motioned to adjourn the meeting. Commissioner Knight made the 2nd to the motion and the meeting was adjourned.

Meshelle Kijanen

Meshelle Kijanen, Administrative Assistant



Planning Commission Staff Report

MEETING DATE: 3/24/2026
SUBJECT: Review Council Budget & Policy Priorities & Planning Related Presentations from Council's Budget Retreat. (Community Development Director Tony Kohler)
RESPONSIBLE:
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

This item reviews the presentations given to the City Council at the annual budget and policy retreat in January 2026. The presentations involve Dark Skies, Parking, the Fire Station and Council's adopted 2026 Budget and Policy Priorities resulting from that the retreat discussions. Materials for this item are attached.

RECOMMENDATION

N/A

BACKGROUND

N/A

DISCUSSION

N/A

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. Dark Sky Presentation 2026
2. Parking 1-24-26
3. Fire Station 1-24-26
4. CC FY27 Priorities and Action Register

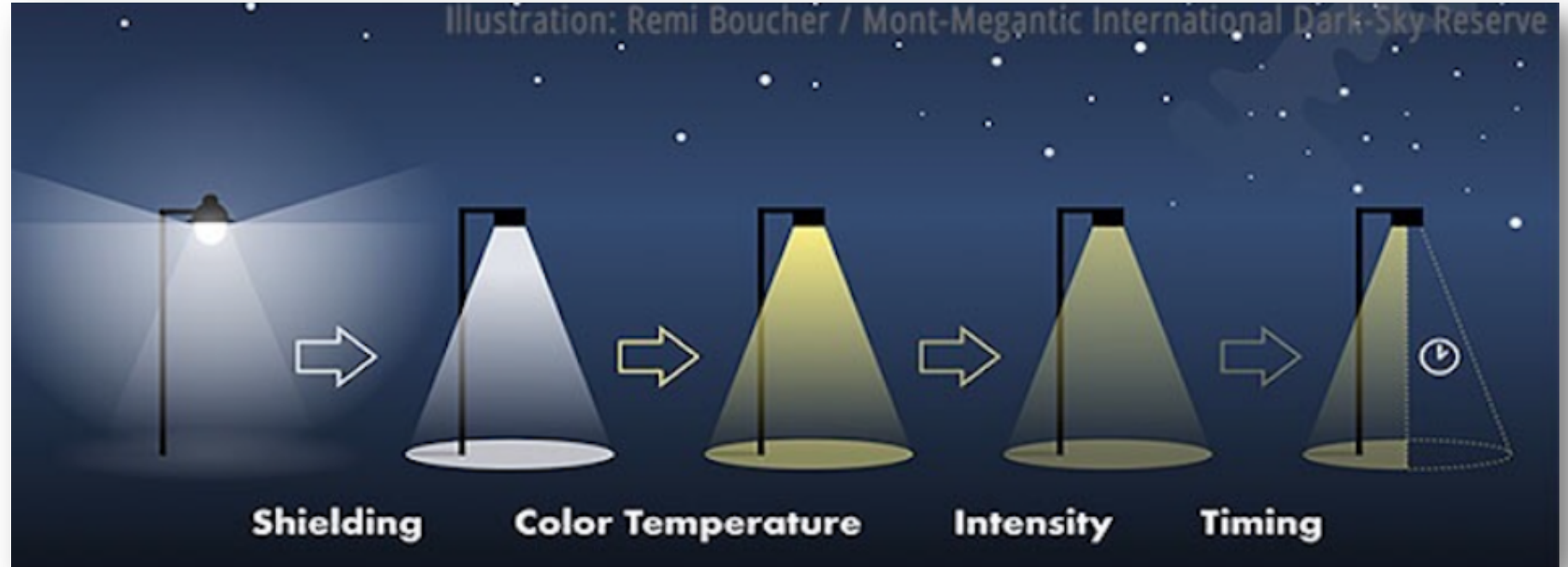


Heber City Dark Skies

January 24, 2026

Summary of Dark Sky Code

1. LED Bulbs
2. Light Trespass
3. Color Temperature
4. Intensity
5. Timing
6. Exemptions



Adopted August 3, 2021

Grandfathered Uses: those uses lawfully in place before the passage of the applicable law may continue as they operated before that new law

1 LED Bulbs

STANDARDS

- All light bulbs must be Light Emitting Diode (LED) Bulbs

Why

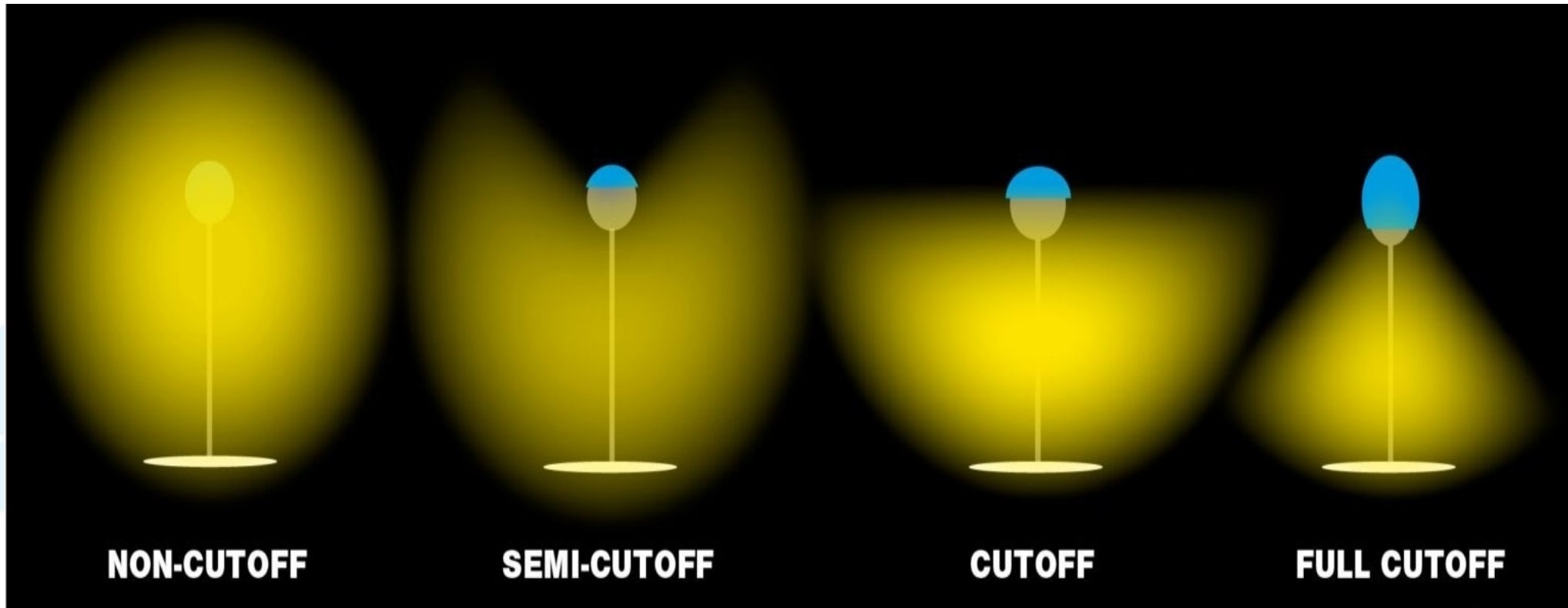
- Ability to change color
- Ability to change brightness
- Efficiency



2 Light Trespass: Cutoff

STANDARDS

- All lighting must be full cut-off and directed downward



Why Cut Off Lighting?

Non cutoff lighting shines into:

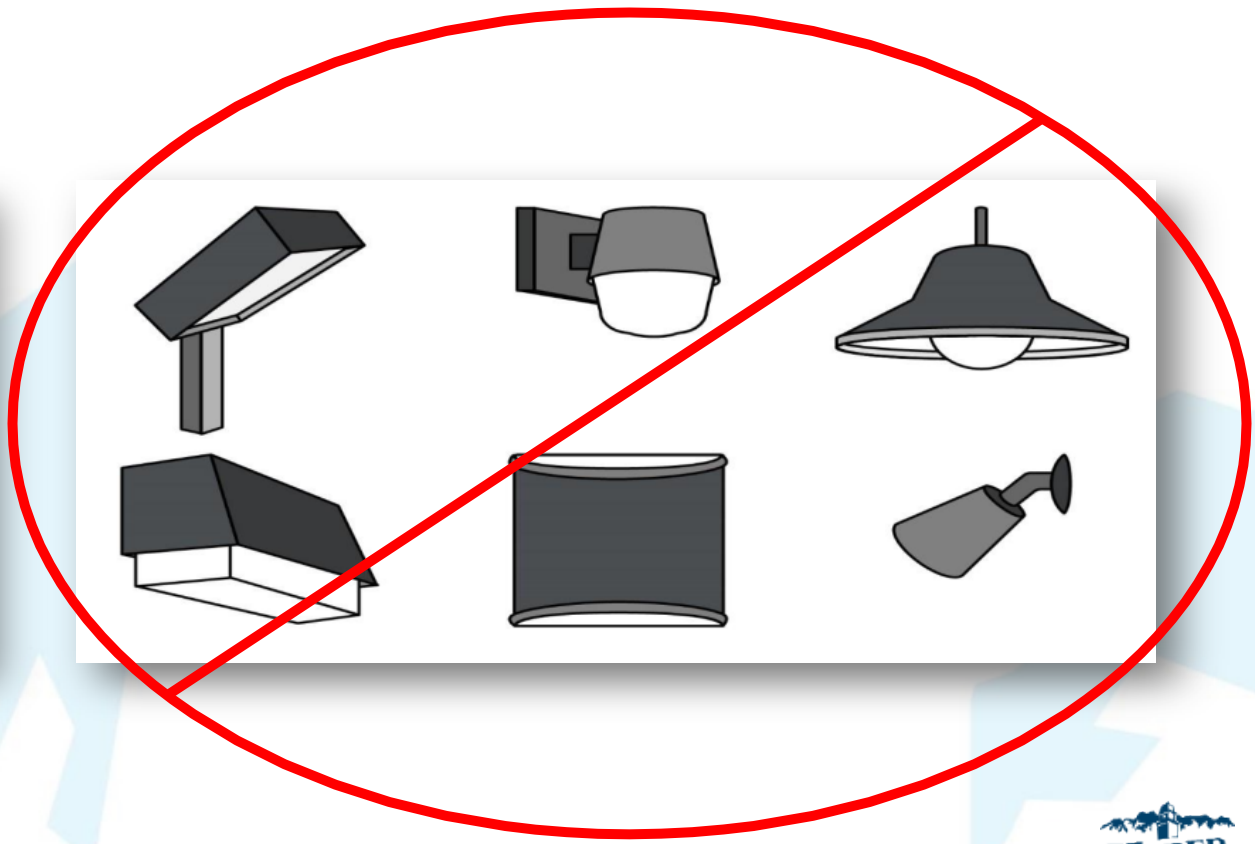
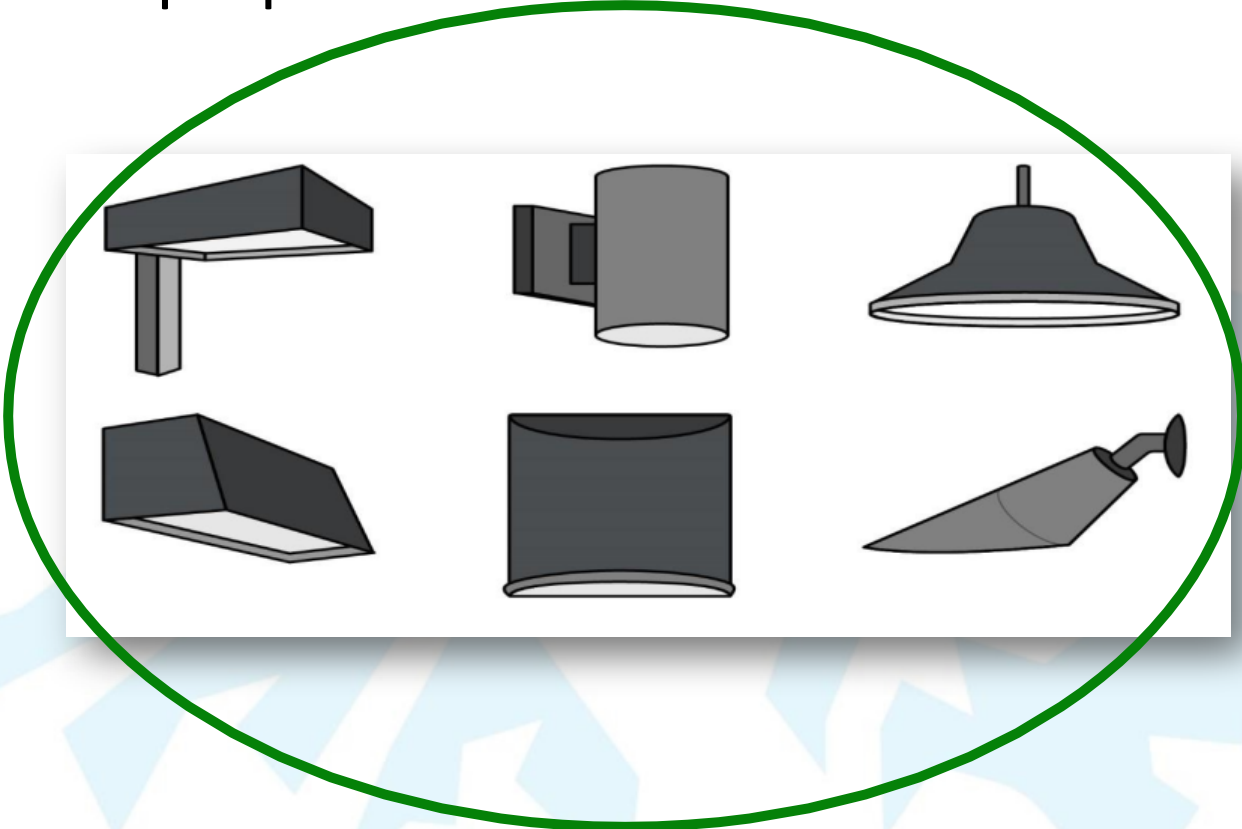
- adjoining properties, annoying neighbors
- the sky, making it hard to see stars
- the eyes of pedestrians, making it hard to see hazards, criminals & vehicles
- the eyes of drivers, making it hard to see pedestrians



Attaining Cutoff Lighting: Bulb Visibility

STANDARDS

- All bulbs must be fully shielded and not directly shine onto other properties



Attaining Cutoff Lighting: Height

STANDARDS

- All lighting must be mounted no higher than 16 feet



16' max height



16' max height



16' max height

Full Cut Off Issues Around the City

- Could a shield be installed in these light fixtures?



Full Cut Off Issues Around the City

- Should the City pass an amortization law requiring Full Cutoff Lighting within 5-years?
- Question: does the City really need street lighting here?

AMORTIZATION

The process of phasing out non-conforming land uses over a specified period, allowing property owners time to adjust to new zoning regulations



3 Color Temperature

STANDARDS

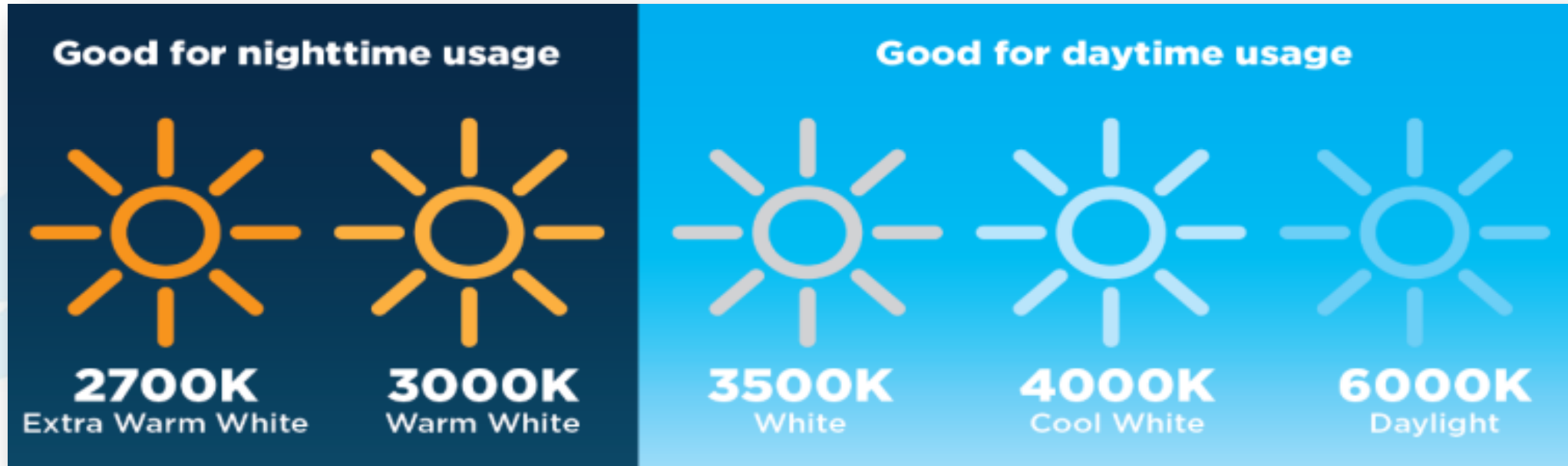
- All lighting must be 3000 K or less in color

Why:

- More natural
- Relaxing
- Similar to traditional lighting colors

Affordable change

- May simply require switching electronics settings for LED color



4 Low Intensity

STANDARDS

- 100,000 lumens max per acre
- Only for non-residential/multi-family

Why:

- Over illuminates a site
- Light Trespass onto other properties
- Blinding to drivers/customers



- Could the light bulbs be changed to a lower wattage and a warmer color LED bulb?

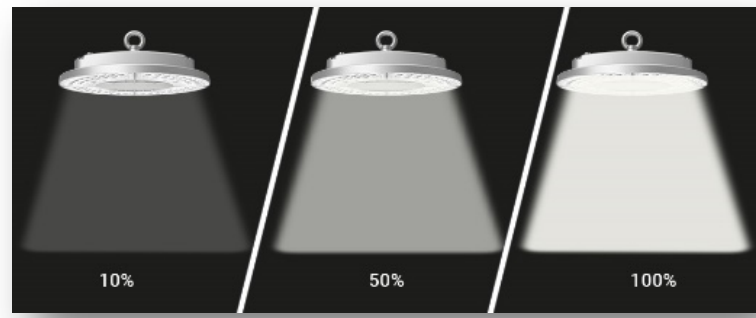


5 Timing: Dimming & Nightly Shut Off

STANDARDS

- Must shut off exterior lighting during non-business hours
- Dimming permitted when essential to security
- Only for non-residential/multi-family

- Could a dimmer timer be installed?
- Could the City offer matching financial assistance?



6 Exemptions

- Airport lighting
- Up-lit government flags
- Holiday lighting



Soffit Lighting (permanent holiday lighting)

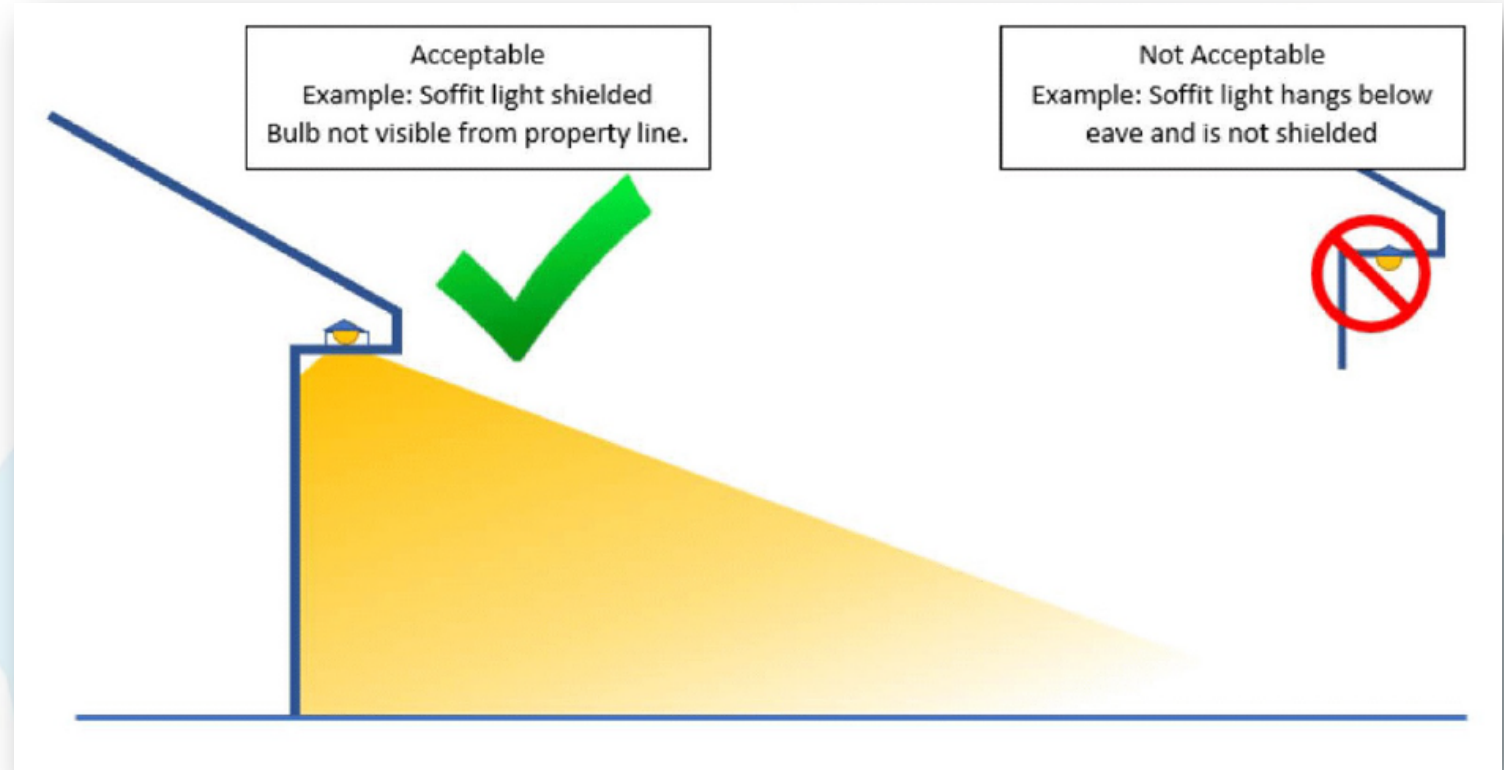
Why is this becoming an issue?

- LED lighting becoming cheap and readily available
- Owners not aware of nuisance they create for neighbors
 - Shines onto adjoining properties
 - Non-standard colors
 - Permanent use
 - High intensity
 - Left on all night



Soffit Lighting Best Practices

- Shielded
- Low Intensity
- Timers turn off at late night
- Use only during holidays
- Could CAPS assist with an Education Project?



Streetlighting

- Heber City allocates \$25,000 each year to decommission streetlights
- Online request form
- Many streetlights removed along Main Street

The screenshot shows a web browser window with the URL <https://heberut.gov/formcenter/street-light-retrofit--decommission-request-8/dark-sky-retrofit--decommission-request-58>. The page header includes the Heber City logo and navigation links for GOVERNMENT, DEPARTMENTS, and COMMUNITY. The main heading is "Dark Sky Retrofit / Decommission Request". Below this is a descriptive paragraph: "Some neighborhoods may have excessive street lights and some have outdated lights that should be retrofitted to become dark sky compliant. We want to hear from you. This request allows you to nominate non-corner/intersection streetlights to be evaluated for retrofitting or even decommissioning." The form contains several input fields: "Requester First Name*", "Requester Last Name*", "Requester Email Address*", "Requester Phone Number*", "Requester Address*", "Requester City*", "Requester State", "Requester Zip Code", "Lighting Request Address*", "City", "State", "Zip Code", and a dropdown menu for "Requested Lighting Issue*" with the option "-- Select One --". At the bottom, there is a section for "Upload a photo of the Lighting Issue" with a "Choose File" button and the text "No file chosen".

Street Lighting

- Light trespass onto adjoining properties
- Lights shine into viewer's eyes, blinding drivers and pedestrians
- Duplicates other lighting source just a few feet away
- Is it necessary: vehicles have headlights
- Does the City need to wait for a complaint?



Street Lighting

- Does the City really need streetlights here?
- Maybe these streetlights could be dimmed or turned off?



Potential Dark Sky Lighting Strategies

- **Permanent Soffit Lighting**

- Education: Potential Caps Project
- Ordinance Enforcement
- Ordinance Update

- **Non-Compliant Street Lights**

- Budget each year for:
 - Removing duplicative street lighting
 - Turning off unnecessary fixtures
 - Shielding nuisance streetlights

- **Non-Conforming Lighting**

- Education
- 5 Year Amortization
- City/HPL Matching Grants
- Reach out and negotiate
- Ask local retailers to carry Dark Sky compliant lighting fixtures

Dark Sky Community Standards in Utah

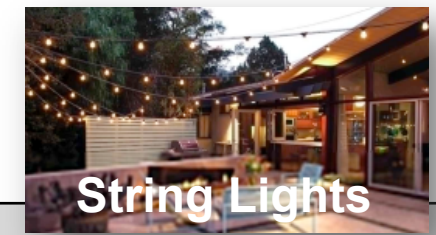
Communities

- Heber
- Helper
- Hurricane
- Ivins
- Kanab
- Midway
- Moab
- Park City
- Torrey

Standards

- All:
 - Require Full Cutoff Lighting
 - Have a <3,000k limit (except Hurricane: 4,000k)
- Several exemptions per community (3 in Heber)
 - FAA, Flags & Holidays exempt in most
- Intensity limits vary greatly
- Helper and Moab: 5-year Amortization
- Park City required immediate 3,000k compliance as of 2024
- Torrey: implies that it offers financial assistance

Comparison of Dark Sky Regulations



City	5-Year Amort	Notable Exemptions from Lighting Regulations								Other
		Holiday	Low Output	String Light	Motion Sensor	Trails	Temp	SFD	Unique	
Heber		X								
Helper	X	X	X				X			
Hurricane		X	X		X					
Ivins		X			X	X	30 days			
Kanab		90 day/yr	X		X			1 & 2	public parking	
Midway		Nov 15- Jan 20 & all holidays	X	X					flags on Memorial Hill	<ul style="list-style-type: none"> soffit light prohibition
Moab	X	Oct 15 – Jan 15 until 10 pm		X		X			special exceptions	<ul style="list-style-type: none"> immediate compliance for any new permit/license; abandoned uses full compliance; non-conforming lighting turned off by 10 pm
Park City		Nov – Mar until 11 pm		X		X	X		parking, ski, water, film	<ul style="list-style-type: none"> immediate compliance with 3,000k
Torrey			X		X					<ul style="list-style-type: none"> financial assistance; change of ownership compliance

International Dark Sky Association (IDA) Certification

Benefits

- International recognition
- Promote tourism
- Community engagement
- Community pride

Requirements

- Quality lighting policies
- Dark-sky education
- Citizen support of dark sky conservation

- Moab and Torrey are (IDA) Certified
- Park City celebrates International Dark Sky Week

Policy & Budget Recommendations

1. Permanent Soffit Lighting

- Increase Education Efforts
- Refine Ordinance for Soffit Lighting: holiday limits, shielding & timer requirements

2. Non-Conforming Properties

- Consider 5-Year Amortization Period
- Reach Out and Negotiate: Offer Matching Grants
- Offer suggestions that are easy & cheap to at least partially comply with Dark Sky

3. Non-Compliant Street Lighting

- Remove duplicative Street Lighting, especially next to bright businesses
- Budget money each year to modify nuisance street lighting without citizen requests

4. Celebrate International Dark Sky Week (April 13-20)

5. Update Code to best practices

6. Pursue International Dark Sky Association (IDA) Certification

Policy Questions

1. Does Council support additional enforcement efforts for holiday lighting (soffit lighting)?
2. Does Council support amending the ordinance to clarify that holiday lighting is exempt only on specified holidays, and during the winter months, but only until 11 pm and must be shielded and have a timer?
3. Does Council support modifying more street lights to be dark sky compliant or simply removing some duplicative street lights?
4. Does Council support modifying the ordinance to adopt a 5-year amortization for non-shielded business lighting?
5. Does Council support offering financial incentives to assist businesses in shielding non-compliant lighting?
6. Should the City Celebrate International Dark Sky Week (April 13-20)?
7. Should the City pursue (IDA) Certification? (may require updating the ordinance)

HEART OF THE WASATCH BACK



Discussion





Public Parking

2026 Annual City Council Retreat

January 24, 2026



Recently Installed Tabernacle Parking

Features

5 new stalls

“Public Parking” signs



Recently Installed Wasatch Wave Parking

Features

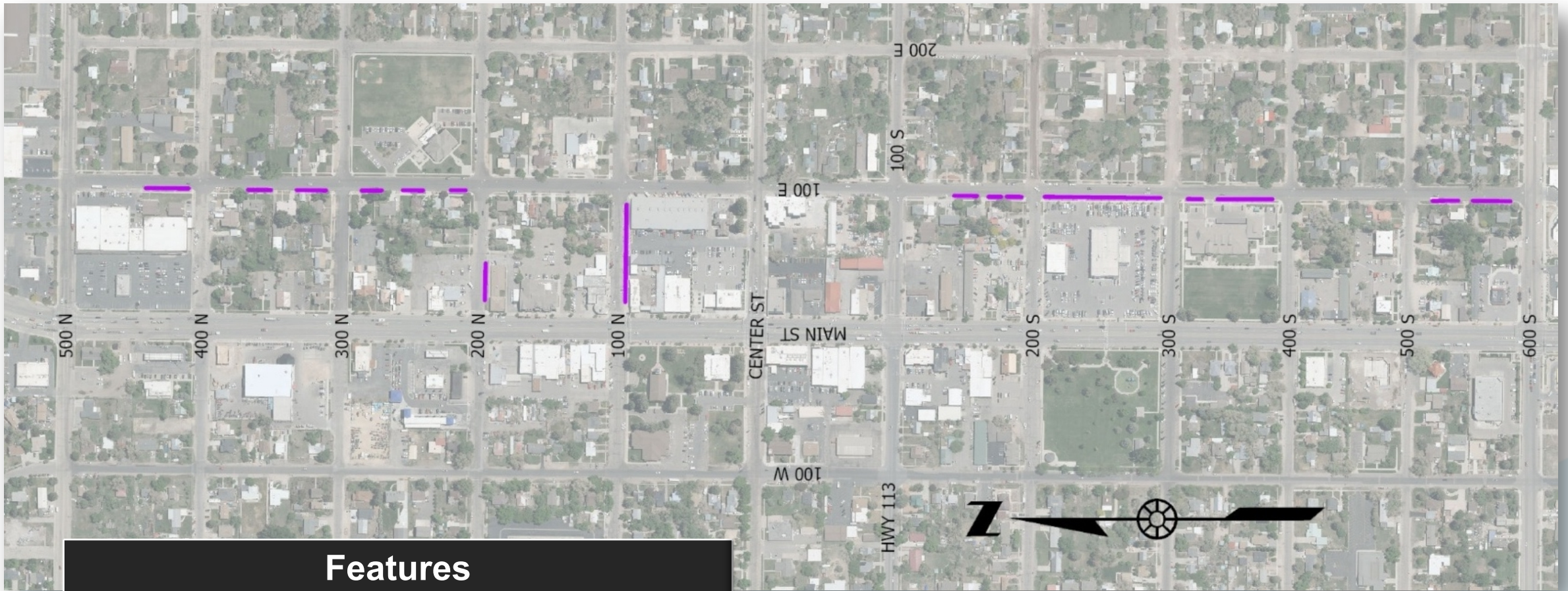
17 new off-street public parking stalls

3 new angled on-street parking stalls

“Public Parking” signs



100 East New Angled Parking Stalls

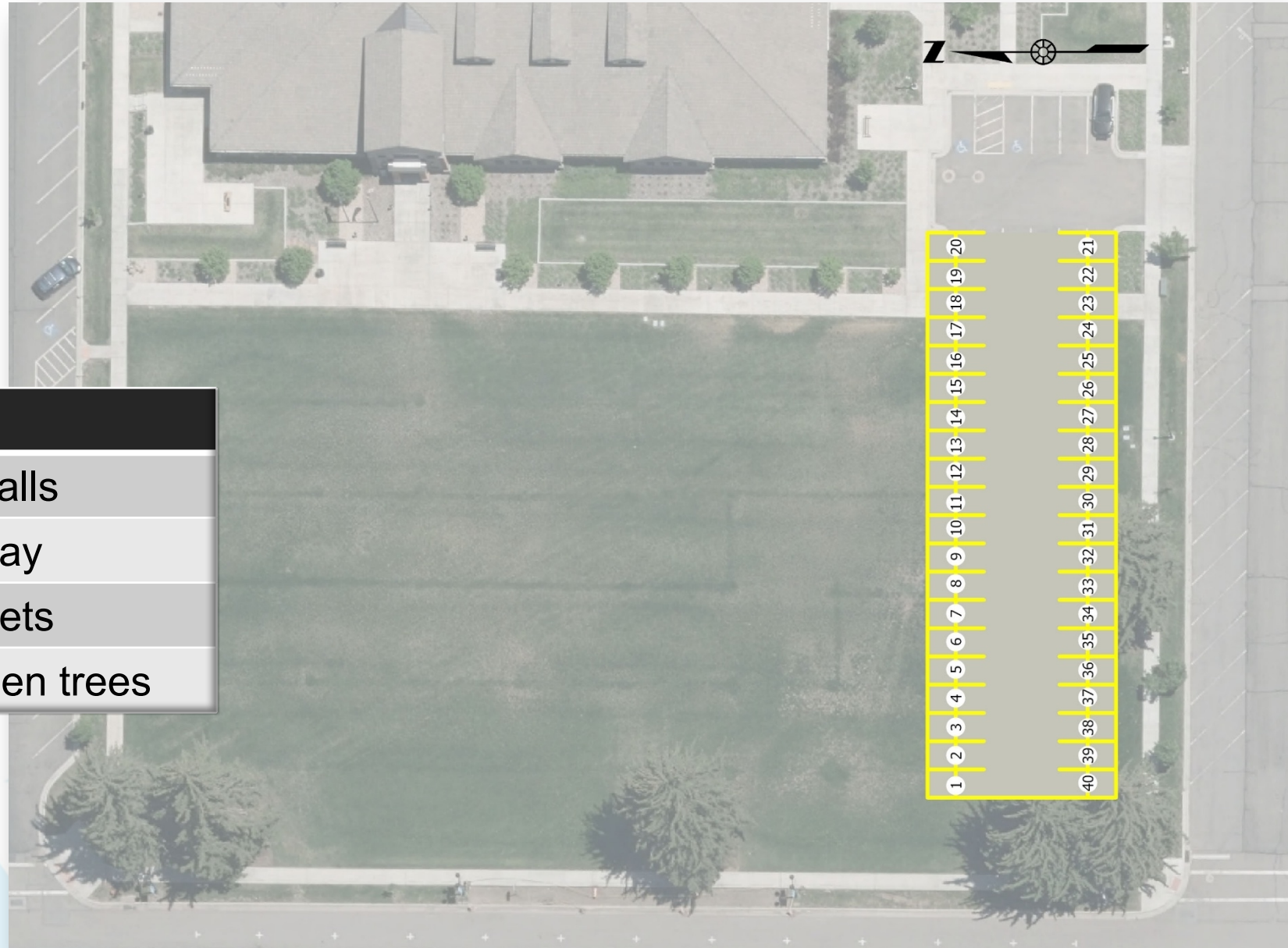


Features

103 new angled on-street parking stalls

58 net new parking stalls

Proposed Public Safety Building Parking



Features

34 net new parking stalls

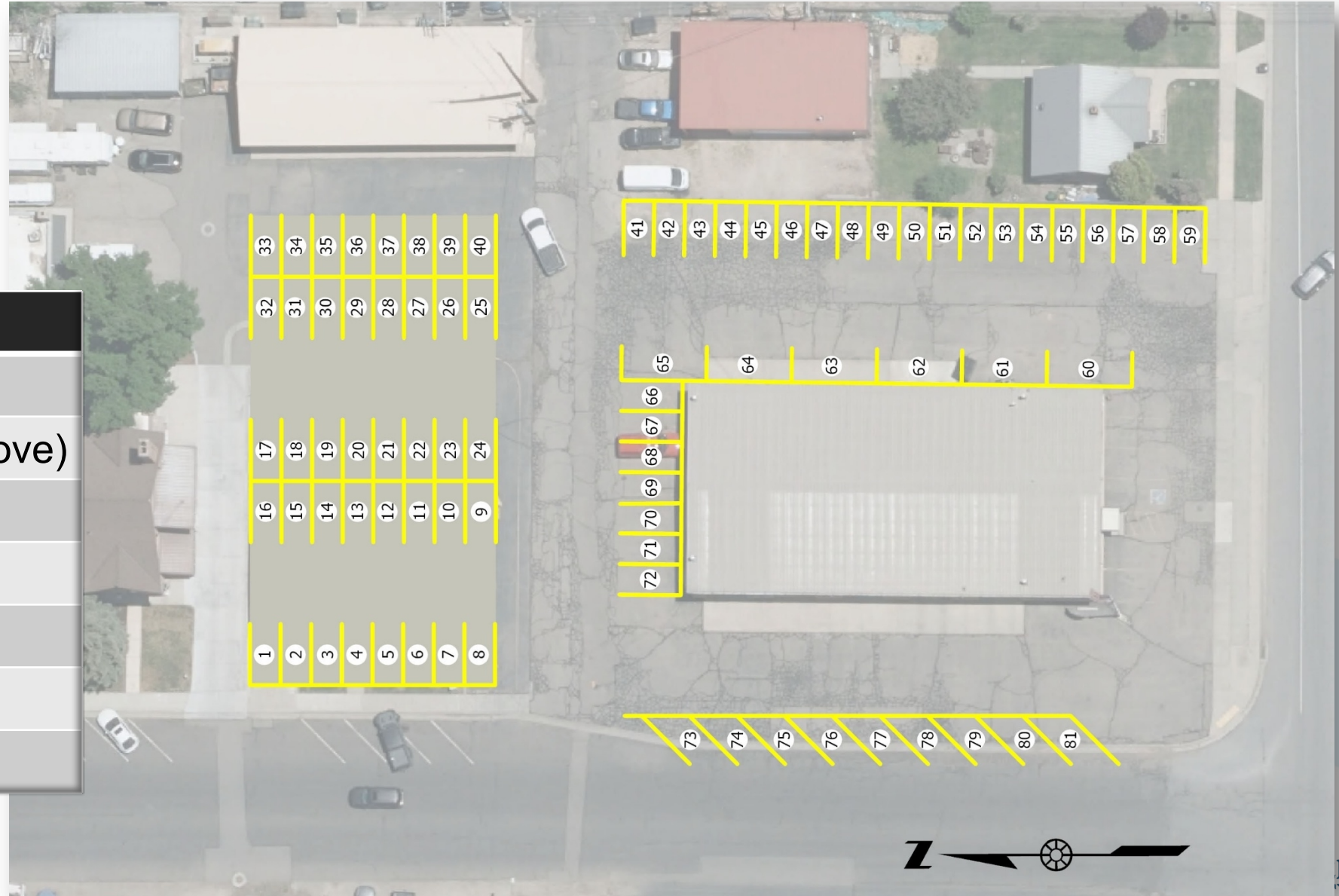
Utilize existing driveway

Landscape along streets

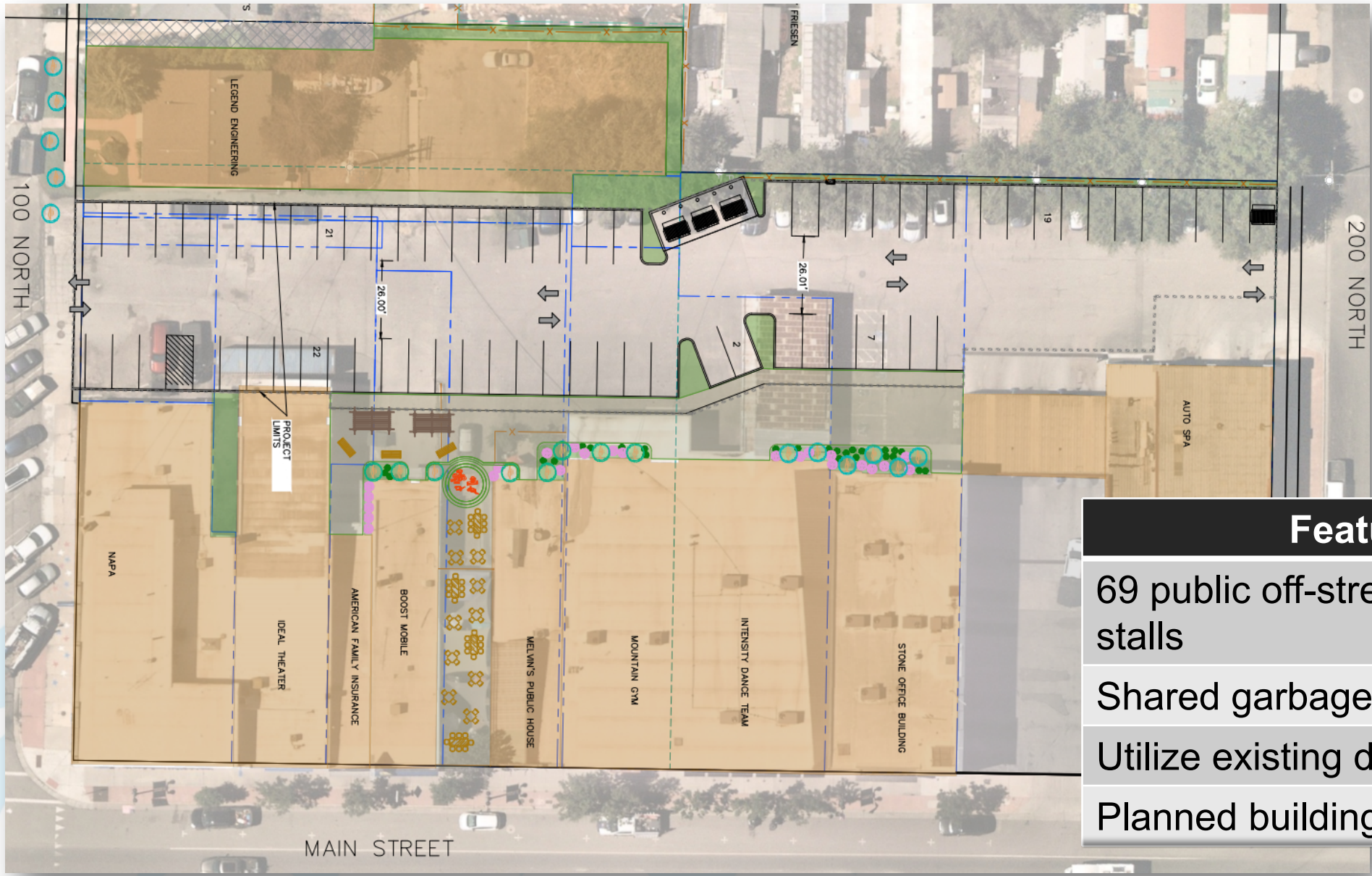
Save existing evergreen trees

Proposed HPL & Fire Station Parking

Features
72 off-street parking stalls
6 employee stalls (inc. above)
9 on-street parking stalls
Wide central driveway
Utilize existing driveways
No landscaping
Off-street circulation

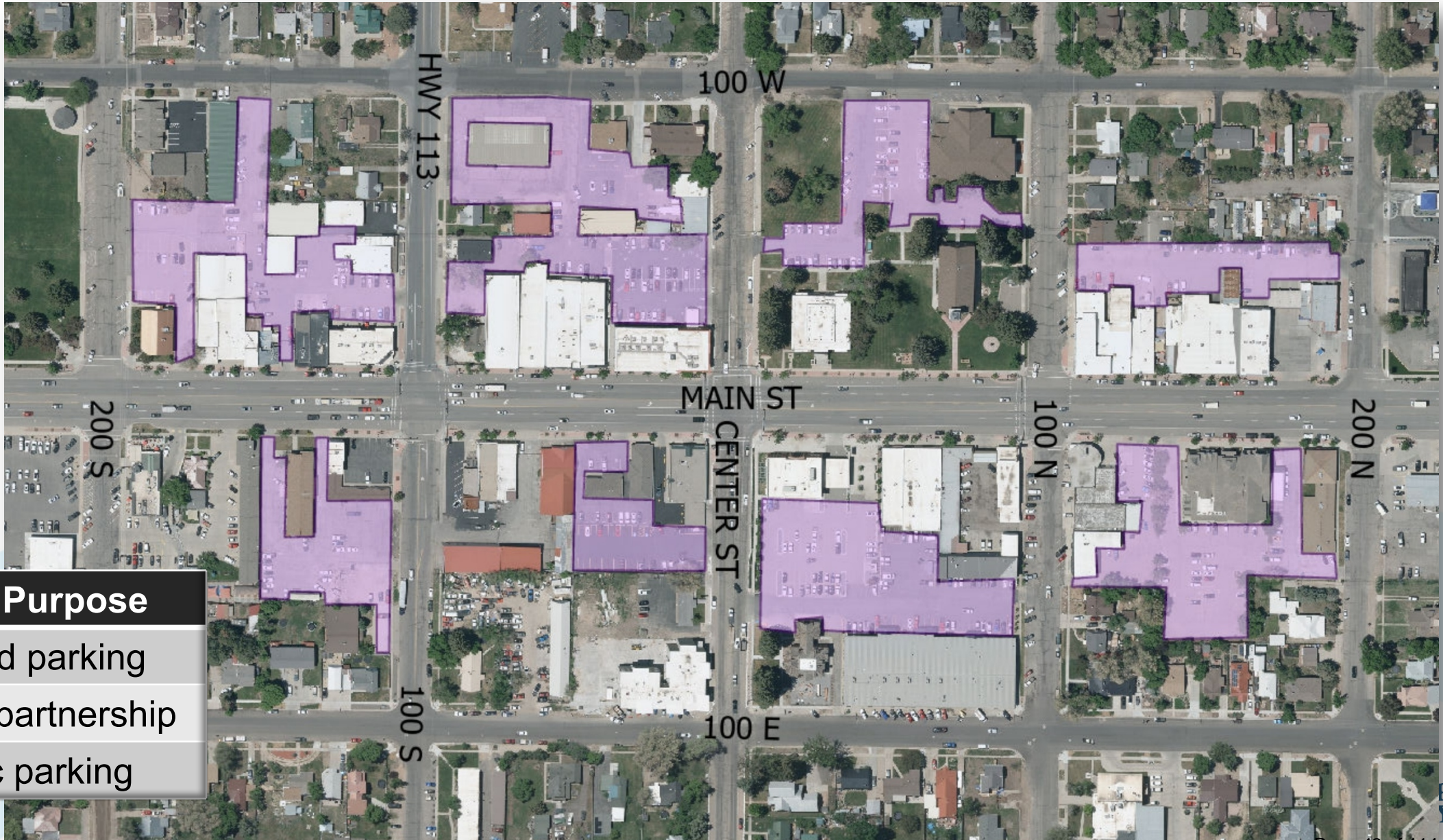


Proposed Block 103 Improved Parking Lot



- | Features |
|-------------------------------------|
| 69 public off-street parking stalls |
| Shared garbage bins |
| Utilize existing driveways |
| Planned building expansion** |

Potential Shared Public Parking Lots



Features & Purpose

Privately owned parking

Public-Private partnership

Off-peak public parking

Proposed Parking District



Description

Recommended by Roger Brooks

100 N to 400 S, 150 W to 150 E

Future separate parking standards

Implement Parking Fee-in-Lieu

Financing mechanism for parking

Establish a Parking Fee-in-Lieu

2024 Roger Brooks Recommendation

Use	Fee*
Retail/Office (x1)	\$4,000
Hotel/studio (x1)	\$4,000
1 bed residential (x1.5)	\$6,000
2 bed residential (x2)	\$8,000
3 bed residential (x3)	\$12,000

*This amount represents 1/2 of the estimated cost for construction, land value not included

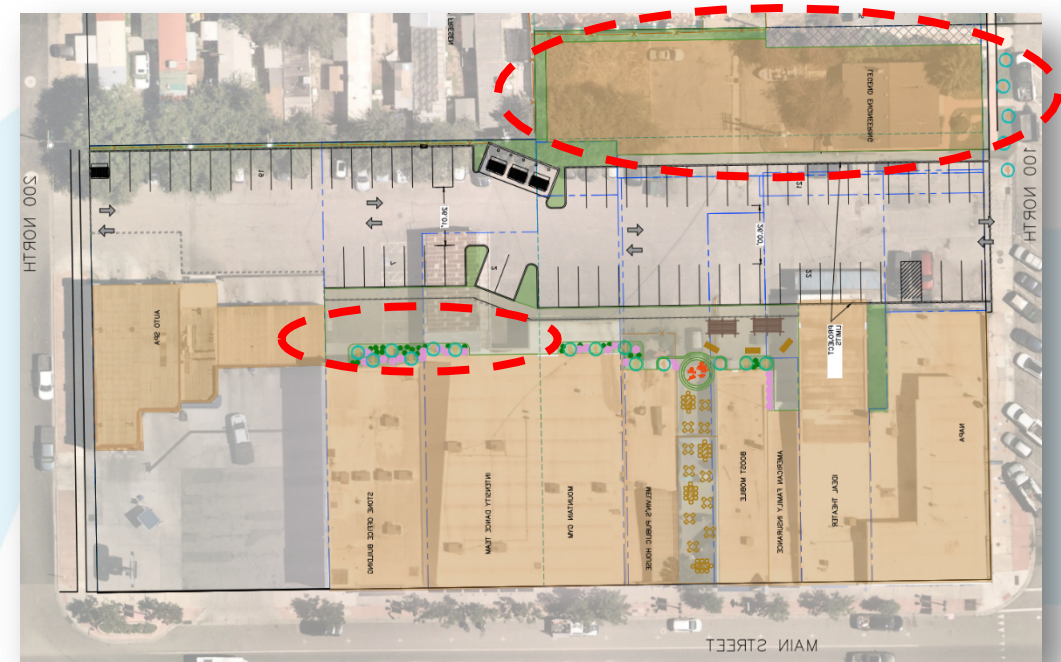
Need for City Investment in Parking

Planned Building Expansions

- Chay Dickman
- Legend Engineering
- Parking needed for each expansion
- No room to add parking
- **Building expansions cannot occur without City investing in parking**

Parking Fee-in-Lieu

- Paid by those constructing new buildings or additions
- Used to purchase properties and build parking
- Already permitted but:
- **Fee Amount is not yet set**



2025 Parking Stall Costs

Area	Land Value*	Land Value	Construction**	Total Cost/Stall
300 sf	\$19/sf	\$6,000	\$12,000	\$18,000

*2025 Tax Assessor value for a vacant downtown commercial parcel, rounded to nearest \$1,000

**2025 estimate by Legend Engineering, rounded to nearest \$1,000

3 Different Methods to Calculate Fee-in-Lieu

Use	METHOD 1: ½ Construction Cost	METHOD 2: ½ Total Cost	METHOD 3: Actual Cost*
Retail/Office (x1)	\$6,000	\$9,000	\$18,000
Hotel/studio (x1)	\$6,000	\$9,000	\$18,000
1 bed residential (x1.5)	\$9,000	\$13,500	\$27,000
2 bed residential (x2)	\$12,000	\$18,000	\$36,000
3 bed residential (x3)	\$18,000	\$27,000	\$54,000

Challenges:

- If fee is too high, property owners will not invest in downtown
- If fee is too low, City won't be able to build parking

Summary of 2025 Parking Stall Improvements

Type	Stalls Created
Wasatch Wave-Tabernacle	22 off-street stalls
	3 on-street stalls
100 East	58 on-street angled stalls*
TOTAL	83 new stalls**

*103 total painted on-street angled stalls, 58 net new stalls

****7% of the City's goal for 1,200 new parking stalls.**

Recommended Parking Stall Improvements 2026

Type	Stalls Created
Public Safety Building ('26-'27)	34 on-street stalls
HPL & Fire Station ('26-'27)	72 off-street stalls
	9 on-street stalls
Block 103 ('26-'27)	69 off-street stalls
100 West ('26-'27)	TBD
TOTAL	184* new parking stalls

***15% of the City's goal for 1,200 new parking stalls. With 2025's improvements, this represents 267 total new stalls or 22% of the 1,200 goal.**

Unfinished Parking Business*

Parking Priority List

2026-2027 To Do List

1. Construct 100 West angled on-street parking**
2. Pursue Shared Parking Agreements**
3. Create a parking district
4. Establish a Parking Fee-in-Lieu
5. Install HPL & Fire Station Parking
6. Install Public Safety Parking
7. Improve Block 103 Parking

Continuing & Future Steps

1. Create angled on-street parking**
2. Create 1200 new public parking spaces**
3. Acquire strategic properties**
4. Establish parking fees
5. Utilize event parking with public partners
6. Establish transit stops
7. Build 2 future parking structures

***As recommended by Roger Brooks 2024 Parking Study**

****Underway**



PLANNING

Discussion



Fire Station Re-Envisioned

2026 Annual City Council Retreat

January 24, 2026



Fire Station Studios in Historic Downtown Heber



- Photography
- Sculpting
- Painting

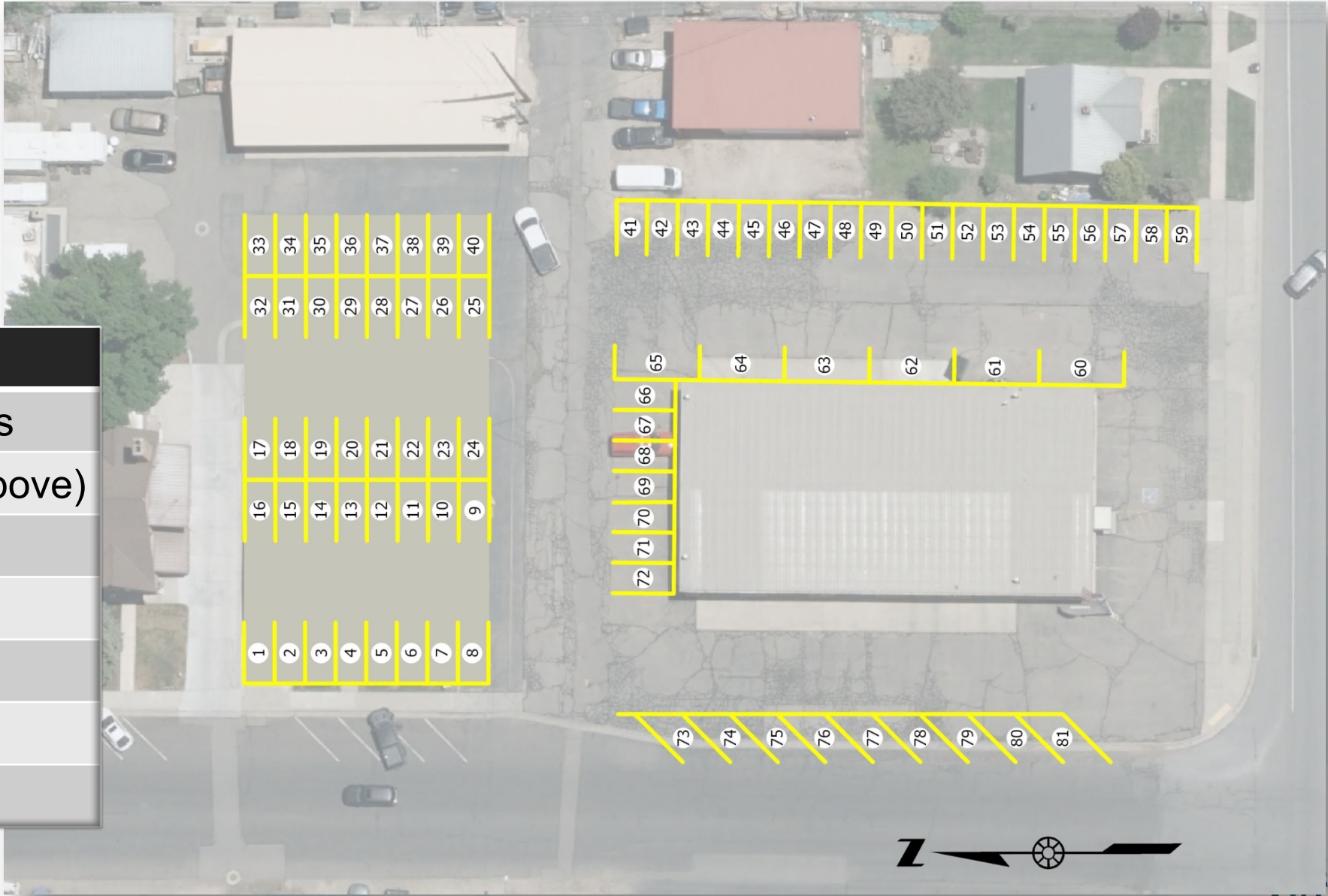


Local Precedent: Helper, Utah



Draft Site Parking Plan

- | Features |
|--------------------------------|
| 72 off-street parking stalls |
| 6 employee stalls (inc. above) |
| 9 on-street parking stalls |
| Wide central driveway |
| Utilize existing driveways |
| No landscaping |
| Off-street circulation |



Existing Floor Plan

Feature	Area
Office	1,119 sf
Workshop	5,689 sf
Storage	107 sf
Utility	56 sf
TOTAL	6,971 sf

WORKSHOP
99'1" x 59'1"

STORAGE
12'8" x 8'9"

UTILITY
5'6" x 8'9"

ROOM
18'9" x 21'1"

KITCHEN
12'9" x 7'7"

ROOM
12'9" x 8'6"

ROOM
12'9" x 8'8"

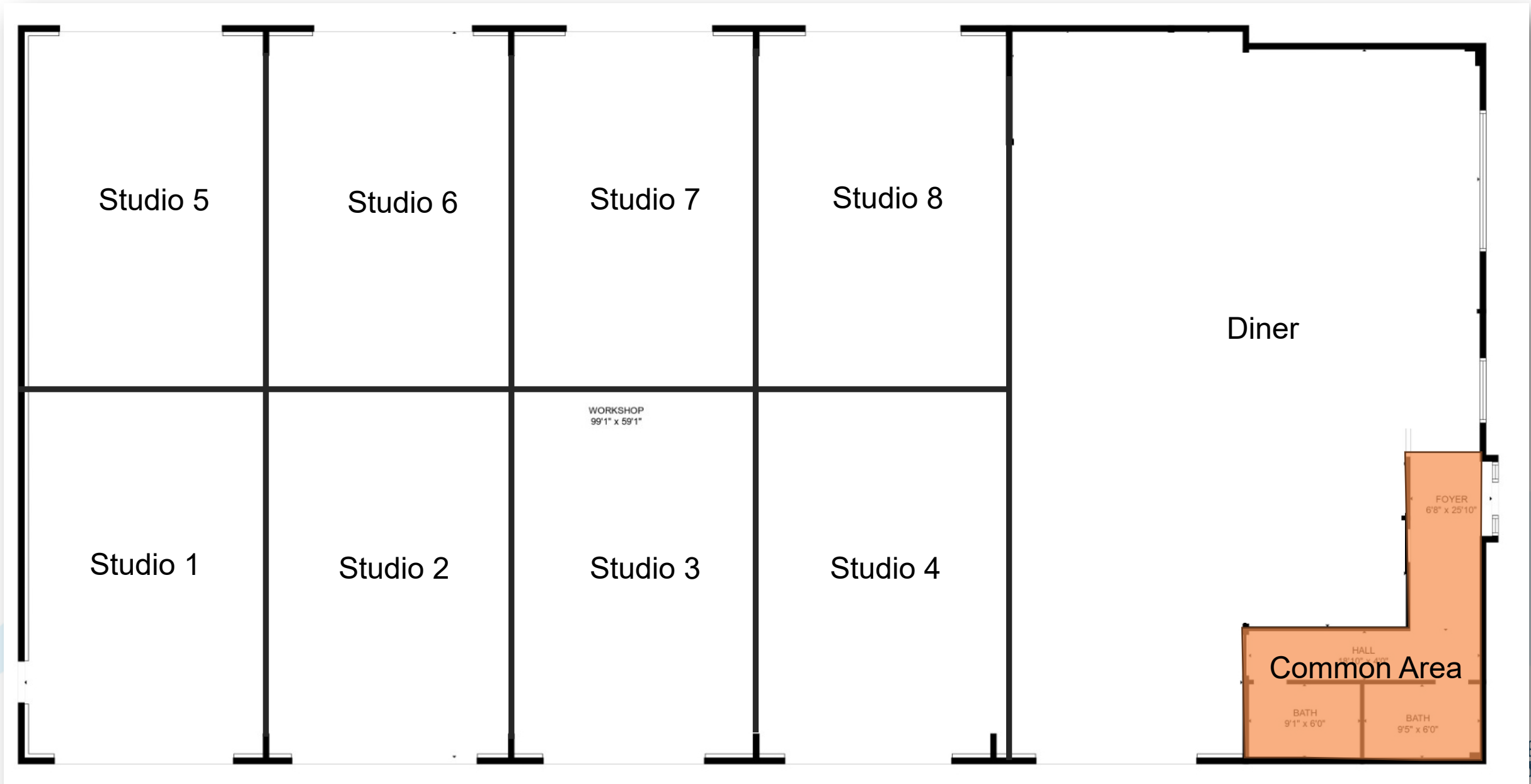
FOYER
6'8" x 25'10"

HALL
18'10" x 4'0"

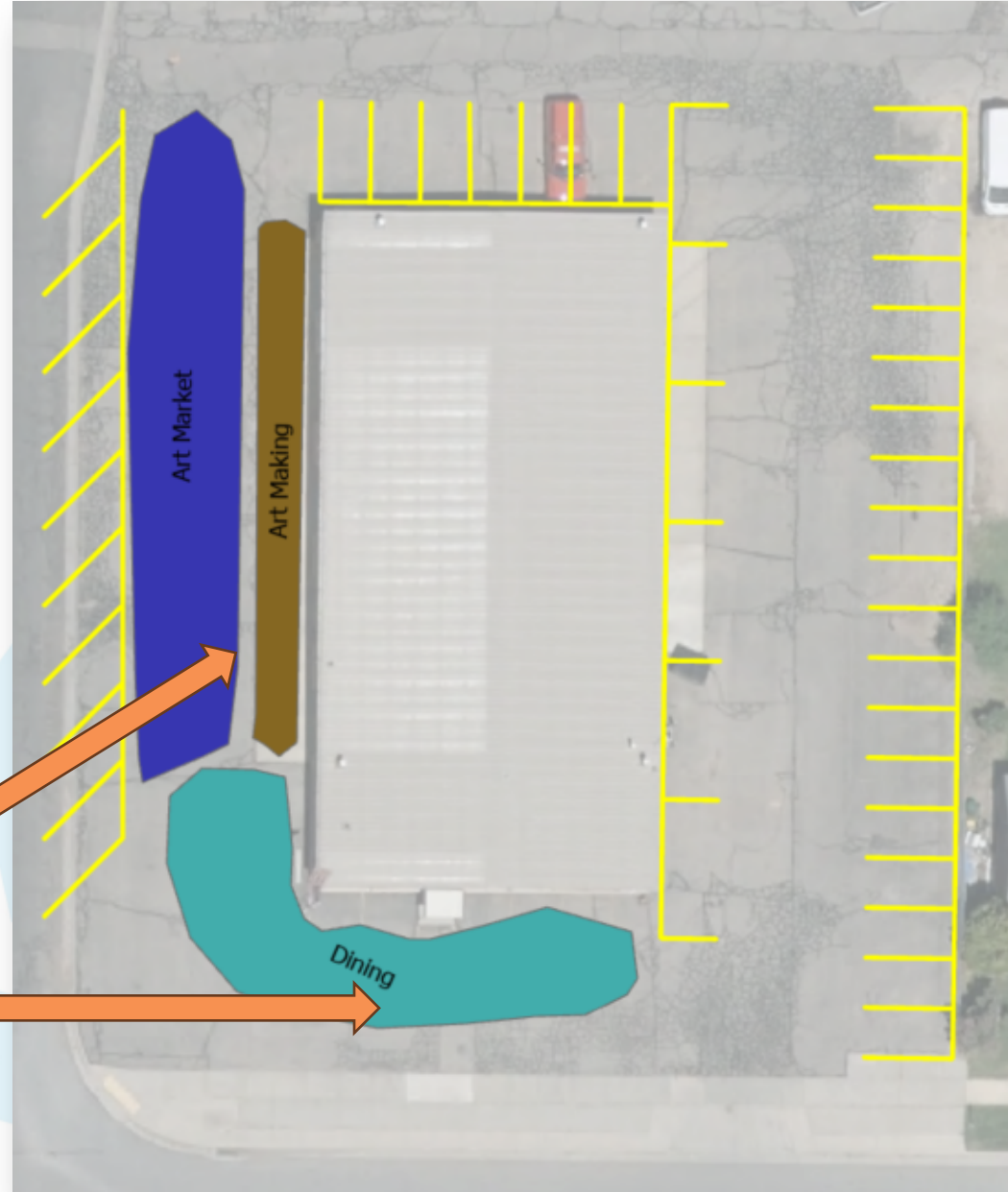
BATH
9'1" x 6'0"

BATH
9'5" x 6'0"

Fire Station Studios Revised Floor Plan



Fire Station Artist Studios Conceptual Site Plan



Potential shared parking
& multiuse areas

Existing Elevations



Re-envisioned Conceptual Elevations



Use building as-is



Minor elevation upgrades

Major elevation upgrades



Roger Brooks Recommendations

Generalized Downtown Recommendations

10 places that sell food

10 destination retail shops

10 places open after 6 pm

Specific C Street Recommendations

15 sit-down restaurants

6 casual food services (coffee, deli, confectioneries, cupcakes, gourmet foods, panini, etc.)

At least 40 specialty shops

Need them to remain open after 7 pm and on weekends



Policy Questions

- Does Council support razing the Heber Power & Light building and replacing it with parking stalls?
- Does Council support converting the Fire Station into Artist Studios with a diner and parking as proposed?



Discussion

FY '27 Policy & Budget Priorities
Established: 1/24/26; Adopted: 2/4/26

City Council (CC) Policy/Budget Priorities					
Priorities	Description/Strategy	Operationalizing Strategy	Target	Responsible	Status/Budget Instructions
Leadership Role in 2034 Olympic Games Planning	Assume leadership role in planning and leveraging 2034 Olympic Games for benefit of the community and to advance economic opportunities for Heber City	A)Initial opportunities include 1) locating Soldier Hollow parking closer to downtown; 2) host a “live site” at Heber City Park during the Games; 3) advance Heber Valley Corridor design and construction; and 4) transform Hwy 40 through downtown into a walkable, pedestrian friendly atmosphere; 5) improved walkability from back of event center, over railroad tracks, to HVR. 6) Create Council committee to represent Heber and lead initiative. B)Evaluate initiative to place Olympic art along rail trail segment located in Heber	A) Ongoing B) Ongoing	MB/CC	FY27: No outlay.
Execution of Envision Central Heber Initiative	Begin taking assertive and strategic actions to realize Envision Central Heber vision	<u>Main Street District (MSD)</u> Trailhead Plaza Design and Construction (Main Street Park) <ol style="list-style-type: none"> Complete Terracon public outreach initiative as presented at Council’s January ’26 retreat. Adopt preferred Plaza design and phasing plan. Commence design. Complete phasing as funding resources permit. Parking <ol style="list-style-type: none"> Finalize downtown parking policy (in-lieu) and begin executing strategy for increasing parking opportunities in downtown area Leverage shared parking agreements in downtown area to increase parking opportunities. C-Street Pedestrian Alley <ol style="list-style-type: none"> Terracon completes their Brown Field grant work, including design of “C” street cross section—public outreach/framing info. Adopt policy to require redevelopment to recognize “final” C-street pedestrian avenue. Working with UDOT for pedestrian crossing concepts, to maximize safety, on Midway Lane between Hwy 40 and 100 W. Infrastructure <ol style="list-style-type: none"> Complete design for 100 W. for blocks between 500 N. and 600 S. Construction priority would focus on blocks between 100 N and 300 S. Develop strategy to bury power lines under “C” street. Mainstreet Enhancements: develop concept plan for Main Street enhancements. Transitioning to shovel ready plans to present to UDOT/Legislature for funding. 	Plaza 1-April ‘26 2-April ‘26 3-TBD 4-TBD Parking 1.Q4 ‘26 2.Q4 ‘26 C-Street 1.Q2 ‘26 2.Q2 ‘26 3.Ongoing Infrastructure 1.TBD 2.TBD 3.TBD	Plaza Terracon/TK/ KS/CC Parking MB/TK/CC C-Street Terracon/TK/ RF Infrastructure RF/CC	Trailhead Plaza 1-Underway as of 1/26/26. FY27: TK includes outlay to complete design. Source: TAP Tax Parking FY27: No outlay. Work can be done in-house. C-Street 1)Underway Jan. 26 FY27: No outlay; complete FY’26 Infrastructure 1)Design Underway 2)TBD 3)Awarded Federal \$120k grant for Main Streety Transportation Safety Study. Currently entering into grant agreement. FY27: 100 W construction commences in spring ’27.

City Council (CC) Policy/Budget Priorities					
Priorities	Description/Strategy	Operationalizing Strategy	Target	Responsible	Status/Budget Instructions
		<p>Funding</p> <ol style="list-style-type: none"> Evaluate and seek all available funding opportunities to execute Envision Central Heber initiatives <p>Property Acquisition</p> <ol style="list-style-type: none"> Acquire strategic properties, through purchase, to advance Central Heber Vision. Priority property is County fire station property and key private parcels. <p>Downtown Business Development</p> <ol style="list-style-type: none"> Quantify current business mix and hours of operation in downtown area. Work with and educate property owners on Envision Central Heber initiative. Work to achieve 10/10/10 mix. Conduct market analysis. <p>Fire Station Property Improvement</p> <ol style="list-style-type: none"> Plan for exterior and internal improvements Develop and execute strategy to fill building with uses <p>County Administration Parcel</p> <ol style="list-style-type: none"> Partner with County to finalize design for parcel that's aligned with Envision Central Heber plan. <p>Branding & Promotion</p> <ol style="list-style-type: none"> Finalize naming and branding for C-Street and park. Develop and implement promotion plans for downtown <p>Transportation: Downtown Transit Links</p> <ol style="list-style-type: none"> Evaluate transit stops in downtown area based on data. <p><u>Arts & Recreation District (ARD)</u></p> <ol style="list-style-type: none"> Continue focused discussion with stakeholders to realize vision for area. Initial plan presented on 1/20/24. Wasatch County currently developing alternative plan. 	<p>Funding Ongoing</p> <p>Property Acquisition Q2'26</p> <p>Business Development 1.Q3'26 2.Ongoing 3.Ongoing 4.FY'27</p> <p>Fire Station 1.Q2 '26 2.ASAP after purchase</p> <p>County Parcel TBD</p> <p>Branding 1.Q2. '26 2. Q4 '26</p> <p>Transit 1.TBD</p> <p>Art & Rec. District Ongoing</p>	<p>Funding MS/NO</p> <p>Property MB/CC</p> <p>Business TK/CAMS/MB</p> <p>Fire Station 1.TK 3.MB/TK/DK</p> <p>County Parcel MB/CC</p> <p>Branding RB MB/CC</p> <p>Transit TK</p> <p>Art & Rec. MB/CC</p>	<p>Funding</p> <p>Property Acquisition Wasatch County drafting a PSA. FY27: No outlay Purchase expected in FY'26. Utilize revenues from 4th amendment to Jordanelle Ridge Agreement.</p> <p>Business Development Verify with Dallin Kocher that his grant money can be leveraged for market analysis.</p> <p>Fire Station FY27: Remodel cost estimates budgeted with CRA funds.</p> <p>County Parcel FY27: No outlay expected until plan reviewed and approved.</p> <p>Branding & Promotion FY27: No outlay for branding. Include funding for promotion plan.</p> <p>Transit FY27: No outlay-internal work.</p> <p>Arts & Recreation District (ARD) FY27: No outlay expected.</p>
Airport Compliance	Remain compliant with FAA grant assurances and settlement agreements	1.OK3 Settlement compliance 2. Master Plan Funding—Funding plan and execution	1.Ongoing 2.ASAP	TB/JC/CC	FY27: Fund expected legal and engineering costs.
Heber Valley Arts Center	Continue support for Arts Center	1.Continue strong relationship with stakeholders—WCAC & Jordanelle Ridge 2. Outdoor Amphitheater---complete feasibility study and identify next steps.	1-Ongoing 2.April '26	CC/MB/JC	1-Ongoing 2-Expected to be done April '26 FY27-No outlay.

City Council (CC) Policy/Budget Priorities					
Priorities	Description/Strategy	Operationalizing Strategy	Target	Responsible	Status/Budget Instructions
Dog in Park Policy	Review City's existing ordinance to allow for dogs in city parks with conditions.	1-Program a policy discussion with City Council regarding an amendment to the City's ordinance to allow dogs in city parks with conditions, such as leashes. 2-Provide for necessary signage, waste stations, and education.	1-Prior to summer '26 HMOM 2-Prior to HMOM	MS/MK/CC	FY27: No outlay. Internal work.
Dark Sky	Update policies to include 1) amortization for commercial and residential properties; 2) eliminate lights in soffits; 3) strengthen existing code; 4) enforcement; and 5) address existing non-compliant commercial lots. Include funding for street light retrofitting. Work with UDOT to eliminate unnecessary streetlights. Education program. Seek public feedback on dark sky initiatives, celebrate dark sky week, and seek dark sky certification.	1-Policies: Update existing policy to include council requested items. 2-Include funding in FY'27 budget for street light retrofitting. 3-Develop and execute game plans to eliminate un-necessary UDOT lights. 4-Establish and launch education program. 5-Identify desired feedback and preferred medium to collect dark sky feedback--then execute plan. Lay plans to celebrate dark sky week beginning in '26 and achieve dark sky certification in subsequent year.	1-Q2 '26 2-Q2 '26 3-Q2 '26 4-Q2 '26 5-Q2 '26 survey & celebration. Q2 '27 certification.	1)TK 2)MK 3)MK 4)RB 5)MS/LM	FY27: Outlay dependent on available revenue sources. Expect costs to be in FY '26 budget.
Transportation Infrastructure	Program, design, fund, and construction of transportation infrastructure improvements presented by RF at Council's annual retreat held in January '26.	Begin process of prioritizing and budgeting for presented improvements.	TBD	RF	FY27: Outlay will be determined during budget development process.
Gateway/Park/Way Finding Signs	Finalize and implement plans for gateway, park, and wayfinding signs.	1-Finalize designs for gateway/park/way findings signs. 2-Implement designs	1.Q2'26 2.FY'27	RB/MK	FY27: Outlay for 1 sign.
Affordable Housing Plan	Move the needle on developing and realizing affordable housing in Heber community.	1-Affordability Ideas A) Negotiate greater affordability with new MDAs (80% AMI to 120% to 60% AMI) B) Explore City owned land opportunities, swapping land, use of County and/or District property for AH C) Affordable Housing University D) Consider code alternatives, such as STR moratorium in downtown area; limit institutional investors; limits on application fees; yard maintenance costs, slumlord penalty, etc. E) Complete Needs Assessment while seeking input and partnership with County.	A-Ongoing B-Ongoing C-Commence Q2 '26 D-Q3 '26 E.O2 '26	TK/MB/JC/CC	FY27: No outlay. Inhouse work.
Historic Preservation	Establish a Historic Preservation District in downtown area	1-Identify district boundary 2-Draft historic district policy	1.Q4'26 2.Q4'26	TK	Underway: Historic building inventory to commence Spring '26. FY27: No Outlay. Inhouse work.
Community Reinvestment Agency (CRA)	Establishment of one or more interlocal agreements with WCSD and WC	Remain in holding pattern until work on County administration parcel project is completed and New London (Richie) development group finishes lobbying WCSD.	Hold	MC/CC	
Targeted Tax Relief	Assess ways to reduce property tax burden on homeowners in Heber City matching Wasatch County's current program requirements.	1-Access alternatives and present to Council at the annual budget workshops.	1-Completed in conjunction with FY '27 budget.	SN	FY27: Project decrease in general fund revenue.

Heber City Council
2026 Strategic Retreat Action Register

Execution Strategy					
Action Item	Description	CC	Target	Responsible	Status/Budget Instructions
Meeting Efficiency	Identify tools, training, and/or rules for improving council meeting efficiency.	All	ASAP	MB/JC/CC	
Staffing Needs/Consultant Utilization/Expansion Space/Organization Chart	<p>Staffing 1.Evaluat FY '27 staffing requests with respect to available funding. Include as part of budget workshop presentations alternatives for funding staffing requests.</p> <p>Consultants 1. Create a summary sheet(s) to itemize current use of consultants, outsourcing and partnerships. Intent of summary sheet is to evaluate whether cost savings and other advantages could be achieved hiring staff to do the same work. Basic data to include firm name, scope of work, hours of work, amount paid annually, etc. Summary sheet to be presented in April/May budget workshops</p> <p>Expansion Space 1.Complete research on court consolidation alternatives. Research to include utility of court space and HL&P building. Decision on HL&P building future not to be made until staffing, consultant and expansion space research and work is completed and presented to the city council.</p> <p>Organization Charts 1.Provide organization charts as part of budget workshops.</p>	All	Findings to be presented in conjunction with FY '27 budget workshops.	Staffing 1.MBSN Consultants 1.LEAD/MB/SN Expansion Space 1.PS/MB Organization Charts 1.MB	
Parks	<p>Muirfield Park 1.Identify capital stack for completing project—part in FY '26 and FY '27. 2.Bid, award, and construct in current calendar year. POSTT 1.Seek feedback from POSTT on list of initiatives/concerns/opportunities discussed during day two of retreat. Red Ledges 1.Arrange for a Red Ledges representative to update City Council on status of final trail obligations.</p>	All	Muirfield Bid release in early spring '26. POSTT: Q2 '26 Red Ledges: Q2 '26	RF/MB/SN	Construction plans at 90% Split project costs between FY '26 and FY '27.
City Property Maintenance	Develop and execute plans to “better” maintain city owned properties, specifically plants, weeding and litter maintenance.	Mike	'26 Summer growing season	MK	Strategy is already in development. Staffing request included in FY'27.
City Lobbyist	Lobbyist report to Council. On going two-way communication.	All	ASAP	MB	FY'27: Eliminate outlay.
N. Village Preservation Fee	1.Present to City Council alternatives for N. Village Preservation Fee 2.Adopt policy for outlay of fees.	All	Q3 '26 Q3 '26	TK	FY27: No outlay.
America 250	Design and execute plans for establishing an America 250 memorial in Muirfield Park	All	Before July '26	MB/MK	FY27: No outlay. Current FY cost
Business Documentation	Business processes are documented to ensure ease of employee transitions.	Cheatwood	Q3'26		FY27: No outlay. Inhouse work.
Inflationary Tax Increase	Consider annual inflationary tax increase.	All	FY '27 Budget	SN	FY27: Will conduct assessment
Economic Development	Coordinate with Dallin Kocher for an Economic Development Report to city council.	Cheatwood	Q2 '26	MB	FY27: No outlay
Recycling	Improve Heber City organization’s recycling ethic—at public gathering places, buildings, etc.	All	Q3'26	MS/MK	FY27: Include funding for containers at major city parks/facilities.
AAB Bylaws	Review proposed bylaw changes with a subcommittee of council, staff and AAB members.		Q3'26	TB/JC	FY27: No outlay



Planning Commission Staff Report

MEETING DATE:	3/24/2026
SUBJECT:	Review of Rezone of City's Hospital Well to Institutional & Public Facility Zone. (Community Development Director Tony Kohler)
RESPONSIBLE:	Tony Kohler
DEPARTMENT:	Planning
STRATEGIC RELEVANCE:	Community Development

SUMMARY

On February 3, 2026, the City Council entered into a conditional lease agreement with Atlas Towers to place a 65' cell tower on city property (the hospital well) at approximately 590 East Center Street. Atlas Towers is requesting a zone change on the property from R-1 and R-3 Residential to Institutional and Public Facilities Zone (IPFZ).

RECOMMENDATION

This item is informative about the upcoming Atlas Towers process.

BACKGROUND

Atlas desires to place its 65-foot cell tower on a city-owned lot, at the Hospital Well. This proposed cell tower would house at least one anchor cell provider, anticipating attracting up to two other cell service providers. The 65 foot height is required to accommodate a total of 3 cell service providers. The current residential zones permit a height of 35 feet, while the IPFZ permits a height of 65 feet for the cell tower. Thus, the first step in this process is to proceed through a zone change for the property to accommodate the necessary 65 foot height for the cell tower.

The Lease with the City is conditioned upon approval of the Planning, Public Works and Engineering Departments and all requirements of new zoning requirements or a new zone allowing for increased height of a tower.

The City will be reviewing the final design and will have the option not to commence the lease if the City disagrees with the tower design. The premises for the tower will be 50 x 50 feet, measuring 2500 sq. feet.

Atlas Towers recently reached out to the neighborhood; one of the property owners has expressed a desire for the cell tower to be placed elsewhere.

DISCUSSION

The next step is to hold a public hearing on April 14 with the Planning Commission about changing the zone of the property from R-1 and R-3 Residential to the Institutional and Public Facilities Zone (IPFZ).

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

ACCOUNTABILITY

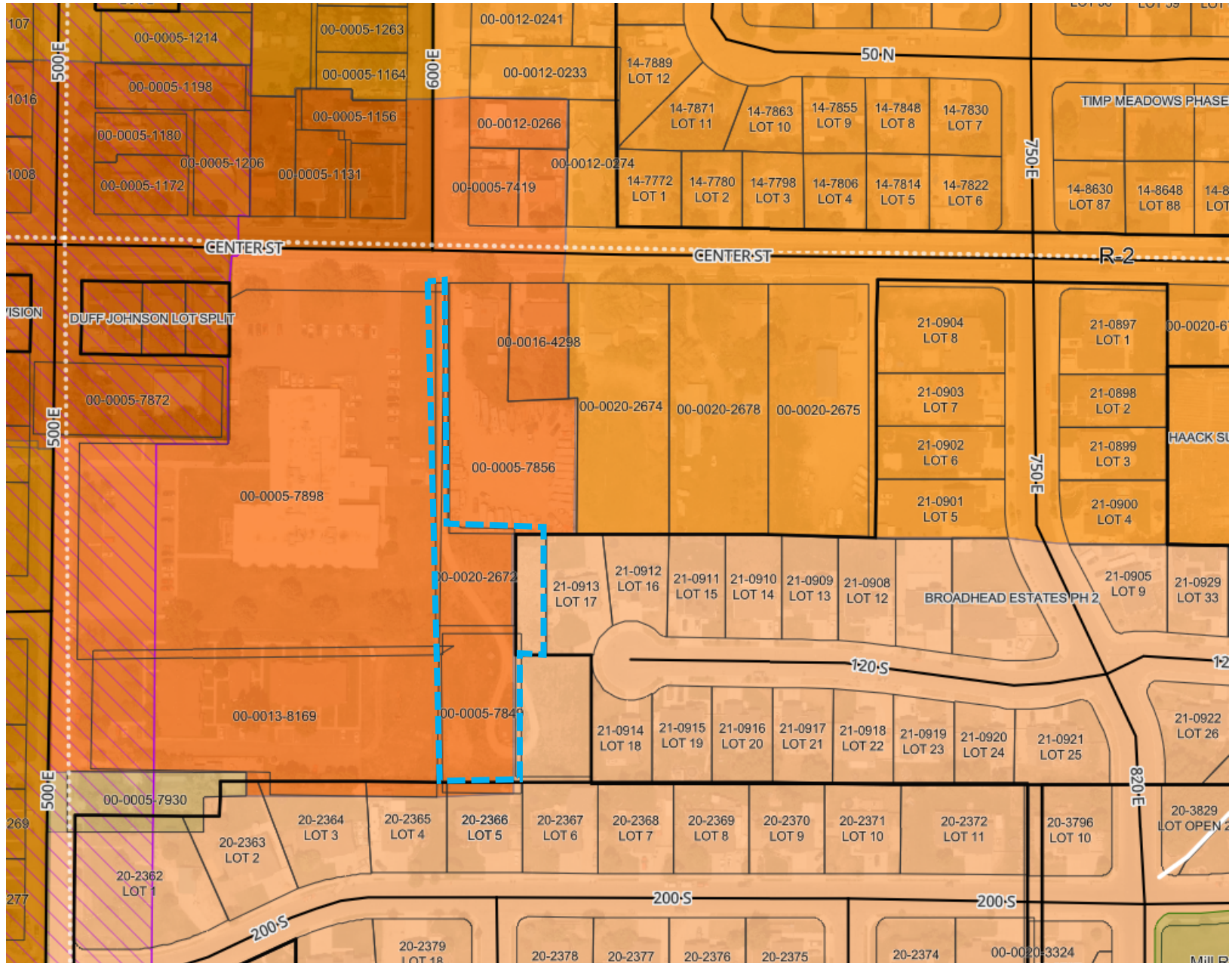
Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. Hospital Well Zoning Map
2. IPFZ
3. Telecommunications Ordinance
4. Atlas_Heber Hill _Monopine Photo Sims_03.12.2026 .1
5. Atlas_Heber Hill _Monopole Photo Sims_03.12.2026
6. Heber Hill_20260312_Zoning_Rev0

Hospital Well Zoning

March 24, 2026



18.26 Institutional And Public Facilities Zone (IPFZ)

18.26.010 Objectives - Characteristics

18.26.020 Permitted Primary Uses

18.26.025 Permitted Secondary Uses

18.26.030 Area Requirements

18.26.040 Setback Requirements

18.26.050 Height And Size Requirements

18.26.060 Special Provisions

18.26.065 Compatibility With Residential Zones

18.26.010 Objectives - Characteristics

- A. The Institutional and Public Facilities (IPF) zone has been established for the primary purpose of providing a location where public and community buildings and facilities can be located and promotes the current and future use of such facilities.
- B. This zone is intended to provide immediate recognition of such areas upon the official zoning map of the City, and to reduce the effect which the location of these facilities may have upon zoning statistics in residential, commercial, or industrial areas.
- C. This zone is characterized by a mixture of public buildings, parks, schools, and other facilities meant for the use by the public and community.
- D. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the regulations set out in this chapter shall apply in the IPF zone.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.020 Permitted Primary Uses

The following buildings, structures and uses of land shall be permitted in the IPF Zone upon compliance with requirements as set forth in this Section:

- A. Accessory buildings and parking lots incidental and accessory to other permitted uses;
- B. Cemetery;
- C. Museums, art galleries;
- D. Hotels and convention centers;
- E. The raising of farm animals, agriculture and farming;
- F. Storm water and flood protection facilities;
- G. Sporting complexes, training facilities and associated housing;
- H. Performing art center;
- I. Private and public schools;
- J. Solar and wind farms;

- K. Telecommunication facilities;
- L. Wildlife areas;
- M. Churches;
- N. Fairgrounds;
- O. Event Centers;
- P. Hospitals;
- Q. Public Parks;
- R. Public buildings;
- S. Public utility buildings, storage yards and associated structures (not including commercial storage sheds or outdoor commercial storage areas);
- T. Recreation buildings and facilities;
- U. Schools, Colleges, Universities;
- V. Scenic railroads and railroad maintenance yards;
- W. Water wells, utility transmission and distribution lines, dams, pumping plants, power plants, substations, sewage treatment plants.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.025 Permitted Secondary Uses

The following buildings, structures and uses of land shall be permitted in the IPF Zone upon compliance with requirements as set forth in this Section. Secondary uses must accompany a primary use on the same lot or within the same building. The existence of secondary uses shall not limit the operation or extent of permitted primary uses within the IPF Zone.

- A. Nursery, day care, or preschools in support of a primary activity.
- B. Public Facilities for Special Events. Public Facilities for Special Events is defined as follows: A parcel used for overnight parking and lodging using RVs, travel trailers, temporary housing units, in conjunction with governmentally sanctioned, or sponsored public events.
- C. Recreational Vehicle Courts compliant with Chapter 18.96

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.030 Area Requirements

- A. There is no minimum lot area requirement and no maximum building size in the IPF Zone.
- B. Each project approved under this section must be fully located within the IPF Zone.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.040 Setback Requirements

In the IPF Zone, all buildings shall be set back at fifteen (15) feet from any public street right-of-way line. In the event of competing set back requirements as a result of building code restrictions, the most restrictive shall govern.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.050 Height And Size Requirements

All buildings in the IPF Zone shall be limited in height to forty-five (45) feet. Height may exceed this limit, provided the building is setback from each property line one horizontal foot for each vertical foot in height.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.060 Special Provisions

- A. A 10 foot wide landscaping strip shall be provided along each street right of way, which shall be planted with a mixture of evergreen and deciduous trees, spaced on average no further than one tree for each twenty-five (25) feet of street frontage.
- B. Sidewalk shall be installed according to City standards along the property's street frontage.
- C. RV Parks shall be screened from existing residential development with a masonry fence 8 feet tall.
- D. All outdoor lighting shall be shielded to direct light and glare only onto the premises and shall be consistent with Chapter 18.78 Lighting.
- E. The storage of goods and materials within 50 feet of a public street shall occur within a building or behind an eight foot tall sight obscuring fence.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.065 Compatibility With Residential Zones

18.110 Telecommunication Facilities

[18.110.010 Purpose](#)

[18.110.020 Findings](#)

[18.110.030 Definitions](#)

[18.110.040 Applicability](#)

[18.110.050 Application Requirements](#)

[18.110.060 Approval Process](#)

[18.110.070 Location](#)

[18.110.080 Uses](#)

[18.110.090 Co-Location](#)

[18.110.100 Lease Agreement](#)

[18.110.110 Development Standards](#)

[18.110.120 Additional Regulation For Monopoles And Towers](#)

[18.110.130 Area Limitations For Wall And Roof Mounted Antennas](#)

[18.110.140 Safety](#)

[18.110.150 Site Requirements](#)

[18.110.160 Site Disturbance](#)

[18.110.170 Signs](#)

[18.110.180 Subdivision And Condominium Covenants](#)

[18.110.190 Related Provisions](#)

HISTORY

Amended by Ord. [2025-13](#) on 6/17/2025

18.110.010 Purpose

The purposes of this ordinance are:

- A. To regulate wireless services antennas and related electronic equipment and structures.
- B. To provide for the orderly establishment of wireless services facilities in the City.
- C. To minimize the number of antenna support structures by encouraging the use of stealth facilities, by encouraging the co-location of multiple antennas on a single structure, by encouraging the location of antennas on pre-existing support structures, and by encouraging the use of City and Government-owned property for antenna support structures.
- D. To establish siting, appearance, and safety standards that will help mitigate potential impacts related to the construction, use and maintenance of wireless services facilities.
- E. To comply with the Telecommunications Act of 1996 by establishing regulations that (1) do not prohibit or have the effect of prohibiting the provision of wireless services, (2) do not unreasonably discriminate among providers of functionally equivalent services, and (3) are not based on the environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission's regulations concerning such emissions.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.020 Findings

The City Council makes the following findings:

- A. Wireless services devices are an integral part of the rapidly growing and evolving telecommunications

industry and present unique zoning challenges and concerns for the City.

B. The City needs to balance the interests and desires of the telecommunications industry and its customers to provide competitive and effective telecommunications systems in the City, against the sometimes differing interests and desires of others concerning health, safety, welfare, aesthetics, and orderly planning of the community.

C. The City has experienced an increased demand for wireless services facilities to be located in the City and expects the increased demand to continue into the future.

D. It is in the best interests of the City to have quality wireless services available, which necessarily entails the erection of wireless services facilities in the City.

E. The unnecessary proliferation of wireless services facilities throughout the City creates a negative visual impact on the community.

F. The visual effects of wireless services facilities can be mitigated by fair standards regulating their siting, construction, maintenance and use.

G. The City and other government entities own parcels of property spread throughout the City where wireless services facilities can be located so as to be as inoffensive as possible to the residents and businesses of the City.

H. Spacing wireless services facilities evenly throughout the city reduces the negative impact created by the proliferation of telecommunication towers.

I. Because of the height and appearance of some wireless services facilities, surrounding properties bear a disproportionate share of the negative impacts of a telecommunications tower.

J. A private property owner who leases space for a wireless services facility is the only one who receives compensation for the facility, even though numerous other property owners in the area are adversely affected by the location of the facility.

K. Encouraging wireless services facilities to be located on City and Government property, with lease payments paid to the City or other Governments instead of an individual property owner, indirectly compensates all citizens of the community for the adverse impacts of the facilities and is therefore the fairest method of distributing burden and benefit.

L. Locating antennas on existing buildings and structures, or constructing an antenna as a stealth facility, creates less of a negative visual impact on the community than the erection of lattice or guy towers.

M. Buildings and structures on public property are capable of being used to provide support for antenna arrays, thus reducing the proliferation of towers in all areas of the City.

N. The public policy objectives to reduce the proliferation of telecommunication towers and to mitigate their impact can best be facilitated by encouraging the use of less visually intrusive antennas and permitting the locating of wireless communication systems on telecommunication towers and antenna support structures that are located on property owned, leased, or used by the City or other Governments.

O. The requirements set forth in this ordinance for the placement of wireless services facilities on property owned, leased or used by the City or other Governments are necessary to protect the health, safety and general welfare of the community.

P. The Utah Code grants cities the authority to create or acquire sites to accommodate the erection of telecommunication towers in order to promote the location of telecommunication towers in a manageable area and to protect the aesthetics and environment of the area. The law also allows the City to require the owner of any tower to accommodate the multiple use of the tower by other companies where feasible and to pay the City or other Governments the fair market rental value for the use of any City or other Government-owned site.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

Amended by Ord. [2025-13](#) on 6/17/2025

18.110.030 Definitions

A. ANTENNA. A device that transmits and/or receives telecommunications and/or radio signals for telecommunications and communication equipment that transmits or receives an electromagnetic radio frequency signal used in the provision of wireless service.

B. ANTENNA SUPPORT STRUCTURES. Any structure that can be used for the purpose of supporting an antenna(s).

C. ANTENNA, DRIVE TEST. A temporary antenna which is used for field testing of telecommunications signals and possible locations but does not provide telecommunications to customers.

D. ANTENNA, ENCLOSED. An antenna or series of individual antennas entirely enclosed inside a structure including but not limited to a cupola or wall of a building or chimney.

E. ANTENNA, FREESTANDING. An antenna mounted on or within a stand-alone support structure including but not limited to a wooden pole, steel pole, lattice tower, utility pole, lift tower, light standard, flag pole or other vertical support.

F. ANTENNA, ROOF MOUNTED. An antenna or series of individual antennas mounted on a roof of a building.

G. ANTENNA, TEMPORARY. An antenna used for a time period of less than thirty (30) days.

H. ANTENNA, WALL MOUNTED. An antenna or series of individual antennas mounted fully against the exterior face of a building including on the face of a chimney or penthouse. A wall or face of a building is defined as the entire area of all exposed vertical surfaces of a building that are above ground and facing approximately the same direction.

I. APPLICABLE CODES: The International Building Code, the International Fire Code, the National Electrical Code, the International Plumbing Code, and the International Mechanical Code, as adopted and amended under Utah Code Annotated, title 15A, State Construction and Fire Codes Act.

J. APPLICABLE STANDARDS: The structural standards for antenna supporting structures and antenna, known as ANSI/TIA-222, from the American National Standards Institute and the Telecommunications Industry Association.

K. APPLICANT: A wireless provider or their authorized agent who submits an application.

L. APPLICATION: A request submitted by a wireless provider for a permit to co-locate a small wireless facility in a right-of-way or to install, modify or replace a utility pole or a wireless support structure.

M. CITY. The City of Heber, Utah.

N. CITY-OWNED PROPERTY. Real property that is owned, leased or controlled by the City.

O. CO-LOCATION. The location of telecommunication facility on an existing structure, tower or building in a manner that precludes the need for that telecommunications facility to be located on a free-standing structure of its own.

P. DIRECTOR. The Planning Director or designee.

Q. ELIGIBLE SUPPORT STRUCTURE: Any monopole, utility pole, wireless support structure or related accessory equipment, as defined in this chapter, provided that it is existing at the time the relevant

application is filed with the City.

R. EQUIPMENT SHELTER. A cabinet or building used to house equipment for telecommunications facilities.

S. GOVERNMENT-OWNED PROPERTY. Real property that is owned, leased or controlled by an agency of State, Federal, or Local government other than Heber City.

T. LATTICE TOWER. A self-supporting three or four-sided, open steel frame structure used to support telecommunications equipment.

U. MONOPOLE. A single, self-supporting, cylindrical pole constructed without guy wires or ground anchors, that acts as the support structure for antennas.

V. MONOPOLE ANTENNA WITH PLATFORM. A monopole with antennas and antenna support structure exceeding two feet (2') in width, but not exceeding fifteen feet (15') in width or eight feet (8') in height.

W. MONOPOLE ANTENNA WITH NO PLATFORM. A monopole with antennas and antenna support structure not exceeding two feet (2') in width or ten feet (10') in height.

X. PERMIT. Written authorization from the City allowing the provider to perform work pursuant to the installation of a small wireless facility.

Y. PERMITTED. An application that is permitted pursuant through the standard building permit process.

Z. Personal Wireless Services. Commercial mobile telecommunications services, unlicensed wireless telecommunications services, and common carrier wireless telecommunications exchange access services.

AA. Personal Wireless Services Antenna. An antenna used in connection with the provision of personal wireless services.

BB. Personal Wireless Services Facilities. Facilities for the provision of personal wireless services. Personal wireless services facilities include transmitters, antennas, structures, supporting antennas, and electronic equipment that is typically installed in close proximity to a transmitter.

CC. RIGHT-OF-WAY. Refers to any area within, on, below, or above a public road, highway, street or alley, and may include sidewalks, park-strips and other areas associated with them and controlled by the City.

DD. STEALTH TELECOMMUNICATIONS FACILITY. A telecommunications facility which is disguised as another object or otherwise concealed from public view.

EE. TELECOMMUNICATIONS. The transmission between or among points specified by a user of information of the user's choosing without change in the form or content of the information as sent or received.

FF. TELECOMMUNICATIONS FACILITY. A Telecommunications Facility consists of antenna, equipment shelters and related structures used for transmitting and/or receiving telecommunications and/or radio signals.

GG. TOWER. A free-standing structure, such as a monopole tower, lattice tower, or guy tower, that is used as a support structure for antenna(s).

HH. WHIP ANTENNA. An antenna that is cylindrical in shape. Whip antennas can be directional or omni directional and vary in size depending on the frequency and gain for which they are designed.

II. TECHNICAL NECESSITY. A particular design, placement, construction, or location of a telecommunications facility that is technically necessary for telecommunications consistent with the Federal Telecommunications Act of 1996, as amended.

JJ. UTILITY METERING INFRASTRUCTURE. Towers and other infrastructure owned or operated by public entities that provide public utilities.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

Amended by Ord. [2025-13](#) on 6/17/2025

18.110.040 Applicability

This ordinance applies to both commercial and private low power radio services and facilities, such as “cellular” or PCS (personal communications system) communications and paging systems, and to wireless Internet service providers. This ordinance shall not apply to the following types of communications devices, although they may be regulated by other City ordinances and policies:

- A. Amateur Radio. Any antenna owned and operated by an amateur radio operator licensed by the Federal Communications Commission.
- B. Satellite/television antenna. Any device designed for over-the-air reception of television broadcast signals, multichannel multipoint distribution service or direct satellite service.
- C. Cable. Any cable television head-end or hub towers and antennas used solely for cable television services.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.050 Application Requirements

Any person desiring to develop, construct or establish a personal wireless services facility in the City shall submit an application for site plan approval to the City. The City shall not consider the application until all required information has been included. A complete application shall include all elements of the proposed telecommunications facility and shall produce all information required by the telecommunications facility application. Applicants shall provide the following submittal requirements.

- A. Fee. As adopted by the Heber City Consolidated Fee Schedule.
- B. Site Plan. A site plan meeting the City’s standard requirements for site plans.
- C. Written Information.
 - 1. Environment. A full description of the environment surrounding the proposed facility, including a description of adjacent uses, any adjacent residential structures, and any structures and sites of historic significance.
 - 2. Maintenance. A description of the anticipated maintenance needs for the facility, including

frequency of service, personnel needs, equipment needs, and traffic noise or safety impacts of such maintenance.

3. Service Area. A description of the service area for the antenna or tower and a statement as to whether the antenna or tower is needed for coverage or capacity.

4. Location. A map showing the site and the nearest or associated telecommunications facility sites within the network. Describe the distance between the telecommunications facility sites. Describe how this service area fits into the service network.

a. An Applicant proposing to erect a new telecommunications facility shall provide documentary evidence that a legitimate attempt has been made to locate the new telecommunications facility on City or Government owned properties, existing buildings or structures or co-location. Such evidence shall include a radio frequency engineering analysis of the potential suitability of existing buildings or structures or co-location sites in the radio frequency coverage area for the proposed telecommunications facility. Efforts to secure such locations shall be documented through correspondence between the applicant and the property owner(s) of the existing buildings, structures or co-location sites.

b. Applicants proposing to construct new telecommunications facilities shall document the locations of all of the applicant's existing telecommunications facilities that provide telecommunications within the City, as well as any changes proposed within the following twelve (12) month period, including plans to discontinue or replace such existing telecommunications facilities. Applicants shall provide competent testimony from a radio qualified professional regarding the suitability of potential telecommunications facility locations in relation to the applicant's existing telecommunications facilities.

c. Each application shall include a site location alternative analysis describing the location of other sites considered for the proposed telecommunications facility, the availability of those sites, the extent to which other sites do or do not meet the applicant's telecommunications needs and the reason the subject site was chosen for the proposed telecommunications facility. The analysis shall address the following issues:

- 1) How the proposed location and telecommunications facility relate to the object of providing full telecommunications services within the City area;
- 2) How the proposed telecommunications facilities relates to the location of the applicant's existing telecommunications facilities that provide telecommunications within and near the City;
- 3) How the proposed telecommunications facility relates to the applicant's anticipated need for additional telecommunications facilities that provide telecommunications within and near the City;
- 4) If applicable, how the applicant's plans specifically relate to, and are coordinated with, the needs of all other telecommunications providers within and near the City.

5. Licenses and Permits. Copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of the antenna.

6. Radio Frequency Emissions. A written commitment to comply with applicable Federal Communications Commission radio frequency emission regulations.

7. Visibility Impact. A visual impact study, graphically simulating through models, computer enhanced graphics or similar techniques, the appearance of any proposed telecommunications facility and indicating its view from at least five (5) locations around and within one (1) mile of the proposed telecommunications facility will be most visible.

8. Liaison. The name of a contact person who can respond to questions concerning the application and the proposed facility. Include name, address, telephone number, facsimile number and electronic mail address, if applicable.

9. Additional information requirements for monopolies. If the applicant desires to construct a

monopole, the applicant shall also submit a detailed written description of why the applicant cannot obtain coverage using existing buildings or structures.

10. Additional information requirement for facilities not located on highest priority site. If the applicant desires to locate antennas on a site other than the highest priority site (as described in Section 18.110.070), the applicant shall provide the following information to the approving authority:

- a. Higher priority sites. The identity and location of any higher priority sites located within the desired service area.
- b. Reason for rejection of higher priority sites. The reason(s) why the higher priority sites are not technologically, legally or economically feasible.
- c. Justification for proposed site. Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.060 Approval Process

All telecommunication facilities shall be reviewed by the Planning Director or designee, pursuant to its standard site plan and building permit approval process. Permitted uses are reviewed and approved but the Planning Director or Designee, Conditional Use Permits are approved by the Planning Commission as regulated in Chapter 18.70. It shall be unlawful to install any telecommunication facility without first having a permit from the Planning and Building Departments of the City.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.070 Location

A. Priority of antenna site locations. Personal wireless services antennas shall be located as unobtrusively as is reasonably possible. To accomplish this goal, the provider shall make a good faith effort to locate antennas on sites in the following order of priority:

1. Structures located on City-owned property. Existing buildings, structures and antenna support structures located on City-owned property.
2. Structures located on Government-owned property. Existing buildings, structures and antenna support structures located on Government-owned property.
3. Monopoles located on City or Government-owned property.
4. Existing Structures. Lawfully existing buildings, structures and antenna support structures on private property, provided that the buildings, structures or support structures are either: (1) located in a non-residential zone, or (2) located in a residential zone on property that is being used for non-residential uses (e.g. government, school or church).
5. Monopoles on Non-residential Private Property. Monopoles constructed on private property, provided that the private property is (1) located in a non-residential and non-C-3 commercial zone, or (2) located in a residential zone on property that is used for a non-residential use (e.g. government, school or church).
6. Other. Sites other than those listed above.

B. Burden of Proof. The applicant shall attempt to locate its antennas on sites in the order of priority set forth above. If the applicant desires to locate antennas on a site other than the highest priority site, the applicant shall have the burden of demonstrating to the approving authority why it could not locate antennas on sites with a higher priority than the site chosen by the applicant. To do so, the applicant shall provide the following information to the approving authority.

1. Higher Priority Sites. The identity and location of any higher priority sites located within the desired service area
2. Reason for rejection of higher priority sites. The reason(s) why the higher priority sites are not technologically, legally or economically feasible. The applicant must make a good faith effort to locate antennas on a higher priority site. The City may request information from outside sources to justify or rebut the applicant’s reasons for rejecting a higher priority site.
3. Justification for proposed site. Why the proposed site is essential to meet the service demands of the geographic service area and the citywide network.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.080 Uses

A. Permitted Telecommunication Uses are as outlined in the following tables. Any use not listed is prohibited.

Commercial, Industrial, and Mixed Use Zones Permitted Use Table

P - Permitted, N - Not Permitted (Prohibited), C- Conditional Use

<u>Telecom Uses</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>	<u>MU RC Z</u>	<u>NV OZ</u>	<u>I-1</u>	<u>I-2</u>	<u>B M P</u>	<u>IP F</u>	<u>Limitations</u>
Monopoles	C *	N	C *	C	C	P	P	C	C	Must use stealth when a conditional use. *Not permitted between 500 North and 600 South, and 600 West and 600 East. Utility Metering Infrastructure does not require stealth.
Lattice Tower	N	N	N	N	N	N	N	N	N	
Guy Tower	N	N	N	N	N	N	N	N	N	
Freestanding - Other	N	N	N	N	N	N	N	N	N	
Roof Mounted	C	C	C	C	C	P	P	P	P	Antenna not to exceed 5' in height when conditional.
Wall Mounted	C	N	C	C	C	P	P	C	C	
Stealth Antenna	C	N	C	C	C	P	P	C	C	

Co-Location on Existing Facilities	P	P	P	P	P	P	P	P	P	Facility must be legally constructed, including legal non-conforming facilities that meet the FCC definition of an Eligible Facility.
Eligible Facilities Modification	P	P	P	P	P	P	P	P	P	Facilities defined as an Eligible Facility by the FCC.

Residential and Agricultural Zones Permitted Use Table

P- Permitted, N- Not Permitted (Prohibited), C- Conditional Use

<u>Telecom Uses</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>P-C</u>	<u>M-CZ</u>	<u>A-2</u>	<u>R-A-1</u>	<u>R-A-2</u>	<u>Limitations</u>
Monopoles	C	C	C	C	C	C	C	C	Must use stealth and be located on government land or private with non-residential uses. Utility Metering Infrastructure does not require stealth.
Lattice Tower	N	N	N	N	N	N	N	N	
Guy Tower	N	N	N	N	N	N	N	N	
Freestanding -Other	N	N	N	N	N	N	N	N	
Roof Mounted	N	N	N	N	N	N	N	N	
Wall Mounted	N	N	N	N	N	N	N	N	
Stealth Antenna	C	C	C	C	C	C	C	C	Must be located on government land or private land with non-residential uses.
Co-Location on Existing Facilities	P	P	P	P	P	P	P	P	Facility must be legally constructed, including legal non-conforming facilities that meet the FCC definition of an Eligible Facility.
Eligible Facilities Modification	P	P	P	P	P	P	P	P	Facilities defined as an Eligible Facility by the FCC.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

Amended by Ord. [2025-13](#) on 6/17/2025

18.110.090 Co-Location

Every new monopole shall be designed and constructed to be of sufficient size and capacity to accommodate at least three wireless telecommunications providers on the structure in the future. In no instance does this requirement override or permit monopoles to be taller than allowed in 18.110.110. Any conditional use permit for a monopole may be conditioned upon the agreement of the applicant to allow co-

location of other personal wireless providers on such terms as are common in the industry. Co-location on a lot may be permitted by the Planning Director or designee, if all setbacks, design and landscape requirements are met for each telecommunications facility. The application shall include any existing or approved, but unbuilt, telecommunications facility within the telecommunications area that may meet the needs of the applicant. The supplied documentation shall evaluate the following factors:

- A. Structural capacity of the antenna towers;
- B. Geographic telecommunications area requirements;
- C. Mechanical or electrical incompatibilities;
- D. Inability or ability to locate equipment on existing antenna towers; and
- E. Any restriction or limitation of the Federal Communication Commission that would preclude the shared use of the antenna tower.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

Amended by Ord. [2025-13](#) on 6/17/2025

18.110.100 Lease Agreement

Applicants for telecommunication facilities on public facilities shall sign and agree to a development agreement with the public agency addressing items including, but not limited to access and security, maintenance of site and facilities, utility costs, and a fee for use of the public facility. The City shall enter into a standard lease agreement with the applicant for any facility built on City property. The lease shall contain the condition that the site plan and/or conditional use permit must first be approved by the designated land use authority before the lease can take effect, and that failure to obtain such approval renders the lease null and void.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.110 Development Standards

Standards for Antennas and Antenna Support Structures. Personal wireless services facilities are characterized by the type or location of the antenna structure. There are four general types of antenna structures allowed by this ordinance: wall mounted antennas; roof mounted antennas; monopoles with no platform; and monopoles with a platform. If a particular type of antenna structure is allowed by this ordinance as a permitted or conditional use, the minimum standards for that type of antenna are as follows, unless otherwise provided in a conditional use permit:

A. Wall Mounted Antennas.

1. Maximum Height. Wall mounted antennas may not extend above the roof line of the building or structure or extend more than twelve (12) inches from the face of the building.
2. Setback. Wall mounted antennas shall not be located within one hundred feet (100') feet of any residence.
3. Mounting Options. Antennas mounted directly on existing parapet walls, penthouses, or

mechanical equipment rooms are considered to be wall mounted antennas if no portion of the antenna extends above the roof line of the parapet wall, penthouse, or mechanical equipment room.

4. Color. Wall mounted antennas, equipment and supporting structures shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Antennas and the supporting structure on the building shall be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.

B. Roof Mounted Antennas.

1. Maximum Height. Roof mounted antenna, placed on a flat roof, may extend up to ten (10) feet above the existing structure, provided that the antenna setback from the edge of the roof is a minimum distance equal to or greater than the height of the antenna. Roof mounted antenna, placed on a pitched roof, may extend a maximum of five (5) feet above the existing structure.

2. Setback. Roof mounted antennas shall be located at least five feet (5') from the exterior wall of the building or structure, and at least fifty (50') feet from any residence.

3. Mounting options. Roof mounted antennas may be mounted on top of existing penthouses or mechanical equipment rooms if the antennas and antenna support structures are enclosed or visually screened from view. The screening structure may not extend more than eight (8') feet above the existing roof line of the penthouse or mechanical equipment room.

4. Color. Roof mounted antennas, equipment and supporting structures shall be painted to match the color of the building or structure or the background against which they are most commonly seen. Antennas and supporting structures shall be architecturally compatible with the building.

C. Monopoles

1. The antenna itself shall not exceed ten feet (10') in height.

2. Setback. Monopoles shall be set back a minimum of 115% of the height of the monopole from any residential lot line, measured from the base of the monopole to the nearest residential lot line.

3. Color. Monopoles, antennas, and related support structures shall be stealth and painted a neutral color or a color intended to match the stealth concept.

D. Tower Height by Zone. The maximum height for any tower shall be as follows:

Commercial, Mixed Use, and Industrial Zone								
C2	C3	C4	MURCZ	NVOZ	I1	I2	BMP	IPF
80'	-	80'	65'	35'	80'	80'	65'	65'
Utility Metering Infrastructure may utilize a tower up to 100' in any zone.								

Residential, Mountain, and Agricultural Zones							
R1	R2	R3	PC	MCZ	A2	RA1	RA2
35'	35'	35'	35'	35'	65'	35'	35'
Utility Metering Infrastructure may utilize a tower up to 100' in any zone.							

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

18.110.120 Additional Regulation For Monopoles And Towers

A. Distance from other Monopoles. Monopoles and towers shall be located at least one mile (5,280 feet) from each other, except upon a showing of necessity by the applicant, or upon a finding by the City Council that a closer distance would adequately protect the health, safety and welfare of the community. This distance requirement shall not apply to antennas attached to lawful structures such as transmission towers, utility poles, outdoor lighting structures, and water tanks.

B. Location on Parcel. Monopoles shall be located as unobtrusively on a parcel as possible, given the location of existing structures, nearby residential areas, and service needs of the applicant. Monopoles shall not be located in a required landscaped area, buffer area or parking area.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

Amended by Ord. [2025-13](#) on 6/17/2025

18.110.130 Area Limitations For Wall And Roof Mounted Antennas

Any building may have a combination of wall and roof mounted antennas. The total area for all wall and roof mounted antennas and supporting structures on any one building shall not exceed the lesser of sixty (60) square feet or 5 percent (5%) of each exterior wall of the building.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.140 Safety

A. Regulation Compliance.

1. Compliance with FCC and FAA Regulations. All operators of personal wireless services facilities shall demonstrate compliance with applicable Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) regulations, including FCC radio frequency regulations, at the time of application and periodically thereafter as requested by the City. Failure to comply with the applicable regulations shall be grounds for revoking a site plan or conditional use permit approval.

2. Other Licenses and Permits. The operator of every personal wireless services facility shall submit copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of the facility to the City, shall maintain such licenses and permits in good standing, and shall provide evidence of renewal or extension thereof upon request by the City.

B. Protection Against Climbing. Monopoles shall be protected against unauthorized climbing by removing the climbing pegs from the lower 20 feet of the monopole.

C. Fencing. Monopoles and towers shall be fully enclosed by a minimum 6-foot tall fence or wall, as directed by the Planning Director or designee unless the Director determines that a wall or fence is not needed or appropriate for a particular site due to conditions specific to the site.

D. Security Lighting Requirements. Monopoles and towers shall comply with the FAA requirements for lighting. If security lighting is used, the lighting impact on surrounding residential areas shall be minimized

by using indirect lighting, where appropriate.

E. Abandonment. The applicant, or the applicant's successor(s) and/or assign(s) shall be responsible for the removal of unused telecommunications facilities within ninety (90) days of abandonment of use. If such tower is not removed by the property owner, then the City may employ all legal measures, including as necessary, obtaining authorization from a court of competent jurisdiction, to remove the tower, and after removal may place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the tower, including court costs and reasonable attorney fees.

1. Notice. Notice to remove shall be given in writing by personal service, or by certified mail addressed to the operator's last known address.

2. Violation. Failure to remove the antennas and monopoles after receiving written notice to remove is a violation of the terms of this Chapter. The City may initiate criminal and/or civil legal proceeding against any person, firm, entity or corporation, whether acting as principal, agent, property owner, lessee, lessor, tenant, landlord, employee, employer or otherwise, for failure to remove antennas and monopoles in accordance with this Chapter. The City may seek a civil injunction requiring the removal of any structures on the site in accordance with this Chapter. Any lease agreement with the City may also stipulate failure to remove the antennas and monopoles after receiving written notice to do so pursuant to this Chapter automatically transfers ownership of the antennas, monopoles, support buildings and all other structures on the site to the City.

3. Nuisance. Abandoned, unmaintained, or telecommunication devices that pose an immediate threat to public health and safety are hereby declared to be a nuisance.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.150 Site Requirements

A. Setbacks. The placement of telecommunications facilities on a lot shall comply with the setbacks of the underlying zone as stated herein. Telecommunications facilities shall comply with the setbacks for main structures and shall not be determined accessory structures.

B. Regulations for Accessory Structures.

1. Storage Areas and Solid Waste Receptacles. No outside storage or solid waste receptacles shall be permitted on the site.

2. Equipment Enclosures. All electronic and other related equipment and appurtenances necessary for the operation of any personal wireless services facility shall, whenever possible, be located within a lawfully pre-existing structure or completely below grade.

3. Accessory Buildings. Freestanding accessory buildings used with a personal wireless services facility shall not exceed 350 square feet and shall comply with the setback requirements for structures in the zone in which the facility is located.

C. Parking. The City may require a minimum of one (1) parking stall for sites containing a monopole, tower, and/or accessory buildings, if there is no parking available on the site.

D. Maintenance Requirements. All personal wireless services facilities shall be maintained in a safe, neat and attractive manner.

E. Landscaping. All sites with a personal wireless services facility shall be landscaped in accordance with the zone requirements where the facility is located.

F. Height. The height shall be measured from the grade or roof beneath to the top of the antenna or mounting hardware, whichever is higher.

G. Design

1. Antenna and associated equipment shall incorporate materials and colors present in the context of the surrounding area. Stealth telecommunications in the commercial zones C2 and C4, Chapter 18.28. Stealth design includes structures that look like trees, church steeples, art, large light poles or ones that blend with the building they are located on and are designed in a manner to blend with the existing and natural environment. Monopoles, antennas, and any associated buildings or equipment shall be painted to blend with their surroundings and/or the stealth concept being used.

2. Panel Antennas shall be no more than five square feet (5 sq. ft.) in Area per face.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.160 Site Disturbance

Any application, temporary or permanent, which requires the removal of significant vegetation or proposes any new, or improvements to driveways or roads a length greater than twenty feet (20') and/or a width greater than ten feet (10') wide, shall require a conditional use permit. As used herein, "Significant Vegetation" includes trees six inch (6") in diameter or greater measured four feet six inches (4'6") above the ground, groves of small trees or clumps of oak and maple covering an Area of twenty square feet (20 sq. ft.) or more measured at the drip line. Plans must show all such trees within twenty (20) feet of a proposed telecommunications facility. The Planning Director or designee shall determine the Limits of Disturbance.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.170 Signs

Signs shall only be permitted if they are related to the health and safety of the general public. All proposed signs shall be submitted with the telecommunications facility application and subject to review by the Planning Department for compliance with Chapter 18.103 Sign Regulations.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.180 Subdivision And Condominium Covenants

Many Subdivision and Condominium Covenants may address the location of telecommunications facilities within Condominium units and the lots of a Subdivision. The City is not a party to those covenants, and no permit from the City shall effect the enforceability of such covenants which might be more restrictive than this ordinance. Applicants for the installation of telecommunications facilities are advised to determine what private land use restrictions apply to their site before applying for the permit from the City. If the proposed installation is within the Common Area of a Condominium or Planned Unit Development, and the

application submitted is not in the name of the Home Owner's Association or management committee, the applicant shall provide a letter from the Home Owner's Association or management committee indicating consent to the location of the telecommunications facilities within the Common Area has been granted as a part of the permit application filed with the City.

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

18.110.190 Related Provisions

- Chapter 18.12 Administration
- Chapter 18.08 Definitions
- Chapter 18.108 Conditional Use Permits
- Chapter 18.72 Off Street Parking and Loading
- Chapter 18.103 Sign Regulations
- Chapter 18.78 Lighting
- Chapter 18.174 Enforcement
- Chapter 17 Subdivisions
- Heber City C-2/C-4 Zone Design Standards and guidelines

HISTORY

Adopted by Ord. [2004-03](#) on 3/4/2004

Amended by Ord. [2022-28](#) on 10/18/2022

ATLAS TOWER

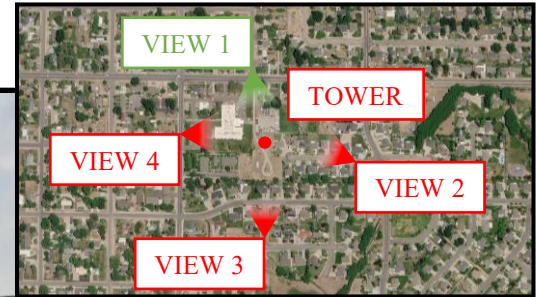
**SITE NAME: HEBER HILL
PROPOSED 65'-0" MONOPINE
TOWER**

602 EAST CENTER STREET
HEBER CITY, UT 84032
(WASATCH COUNTY)

EXISTING VIEW: LOCATION 1

**ATLAS
TOWER**

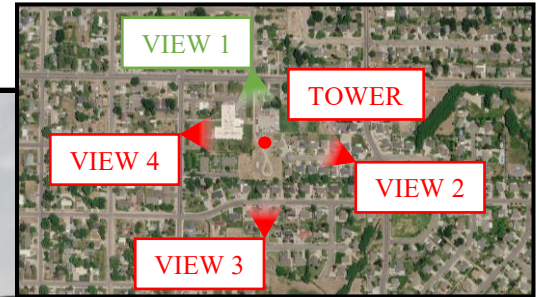
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



PROPOSED VIEW: LOCATION 1

ATLAS TOWER

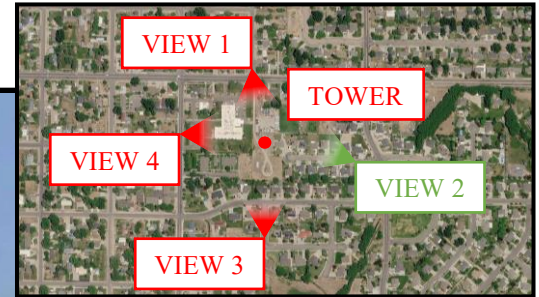
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



EXISTING VIEW: LOCATION 2

ATLAS TOWER

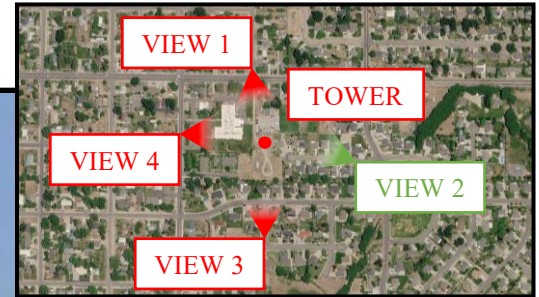
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



PROPOSED VIEW: LOCATION 2

ATLAS TOWER

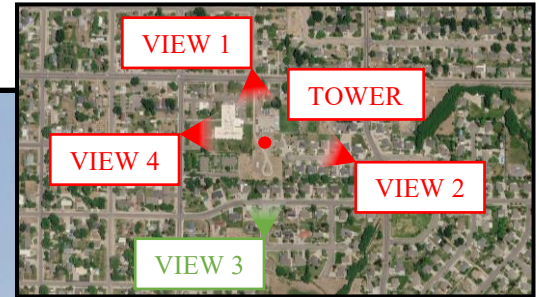
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



EXISTING VIEW: LOCATION 3

ATLAS TOWER

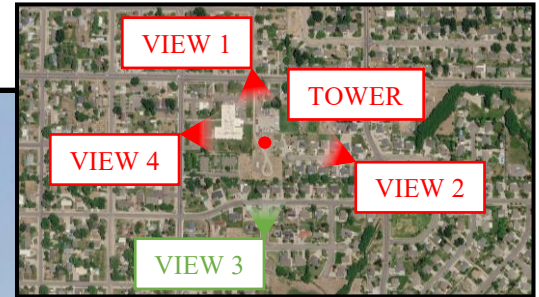
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



PROPOSED VIEW: LOCATION 3

ATLAS TOWER

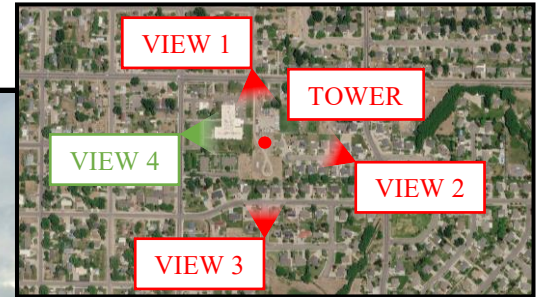
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



EXISTING VIEW: LOCATION 4

ATLAS TOWER

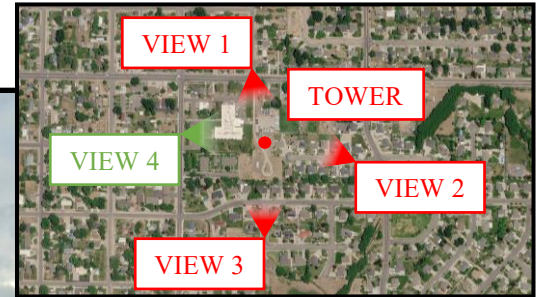
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



PROPOSED VIEW: LOCATION 4

ATLAS TOWER

SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



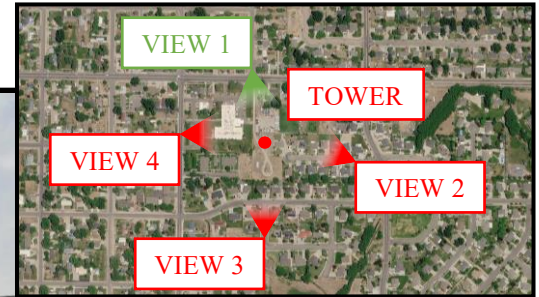
ATLAS TOWER

SITE NAME: HEBER HILL
PROPOSED 65'-0" MONOPOLE TOWER
602 EAST CENTER STREET
HEBER CITY, UT 84032
(WASATCH COUNTY)

EXISTING VIEW: LOCATION 1

**ATLAS
TOWER**

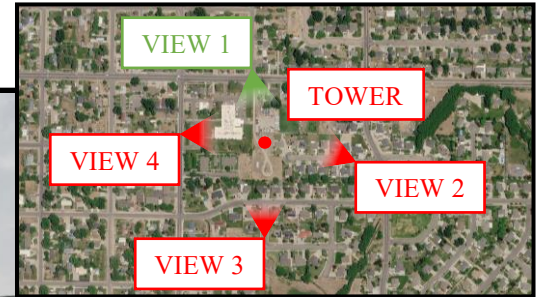
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



PROPOSED VIEW: LOCATION 1

**ATLAS
TOWER**

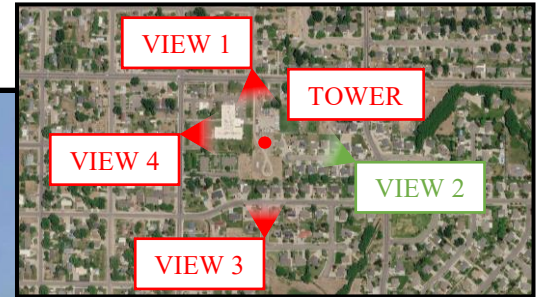
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



EXISTING VIEW: LOCATION 2

**ATLAS
TOWER**

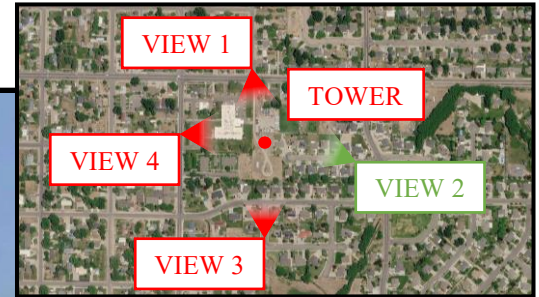
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



PROPOSED VIEW: LOCATION 2

ATLAS TOWER

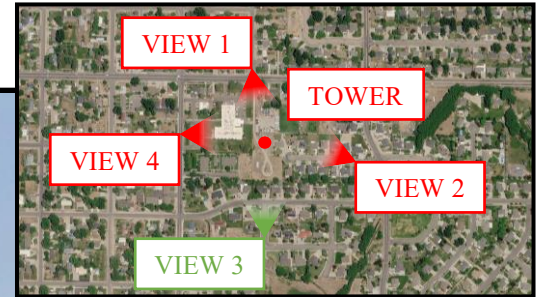
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



EXISTING VIEW: LOCATION 3

ATLAS TOWER

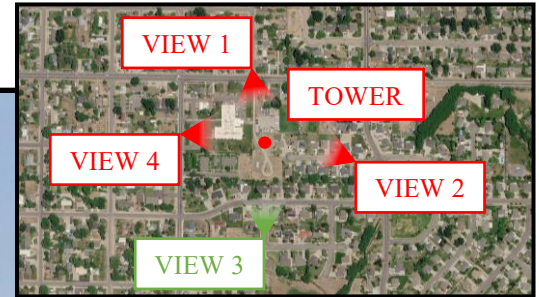
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



PROPOSED VIEW: LOCATION 3

ATLAS TOWER

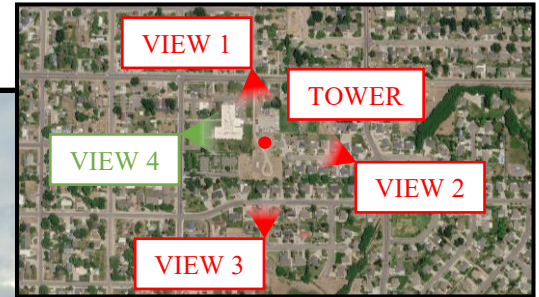
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



EXISTING VIEW: LOCATION 4

ATLAS TOWER

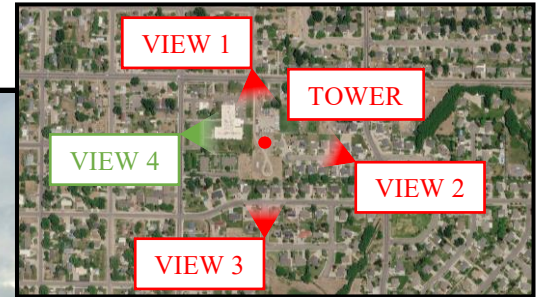
SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



PROPOSED VIEW: LOCATION 4

ATLAS TOWER

SITE NAME: HEBER HILL
ADDRESS: 602 EAST CENTER STREET
HEBER CITY, UT 84032
COUNTY: WASATCH



PROPOSED 65'-0" MONOPOLE TOWER

SITE COORDINATES	
LATITUDE:	N 40° 30' 23.13" (NAD '83)
LONGITUDE:	W 111° 24' 09.6696" (NAD '83)
GROUND ELEVATION:	5660'± (AMSL NAVD '88)

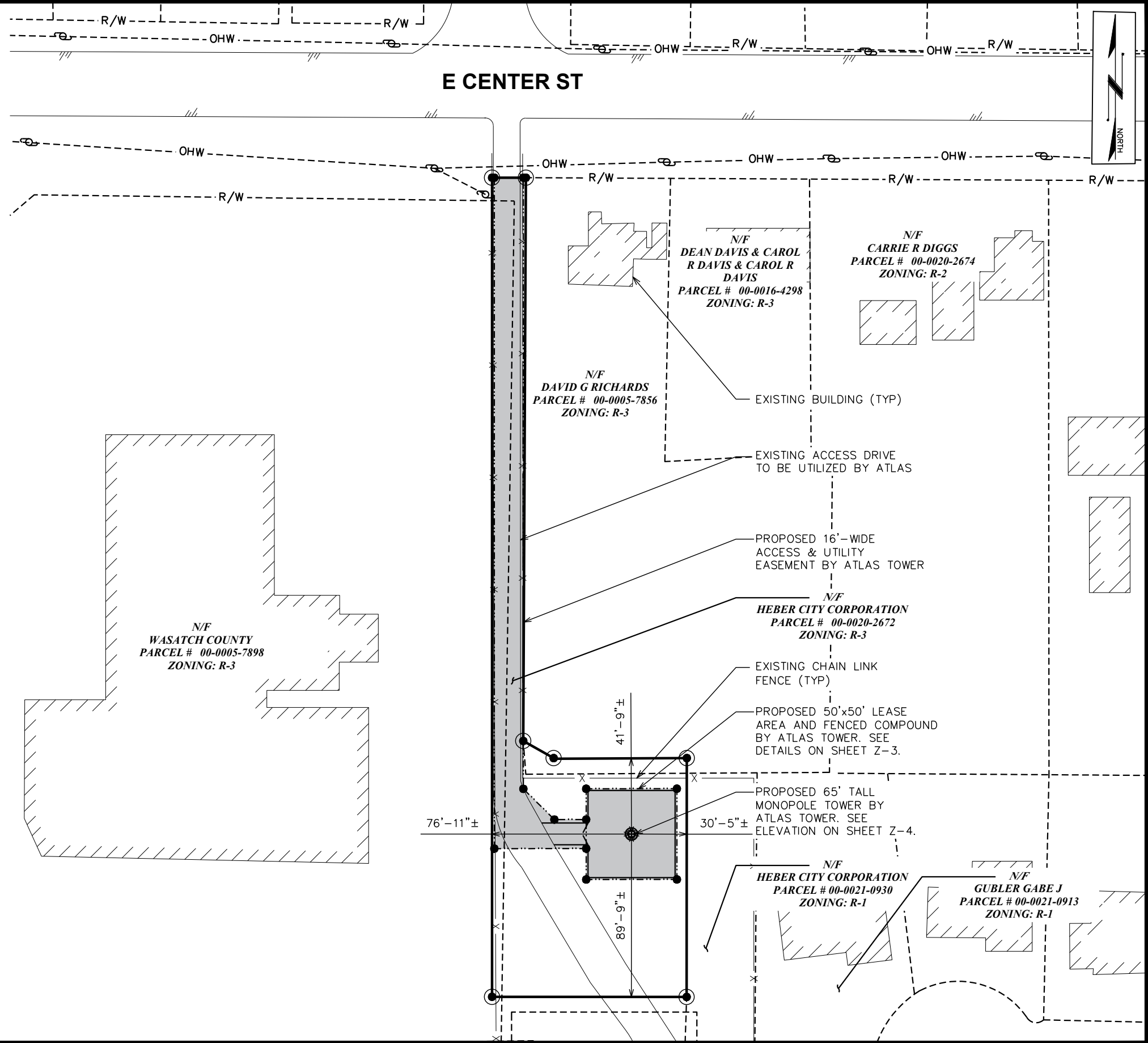
LEGEND	
	PARENT PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPERTY CORNER
	EASEMENT/LEASE CORNER
	EXIST. TRANSFORMER
	EXIST. UTILITY POLE
	EXIST. LIGHT POLE
	EXIST. TELCO PEDESTAL
	EXIST. METER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	BURIED FIBER
	GAS LINE
	RIGHT-OF-WAY
	FENCE
	EXISTING TREE LINE

TOWER SETBACKS		
PROPERTY LINE	REQUIRED	PROPOSED
NORTH	74'-9"	41'-9"±
EAST	74'-9"	30'-5"±
SOUTH	74'-9"	89'-9"±
WEST	74'-9"	76'-11"±

NOTES:

- SITE PLAN HAS BEEN PREPARED USING AERIAL IMAGERY AND COUNTY GIS INFORMATION. FOR CORRECTIVE ACTION PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.

AREA PLAN
SCALE: 1" = 60'



PROJECT INFORMATION:
HEBER HILL ALT. 2
602 E CENTER ST
HEBER CITY, UT 84032
(WASATCH COUNTY)

PLANS PREPARED FOR:
ATLAS TOWER
2500 30TH ST, SUITE 304
BOULDER, CO 80301
Office: (303) 448-8896

PLANS PREPARED BY:
TEP
4570 IVY ST SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:
ZONING REVIEW

0	03-12-26	ZONING
REV	DATE	ISSUED FOR:

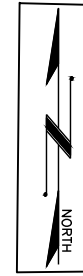
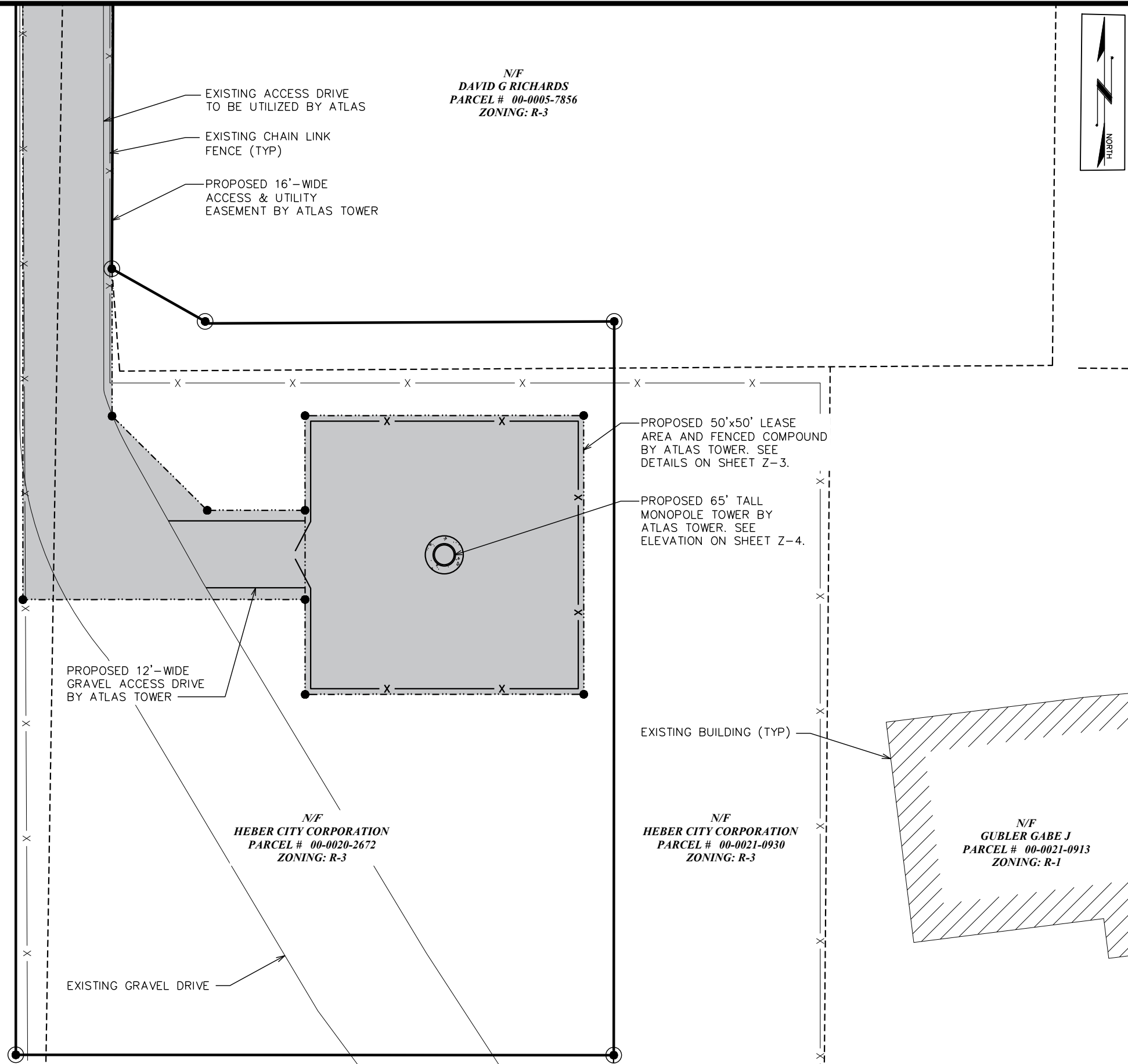
DRAWN BY: TRV | CHECKED BY: KE5

SHEET TITLE:
AREA PLAN

SHEET NUMBER: Z-1	REVISION: 0
TEP#: 361530.517111	

NOTE:

SITE PLAN HAS BEEN PREPARED USING AERIAL IMAGERY AND COUNTY GIS INFORMATION. FOR CORRECTIVE ACTION PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.




PROJECT INFORMATION:
HEBER HILL ALT. 2
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 HEBER CITY, UT 84032
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 www.tepgroup.net

SEAL:


0	03-12-26	ZONING
REV	DATE	ISSUED FOR:
DRAWN BY: TRV		CHECKED BY: KE5

SHEET TITLE:
SITE PLAN

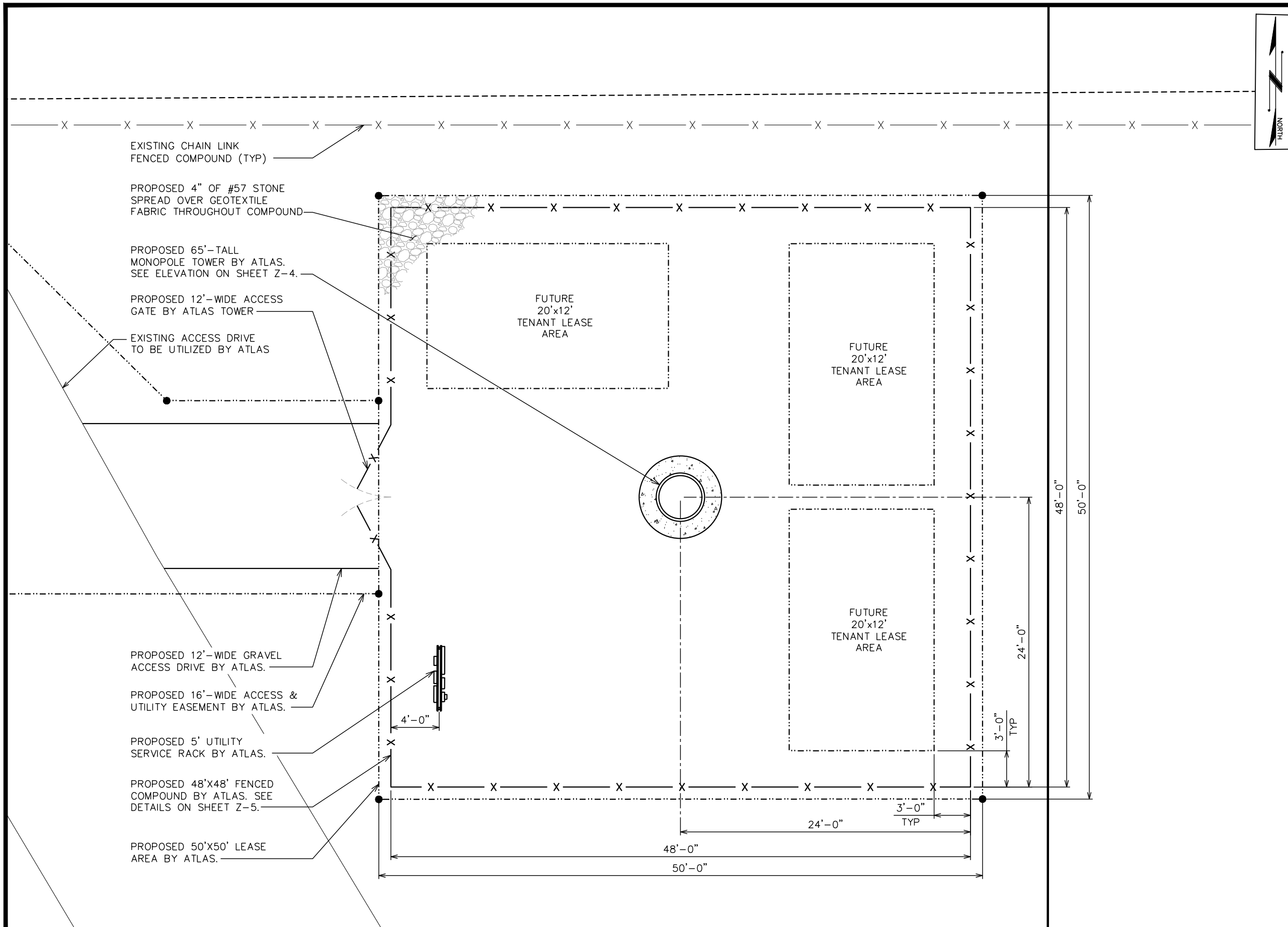
SHEET NUMBER:
Z-2

REVISION:
0
 TEP#: 361530.517111

SITE PLAN

SCALE: 1" = 20'



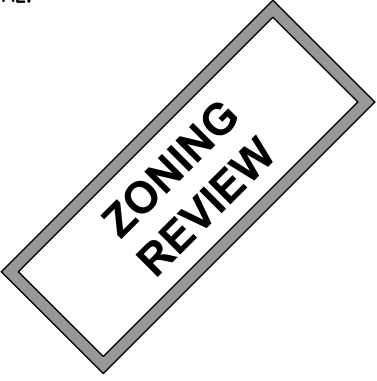


PROJECT INFORMATION:
HEBER HILL ALT. 2
 602 E CENTER ST
 HEBER CITY, UT 84032
 (WASATCH COUNTY)

PLANS PREPARED FOR:
ATLAS TOWER
 2500 30TH ST, SUITE 304
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SEAL:


0	03-12-26	ZONING
REV	DATE	ISSUED FOR:

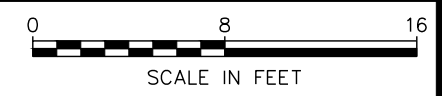
DRAWN BY: TRV | CHECKED BY: KE5

SHEET TITLE:
**COMPOUND
 DETAIL**

SHEET NUMBER:
Z-3

REVISION:
0
 TEP#: 361530.517111

COMPOUND DETAIL
 SCALE: 1/8" = 1'-0"



69'-0"
T/LIGHTNING ROD

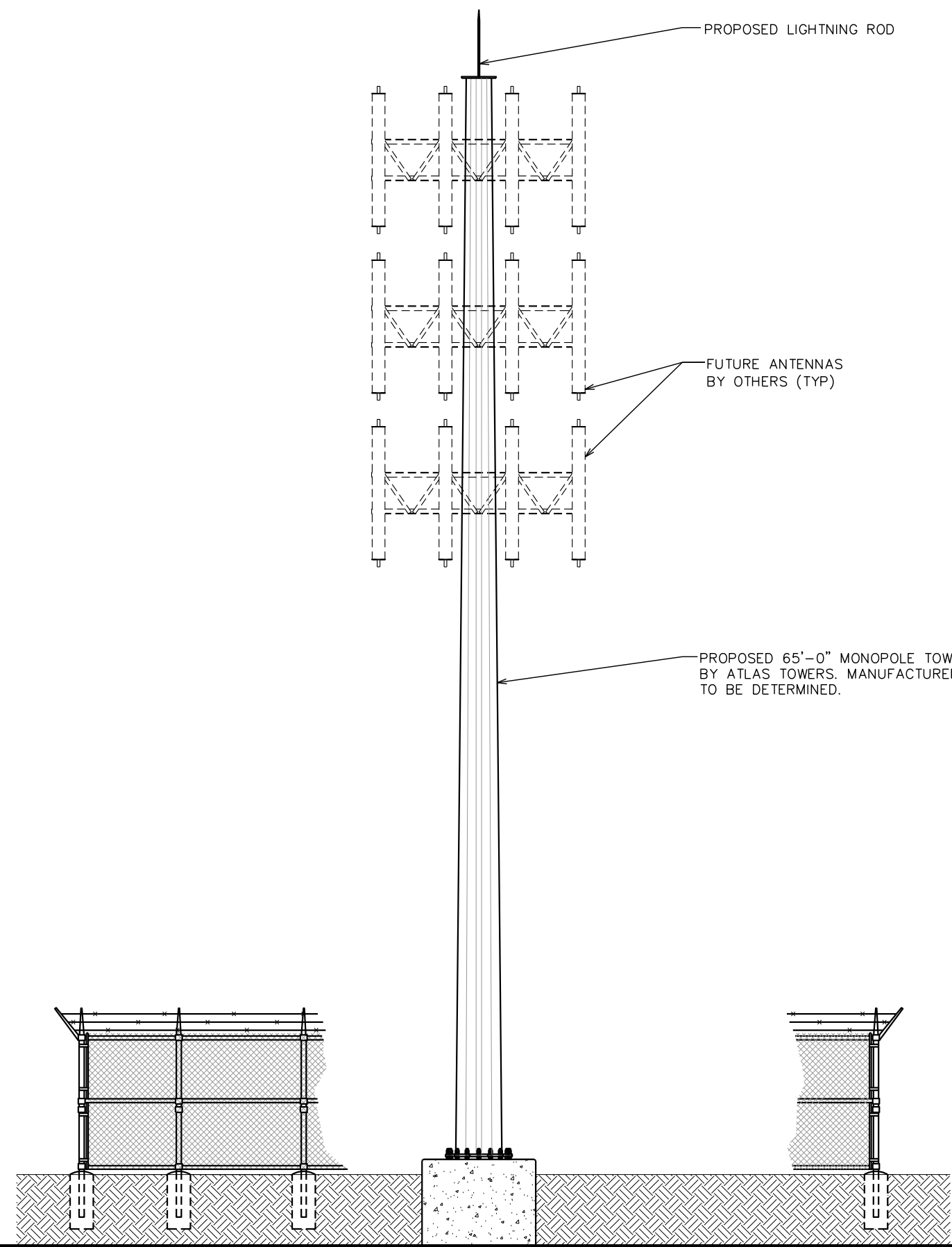
65'-0"
T/TOWER

60'-0"
℄/FUTURE ANTENNAS

50'-0"
℄/FUTURE ANTENNAS

40'-0"
℄/FUTURE ANTENNAS

0'-0" (REF)
T/GRADE



NOTES:


1. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
2. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
3. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
4. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

PROJECT INFORMATION:
HEBER HILL ALT. 2
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SEAL:


0	03-12-26	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: TRV | CHECKED BY: KE5

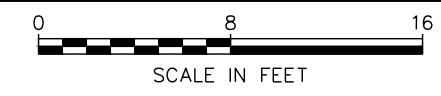
SHEET TITLE:
TOWER ELEVATION

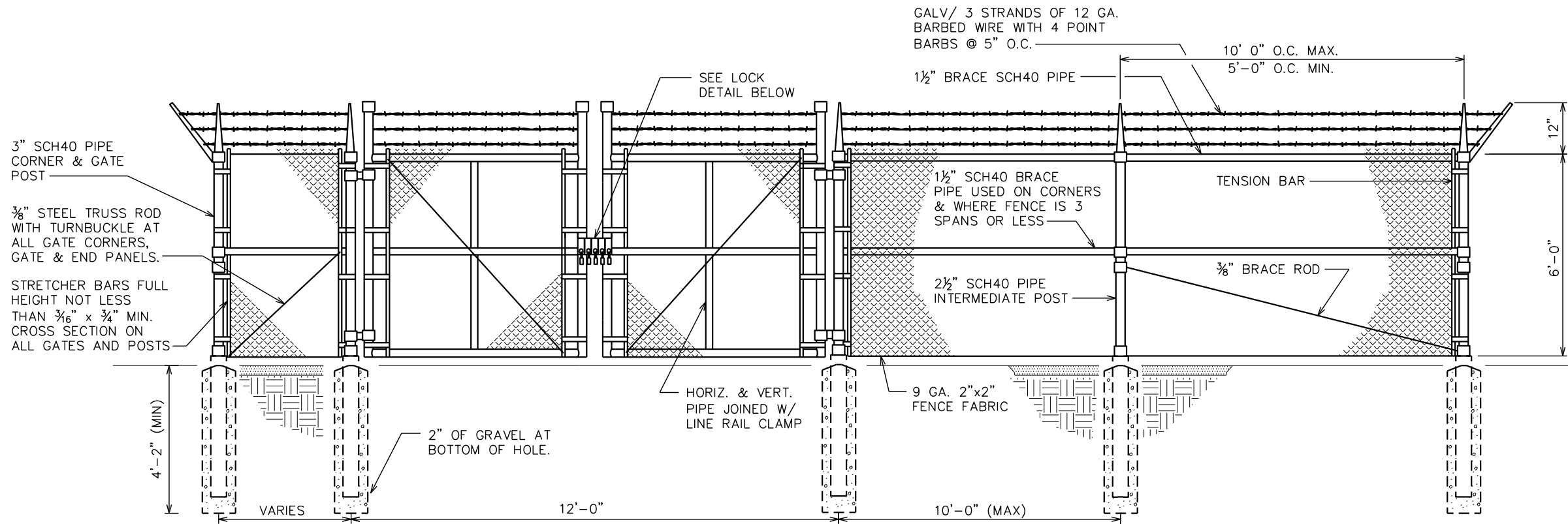
SHEET NUMBER:
Z-4

REVISION:
0
 TEP#: 361530.517111

TOWER ELEVATION

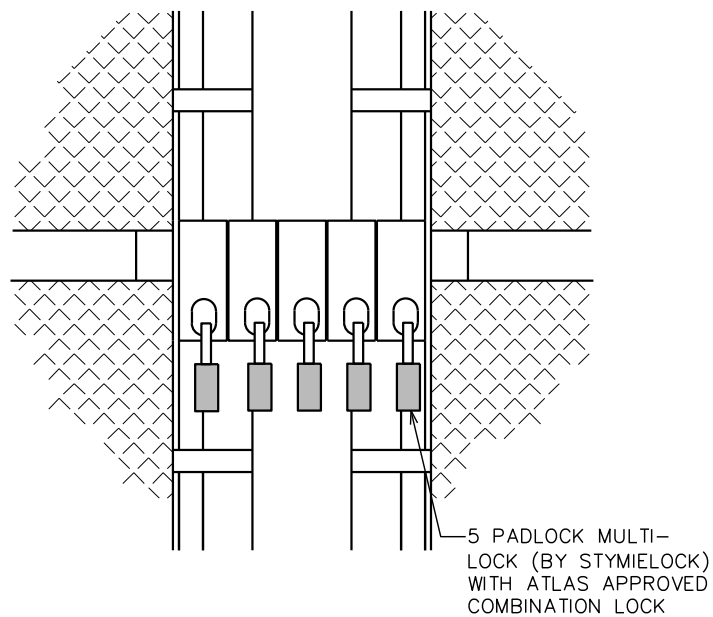
SCALE: 1/8" = 1'-0"





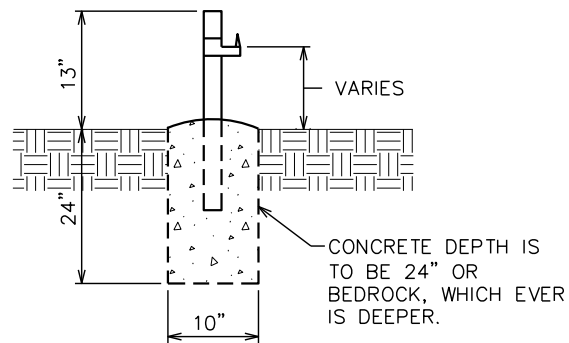
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



GATE LOCK DETAIL

SCALE: N.T.S.

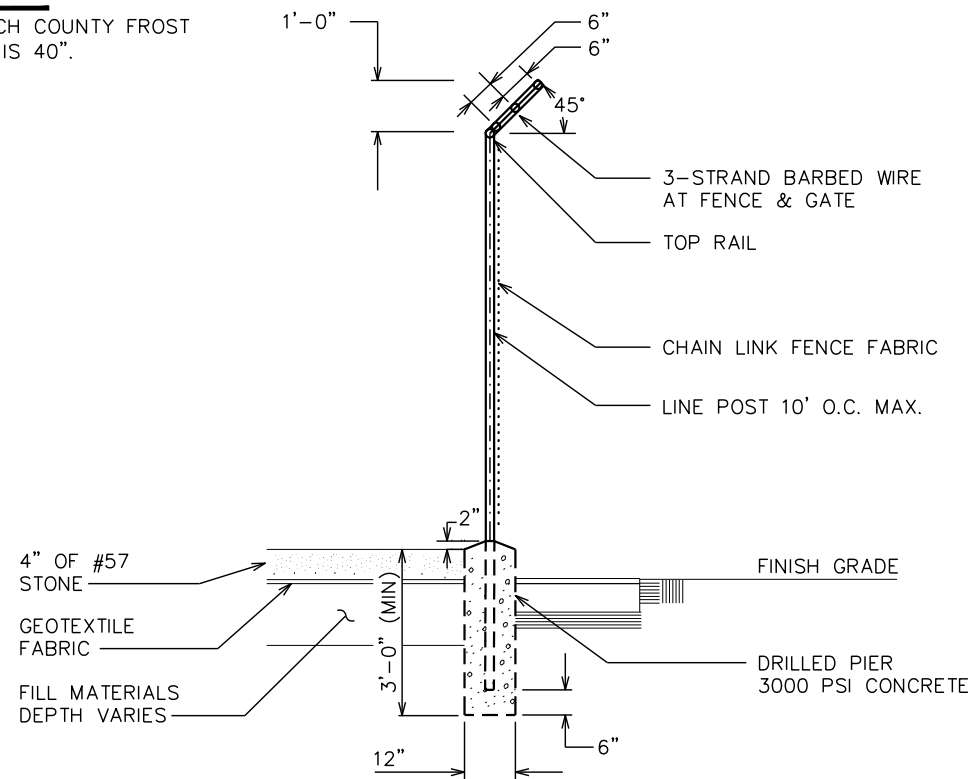


GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

NOTE:

WASATCH COUNTY FROST DEPTH IS 40".



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PROJECT INFORMATION:

HEBER HILL ALT. 2

602 E CENTER ST
HEBER CITY, UT 84032
(WASATCH COUNTY)

PLANS PREPARED FOR:



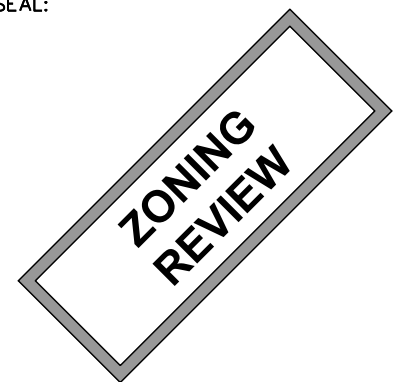
2500 30TH ST, SUITE 304
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Office: (303) 448-8896

PLANS PREPARED BY:



4570 IVY ST SUITE B-100
DENVER, CO 80216
OFFICE: (303) 566-9914
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SEAL:



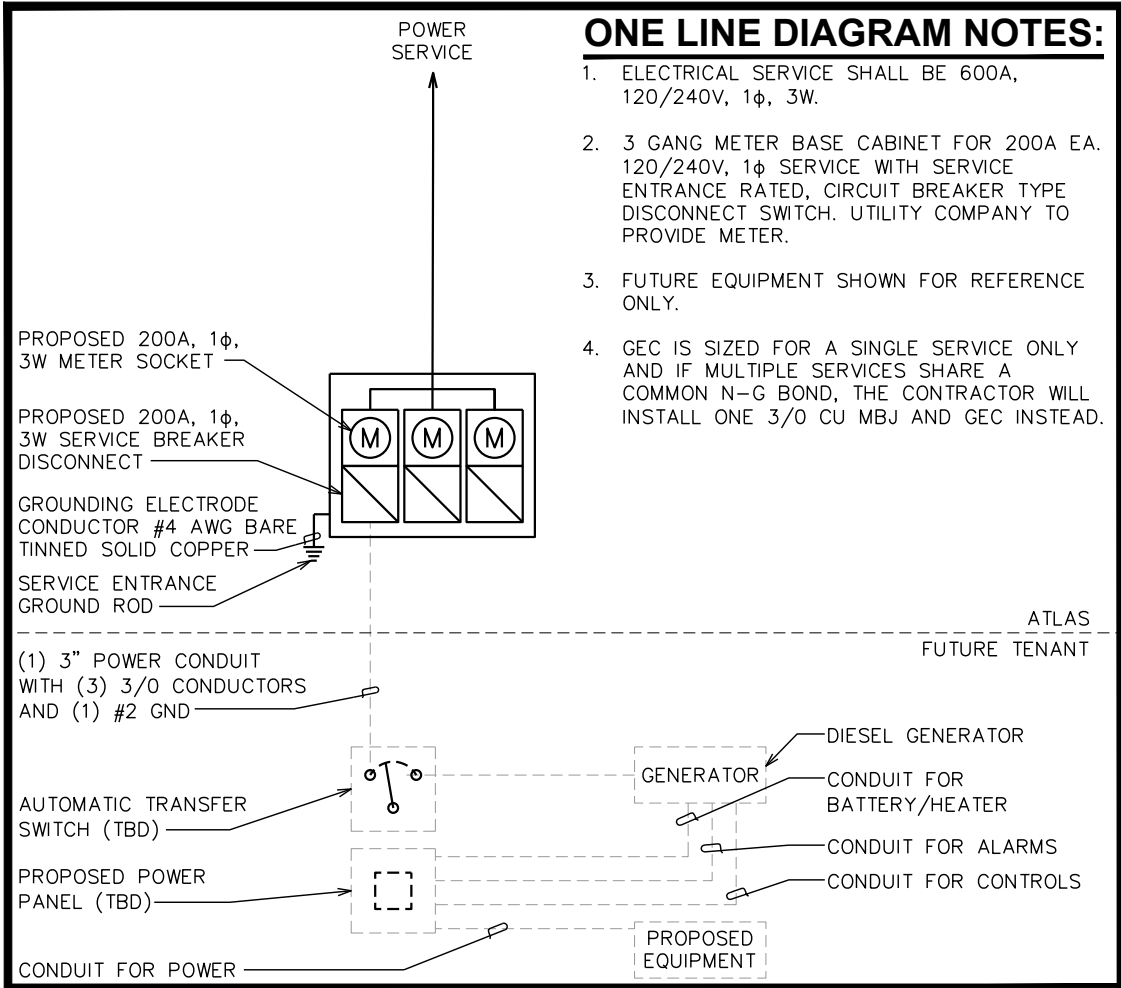
0	03-12-26	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: TRV CHECKED BY: KE5

SHEET TITLE:

FENCE DETAILS

SHEET NUMBER:	REVISION:
Z-5	0
TEP#: 361530.517111	



ONE LINE DIAGRAM NOTES:

1. ELECTRICAL SERVICE SHALL BE 600A, 120/240V, 1φ, 3W.
2. 3 GANG METER BASE CABINET FOR 200A EA. 120/240V, 1φ SERVICE WITH SERVICE ENTRANCE RATED, CIRCUIT BREAKER TYPE DISCONNECT SWITCH. UTILITY COMPANY TO PROVIDE METER.
3. FUTURE EQUIPMENT SHOWN FOR REFERENCE ONLY.
4. GEC IS SIZED FOR A SINGLE SERVICE ONLY AND IF MULTIPLE SERVICES SHARE A COMMON N-G BOND, THE CONTRACTOR WILL INSTALL ONE 3/0 CU MBJ AND GEC INSTEAD.

NOTE:

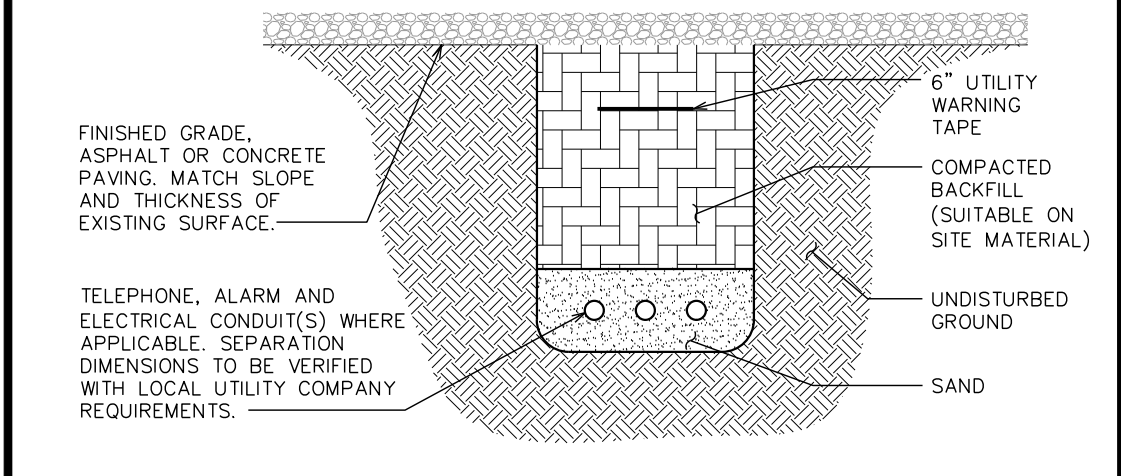
1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC AND STONE INSTALLATION.
3. CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES.

ONE-LINE DETAIL

SCALE: N.T.S.

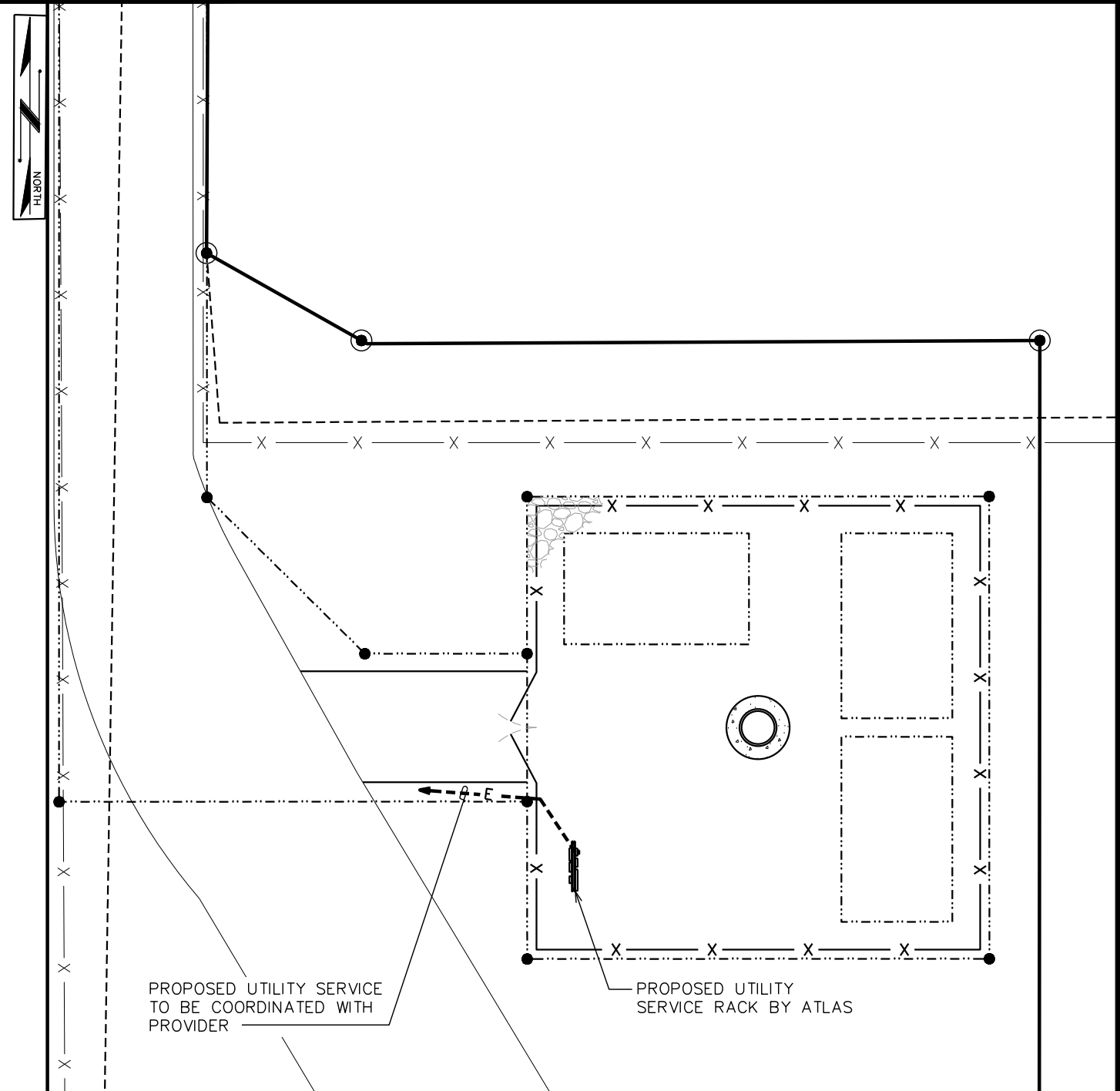
NOTES:

1. ACTUAL SEPARATION OF CONDUITS TO BE DETERMINED BY SITE SPECIFIC REQUIREMENTS.
2. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
3. PROVIDE RGS CONDUIT AND ELBOWS AT STUB-UP LOCATIONS (I.E. SERVICE POLES, EQUIPMENT, ETC.)
4. PROVIDE RGS CONDUIT FOR INSTALLATIONS BELOW PARKING LOTS AND ROADWAYS.



UNDERGROUND CONDUIT(S) TRENCH DETAIL

SCALE: N.T.S.



POWER PLAN

SCALE: 1/16" = 1'

PROJECT INFORMATION:
HEBER HILL ALT. 2
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 (WASATCH COUNTY)

PLANS PREPARED FOR:
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 DENVER, CO 80216
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 www.tepgroup.net

SEAL:

0	03-12-26	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: TRV | CHECKED BY: KE5

SHEET TITLE:
POWER PLAN & ONE-LINE DIAGRAM

SHEET NUMBER: Z-6	REVISION: 0
TEP#: 361530.517111	