

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
March 24, 2026**

Approved 04.14.2026

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Planning Commission Chair Phil Jordan called the Planning Commission Meeting to order at 6:02 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present: Chairman Phil Jordan
Vice-Chair Tori Broughton
Commissioner Dave Richards
Commissioner Darek Slagowski
Commissioner Josh Knight
Commissioner Robert Wilson
Alternate Commissioner Robert McKinley

Planning Commission Absent: Commissioner Greg Royall

Staff Present: Community Development Director Tony Kohler
City Recorder Trina Cooke

Staff Participating Remotely: Jason Visconti

Also Present: Sandra Layton, Brent Haight and Alternate
Commissioner Kristina Goodnough

Also Attending Remotely: Jason Visconti

III. Pledge of Allegiance: By Invitation

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

IV. Prayer/Thought by Invitation ()

No one came forward to offer a prayer or thought.

V. Recuse for Conflict of Interest

Commissioner Dave Richards disclosed that he was the neighboring property owner of agenda item two.

2. Consent Agenda:

I. 03.10.2026 Planning Commission Minutes for Review

Motion: Commissioner Broughton moved to approve the March 10, 2026, Planning Commission Meeting Minutes.

Second: Commissioner McKinley made the second.

Voting Yes: Planning Commissioner Richards, Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner Wilson, Commissioner McKinley, Commissioner Broughton.

Voting No: None.

The **Motion Passed 7-0.**

The meeting moved forward to Work Meeting agenda item II.

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)

Community Development Director Tony Kohler provided an overview of the City Council's budget and policy priorities as established at the 2026 Council Retreat, including the following:

- Dark Sky Standards and strategies to implement increased regulations, including public education and seeking the International Dark Sky Association (IDA) certification.
- Public Parking

Discussion moved ahead in the meeting materials to review the Council's budgeting priorities. Mr. Kohler reviewed the budget worksheet as included in the meeting materials.

II. Review of Rezone of City's Hospital Well to Institutional & Public Facility Zone. (Community Development Director Tony Kohler)

Community Development Director Tony Kohler provided background for the proposed cell tower installation. The current zone permitted a maximum tower height of 35'. The petitioner, Atlas Towers, was requesting a zone change on the property to the Institutional and Public Facilities Zone (IPFZ), which permitted tower height up to 65'. Mr. Kohler reviewed other allowed uses in the IPFZ. Sandra Layton was present to represent Atlas Towers. Mr. Kohler provided map Images of the proposed location for the tower.

Ms. Layton shared a PowerPoint presentation as included in the meeting materials. The presentation provided a project overview, reviewed a community outreach plan, shared the site location, and described the benefits of the 65' tower to the community.

The Planning Commissioners discussed the proposed location, alternate locations, reasoning for the additional height proposed, and potential Health risks asking for a bulletpoint of updated information as included in the meeting materials. Commission Chair Phil Jordan recapped the request of the Commissioners for the following:

- data on cell dead-zones and how the proposed tower would fix it
- what the City would do with the tower revenue from the proposed lease
- updated health information
- alternate site proposals

There would need to be a public hearing before the proposal is forwarded to the City Council for consideration.

5. Administrative Items:

I. City Council Communication Item

Community Development Director Tony Kohler provided an overview of the March 17, 2026, City Council Meeting.

6. Adjournment:

Motion: Commissioner Knight

Second: CouncilMember

Voting Yes: Planning Commissioners Richards, Slagowski, Knight, Jordan, Broughton, Mckinley, and Wilson.

Voting No: None.

The meeting adjourned at 7:45pm

Meshelle Kijanen
Meshelle Kijanen, Administrative Assistant