

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

**May 26, 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: N/A**

**3. Action Items:**

- I. Rezone of Heber City's Hospital Well from R-1 and R-3 Residential to Institutional & Public Facility Zone (IPFZ)

**4. Work Meeting: N/A**

**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 05.21.2026, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at [www.heberut.gov](http://www.heberut.gov), and on the Utah Public Notice Website at <http://pmn.utah.gov>.



# Planning Commission Staff Report

<b>MEETING DATE:</b>	5/26/2026
<b>SUBJECT:</b>	Rezone of Heber City's Hospital Well from R-1 and R-3 Residential to Institutional & Public Facility Zone (IPFZ)
<b>RESPONSIBLE:</b>	Tony Kohler
<b>DEPARTMENT:</b>	Planning
<b>STRATEGIC RELEVANCE:</b>	Community Development

## SUMMARY

At the May 12, 2026 Public Hearing, nearly 40 neighbors expressed their lack of support for the proposed zone change from Residential R-1 & R-3 to Institutional & Public Facilities Zone (IPFZ). Atlas Towers has a contract with Heber City that permits the construction of a cell tower on the site. The proposed zone change would permit the proposed cell tower to be increased from 35 feet to 60 feet. May 26 is set for Planning Commission to discuss the proposed zone change and make a recommendation for or against the proposed zone change.

## RECOMMENDATION

Staff recommends approval of the proposed zone change, and recommends the City amend its contract with Atlas Towers to move the proposed cell tower to a different location that is further away from homes.

## BACKGROUND

Residents expressed concerns with a cell tower at this location as it is very close to an existing neighborhood and asked if the City could place the cell tower in a location that is further away from existing homes, such as the cemetery.

## DISCUSSION

The City adopted the IPFZ to apply to public properties and the proposed zone change accommodates that purpose. The zone change is not equivalent to permitting a cell tower and the City can approve the proposed zone change and amend its contract with Atlas Towers to place the tower in a more suitable location, thus addressing concerns of residents.

The Atlas contract has been placed on the June 2 City Council meeting to move the site to the cemetery. Staff will also report on the Planning Commission's recommendation at that meeting.

## FISCAL IMPACT

The zone change decision does not have a fiscal impact to the City.

## CONCLUSION

- Moving the cell tower to a larger site such as the cemetery would allow the cell tower to be placed further away from existing homes.
- The proposed zone change is consistent with the General Plan.
- The proposed zone change is consistent with the objectives and characteristics of the IPFZ Zone:
  - 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.
  - 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.
  - This zone is characterized by a mixture of public buildings, parks, schools, and other facilities meant for the use by the public and community.
  - 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.

## ALTERNATIVES

### Staff Recommended Option – Approve

I make the motion to recommend approval of the zone change from Residential R-1 and R-3 to Institutional and Public Facilities Zone (IPFZ), conditional upon the City amending its lease with Atlas Towers to place the tower potentially in the cemetery where it can be separated from residential neighborhoods.

### Alternative 2 – Approve as Amended

I move to **approve** the item as presented.

### Alternative 3 – Continue

I move to **continue** the item to another meeting and provide the following direction to the applicant and staff:

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### Alternative 4 – Deny

I move to **deny** the item with the following findings.

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## POTENTIAL MOTIONS

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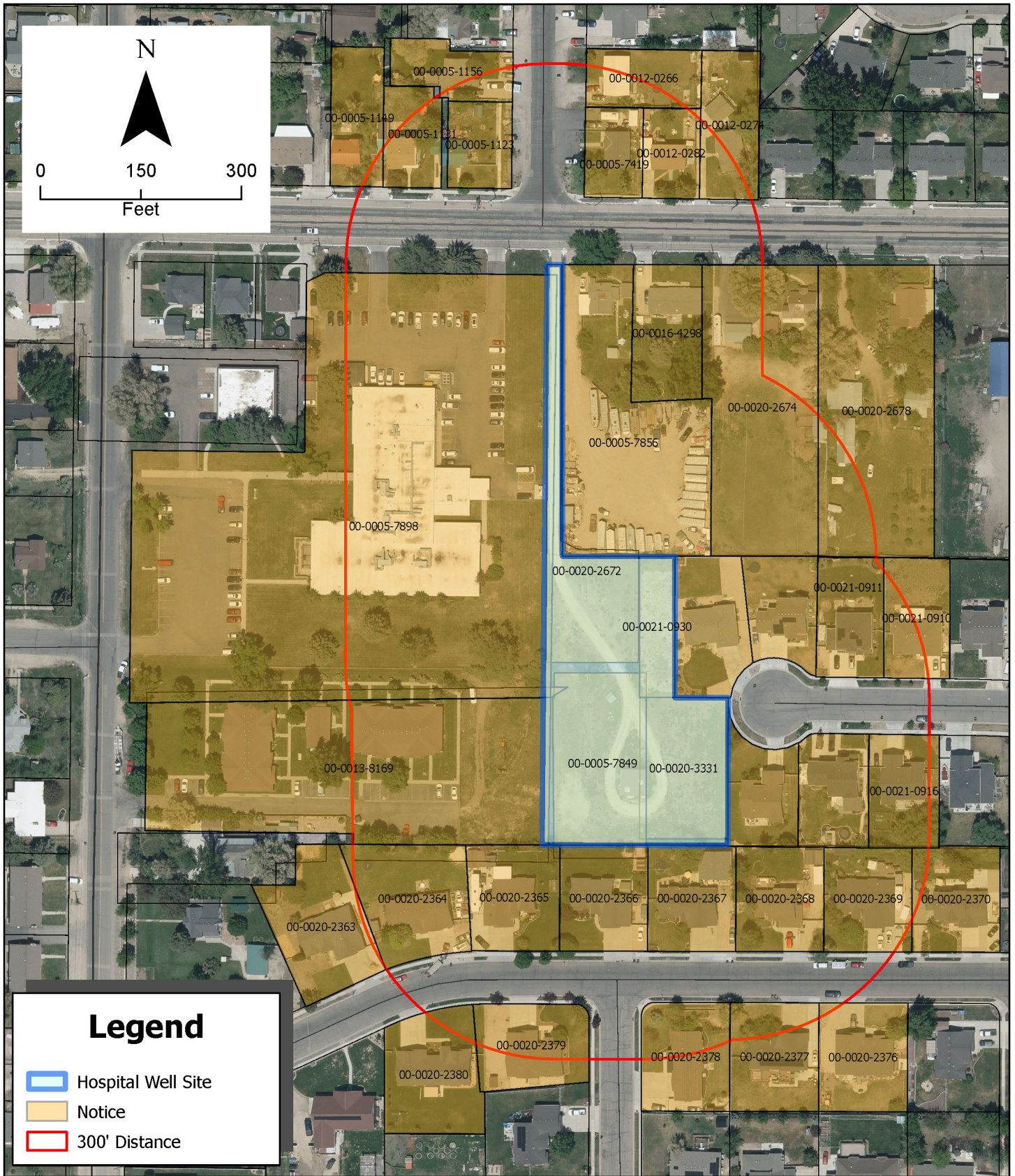
## ACCOUNTABILITY

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

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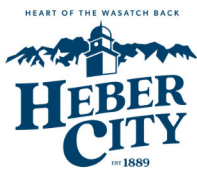
## EXHIBITS

1. Notice Map



### Legend

- Hospital Well Site
- Notice
- 300' Distance



DISCLAIMER: The lines drawn on this map are for reference use only. Heber City makes no warranty or guarantees as to the accuracy, reliability, or usefulness of the information found on this map. Heber City assumes no liability for direct, indirect, special, or consequential damage resulting from the use or misuse of this information.

# Hospital Well Zone Change Public Notice

Heber City, Utah  
 Revision Date: April 2, 2026