

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
October 10, 2023**

Minutes Approved 11.14.2023

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Commissioner Dennis Gunn called the Planning Commission Meeting to order at 6:05 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Chairman Dennis Gunn
Vice-Chairman Dave Richards
Commissioner Phil Jordan
Commissioner Josh Knight
Commissioner Sid Ostergaard
Commissioner Robert Wilson

Planning Commission Absent:

Commissioner Darek Slagowski
Commissioner Oscar Covarrubias

Staff Present:

Planning Manager Jamie Baron
Planning Office Admin Meshelle Kijanen
Consultant Landmark Design Inc.

Staff Participating Remotely: Anthon Beales, Consultant Mark Vlastic-Landmark Design LLC

Also Attending Remotely: Focus Engineering (Carolina), Park Sorenson, Thrive Development

III. Pledge of Allegiance: Commissioner Phil Jordan led the recitation of the Pledge of Allegiance.

IV. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. September 12, 2023 & September 26, 2023 Minutes for Approval

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

Discussion: N/A

Voting Yes: Chairman Gunn, Vice-Chair Richards, Commissioner Knight, Commissioner Jordan, Commissioner Ostergaard, Commissioner Wilson. **Voting No:** None. The Motion Passed 6-0.

3. Action Items:

- I. Request for a Site Plan approval for Amateur Farms, located at 1615 N Gilber Peak Road (Planner Mark Vlastic/ Engineer Gordan Miner)

Consultant Mark Vlastic explained this was an application for Amateur Farms, a 0.55-acre site intended to store four-wheelers and boats, along with some offices and a lounge area on the upper floor. He oriented the Planning Commission to its location within the City and indicated there was an existing farm with a similar use in its vicinity.

He stated it was located within the R-3 zone and was considered to be part of the scenic buffer area as designated by the General Plan. Mr. Vlastic explained this project had been submitted along with the Springs at Coyote Ridge MDA that the site was a part of, and offered a short history of the plan's review and site plan approval process.

He explained the site had been recommended for approval as long as conditions identified by Staff were met, which included setback requirements, and that a comprehensive landscape plan and lighting and photometric plan be submitted. He noted the City had since received a landscape plan, although it had not been signed, so Staff still needed clarification about it. He said the main condition for the site now was that a landscape plan with a noxious weed provision be submitted with a signature. Mr. Vlastic also shared a map of the plat and highlighted where the easement was.

Commissioner Ostergaard asked for clarification about what they needed to approve. Mr. Vlastic responded they just needed approval for the current barn at this point; everything else had been approved. Mr. Vlastic then shared more information about the barn structure and indicated where the offices would be located as well as the color and materials that would be used on the outside of the building. He presented the elevation details and noted the structure would have a three-car garage. He also noted the lighting plan was in accordance with their Dark Sky ordinance.

Mr. Vlastic summarized Staff recommended approval, with the findings and conditions as outlined, namely the condition that the landscaping plan be submitted and approved by Wasatch County.

Planning Manager Baron spoke about a planned trail along Highway 40 and said there had been a fee-in-lieu for the City to construct the trail later. Planning Manager Baron requested the site plan acknowledge the future trail would run through the property and make sure there were not going to be issues with grading or the

incorporation of the trail. He clarified the applicant did not need to build the trail; they just needed to account for it in their plans. Commissioner Ostergaard expressed concern that the trail would obstruct the applicant's plans for a pond and drainage for the pond, and Planning Manager Baron thought it would just require additional grading to account for the trail. There was a short discussion about how steep the grading would need to be in order to keep the pond secure. Planning Manager Baron indicated the basins were underground detention basins, and the trail should not go over the basins directly, and added the grading would mostly impact the property's surface.

Commissioner Ostergaard wondered if they could move the pond slightly to the east but acknowledged they would need to get Engineering's input about this. Planning Manager Baron reported that Engineering was not overly concerned about the pond.

Russ Poulson introduced himself and said he was speaking on behalf of the applicant.

He said they felt this would be a nice use of the parcel and something appealing to look at. He expressed he was very willing to comply with the findings and conditions.

Commissioner Ostergaard asked what the intended use was, and Mr. Poulson said it would be private; one of the owners had recently bought the parcel, and he intended to use the space to store his four-wheelers and to use the upstairs offices to work in on occasion. Commissioner Richards asked about the 16-foot-wide driveway and wondered if there would be an issue with the Fire Department since the standard was 20 feet. Mr. Poulson replied he had not looked into this yet, but would pursue the issue to ensure there was no conflict.

Commissioner Ostergaard also inquired about architecture, and Commissioner Knight expressed he liked the simplicity and felt it matched the look and feel of the Valley. Commissioner Knight liked that it was set off the road, although he echoed Commissioner Ostergaard's concerns about the retention pond; he thought it was too close to the road. Commissioner Ostergaard also noted that while he was in favor of native grasses, they could sometimes look a bit scruffy and go bad.

Motion: Planning Commission Vice-Chair Richards moved to approve the Request for a Site Plan approval for Amateur Farms, located at 1615 N Gilbert Peak Road with the six conditions and two findings as identified by the Staff. Commissioner Jordan made the second.

Discussion: N/A

Voting Yes: Chairman Gunn, Vice-Chair Richards, Commissioner Knight, Commissioner Jordan, Commissioner Ostergaard, Commissioner Wilson. **Voting No:** None. The Motion Passed 6-0.

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

5. **Administrative Items:**

Planning Manager Baron explained the City Council meeting from October third. He reported there had been a discussion about alternative traffic mitigation on Mill Road and some other sites that citizens had identified as problematic areas. He clarified nothing had been approved since it was just a work meeting, but said the Council was looking into adding a four-way stop at the intersection. He said there had also been a conversation about the siding of the bandshell at Main Street Park, and they had considered several options about access to it. There had been a debate as to whether or not to purchase a billboard and the Council had ultimately decided not to buy one.

Planning Manager Baron then went over the Consent Agenda and said the Council had decided to re-name a Hidden Creek Lane to 1790 South until the School Board designated its final name. He related that Phil Jordan had been appointed to the Arts Council, separate from his duties on the Planning Commission. He noted October was Spanish Heritage Month, and the Council had discussed some options for events to coordinate in honor of that. He announced the Wittco development was going to come up again for further discussion, but the Cottages development had been approved.

Planning Manager Baron also gave a development update, and reported so far for 2023 they were overall trending down in land use applications. He announced they had received a request for a SWAG gym, and that would come through for approval from the Planning Commission soon. He said the Clayton Vance MDA would also come before the Planning Commission soon for a public hearing, and he shared some renderings of the building and oriented the Planning Commission to its location. He noted the MDA for The Cottages and Wittco had both been completed, and reiterated that they were still waiting for some information to come back from the Wittco development and The Cottages had been approved.

Commissioner Jordan clarified the goal of these updates was to keep Planning Commission abreast of what was coming down the pipeline for them, and asked if the City Council gave any direction when they gave the updates. Planning Manager Baron explained the Council could sometimes give direction, but if there was something specific about a given development that they were concerned about they wanted to pass it along to the Planning Commission before it was built so that they had time to address any issues in the Code. Commissioner Jordan wondered how the Planning Commission could be most effective to City Council and Staff, and said he wanted to better understand how they could initiate things that needed to be looked at. He asked if they were in the right order in terms of the sequence of events, and proposed it might be more effective to speak with Planning Manager Baron about what projects were coming down the pipeline before those items were brought to Council. That way, when items were presented to the Council, City Staff could also relate what the recommendations and thoughts of the Planning Commission were. Commissioner Jordan pointed out they were a recommending body, not a legislative one, so he thought it might make sense if they saw things before the Council rather than after.

Planning Manager Baron gave more context about the process, and explained Staff compiled all the applications at the beginning of the month and brought them to the Council for them to review. He explained many of the applications had not even been

considered by Staff at that point, and understood Commissioner Wilson's comments that it could make sense for the Planning Commission to receive those applications as well. Planning Manager Baron thought there was a way for the Planning Commission to see that report as well, and said if it was the desire of the Planning Commission to get those applications to review before they were passed on to the City Council, that was something he could look into. He said he would pursue the issue further, and said the main thing was he already had a standing appointment with the City Council so they would need to work around those set dates.

Commissioner Wilson asked about the Historical Board Committee, and Planning Manager Baron replied they did not have a review of current developments. Commissioner Wilson asked what the role of the committee was, and Planning Manager Baron expressed he was not sure, but thought they were looking for new members and aimed to identify historically relevant buildings throughout town. Commissioner Jordan thought he had heard that the Historical Board Committee wanted to be incorporated into the Arts Committee.

Commissioner Jordan stated he wanted there to be an agenda item for them to talk about some more big picture items, and specifically noted the Council's recent conversation about the parking issue on Main Street and the prospect of a parking structure somewhere on that road. He said as they moved forward with the updates to Envision Heber, he thought there were opportunities for the Planning Commission to have more of a voice. Planning Manager Baron invited him to attend the following day's Council meeting. It was clarified the Commissioners would be welcome to make comments there as citizens during the public comment section of the meeting.

Commissioner Jordan thought they should find a couple representations of possible parking structures to help understand how parking structures came together and what kind of design might integrate best into their downtown. Commissioner Ostergaard noted that was the goal of the joint session meetings too. Commissioner Jordan opined this would help them get more of a voice in decision-making processes. Planning Manager Baron expressed the Commissioners were welcome to reach out to things that they wanted to have discussed, and those things could be added to future agendas.

Commissioner Jordan suggested they add a "Big Picture" section to their meetings in which they could discuss some of the long term plans and projects of the City. He thought this would help them be more proactive with some of the major projects which came through the City. Commissioner Ostergaard agreed this would be a key thing to address some of the gaps in the review process and would help the Planning Commission to be more involved. Commissioner Ostergaard also thought adding this section to their meetings would be the easiest option, since he personally did not have time to attend not only the Planning Commission meetings but the review meetings and Council meetings as well. Commissioner Jordan also clarified he was not asking Staff to do more work; he just wanted to stay more involved with the review process. He also noted that there were three seats open on the Council, and ideally, if a member of the

Planning Commission could get on the Council then it should help elevate the Planning Commission's voice.

6. Adjournment:

Commissioner Richards motioned to adjourn; Commissioner Knight seconded and the meeting was adjourned.

Meshelle Kijanen
Meshelle Kijanen, Administrative Assistant