

Heber City Corporation  
75 North Main Street  
Heber City, Utah  
**PLANNING COMMISSION MEETING**  
Tuesday, June 13, 2023  
6:00 pm.  
REGULAR MEETING

The Planning Commission of Heber City, Wasatch County, Utah, met in a Joint Meeting on June 13, 2023, in the City Council Chambers in Heber City, Utah.

**1. Regular Meeting:**

I. Call to Order – Vice Chairman David Richards opened the meeting. [00:00:08]

II. Roll Call

**Present:**     **Planning Commission**  
David Richards Vice Chairman  
Darek Slagowski, Commissioner  
Josh Knight, Commissioner  
Phil Jordan, Commissioner  
Robert Wilson, Commissioner

**Staff:**       Planner Director Tony Kohler, Planning Consultant John Janson, Senior Planner  
Jamie Baron, Planning Consultant Aubrey Larsen, City Engineer Gordon Miner,  
Planning Office Admin, Meshelle Kijanen

**Public:**       Michael Bradshaw, Ann Moulton, Michael Moulton, Morgan Lawrence

**Online:**       Addison Hicken, Marcus Eder

III. Pledge of Allegiance: Commissioner Phil Jordan

IV. Recuse for Conflict of Interest N/A

**2. Consent Agenda:**

I. Minutes: April 25, 2023

**3. Action Items:**

I.     Public Hearing to consider a Master Development Agreement for Hicken  
Fieldhouse Remodel, located at 280 East 600 South, (Planner Baron)

There was no audio until [00:04:48].

Senior Planner Jamie Baron reviewed the petition submitted by Addison Hicken. Senior Planner Baron asked Mr. Hicken if he had anything else to add. Mr. Hicken said he had not been able to hear and had no questions.

Senior Planner Baron said he had just brought up parking and expressed they were thinking of having the Planning Commission provide their input. Senior Planner Baron asked Mr. Hicken if he had anything to add.

Mr. Hicken gave more details on why he wanted to remodel the property. Mr. Hicken said the property has been frequently vandalized, which was a shame since he felt this could be a useful property. Mr. Hicken said the school district has already expressed a need for affordable housing for their employees. Mr. Hicken stressed this would be a good use of the property [00:06:06].

Vice Chair Richards asked if the Planning Commission had any questions. Commissioner Phil Jordan asked if the parking would be in the rear or front of the property. Senior Planner Baron said it was in the front. Commissioner Jordan clarified that the recommendation was to move the parking to the rear of the property. Senior Planner Baron clarified that this was the condition [00:07:29].

Vice Chairman Richards opened the floor for the public hearing.

Morgan Lawrence came forward. Mr. Lawrence agreed that parking would be better in the rear of the property because of the building's proximity to the high school. [00:07:29]. Mr. Lawrence suggested parking be accessible through 270 East.

Mr. Hicken clarified that there would be no new driveway. Mr. Hicken added that there would be no need for parking access through 600 South [00:11:10].

Vice Chair Richards closed the Public Hearing [00:12:03].

Commissioner Joshua Knight asked how many major changes they needed to address for the MDA. Senior Planner Baron said they are addressing these changes by approving the concept plan which include setbacks and the lot requirement [00:12:18].

Commissioner Knight said he did not want there to be problems down the line with precedent. Senior Planner Baron said this should not be an issue with precedent [00:13:16].

Commissioner Jordan moved to approve the item. Commissioner Knight seconded. The item passed unanimously [00:14:19].

## II. Public Hearing for the Central Heber Vision (Planners Janson & Kohler)

Planning Consultant John Janson presented this portion of the meeting. Planning Consultant Janson noted they had worked on this project for the last eight months and indicated this was the

plan for a few different districts which he listed as follows: the Central Heber neighborhoods, Main Street, and the Recreation and Tourism area. Planning Consultant Janson said the public produced 13 maps providing scenarios for the commission to look at. Planning Consultant Janson said this resulted in one preferred alternative [00:15:22].

Planning Consultant Janson walked through the project timeline which included a workshop, an open house, a vision celebration on May third, and implementation. Planning Consultant Janson said they needed to finalize with this public hearing [00:16:55].

Planning Consultant Janson emphasized that Main Street was a “destination street,” so they wanted to connect it to the tourism area. Planning Consultant Janson said design standards were important to all involved in the project, and noted there was an interested in three story buildings. Planning Consultant Janson added that they could have buildings higher than three stories.

Planning Consultant Janson presented a slide with the vision, which was highlighting the unique shopping and dining for visitors interested in a peaceful environment with a rich history. Planning Consultant Janson said they had visions for each of the areas, but did not read the statements out loud. Planning Consultant Janson skimmed through the slides and indicated they were taking a simple approach.

Planning Consultant Janson provided general recommendations for the overall area which were as follows: highlight Heber’s sense of history, create a walkable and bikeable city with pleasant streets, connect destination places and districts with pedestrian friendly routes, create increased living and working opportunities on Main Street, and connect public spaces on Main Street, namely, Heber City Park, Civic Center Bank, and the Public Safety Block. He continued the other recommendations were to enliven the streets in Heber’s Main Street area with features that provide comfort and interest in repeat visits, create a new recreation and lifestyle gateway on the West side of town that supported existing and new recreation, provide a small neighborhood dining and shopping area near the train station, create a new missing middle neighbor East of the planned high school, and preserve Central Heber’s neighborhoods [00:23:35].

Planning Consultant Janson presented a poster for the celebration and noted this was in the Staff report as well. Planning Consultant Janson said there was an ongoing discussion about the use of alleys on making things walkable and transitioning building heights. Planning Consultant Janson said they did some parking analysis and noted side streets would likely get diagonal parking at first then slowly transition into more parking garage heavy.

Planning Consultant Janson said they would have detached accessory dwellings in the Central neighborhoods. Planning Consultant Janson said they were looking at the manufacturing of more housing in some tourism districts and were looking at the construction of more trails. Planning Consultant Janson then showed some concept drawings to the Commission. Planning Consultant Janson said Roger Brooks suggested closing 200 South and adding the area to the park.

Planner Director Tony Kohler jumped in and noted they accented the preservation of some historical lands sights including the library, the 2nd Ward, the Tabernacle, the Social Hall, and the Fire Station [00:28:56]. Planning Consultant Janson added there would be a history walk as

well [00:29:47]. Planning Consultant Janson commented there was also some green space they could also redevelop.

Planning Consultant Janson presented more concept art which included the removal of the County building and its replacement with a “cultural center.” Planner Director Kohler said it was difficult for everyone to agree on a piece of concept art, so these plans could change. Planning Consultant Janson continued presenting concept art and stressed this was meant to be illustrative of the future [00:30:07].

Planning Consultant Janson said this was all an amendment to the General Plan that they hoped cohesively work in without contradictions. Planning Consultant Janson emphasized the quality of neighborhoods and streetscapes would be positively impacted with these changes. Planning Consultant Janson also said there would be much more discussion on Main Street, and explained the final piece before revisions was the public hearing. Planning Consultant Janson acknowledged this plan promised a lot of projects which could impact ordinances. Planning Consultant Janson said they should all be thinking about the changes [00:35:57].

Planner Director Kohler said they could not simply adopt ordinances and wait for developers to act. Planner Director Kohler said the City was going to have to up its game on financing and developer contracts, and he reiterated that this will begin several projects [00:36:33].

Planning Consultant Janson said plaques would also be a component of creating funding incentives. Planning Consultant Janson opened the floor to general questions before the public hearing official commenced [00:37:04].

Commissioner Jordan said they already spoke of development opportunities and parking. Commissioner Jordan said they would relieve developers of the need to configure parking [00:38:31]

Commissioner Jordan asked about the projections. Planning Consultant Janson said they wanted to envision one scenario to streamline the process [00:39:46]

Vice Chair Richards opened the floor for a public hearing [00:43:11].

Michael Moulton came forward and identified himself as the chairman of the historic preservation commission. Mr. Moulton said they spoke up towards the end of the process about the importance of historical preservation and noted they have an ordinance which speaks to design criteria for historic preservation. Mr. Moulton said the commission hopes to have a voice and keep to their foundations. Mr. Moulton said people come to Heber City for a safe space. Mr. Moulton shared a story of a tour they did recently and a conversation about the nature of preserving and repurposing old buildings. Mr. Moulton advocated for building things bigger and better. Mr. Moulton shared a story wherein his commission proposed a complete rebuild of the Rio Grande railroad as an example of their values. Mr. Moulton stressed that they want to have a voice in this process [00:43:20].

Mike Brandshaw came forward and expressed disappointment over the lack of public present and the subsequent heavy burden placed on the Planning Commission. Mr. Bradshaw said he has been waiting for opportunities as a developer and reminded the body that the ordinances which follow from these projects will be a critical thing. Mr. Bradshaw advocated for a partnership between the private and public to ease the burden on Heber City residents. Mr. Bradshaw applauded the work being done [00:48:29].

Morgan Lawrence came forward and advocated for the realignment of Center Street with Midway Lane. Mr. Lawrence said he felt this would help the flow of traffic. Mr. Lawrence said this would have to be done with UDOT [00:48:29].

Vice Chair Richards closed the Public Hearing.

Vice Chair Richards said he agreed with Mr. Bradshaw on easing the burden for residents. Commissioner Jordan agreed and said they need to think of this in a new, more development friendly way. Commission Jordan said they needed to work on creating a new vocabulary surrounding development [00:53:31].

Vice Chair Richards asked for Commissioner Robert Wilson's thoughts on the matter. Commission Wilson asked how they go about setting priorities for these projects. Planning Consultant Janson said they tried to get a sense of priorities from the last open house. Planning Consultant Janson said they were initially hesitant to do this, but followed through since they felt the ordinances themselves will not be enough [00:57:12]. Planning Consultant Janson agreed they should focus on a few projects at once, but said they are open to suggestions [00:58:32].

Commission Jordan said these were all young ideas but not necessarily bad ideas. Planning Consultant Janson said consultants had suggested getting a trolley which goes through these areas as an alternative to the railroad. Planning Consultant Janson said the focus should likely be the Main Street area [00:59:10].

Vice Chair Richards thought solving parking will help developers feel more comfortable investing in the project [01:01:20]. Commissioner Darek Slagowski agreed that they need to focus on parking and noted developers have backed out of projects because of the difficulties with parking [01:02:20].

Commissioner Knight said people will get behind these revitalization efforts after seeing Main Street develop. Commissioner Knight echoed concerns about parking [01:03:11].

Ann Moulton came forward and asked about the variety of ideas and who decides which plan goes through. Vice Chair Richards said this would be a team effort between private developers and city staff. Vice Chair Richards said part of this conversation was how they can spark this process [01:04:57]. Commissioner Slagowski added the City's role was to incentive and make the area look attractive to revitalize [01:06:32].

Commissioner Jordan made a motion for a positive recommendation of this plan. Commissioner Wilson seconded. The motion passed unanimously [01:07:55].

III. Request for a Site Plan approval for Jordanelle Ridge Village 2 Clubhouse, located at 2111 N. Coyote Bend Way (Planner Vlastic/Engineer Horrocks)

Commissioner Jordan recused himself from this agenda item [01:09:10].

Planning Consultant Aubrey Larsen explained this agenda item [01:11:05]. Planning Consultant Larsen said this was for a site plan application for Jordanelle Ridge Village located at 2111 N. Coyote Bend and was for a bar, a bike shop, and a gym. Planning Consultant Larsen said the General Plan designation is rural residential, the zoning designation is MCZ, it is 2.74 acres, the current use is vacant, and adjacent uses are vacancy to the North and West and residential in the South and East [01:14:21].

Planning Consultant Larsen showed some overhead photos of the area to help illustrate the zoning. Planning Consultant Larsen said plans were presented in January and plans were approved with modifications including revised parking, exterior building materials, and landscape changes. Planning Consultant Larsen said parking would round to 49, and said they had asked the applicant to assess a passive lawn area. Planning Consultant Larsen said the pickle bar area will not be lit, though they are waiting for parking lighting details. Planning Consultant Larsen reported landscaping had been approved, and said the Staff needed to clarify parking and lighting requirements, though the Planning Commission recommends moving forward on the project with these changes. Planning Consultant Larsen showed visual aids reflecting the physical plans, and then opened the floor for questions.

Senior Planner Baron said they had a note from the engineer but invited Mr. Bradshaw to speak.

Mr. Bradshaw commented on the need to keep up with the theme, which was why they had used a barn for the club. Mr. Bradshaw everything else was practical and functional. Mr. Bradshaw said they have read the letter from engineering, and they had no concerns. Mr. Bradshaw said they did not intend to have extra lighting in the parking area to be as dark sky compliant as possible, and he argued the parking lights were not necessary. Mr. Bradshaw said the landscaping in front of the building was not designed for practical uses and would only yield 2.7 more parking spaces. Mr. Bradshaw said he felt 49 parking stalls was adequate, and he said they will reduce capacity if need be. Mr. Bradshaw said there will also be excess parking elsewhere, although he felt the parking in the plan will be adequate [01:17:52].

Vice Chair Richards asked about walking and biking accessibility and project phases. Mr. Bradshaw said they will build the bar and bike shop first and follow up with the gym and yoga studio. Mr. Bradshaw projected a two and a half year time frame for the site build. Vice Chair Richards asked how far the distance was between the excess parking, to which Mr. Bradshaw replied it would be less than a quarter mile [01:21:51].

Vice Chair Richards asked about the beginner report. Commissioner Knight said there were three findings. City Engineer Gordon Miner said the engineering report had no issues [01:24:46].

Commissioner Knight motioned to approve the agenda item. Commissioner Slagowski seconded. The motion passed unanimously [01:25:28].

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

**5. Administrative Item:**

I. City Council Communication Item

Senior Planner Baron discussed the City Council Items from June 6th 2023 [01:29:06]. Senior Planner Baron noted they revisited the master development agreement. Senior Planner Baron said they worked with an applicant on a new development and changed the plan to address open space and changed the building layout. Senior Planner Baron presented an example of the architecture and said they could move forward with the MDA. Senior Planner Baron said they had assessed an area at 954 South and 600 West and decided to remove some trailers from the lot and redevelop the lot. Senior Planner Baron said they can expect an application soon.

Senior Planner Baron said they mostly discussed minutes, and they had held a public hearing on the fiscal year budget resulting in the adoption of a tentative budget. Senior Planner Baron said they had a presentation on their Tree City USA award and had a current development report. Senior Planner Baron said they have five applicants and have feedback due on a few of these projects.

Senior Planner Baron said short terms rentals came up quite a bit, so they would review and potentially make amendments. Senior Planner Baron said they moved on to the Duke Farm Park and affordable housing. Senior Planner Baron said the Council discussed whether or not they should use this area to create a City-funded affordable housing area from this purchased farm land. Senior Planner Baron said there is some concern from the original owners about this use. Commissioner Slagowski asked how the City got this land. Senior Planner Baron said the City outright bought the land.

Senior Planner Baron said an affordable housing amendment was approved while trail standards and tree ordinances were pushed.

II. APA Fall Conference

Senior Planner Baron said this conference was on Thursday and Friday and could go towards required training hours.

III. Training

Planning Department Administrator Meshelle Kijanen spoke about different training requirements, although the audio did not pick it up distinctly.

**6. Adjournment: [01:42:51]**

**APPROVED 08.22.2023**

**Commissioner Knight motioned to adjourn the meeting. Commissioner Jordan seconded. The meeting was adjourned.**

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Meshelle Kijanen  
Planning Department Administrator