

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting Amended
June 10, 2025

Approved 07.08.2025

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Vice Chair Tori Broughton called the Planning Commission Meeting to order at 6:00 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Vice-Chair Tori Broughton
Commissioner Dave Richards
Commissioner Darek Slagowski
Commissioner Greg Royall
Commissioner Robert McKinley

Planning Commission Absent:

Chairman Phil Jordan
Commissioner Dennis Gunn
Commissioner Josh Knight
Commissioner Robert Wilson

Staff Present:

Community Development Director Tony Kohler
Planning Office Admin Meshelle Kijanen

Staff Participating Remotely:

Planning Manager Jamie Baron
Consultant Landmark Design Inc., Aubrey Larsen

Also Present:

Michael Plowman, Craig Hancock, Kevin Devine, Josh Lythgoe, Lane Lythgoe, Max Cohen

Also Attending Remotely:

Karen Smith, Carly Cheryl Hansen, David Bohn, Grace Doerfler (KPCW), Jim Hennessy, Josh Lythgoe, Kevin Devine, Laura Manning, Laurie Lythgoe, Lisa, Bryan Wyble

III. Pledge of Allegiance: By Invitation

Commissioner Robert McKinley led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation ()

V. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. 05.13.2025 Draft Minutes for Approval

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

Discussion: N/A

Voting Yes: Planning Commission Vice-Chair Richards, Commissioner Slagowski, Commissioner Royall, Commissioner McKinley, Board Member Broughton. **Voting No:** None. The Motion Passed 5-0.

3. Action Items:

I. Public Hearing for Jordanelle Ridge MDA Amendment Transportation Master Plan Exhibit Update (Aubrey Larsen)

Planner Aubrey Larsen led this portion of the meeting. Planner Larsen said there was additional information she was not aware of when preparing for the meeting and explained City Engineer Russ Funk would fill in after she presented context. Planner Larsen said they were ultimately giving a positive recommendation.

Planner Larsen said this was a Master Plan Exhibit Update. Planner Larsen said the project was over 8000 acres and was located South of SR32 in the Mount Community Zone. Planner Larsen said they were anticipating 6,052 lots. Planner Larsen said the applicant would like to amend the existing Master Plan transportation agreement in Jordanelle Ridge in order to reflect significant changes to road classifications, alignments, and traffic volumes within villages 1 and 3 through 5 in the Jordanelle development. Planner Larsen showed some zoning maps to the Commission.

Planner Larsen presented the original transportation plan from 2020 along with submitted roadway cross sections. Planner Larsen gave her time to City Engineer Funk.

City Engineer Funk said much of Planner Larsen's information was outdated. City

Engineer Funk said they worked through initial review comments and asked for additional information. City Engineer Funk said they need to have a public hearing. City Engineer said they will need to take the amendments back to the city council if the Planning Commission feels there were additional recommendations to make. City Engineer Funk said he planned on showing the original application along with suggested changes. City Engineer Funk said he can also answer any questions.

City Engineer Funk began talking through the original agreement. City Engineer Funk

said there were several issues needed to work through. City Engineer Funk said they originally needed decisions on a private road running through Jordanelle which was proposed to change to a collect road. City Engineer Funk said another change proposed a new road connection and fire access road. City Engineer Funk said the last change proposed was to keep all changes in Jordanelle and keep the roads private. City Engineer Funk said they ultimately recommended treating roads in Jordanelle as a private road until 50% of the units in the neighborhood had occupancy. City Engineer Funk said at that point, the roads would become the city's responsibility.

City Engineer Funk there were a few other small changes proposed but nothing as major.

Commissioner Dave Richards asked what 50% occupancy actually is. City Engineer Funk ran through recommended conditions as a way of answering this. City Engineer Funk said developers were meant to receive written approvals as they make these changes to private roads. City Engineer Funk said City Council was originally concerned with the phasing plan and dead end plans. City Engineer Funk said they also need to get all the necessary UDOT plans. City Engineer Funk said they have to get a conditional access permit. City Engineer Funk said they must conform to build-out requirements when building the new road. City Engineer Funk said they were requiring the new road to be totally built out instead of constructing it from scratch. City Engineer Funk said all of these changes need to be reflected in the Master Plan.

City Engineer Funk said they also need to assess roads which will leave the county. City Engineer Funk said some of these roads will be annexed into the city. City Engineer Funk said if any inefficiencies were identified during changes, the developer was required to make the necessary changes. City Engineer Funk got to Commissioner Richards' questions and noted that a certificate of occupancy in half of the units constitutes 50% occupancy.

City Engineer Funk said developers were required to perform all necessary maintenance until the roads were given to the city. City Engineer Funk then referred to a visual aid to show the major cross sections facing changes. City Engineer Funk said one cross section next to the cemetery was widened to 20 feet to maintain minimal fire emergency access width.

City Engineer Funk opened up for more questions. City Engineer Funk said he had concerns over the occupancy for the new road - Skyridge Drive.

An unrecognizable voice [00:23:40] said there were 600 units, so 300 units of occupancy will initiate the shift to the city.

Vice-Chair Tori Broughton opened the Public Hearing.

Kevin Devine came forward. Mr. Devine asked if the Little Pole role was public or private. The answer was unintelligible [00:25:50].

Craig Hancock came forward next and asked if these were new connections. City Engineer Funk said yes.

Vice Chair Tori Broughton closed the Public Hearing comments.

Commissioner Richards asked what has been approved on existing access points. Vice-Chair Broughton re-asked the question on Little Pole. City Engineer Funk said it would be a dedicated public right-of-way of 62 feet. City Engineer Funk said the will likely build an additional 20 foot road to comply with the fire code. City Engineer Funk said he believed there was existing access in line with the agreement.

Applicant Dave Bradshaw answered these questions as well. Applicant Bradshaw said they get required changes as they build and confirm them all with UDOT. Commissioner Richards asked about access through the trail systems and asked how they will keep the trail accessible and wide enough.

Applicant Bradshaw said they will add an additional three feet to the trail systems and said he will continue to keep the public trails maintained. Applicant Bradshaw said there would be a few more switchbacks. Applicant Bradshaw said they entered into an agreement to help ensure this.

Vice-Chair Broughton said the city needs to understand why there were smaller capacities required on some of the roads. City Engineer Funk said when they originally adopted the master transportation plan, there were some wereas that were significantly different. City Engineer Funk said they asked for a traffic impact study in response to this. City Engineer Funk said they wanted to consider everything in the werea. City Engineer Funk said the initial estimate was 17,000 trips down the road which concerned him. City Engineer Funk said they managed to bring down the estimate to 15,000. City Engineer Funk said some roads simply have more traffic.

Commissioner Richards asked about the existing mass excavation shown on the map. Applicant Bradshaw said that section of road was located in the county and they were looking at annexing it into Heber.

City Engineer Funk said the staff report recommends continuing the project. City Engineer Funk said they will restart the process if their recommendation was different.

Commissioner Slagowski said they normally did not approve during planning meetings and waited until public hearings.

Motion: Commissioner Slagowski moved to Public Hearing for Jordanelle Ridge MDA Amendment Transportation Master Plan Exhibit Update. Commissioner McKinley

made the second.

Discussion: Commissioner Slagowski if the information they had was different. City Engineer Funk said they had attached recommendations in the Staff Report.

Voting Yes: Planning Commission Vice-Chair Broughton, Commissioner Slagowski, Commissioner Royall, Commissioner McKinley, Commissioner Richards

Voting No: None. The Motion Passed 5-0.

4. Work Meeting:

I. Housing Report by Josh Lythgoe

Lane Lythgoe presented Josh Lythgoe. Mr. Lane Lythgoe said he was a partner in Lythgoe Design which was a local architecture firm. Mr. Lane Lythgoe said he has seen phenomenal growth since the 2002 Olympics. Mr. Lane Lythgoe thanked the Commission. Mr. Lane Lythgoe quoted Governor Cox and said that housing was the greatest economic threat in Utah. Mr. Lane Lythgoe quoted Governor Cox again and said that affordable housing was a dream slipping away. Mr. Lane Lythgoe said his children cannot afford to live here and his grandchildren will certainly not be able to live here. Mr. Lane Lythgoe said they were incredibly invested in the community. Mr. Lane Lythgoe introduced his son, Josh. Mr. Lane Lythgoe said he has spent the last several years - including his capstone - on affordable housing challenges. Mr. Lane Lythgoe turned the time to Josh to present his capstone.

Mr. Josh Lythgoe came forward and thanked the city for its support. Mr. Josh Lythgoe went through his presentation in three sections. Mr. Josh Lythgoe said the first section looks at an affordable housing neighborhood and was his capstone project itself, the second section was a piece of a group study on incremental development and how to sprawl without overexpanding, and the third section looks at possible next steps.

Mr. Josh Lythgoe called the neighborhood in the first section "Penny Commons." Mr. Josh Lythgoe presented some statistics related to Penny Commons. Mr. Josh Lythgoe noted the median home sales price was \$704,000 while the median household income was \$86,000. Mr. Josh Lythgoe said most experts recommend housing comprise 25% of income and not 61%. Mr. Josh Lythgoe showed some different designs which

reflected different housing cost estimates. Mr. Josh Lythgoe said he looked at different materials and provided some quick stats on his slides.

Mr. Josh Lythgoe presented his overall findings. Mr. Josh Lythgoe said cutting back on lifestyle and emphasizing simplicity. Mr. Josh Lythgoe said the least expensive were simple four corner homes with double sloped roofs. Mr. Josh Lythgoe said standard detailing was also cost effective. Mr. Josh Lythgoe said he looked at pioneer era homes to get an idea of simple construction techniques. Mr. Josh Lythgoe went into his site

plan and said diversity in housing types was ideal for Penny Commons. Mr. Josh Lythgoe said this would also be a mixed use community. Mr. Josh Lythgoe said there would be roughly 4.8 units per acre.

Mr. Josh Lythgoe went through some example housing units with costs on his slides.

Mr. Josh Lythgoe said he wanted to focus on walkability and diversity of housing types. Mr. Josh Lythgoe presented a visual overview of the neighborhood.

Mr. Josh Lythgoe moved to section two. Mr. Josh Lythgoe presented some images representing overdevelopment and “not-so-walkable” communities. Mr. Josh Lythgoe then showed some zoning maps which reflected overdevelopment and sprawl. Mr. Josh Lythgoe presented a quote from Charles Marohn Jr on neighborhood change.

Mr. Josh Lythgoe showed some different housing types which were better suited for incremental change. Mr. Josh Lythgoe presented some photos of residential and commercial, and noted that his group had applied some trees and different building types to illustrate their points on incremental development. Mr. Josh Lythgoe gave some projected statistics on growth.

Mr. Josh Lythgoe then moved on to possible next steps. Mr. Josh Lythgoe said the city was looking to implement positive changes which include preserving historical spots, reducing restrictions on zoning, adding SDUs and ADUs, and changing architectural requirements. Mr. Josh Lythgoe said having applicants have historical references and installing an architectural review board could also be helpful. Mr. Josh Lythgoe presented more visuals on a case study on possible affordable housing units. Mr. Josh Lythgoe recommended looking through case studies and running them through the permitting process. Mr. Josh Lythgoe said they could also create some good approval templates which could reduce costs and wait times. Mr. Josh Lythgoe recommended familiarizing people with different housing types and encouraged the city to push different educational opportunities.

Mr. Josh Lythgoe said he and his dad have started a subcompany based on affordable housing and assured the Commission they were committed to Heber’s community.

Commissioner Richards said the public has been suddenly opposed to many affordable housing initiatives. Commissioner Richards said people were very hesitant when it

comes to land acquisition and housing materials. Commissioner Richards said people don’t like doing things as cheaply as possible even when that was the point.

Commissioner Slagowski thanked Mr. Josh Lythgoe for his presentation.

Vice-Chair Broughton said she knew her home would be much more expensive to build now than it was then. Commissioner McKinley said he was concerned over the quality of housing materials. Commissioner McKinley said they need to consider what they will

have in 30 years.

Vice-Chair Broughton asked Mr. Josh Lythgoe about the kind of feedback he received. Mr. Josh Lythgoe said many people thought “somewhere else, these were great ideas.” Mr. Josh Lythgoe said engineer proposals have been mostly high rise apartments which were exempt from growth. Mr. Josh Lythgoe said he got a lot of positive feedback on his capstone. Mr. Josh Lythgoe said he was not recommending using low quality material. Mr. Josh Lythgoe said there was a balance. Mr. Josh Lythgoe said there was also a huge supply of laborers. Mr. Josh Lythgoe said they could also explore options of concrete or woodframing.

Vice-Chair Broughton asked if there were other examples of his planning. Mr. Josh Lythgoe said there was a company called Daybreak which was trying some of these things, though it's still not terribly affordable. Mr. Josh Lythgoe said he was hopeful these materials would stay affordable.

Commissioner Slagowski said other cities were fighting similar battles. Vice-Chair Broughton said she would love to talk to Mr. Josh Lythgoe about this more. Vice-Chair Broughton said there seem to be some hurdles when you run these plans through overlay zone plans. Mr. Josh Lythgoe said there were hurdles in subdividing lots. Mr. Josh Lythgoe said this was difficult with costs and restrictions. Vice-Chair Broughton said she appreciated the visual aids Mr. Josh Lythgoe presented. Mr. Josh Lythgoe said the key to reaching the “not my backyard crew” was taking baby steps.

Commissioner McKinley said people were very protective of their home views. Commissioner Slagowski said there was not much open space left which also complicated things.

5. Administrative Items:

Planning Office Admin Meshelle Kijanen said early registration was cheaper and encouraged commissioners to go ahead and sign up. Commissioner Richards joked that he wasn't sure if he'd even be alive in October.

Vice-Chair Broughton said previous conferences were focused on different kind of planners. Planning Office Admin Kijanen said the conference goes towards their required education hours

I. APA UT- 2025 Fall Conference

Date: October 9-10, 2025

Location: Gateway- SLC, UT

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[APA UT: Fall Conference](#)

6. Adjournment:

Commissioner Richards motioned to adjourn the meeting. Commissioner Slagowski seconded.

Meshelle Kijanen
Meshelle Kijanen, Administrative Assistant