

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
August 26, 2025**

Approved 10.14.2025

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Chairman Phil Jordan called the Planning Commission Meeting to order at 6:04 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Chairman Phil Jordan
Vice-Chair Tori Broughton
Commissioner Darek Slagowski
Commissioner Josh Knight
Commissioner Greg Royall
Commissioner Robert Mckinley

Planning Commission Absent:

Commissioner Dennis Gunn
Commissioner Dave Richards
Commissioner Robert Wilson

Staff Present:

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

Staff Participating Remotely:

Aubrey Larsen from Landmark Design Inc.

Also Present:

Also Attending Remotely: Grace from KPCW

III. Pledge of Allegiance: By Invitation

Vice Chair Tori Broughton led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation N/A ()

V. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. July 22, 2025 & August 12, 2025, Draft Minutes for Approval

Motion: Commissioner Slagowski moved to July 22, 2025 & August 12, 2025, Draft Minutes for Approval . Commissioner Royall made the second.

Discussion:N/A

Voting Yes: Commissioner Slagowski, Commissioner Knight, Chairman Jordan, Commissioner Royall, Vice Chair Broughton, Commissioner Mckinley. **Voting No:** None. The Motion Passed 6-0.

3. Action Items:

I. Request for a Site Plan Approval for Hicken Fieldhouse, located at 280 East 600 South (Planner Jacob Roberts)

Planner Roberts provided an overview of this item. He explained this was a request for site plan approval and reported the City Council had already approved the MDA for this project. He highlighted key points of the MDA and noted requirements including parking, landscaping, and lighting. He noted it was a small building with low elevation and indicated it was located near the high school. Planner Roberts shared images of the site plan. He stated that the only condition that the Planning Department had was for the applicant to plant street trees.

City Engineer Hansen noted that there was a boundary line overlap with the property to the east. He commented that currently, the two parcels had the same owner, but he said that the boundary line needed to be resolved so there was not a dispute in the future. He noted the surveyor had suggested this issue be resolved as well.

Planner Roberts said Staff recommended approval of the site plan and said it aligned with their General Plan.

Applicant Addison Hicken introduced himself as the owner of both properties and affirmed he would resolve the boundary line issue. He also said he was willing to plant trees on the north side of the property as well in order to align with the Code. Mr. Hicken anticipated that they could get the construction completed within a year and provided some history on the building he was renovating, noting it was the former locker room for the high school's football field. He said his family had been using the building as storage for 20 years, but they were now having problems with vandalism and so they wanted to renovate the building and give it a new use. He added that turning the building into apartment units would meet a need in the community.

Vice-Chair Broughton asked if Mr. Hicken planned to maintain ownership and he responded that he did plan to keep it in his family. Mr. Hicken also noted there would be affordable units, although the affordable units would not be deed-restricted.

Commissioner Knight opined that the Hicken family were one of the most fair landlords in the county, and said that they offered reasonable pricing for their units. Mr. Hicken commented on the other properties that his family managed and said their goal was to utilize what space was available. He said that he personally managed all of the properties that he owned.

A member of the audience, Paul Berg, introduced himself and asked some questions. Mr. Berg asked if 270 East was public or private. He said he was a former employee of

the high school and recalled that the school district had owned the street in the past, but there had been a dispute about it. Mr. Berg also asked about the fence that had been put in to protect the farming operations that abutted the high school. Mr. Hicken said there was still a break in the fence that paralleled 270 East. He added the fence had been constructed that way.

Planning Manager Baron elaborated on the dispute between the school district and the City. He said he would look into the issue to find out if a plat had ever been recorded.

Planning Manager Baron said 270 East was a publicly-used road, although it was not clear if Heber City or the school district was responsible for managing the road. He said that the access for the road had been established with the curb cut and the deed. Planning Manager Baron noted that he did not anticipate problems with the parking proposed in the site plan.

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

Discussion: N/A

Voting Yes: Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner Royall, Commissioner McKinley, Vice-Chair Broughton.

Voting No: None. The Motion Passed 6-0.

II. Request for Subdivision Preliminary approval for The Edge, located at 67 E 200 N (Planner Aubrey Larsen)

Planner Larson explained this item and oriented the Commission to the location of the site. She said the subdivision preliminary approval request was for a mixed-use development in the C-3 zone and downtown area. She noted the development would have 25 total units and indicated the buildings that would surround the development and where the parking would be located. and provided a brief history of the development application, specifically noting that there had been discussion with the fire department about where the emergency-vehicle turnaround would be located. She shared images of the site and 3-D renderings of the development. Planner Larson summarized that Staff recommended approval, subject to the findings and conditions identified by Engineering and City Staff.

City Engineer Hansen said he had no comments, but asked the applicant to clarify the unit count.

Planning Manager Baron clarified that this development was not mixed-use; it was a residential development. He said it had previously been mixed-use but this had been changed during the application process.

Riley Young introduced himself as the architect for this project and reiterated that the project was a residential development with 14 townhomes. Mr. Young indicated where the units would be located and what the layout of the townhomes looked like. He reported they had worked with Wasatch Fire to satisfy their conditions.

Vice-Chair Broughton asked if the units were for sale or for lease. Mr. Young said the units would be leased, not purchased, although he did not know if the owner planned to change that in the future. Vice-Chair Broughton asked about affordable housing and Planning Manager Baron offered an explanation about the affordable housing requirements in their Code, summarizing that Heber City no longer had the power to

require affordable housing.

Planning Manager Baron explained that two other concepts had been proposed for this site, but the Code had not allowed for those concepts. He said that this application had been in the works for several years.

Commissioner Slagowski asked about the parking garages. Mr. Young replied the garages located on the ends of the building were single garages, which allowed the owner to maximize the number of units on the property. He commented that the other garages were two-car garages.

Mr. Young elaborated on the fire safety requirements. He said that Wasatch Fire had not required them to add a turnaround or hammerhead.

Planner Larson provided details about the balconies, noting they were allowed on the rear of the building only. She explained how they defined the front and back of the buildings.

Commissioner Knight asked who the owner was and Mr. Young reported it was Jeremy Clark.

Vice-Chair Broughton said she had some concerns about this proposal and asked if there was a requirement for green space. Planning Manager Baron replied there was not a requirement for green or open space in this area. He elaborated that the C-3 zone was the core development zone in the downtown area.

Vice-Chair Broughton said she really appreciated the design of this development, especially the garage design. She opined this project was the start of a walkable downtown, which was the direction she wanted the downtown area to go in. She noted her concerns about the project, which were the amount of parking and the garbage pickup structure.

Vice-Chair Broughton asked about the size of the units and Mr. Young replied the townhomes were around 1,500 square feet.

Vice-Chair Broughton said she was also concerned about affordability. She hoped the units would be priced so that young professionals would be able to afford them. Vice-Chair Broughton expressed that the affordability aspect should be discussed at the City Council level.

Mr. Young addressed the garbage pickup process and said they could have twice-weekly garbage pickup, if need be. He felt the garage space was sufficient for this type of unit, noting that it was not likely that the residents would have so many recreational vehicles and pieces of outdoor equipment that their cars would have to be parked outside of the garages.

Chair Jordan agreed with Vice-Chair Broughton that it was important to have affordable rental units in the downtown area. He concurred that he was concerned about the issues that Vice-Chair Broughton had raised. He acknowledged that it was unsightly and cumbersome to have rows of trashcans lined up outside buildings, but noted it was important that they had ample dumpster space on site so that trash did not pile up.

Chair Jordan discussed that he wanted to see rental properties be better managed in Heber City as a whole. Commissioner Knight agreed with this last point.

Commissioner Royall asked about snow removal. Mr. Young replied their landscaper would take care of it and anticipated they would be able to shovel it to the back of the property. He added that if the snow was especially heavy they might have to use trucks to haul it off.

City Engineer Hansen highlighted that the density of this project had required a lot of work between Public Works, Engineering, and the applicant in order to ensure that the utilities and water were connected to the property properly. He noted they had been unable to get an exclusive easement for the water line, which was a standard of specifications for Engineering. He called attention to the fact that they had needed to make some exceptions for this project.

Mr. Young confirmed there was a fence on three sides of the building, which he believed was vinyl.

Motion: Commissioner Royall moved to approve the request for subdivision preliminary approval for The Edge, located at 67 E 200 N, with the findings and conditions as stated and also noting the change in number of residential units. Commissioner Slagowski made the second.

Discussion: N/A

Voting Yes: Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner Royall, Commissioner McKinley, Vice-Chair Broughton.

Voting No: None. The Motion Passed 6-0.

4. Work Meeting: N/A

5. Administrative Items:

Jamie Baron explained the Administrative item

I. City Council Communication Item

. Planning Manager Baron summarized the most recent City Council meeting. He reported that the City Council had heard a report about 100 West and gave direction about how to address parking on that road. He said they had then discussed the Central Heber Overlay Zone (CHOZ), which had ultimately been tabled for future consideration. He added that he had given a presentation about the Springs at Coyote Ridge.

Planning Manager Baron said two developments had been approved that the Planning Commission had recently considered and forwarded a positive recommendation to the Council. He noted there had been a strategic development plan discussion for Jordanelle Ridge, though he had not been present for that portion of the meeting and did not have details about it. Chair Jordan commented about Jordanelle Ridge.

Commissioner McKinley asked why the Council was concerned about the CHOZ and Planning Manager Baron said the Council was making some small changes to ensure that the majority of the Councilmembers agreed on the details in the plan. Planning Manager Baron said that overall, the plan was moving in a positive direction and the Council generally liked the plan, though there were some details in the plan that the Council and the Commission had differing opinions on.

Vice-Chair Broughton concurred that the overall consensus seemed to be that the Council approved of the idea and said the changes they were making were relatively minor. Chair Jordan agreed and felt the plan was on its way to being completed.

Chair Jordan added that the Council discussion had been very productive. Planning Manager Baron added that the State had taken notice of the plan in terms of how it addressed affordable housing. Planning Manager Baron commended the Commission

for creating a plan that the State was in favor of. The Commissioners and Planning Manager Baron continued to discuss the CHOZ.

6. Adjournment:

Vice-Chair Broughton motioned to adjourn. Commissioner Slagowski seconded and the motion passed.

Meshelle Kijanen

Meshelle Kijanen, Administrative Assistant