

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
September 9, 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 6:02 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Chairman Phil Jordan
Vice-Chair Tori Broughton
Commissioner Josh Knight
Commissioner Robert McKinley

Planning Commission Absent:

Commissioner Dennis Gunn
Commissioner Dave Richard
Commissioner Darek Slagowski
Commissioner Robert Wilson
Commissioner Greg Royall

Staff Present:

Planning Manager Jamie Baron
Planning Office Admin Meshelle Kijanen

Staff Participating Remotely:

Consultant GCGarcia

Also Present:

Dalton Lyons, and T. J. Breslin

Also Attending Remotely:

Todd Dirkschneider

III. Pledge of Allegiance: By Invitation

Robert McKinley 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: N/A

3. Action Items:

I. Ascend at Highlands Stacked Flats, located at, Highlands Phase 1 Parcel# 00-

0022-0545 (Planner Denna Woodbury)

Planner Woodbury explained this item was a request for site plan approval of Phase 1 of the Master Plan for the Ascend Stacked Flats development. She overviewed the location and noted the site plan was consistent with the approved MDA. She noted that the Staff had been working with the applicant to ensure the plan met the affordable housing requirement. Planner Woodbury overviewed the main features of the site plan and said there would be apartment units as well as a community center with a pool. She discussed that there was a variety of building types, rooflines, and colors throughout the development and the architectural style was mountain modern. She noted that the site plan met the parking, landscape, and lighting requirements. Planner Woodbury summarized that Staff recommended approval of the site, subject to findings and conditions as identified by Staff as well as compliance with the General Plan and Municipal Zoning Code. Planner Woodbury listed the requirements submitted by the City Engineer.

Chairman Jordan invited the applicant to speak.

Applicant Dalton Lyons introduced himself as a representative of DR Horton Multi-Family. He overviewed the site plan and noted it was very similar to a project DR Horton had completed in the past. Mr. Lyons identified the rest of the project team and stated the civil engineer for the project was present that evening. He shared an aerial image that indicated the location of the proposed development. He discussed that this site plan was part of the Phase I Highlands Master Plan plat and said the MDA approved them for 235 stacked flat units in nine buildings. Mr. Lyons said that their final site plan actually had less units and buildings than what had been approved. Mr. Lyons indicated the acreage of the site as well as a list of community amenities. He stated that they had ensured the plan was compliant with the General Plan and NVOZ and explained that they had selected a color palette that was consistent with other developments in the area.

Mr. Lyons discussed details of the different elevations of buildings on the site. He explained that the variation allowed residents to have nice views, and in some cases residents could have walk-out basements.

Mr. Lyons next emphasized the ways in which their site plan aligned with the goals of Heber City Vision 2050, noting the development would create a walkable neighborhood with open space. He said the plan would provide affordable and moderate income housing for students, young families, and young professionals. He also noted that the plan aligned with University Village and fit in with the overall NVOZ area.

City Engineer Hanson noted he had no additional comments or questions, but would be happy to address any questions about the engineering requirements. Planning Manager Baron also indicated he had no concerns or questions for the developer. Commissioner McKinley asked if the parking spaces were in addition to a parking garage and Mr. Lyons confirmed that they were. Mr. Lyons elaborated that they had ensured there were an adequate number of parking spaces on each parcel included in the site plan.

Commissioner McKinley asked for details about the affordable housing plan. Mr. Lyons said that four of the one-bedroom units would be restricted at 80% of the standard rate.

Mr. Lyons elaborated that they had determined the restrictions based on the requirements in the MDA. Mr. Lyons also noted that the affordable units were not

clustered in one area, but were scattered throughout the development.

Commissioner Knight asked what would be located to the north of the development and Planning Manager Baron replied there was going to be an LDS church to the north, although he clarified it was a future development and the City had not yet received an application for it.

Vice-Chair Broughton asked about a comparison between the old configuration with the new configuration. Mr. Lyons commented that their old configuration was ineffective from a utilities and earthwork standpoint. Mr. Lyons noted they had refined their plan to reduce the overall number of buildings as well. He added that the new design allowed for more open space and better views of the mountain. He summarized that the redesigns were primarily driven by grading.

Commissioner Knight asked about stormwater. Planning Manager Baron noted there were some stormwater issues. City Engineer Hanson indicated on the map where the stormwater retention basins were located. Commissioner Knight asked if there were concerns since the stormwater drainage was located next to an open canal. City Engineer Hanson explained that although the canal was downhill from the retention pond, the pond was lower than the canal and so he did not anticipate water flowing from the retention pond into the canal.

Vice-Chair Broughton asked if this project was responsible for any trails and Planning Manager Baron replied it was not. Planning Manager Baron added that the portion of trail that ran through the development was actually managed by City Parks.

Chairman Jordan asked about snow removal. Mr. Lyons discussed areas designated for snow storage and indicated on the map where drains were located for snow.

Chairman Jordan then asked about playground space and asked about the timeline for the units. Mr. Lyons anticipated that the first units would be available in early 2027. Mr. Lyons said he was not certain of the details of the park that was being developed nearby, he said the playground would be constructed in-line with the park. Mr. Lyons clarified that the park was not a part of the development, and he listed the amenities included in their community center and said the intention of the development was to create on-site private amenities for residents. Chairman Jordan commented that his development had a very active outdoor area and noted that open space was a real need for many young families.

Chairman Jordan encouraged Mr. Lyons to make sure the playground was constructed along the same timeline as the units. Planning Manager Baron elaborated on the planned city park. He said the proposed park was very large, although he could not recall the exact acreage. Mr. Lyons explained the outdoor space that was included in the development and noted some features, including a pergola, fire pit, and outdoor grills.

Chairman Jordan asked if the site plan was Dark Sky compliant and Planner Woodbury replied that it was compliant.

Chairman Jordan asked which buildings had walk-out basements and Mr. Lyons replied that buildings two and four had walk-out basements and he elaborated on the reasons

for choosing those buildings. Chairman Jordan asked Planner Woodbury to ensure that there was no additional lighting added to the higher-elevation buildings, noting that if extra lighting was added it would be very visible throughout the valley.

Mr. Lyons indicated there were some areas that had been marked for low irrigation flow and explained those areas were intended to have native plants. He expressed excitement for these sections and noted the native grasses and plants would help restore the natural elements to the site since they were plants that surrounding wildlife could eat.

Chairman Jordan asked for more details about the mountain modern style. Planner Woodbury discussed the materials that would be used, including stone, wood, and batten board. Planner Woodbury also noted there would be rustic features such as exposed beams.

Motion: Vice-Chair Broughton moved to approve Ascend at Highlands Stacked Flats, located at Highlands Phase 1 Parcel #00-0022-0545, subject to the findings and conditions identified by City Staff. Commissioner Knight made the second.

Discussion: N/A

Voting Yes: Commissioners Broughton, Knight, McKinley, Jordan.

Voting No: None.

The motion passed 4-0.

4. Work Meeting: N/A

5. Administrative Items:

I. City Council Communication Item

Planning Manager Baron disclosed he was not in attendance at the most recent City Council meeting and he provided a summary of the main items discussed at the meeting. He stated that the Central Heber Overlay Zone had been adopted by the Council. Planning Manager Baron also reported that City Staff had discussed the C Street initiative with the Council.

Chairman Jordan commented how much work the Central Overlay Zone had been and Planning Manager Baron agreed. The Commissioners briefly discussed the development of the CHOZ.

Commissioner Knight discussed C Street and asked if there was a way for the City to incentivize the business owners to do renovations to the facades of the buildings.

Planning Manager Baron replied that they needed to think about what C Street itself should look like and consider things like how wide it should be and if there should be outdoor dining. Planning Manager Baron added that while they might get into architectural elements, the majority of the plan was focused on developing the street itself as well as putting zoning codes in place so that property owners knew what kind of changes they could make going forward. Chairman Jordan summarized the plan was more about master planning, rather than making changes to existing businesses.

Commissioner Knight acknowledged this point. Planning Manager Baron also noted the purpose of the CRA was to help business owners make improvements to their businesses.

Chairman Jordan asked if developers were being included in the initiative at this point, and Planning Manager Baron replied he was not sure if that was being discussed by the Council at this point, as he was not present at the meeting. Commissioner McKinley asked if there would be a parking study to look into the viability of C Street as a pedestrian walkway. Planning Manager Baron replied they would look into their options, and noted there were many strategies like striping or building a parking structure. Planning Manager Baron anticipated that some of the C Street initiative would come before the Planning Commission by the following year.

II. 2025 PC Training:

The Planning Commissioners will need one hour of training from the link below to fulfill four hours for 2025.

As you complete your training please email Meshelle Kijanen with the Code or Codes where you took your training from:

Any Parts 3 through 6:

https://le.utah.gov/xcode/Title10/Chapter9A/10-9a.html?v=C10-9a_1800010118000101

Planning Office Admin Kijanen reminded the Commissioners of their training obligations. The Commissioners also briefly discussed the upcoming planning conference.

6. Adjournment:

Motion: Commissioner McKinley moved to Adjournment:. Board Member Broughton made the second.

Discussion:N/A

Voting Yes: Commissioner Knight, Commissioner Jordan, Commissioner McKinley, Board Member Broughton. **Voting No:** None. The Motion Passed 4-0.

Meshelle Kijanen

Meshelle Kijanen, Administrative Assistant