

**HEBER CITY CORPORATION**  
**75 North Main Street**  
**Heber City, UT 84032**  
**Heber City Council Meeting \*Amended Agenda**  
**April 14, 2026**

**Approved 05.12.2026**

**6:00 p.m. – Regular Meeting**

**1. Regular Meeting:**

I. Call to Order

Chairman Jordan called the Planning Commission Meeting to order at 6:00 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 Robert Wilson  
Commissioner Robert Mckinley  
Commissioner Kristina Goodnough

**Planning Commission Absent:**

Commissioner Dave Richards  
Commissioner Greg Royall

**Staff Present:**

Planning Manager Jamie Baron  
Planning Office Admin Meshelle Kijanen

**Staff Participating Remotely:**

Consultant Landmark Design Inc. Aubrey  
Larsen

**Also Present:**

Andy Farrer, Tyler Carlton, Sandra Brower,  
Pete Zacardi, Linda Middleton, Michael  
Plowman, Cody Winterton

**Also Attending Remotely:**

N/A

III. Pledge of Allegiance: By Invitation

Commissioner Wilson led the recitation of the Pledge of Allegiance.

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

V. Recuse for Conflict of Interest

Chairman Jordan recused from the Action Item 2 Subdivision Preliminary Approval for

Jordanelle Ridge Village 3 Pod 27 (Del Webb)

## 2. Consent Agenda:

### I. 03.24.2026 Planning Commission Minutes for Approval

**Motion:** Commissioner Knight moved to approve the 03.24.2026 Planning Commission Minutes. Commissioner McKinley made the second.

**Discussion:** N/A

**Voting Yes:** Chairman Jordan, Vice Chair Broughton, Commissioners McKinley, Slagowski, Knight, Goodnough and Wilson. **Voting No:** None. The Motion passed 7-0.

## 3. Action Items:

- I. \*Item has been moved to 05.12.2026 Public Hearing to consider a rezone of the City's Hospital Well from R-1 and R-3 Residential to Institutional & Public Facility Zone (IPFZ)
- II. Subdivision Preliminary Approval for Jordanelle Ridge Village 3 Pod 27 (Del Webb)

Chairman Phil Jordan recused himself and turned the meeting over to Vice-Chair Tori Broughton. City Planner Aubrey Larsen presented the Staff Report. Refer to the Staff Report and Video for additional information though this link <https://hebercityut.portal.civicclerk.com/event/447/overview> or go to [heberut.gov/Agendas](https://heberut.gov/Agendas) and Minutes. Ms. Aubrey stated that the application was for Subdivision Preliminary. The Site is located south of Highway 32, east of Highway 139 and southwest of the Benloch Ranch Development. The Subdivision Preliminary is for Phase 1 of the Master Del Webb Jordanelle Ridge Project. In the General Plan, the project falls within neighborhood with open space, and the Zoning is Mountain Community. The project is almost 100 acres with 285 projected units.

The review of the application focused primarily on compliance with subdivision preliminary requirements, looking at the Mountain Community Zone standards as well as the Master Development Agreement. Engineering input was as follows; key considerations were roadway access, phasing, utility coordination, looking at stormwater, geotechnical constraints, fire access and safety requirements. In addition the slopes needed to be a 30% requirement. Consistent with sensitive lands' ordinance, natural slopes over 30% are considered steep and generally cannot be developed. The issue with steep slopes is being resolved currently through a Master Development Agreement amendment and the applicant will most likely want to speak on that topic.

Ms. Larsen presented the documents showing different views for phase one and also the utility plan in the northern area. Ms. Larsen presented documents showing 30% slope that were represented for the project in red and some slope areas that could be a concern and constraint.

In conclusion, Staff recommends approval of Jordanel Ridge Village 3, POD 27, Del Web Subdivision Preliminary, subject to the following findings and conditions. Findings are that the application complies with the Municipal Zoning Code in conjunction with the Master Development Agreement pending that resolution of the 30% slope engineering requirement through MDA amendment number six and with that anticipated amendment, the application is consistent with the Master Development Agreement, and the application is consistent with the General Plan. Conditions are that all requirements of the City Engineer shall be met, all conditions of the Wasatch Fire District shall be met, all conditions of the Special Service District shall be met, and then any other conditions or changes as articulated by this body.

Planning Manager Jamie Baron explained more about the 30% slope conversation, stating that anything that was highlighted in the reddish salmon color on the document was a 30% or greater slope. The applicant had proposed an Amendment to the City Council to create criteria for not creating an earth scar with the slope situation. Mr. Baron explained that the MDA had been completed that day so the applicant will be allowed to have some steep slopes in lots. However, the applicant is avoiding steep slopes that would create bigger issues.

The applicant's representative, Cody Winterton, spoke to the Planning Commission and explained a Del Webb community. A family-friendly generation product where it's age targeted and allows the homebuyer a chance to purchase a full master plan community that will have a significant amount of amenities because of where it sits in a flatter aspen grove-filled area of the mountains where it is not visible from the area highways. It will be a 900-home gated community that will cater to active adults that may have family and friends that want to visit with their family. We are asking for approval of phase one, which is the first 285 lots. These homes will range from lot sizes of approximately 5,000 to 8,000 and will be mountain-themed, primarily craftsman modern farmhouse style.

Mr. Winterton continued the units will be main floor living with basements where families can come and visit. The community will have water features and will also connect with the already very robust trail system at Jordanelle Ridge. The trails are approximately 35-40 miles which interact. The community will also have an amazing gathering amenity center featuring pickleball, and indoor pickleball, and a swimming pool. The drainage for some of the water runoff will be a lake feature. The community will represent a resort-style life for families to come and recreate and enjoy time together.

Vice Chair Broughton asked if any of the amenities would be open to the public. Mr. Winterton responded that the community will pay HOA fees therefore, the clubhouse will be for the owners as an HOA.

Vice Chair Broughton asked, when you mentioned the single-track trails, are those the trails that already exist that you referred to or will there be additional trails inside? Mr. Winterton responded, there are 40 miles of existing trails, then the community trails will be about 100 and will connect to the existing trails to become a bigger trail system.

Vice Chair Broughton asked if there was a trail management plan in place. Mr. Christensen responded, we have an extensive trail management plan as we have been doing trail management for 15 years. Commissioner Josh Knight asked about the anticipated price point. Mr. Christensen responded, the homes will probably start at seven-eight hundred thousand and go up to one point Five and one point six approximately. Commissioner Knight asked if there would be a golf course,

and the answer was no.

Commissioner Darek Slagowski asked Mr. Baron if before the development was annexed, was there a proposed development in the same spot in the County? Mr. Baron responded the applicant's presented the County Master Plan to the City when they annexed and the project is village three which was planned as part of that master plan. Commissioner Slagowski asked if the density was the same as what was proposed in the County? Mr. Barron responded the City kept the same number of units as the County's master plan and, for a point of clarification, the density is tied to the number of units not ERUs and the density stayed the same as in the County. However, the only change to that is that later Fitzgerald was annexed into the City by the same group and so that was added, which was not a part of the original agreement with the County. Commissioner Slagowski asked if the open space was more or less than the agreement with the County. The applicant, Mr. Christensen, responded that the open space is substantially more than what was under the original County agreement. The original county agreement was about 2,000 acres, and now it's closer to 5,000 acres, a significant increase.

Commissioner Slagowski responded that the reason he brought it up is that the City gets criticized, rightfully so sometimes, for allowing developments that are being annexed into the city, more density than the agreement they had with the County. I like to make that clarification, so the public realizes that is not the case.

Mr. Christensen added that Commissioner Slagowski had a great point and was glad he brought it up because I believe it does match what was there. It's consistent, and actually the open space went up when it was annexed into Heber, not down. The Sorenson family have been extremely open and generous over the years prior to us getting here to give access to their land. Some may be familiar with the 40 miles that I mentioned earlier. The public has been able to use it for the last 15 years. The Sorenson's and ourselves have continued to install and maintain mountain bike trails that people have been able to use. The public may already believe it is owned by the city, even though it is not, the land is all private. Anyway, one of the features of the project is that open space stays and the trails stay like you were asking about.

Commissioner Robert Wilson asked about affordable housing. Mr. Christensen thanked Commissioner Wilson for bringing up the topic and responded, You may or may not be familiar with it, but we worked out with the City Council, an extensive, robust affordable housing plan that's already been finalized and resolved and to your exact same point, this is not a logical place for the affordable housing. The majority of our affordable housing commitments for Jordanelle Ridge overall are being built and constructed in our lower Village 2 phase near the UVU campus. We negotiated with the city a Fee in Lieu where we took revenue being generated off of this and placed it into the city to be used for other projects that we're working on with the city right now.

Mr. Christensen stated the applicants are very proud of their affordable housing for this project and explained they were one of the first developers to have affordable units available right now, as they had two units that were currently available.

Commissioner Wilson asked what they considered affordable. Mr. Christensen responded that affordable housing is calculated with AMI, which is based on a percentage. In our particular situation, it's between 80% and 120% AMI and therefore calculated based off of 1,000 of the AMI. Which

calculates to probably between \$480,000 and \$520,000 for affordable units.

Vice Chair Broughton asked the City Engineer, Ross Hansen, if he had anything to add. Mr. Hansen added that the engineering comments and conditions are encapsulated in the motion stating that all engineers' conditions will be met. However, Mr. Hansen did speak to the road on the East side of the property. The road meanders in and out of City and County property lines. One of the engineering conditions states a Memorandum of Understanding (MOU) needs to be in place for the operations, maintenance and construction of the road, that meandering road. Mr. Baron added that the City and County are aware of the road and are currently discussing the MOU, and it will be resolved as the project continues to move forward.

Vice Chair Broughton asked where the entrance was located to the property. Mr. Winterton commented that there is a new road that comes off of Hwy 32, and then exits off of the roundabout onto Jordanelle Ridge Parkway. Commissioner Knight asked about other entrances. Mr. Winterton stated there would be an access entrance for the fire department to the West of the primary access.

Commisisoner Knight asked about the timeline for the phase. Mr. Winterton commented that it would be about two years, but the overall project would take about five years.

**Motion:** Commissioner Slagowski moved to approve Jordanelle Ridge Village 3 Pod 27 Del Webb Subdivision Preliminary as presented with the findings and conditions presented in the conclusion in the Staff Report. Commissioner Knight made a 2nd to the motion.

**Discussion:** Vice Chair Broughton thanked Commissioner Slagowski for bringing up the density discussion.

**Voting Yes:** Chairman Jordan, Vice Chair Broughton, Commissioners McKinley, Slagowski, Knight, Goodnough and Wilson. **Voting No:** None. The Motion passed 7-0.

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

#### 5. Administrative Items:

##### I. City Council Communication Item

Jamie Baron explained the City Council Communication Item. Please refer to the minutes and audio/video for the April 7, 2026, City Council Meeting.

#### 6. Adjournment:

Commissioner Knight moved to adjourn, Commissioner McKinley made a 2nd. All Commissioners voted Aye, the meeting was adjourned.

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Meshelle Kijanen  
Meshelle Kijanen, Administrative Assistant