

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
June 9, 2026**

Approved 07.14.2026

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Vice Chair 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 Robert Wilson
Commissioner Greg Royall
Commissioner Robert Mckinley
Commissioner Kristina Goodnough

Planning Commission Absent:

Chairman Phil Jordan
Commissioner Josh Knight

Staff Present:

Planner Jacob Roberts
Planning Office Admin Meshelle Kijanen
City Engineer Ross Hansen

Staff Participating Remotely:

N/A

Also Present:

Cal Johnson

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 ()

Commissioner Richards gave a prayer

V. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. 05.12.2026 & 05.26.2026 Planning Commission Minutes for Approval

Motion: Commissioner McKinley moved to approve 05.12.2026 & 05.26.2026 Planning Commission Minutes for Approval. Commissioner Royall made the second.

Discussion: N/A

Voting Yes: Planning Commission Richards, Commissioner Slagowski, Commissioner Wilson, Commissioner Royall, Commissioner McKinley, Vice Chair Broughton, Commissioner Goodnough. **Voting No:** None. The Motion Passed 7-0.

3. Action Items:

I. Consider Preliminary Subdivision Approval for Springs at Coyote Ridge Phase 5 (Planner Jamie Baron)

City Planner Jacob Roberts stated he was presenting on behalf of Planning Manager Jamie Baron and would read through the Staff Report as it was fairly simple. Please refer to the 06.06.2026 Staff Report, PowerPoint and Video for additional information through this link: <https://hebercityut.portal.civicclerk.com/event/449/overview>

Mr. Roberts began, Drive Development is seeking a preliminary plat approval for the Springs at Coyote Ridge phase five, containing 12 town homes and two commercial lots.

Policy questions are as follows:

Does the application comply with the Development Agreement and does the application comply with the Development Code?

Staff's recommendation to the Planning Commission for this preliminary plat is an approval with the findings and conditions outlined in the conclusion of this report.

Background: Springs at Coyote Ridge was annexed into the city with the VXC annexation in 2019, which included Ivory Homes Coyote Ridge, Thrive Springs at Coyote Ridge, the Keele property and Morelco property. Earlier this year, the city approved the phase five Development Agreement to allow the development of the Morelco property which is right here (shown on map, see video), which is Coyote Canyon Parkway. This project is a little south of there.

Process: Section 18.117.016 identifies the Planning Commission's land use authority for the preliminary Development Agreement. The application is consistent with the Development Agreement which has been attached and was adopted by the City Council.

Mr Roberts continued, this paragraph is really the crux that I believe is most important. It is regarding the phase four amendment and public right-of-way. A portion of this project is currently within phase four and has a dedicated right-of-way for a future road. The road will be constructed with phase five. However, the location of the right-of-way will be changed. The state code requires a Public Hearing at the City Council to remove the current right-of-way easement and this Public Hearing is currently being scheduled. This will allow the new right-of-way to be plotted with the final plat of phase five.

Conclusion: Thrive Development is seeking preliminary plat approval for the Springs at Coyote Ridge phase five containing 12 town homes and two commercial lots.

Staff is recommending the Planning Commission approve the preliminary plat with the following findings and conditions.

Findings: The application complies with the Development Agreement and the application complies

with the Development Code.

Conditions: Coyote Ridge phase four amended plat shall be completed prior to the final plat recording. All conditions of the city engineer shall be met. All conditions of the fire district shall be met, and all other code requirements shall be met.

Vice Chair Broughton asked the applicant's representative, Mr. Cal Johnson, if he had anything to add. Mr. Johnson stated if the Commissioners had questions regarding the right-of-way paragraph in the Staff Report specifically he would like to address those questions and also that he could answer any other questions regarding the project. The Commissioners and Mr. Johnson discussed the background and the right-of-way previously mentioned while looking at the map of the project.

Commissioner Richards summarized, the applicant would be taking two lots from phase four into phase five and moving the road right-of-way from phase four to the west and would then would be in phase five. Mr. Richards then asked what would happen to the original property that was part of the original right-of-way in phase four? Mr. Johnson answered that town homes would take the place of where the right of way would have been.

Commissioner Slagowski asked where the access would be for the town homes. Mr. Johnson responded that the town homes would be front loaded onto Gilbert Peak, which was one of the items discussed with the Development Agreement.

Commissioner Richards asked the City Engineer, Ross Hansen, about the engineering conditions. Mr. Hansen responded that a full review of the subdivision had been completed, and the applicant had a full list of the conditions that they need to complete, but the most important condition was that the phase 4 amended plat needed to be recorded contemporaneous with this plat. It was important that the recording of these two plats stay in that order, or the applicant would have a problem with the right-of-way.

Commissioner Richards asked about the drainage process. Mr. Hansen commented that the applicant's intention is that once they submit a site plan application on the commercial lot, then they will take it underground. Vice Chair Broughton asked Mr. Hansen if he had any other concerns. Mr. Hansen stated, his biggest concern was that we make sure that the discussed condition is stated in an approval because that will be a huge problem if this condition is not met. Vice Chair Broughton asked how the condition Mr. Hansen mentioned was tracked and how the follow-through would work. Mr. Hansen responded, the plats will not get the signatures to be able to be recorded without these steps being implemented correctly.

Commissioner McKinley asked what would be on the backside of the town homes. Mr. Johnson stated it would be a shared green space. The town homes will also have their own semi-private backyard.

Vice Chair Broughton asked about the trails for the development and Mr. Johnson stated they would be connecting trail systems through the development.

Motion: Planning Commission Richards moved to approve the Preliminary Subdivision Approval for Springs at Coyote Ridge Phase 5 with the three findings and the four conditions as presented in the Staff Report. Commissioner Slagowski made the second.

Discussion: N/A

Voting Yes: Vice Chair Broughton, Planning Commission Richards, Commissioner Slagowski, Commissioner Wilson, Commissioner Royall, Commissioner McKinley and Commissioner Goodnough. **Voting No:** None. The Motion Passed 7-0.

4. Work Meeting: N/A

5. Administrative Items:

I. City Council Communication Item

The Communication Item for the City Council Meeting was not discussed as the Staff that was present had not attended the City Council meeting.

6. Adjournment:

Motion: Commissioner McKinley moved to Adjournment:. Commissioner Royall made the second.

Discussion: N/A

Voting Yes: Planning Commissioner Richards, Commissioner Slagowski, Commissioner Wilson, Commissioner Royall, Commissioner McKinley, Commissioner Goodnough. and Vice Chair Broughton **Voting No:** None. The Motion Passed 7-0.

Meshelle Kijanen
Meshelle Kijanen, Administrative Assistant