

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
October 17, 2023**

APPROVED Minutes

**5:30 p.m. Work Meeting
6:00 p.m. Regular Meeting**

I. WORK MEETING - 5:30 P.M.

Mayor Franco called the meeting to order at 5:55 p.m. and welcomed everyone present. The meeting start time was delayed due to audio technical difficulties.

City Council Present: Mayor Heidi Franco
Council Member Yvonne Barney
Council Member Mike Johnston
Council Member Scott Phillips

Absent: Council Member Rachel Kahler
Council Member Ryan Stack

Staff Present: City Manager Matt Brower
Assistant City Manager Mark Smedley
Community Development Director Tony Kohler
Planning Manager Jamie Baron
City Engineering Assistant Kyle Turnbow
City Attorney Jeremy Cook
City Recorder Trina Cooke

Also Present: Carl Grimm, Thomas Tripodi, Crista Bazoian, Marilyn Sever, Landon Sever, Jayden Sever, Pamela Sever, Nikki Gibbons, Eric Gibbons, Kassidi Gibbons, Danny Hill, Tori Broughton, and others who did not sign in or whose names were illegible.

Staff Participating Remotely: IT Director Anthon Beales, Public Works Director Matthew Kennard, Deputy City Recorder Robin Raines-Bond, Assistant City Manager Mark Smedley, and Accounting Technician Wendy Anderson.

Also Attending Remotely: (names are shown as signed in) Pam Sever, Davie, Wasatch Wave, J, Grace KPCW, and Aubrey Larsen.

1. Park Standards and Specifications (Aubrey Larsen , Planning Consultant) - 30 min

City Planning consultant Aubrey Larsen presented the information as included in the attached Staff Report. She reviewed the Park Standards being proposed, including the Parks Standards goal, three project components, and the project timeline. Planning Manager Jamie Baron reviewed four of the existing City parks and the amenities offered by each. He explained a point system that was proposed in the new standards to rate the service levels of the parks and amenities needed to meet those levels. Mr. Baron was seeking Council feedback in order to proceed.

Council Member Johnston preferred to see more pocket parks added throughout the community with fewer amenities. He wanted to have more places to gather and did not think restrooms and drinking fountains were needed at every park. Council Member Phillips agreed. Council asked for more time to review the document provided. Parks and Cemetery Director Mark Rounds commented on the necessity of restrooms at parks and noted the amount of vandalism and the difficulty maintaining public restrooms at parks. Staff agreed to return to a future meeting with an updated proposal implementing Council's suggestions.

II. REGULAR MEETING - 6:00 P.M.

1. Call to Order

Mayor Franco called the meeting to order at 6:24 p.m. and welcomed everyone present.

2. Pledge of Allegiance (Heidi Franco, Mayor)

Mayor Franco led the recitation of the Pledge of Allegiance.

3. Prayer/Thought by Invitation (Yvonne Barney, Council Member)

Jayden Sever came forward to share a prayer.

III. CONFLICT OF INTEREST DISCLOSURE:

There were no conflicts of interest disclosed.

IV. AWARDS, RECOGNITION, and PROCLAMATIONS:

1. Oath of Office for the New Chief of Police Parker Sever and Formal Address (Heidi Franco, Mayor, Trina Cooke, City Recorder) - 10 min

City Recorder Trina Cooke swore in the new Chief of Police, Parker Sever. Chief Sever briefly shared his background and stated that he looked forward to serving Heber City and integrating as a member of the community.

V. CONSENT AGENDA:

Mayor Franco introduced the nominees to the newly established Advisory Arts Committee.

Council Member Phillips asked for a correction to the October 3, 2023, Meeting Minutes. He had stated that his father was associated with Action Agenda item 6 but he did not have a conflict and that he had not recused himself from the vote for the item but had been absent as he had lost the connection.

Motion: Council Member Phillips moved to approve the Consent Agenda with the clarification mentioned. **Second:** Council Member Johnston made the second. **Voting Yes:** Council Members Johnston, Barney, and Phillips. **Voting No:** None. Council Members Kahler and Stack were absent. The **Motion Passed 3-0.**

1. October 3, 2023, City Council Meeting Minutes (Trina Cooke, City Recorder)
2. Mayoral Nominations for Arts Advisory Committee Members: Missy Maughan, Crista Bazoian, and Jessica Christensen (Heidi Franco, Mayor)

VI. PUBLIC COMMENTS: (3 min per person/20 min max)

No one from the public came forward to comment.

VII. GENERAL BUSINESS ITEMS:

1. Big Brothers Big Sisters: Resources available to Heber City Residents (Thomas Tripodi) - 10 min

Big Brothers Big Sisters representatives Thomas Tripoli and Carl Grimm shared information regarding the mentoring program and the services provided. He encouraged volunteering as a mentor as well as enrollment in the program for eligible-aged kids in need.

2. Central Heber Replacement Project Update (Kyle Turnbow, Engineer) - 10 min

Engineer Kyle Turnbow presented the status of the ongoing Central Heber Replacements project. He detailed the construction progress and provided a timeline for completion which he emphasized was weather-dependent. Council Member Barney asked that the construction crews better communicate to the residents when the water would be turned off. City Manager Matt Brower suggested Staff use the off-season to recognize errors made and how to correct or minimize them moving forward.

VIII. ACTION ITEMS: (Council can discuss; table; continue; or approve items)

1. Sawmill MDA (Master Development Agreement) Design Standards Amendment (Tony Kohler, Community Development Director) - 20 min

Community Development Director Tony Kohler and Planning Manager Jamie Baron shared the purpose for the requested amendment to the roofline pitch in the Sawmill Master Development Agreement (MDA) design guideline. The existing guideline indicated there would be an 8:12 roof pitch and the builder wished to construct a 4:12 pitch. They shared images of the roofline with both pitches. Petitioner Eric Gibbons further explained the request to implement a modern farmhouse design.

Motion: Council Member Phillips moved to approve the item as presented. **Second:** Council Member Barney seconded the motion. **Voting Yes:** Council Members Johnston, Barney, and Phillips. **Voting No:** None. Council Members Kahler and Stack were absent. The **Motion Passed 3-0.**

2. Envision Heber Phase 3 Code Updates: 18.04 General Provisions, 18.08 Definitions, 18.12 Administration, 18.16 Zones Generally, and repeal Sections 2.38 and 2.48 of Heber City Code (Tony Kohler, Community Development Director) - 75 min

Planning consultant Meg Ryan presented an overview of proposed changes to the City's zoning code.

The Mayor felt section 18.12.105 needed to specify an eligibility requirement for Planning Commissioners to be Heber City residents. Council Member Johnston proposed the following changes to section 18.08 Definitions:

- 18.08.08: remove the Wasatch County Housing Authority from the affordable housing agreement requirement as they did not wish to be included
- 18.08.09: correct Area Median Income (AMI) percentages listed for the affordable and moderate housing thresholds
- 18.08.09: strike the housing preference for residents and change it to people who worked in the City and County, as he did not wish to see people encouraged to live in Heber and work elsewhere
- 18.08.09: reorder the qualification priorities
- 18.08.09: add hospital and special service district workers to the eligible list
- 18.08.035: clarify the definition of basement
- 18.08.051: clarify buildable area
- 18.08.091: clarify the language is intended for non-residential buildings only
- 18.08.200: align with State Code
- 18.08.270: change to: "the greatest distance from any point on a proposed roof to the natural grade" and strike "or finish" where referring to the grade, and strike both places reading "including but not limited to the roofing material"
- 18.08.370: align definition of a "Lot" and "Lot of Record" with State Code

- 18.08.556: separate "Private Schools" from "Charter Schools"

Council discussion turned to Accessory Dwelling Units (ADUs) and tiny-home restrictions and requirements as well as where they should or should not be located or allowed.

Mayor Franco opened the discussion for public comment.

Resident Tori Broughton stated there was a difference between chronic homelessness and people in need of a home. She felt Heber City was not facing a homelessness issue but rather a problem housing workers. She shared the mutual benefit of affordability for both the homeowner and an ADU inhabitant on the homeowner's property. She suspected there were several RVs and Tuff-sheds in her neighborhood that had inhabitants.

IX. COMMUNICATION:

Heber City Manager Matt Brower reminded everyone of the upcoming Heber Halloween Fest on Friday, October 27, 2023, from 4:00 - 7:00 p.m. The Old Fashioned Christmas would be held on Friday, December 1, 2023, from 6:00 - 8:00 p.m.

Mr. Brower had received the official conditional approval from the FAA (Federal Aviation Association) for the Airport Master Plan.

The City Staff level All-Hands conference would be held in two sessions on Wednesday, November 15, 2023.

The Wasatch County School Board had invited Mr. Brower to present information regarding the City's Downtown Envision Heber and the CRA (Community Reinvestment Agency) during their next Board Meeting on Tuesday, October 24, 2023, at 5:00 p.m. He was working on establishing a follow-up meeting, after the CRA presentation, on November 4, 2023, with members of the School Board and the City and County Councils.

The Heber Leadership Academy would be hosting a candidate forum on Thursday, October 19, 2023, between 1:00 p.m. and 3:00 p.m. It would be live-broadcasted and recorded to be posted on the City's website.

Council Member Phillips felt the Engineering Department could post the Central Heber Replacements Project updates as a YouTube video to be posted on the City's website and available for everyone, rather than taking time at the City Council Meetings. Council Member Barney wanted residents affected by the project to receive communications by flyer.

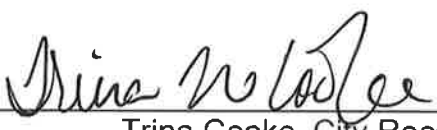
Mayor Franco reminded everyone that Election Day would be on November 21, 2023.

The last day to register to vote and receive a mail-in ballot would be November 10th at 5:00 p.m. or in person when the voting location was open by provisional ballot.

X. ADJOURNMENT:

Motion: Council Member Phillips moved to adjourn. **Second:** Council Member Barney seconded the motion. The Heber City Council Meeting adjourned at 8:28 p.m.




Trina Cooke, City Recorder