HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
April 9, 2024

Approved Minutes

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

As Chairman Gunn and Vice Chairman Richards were absent, the Planning Commissioners voted for a pro-temp Chairperson. Commissioner Slagowski nominated Josh Knight to chair the meeting. Commissioner Wilson made a 2nd to the motion. All voted Aye.
Pro-Temp Chairman Knight called the Planning Commission Meeting to order at 6:07 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:	Commissioner Phil Jordan Pro-Temp Chair Commissioner Josh Knight Commissioner Tori Broughton Commissioner Darek Slagowski Commissioner Robert Wilson Commissioner Greg Royall
Planning Commission Absent:	Chairman Dennis Gunn Vice-Chairman Dave Richards Substitute Commissioner Jami Hewlett
Staff Present:	Community Development Director Tony Kohler Planning Manager Jamie Baron Planner Jacob Roberts Planning Office Admin Meshelle Kijanen
Staff Participating Remotely:	Commissioner Phil Jordan
Also Present:	Shelton Taylor, Lynn Baum Mesia Swan
Also Attending Remotely:	

III. Pledge of Allegiance: By Invitation

Commissioner Robert Wilson led the recitation of the Pledge of Allegiance.

IV. Thought/Prayer: By Invitation N/A

V. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. 03.12.2024 Minutes Approval

Motion: Commissioner Phil Jordan moved to approve the items on the Consent Agenda. Commissioner Royall made the second.

Discussion: N/A

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

3. Action Items:

I. * Cancelled ~~A Zoning Amendment for 167 West Center Street to rezone the property from RC (Residential Commercial) to C-3 (Central Commercial) (Planner Denna Woodbury).~~ Item will return on the 23rd of April.

4. Work Meeting:

I. Amendment to the Heber City Annexation Policy Plan (Planner Tony Kohler)

Planner Kohler explained this agenda item. He said the State required all cities to adopt an annexation plan, and shared a map which showed what the municipalities in their valley looked like, and also shared their current annexation policy plan. He explained the proposed amendment was about the map on the plan, and highlighted areas on the map which were out of date since they had done annexations in the North Village.

Planner Kohler then explained the process for amending the annexation policy plan. He stated they needed to hold a public meeting in which the affected entities were invited to attend, which in this case were the Special Services District and the County. He noted that the County was not present that evening, but that was okay because the next step would be a public hearing with the County. He also noted the property owners were in attendance at that evening's meeting.

Planner Baron briefly overviwed the two properties that were in question and oriented the Council to their location and size. Planner Baron explained that one of the landowner's property had been cut in half with a previous annexation and the family had requested that their entire property be included in the City. He then explained the other property was not located in either district, but would instead use septic tanks so there would be no reason to modify the Special Services district zone.

Pro-Tem Chair Knight asked if either of the property owners wished to speak.
Shelton Taylor spoke on behalf of the Welberg property. He recalled they had discussed a proposal for multiple lots within the property at a previous work meeting, and updated the Commission that was no longer the plan. Instead, he said there would be one large home on each of the two parcels that would both be priced somewhere in the millions. He confirmed that the homes would be serviced by septic tanks, and said there would be sufficient ingress and egress points for emergency service vehicles. He summarized there was no impact to the City since all utilities would be private. Mr. Taylor reported that the owner of the property was in talks with one potential buyer of a home, and stated there would be no further development on the property beyond the residential homes. He asked if there were any questions.
Pro-Tem Chair Knight thought it was great that so much of the land would be preserved with this new plan and asked if the other applicants wished to speak.

Lynn Baum discussed his family had been in this part of Utah for several generations and had deep roots in Heber. He explained his goal was to get all of his land incorporated into Heber so they could work with it in the future, although they did not have any specific lands right now. He said the City had missed four acres in total.

Pro-Tem Chair Knight summarized these items were fairly straightforward and mostly had to be done as a formality. Planner Kohler said the public hearing could be held at the next meeting, and said notice just had to be posted 14 days in advance of the meeting.

5. Administrative Items:

I. City Council Communication Item

Planner Baron reported on the last City Council meeting, but firstly commented that High Valley Transit was building workforce housing above their offices. Planner Baron opined this was great and wondered if there was potential for a partnership with Habitat for Humanity or another non-profit.
Planner Baron reported there had been a discussion about Celebration Workforce Housing, though no decisions had been made. He said they were still moving forward with a long term hotel in addition to the housing. Planner Baron also touched on the North Village Crossing annexation, and shared a map which highlighted the area in question. He said this annexation had been on the books for a long time and they were finally moving on it. He added that the Mayor’s award had been given out to their Code Enforcement Officer. He then announced there was an upcoming Spring Cleanup event. Lastly, he reported the Council had put the cemetery project out for bid and the bids had come back much higher than they had anticipated, so they were now deciding what their other options were to move forward while staying closer to their intended budget.

6. Adjournment:

Motion: Commissioner Slagowski moved to Adjournment: Commissioner Wilson made the second.

Discussion:N/A

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

_________Meshelle Kijanen_____________
Meshelle Kijanen, Administrative Assistant