

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting
October 8, 2024

Approved 10.22.204

6:00 p.m. – Regular Meeting

1. Regular Meeting:

I. Call to Order

Vice-Chairman Dave Richards called the Planning Commission Meeting to order at 6:00 p.m. and welcomed everyone present.

II. Roll Call

Planning Commission Present:

Vice-Chairman Dave Richards
Commissioner Phil Jordan
Commissioner Josh Knight
Commissioner Tori Broughton
Commissioner Darek Slagowski
Commissioner Greg Royall
Commissioner Jami Hewlett-Smith

Planning Commission Absent:

Chairman Dennis Gunn
Commissioner Robert Wilson

Staff Present:

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

Staff Participating Remotely:

Commissioner Phil Jordan

Also Present:

N/A

Also Attending Remotely:

Jacob Jorgenson

III. Pledge of Allegiance: By Invitation

Commissioner Tori Broughton led the recitation of the Pledge of Allegiance.

IV. Prayer/Thought by Invitation ()

Vice Chairman Richards offered a prayer

V. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. 08.13.2024 Minutes for Approval

Motion: Commissioner Knight moved to approve the items on the Consent Agenda. Commissioner Slagowski made the second.

Discussion: N/A

Voting Yes: Planning Commission Vice-Chair Richards, Commissioner Slagowski, Commissioner Knight, Commissioner Jordan, Commissioner Broughton, Commissioner Royall, Commissioner Smith. **Voting No:** None. The Motion Passed 7-0.

3. Action Items:

I. Power Industrial Park Lot 8 Amendment & Preliminary Condo Plat (Planner Jacob Roberts)

Planner Roberts explained this was a request for amendment of lot eight and preliminary approval for condominiumization. He reported that Staff had reviewed the application and made some comments, which had been addressed by the applicant.

As such, Planner Roberts stated that Staff recommended approval, subject to all findings and conditions. He noted that the City Engineer had included some conditions and invited him to elaborate on the conditions.

City Engineer Hansen explained there had been some concerns about each unit requiring a water meter. He said they had consulted with the City Attorney, and they had determined that the City permitted for just one water meter to be installed for the entire property, although the Engineering department would prefer that each unit have its own water meter. Instead of that condition, City Engineer Hansen said he wanted to see a backflow prevention device be placed on each unit. He said this would ensure the water in each unit could not contaminate the water in other units. He summarized that his first choice was to have a meter on each unit, but if that was not going to be the case then at least he would like to see the backflow prevention devices.

Vice-Chair Richards asked City Engineer Hansen if he wanted specific language to be included for that condition in the motion, or if the approval could just state that conditions of the City Engineer be met. City Engineer Hansen asked the Commission to specifically state that the backflow prevention devices be installed.

The applicant, Jake Jorgenson, addressed the Commission. He said the shell of the second building had been constructed and the parking lot was paved, and reported they were ready for final approval of their shell permit.

Commissioner Hewlett-Smith asked why this had not been approved in the first place and Mr. Jorgenson explained they had not always been sure if they wanted to subdivide, but had now determined that they wanted to do so. Commissioner Hewlett-Smith asked a clarifying question about condominiumization and Mr. Jorgenson elaborated on the request for that evening.

Commissioner Hewlett-Smith asked if there were not already rules in place to require backflow prevention devices. City Engineer Hansen explained that per City Code, each individual parcel needed its own. Commissioner Hewlett-Smith asked if this building

would add density and Vice-Chair Richards explained the building already existed, so this approval would not make changes to number of units or overall density.

Commissioner Hewlett-Smith repeated her question and Planner Baron also stated this would not add density, and noted this was a commercial property.

Commissioner Royall asked if the water meter already had a backflow device or if that was separate. City Engineer Hansen said that meters acted as a backflow device if there was one per unit, but since there was just going to be one meter there would be individual backflow devices separately installed on each unit.

Motion: Commissioner Slagowski moved to approve the item as presented, with the findings and conclusions as presented. He noted that there was to be backflow prevention for each unit. Commissioner Knight seconded the motion.

Discussion: N/A

Voting Yes: Commissioner Phil Jordan, Commissioner Josh Knight, Commissioner Tori Broughton, Commissioner Darek Slagowski, Commissioner Greg Royall, Commissioner Jami Hewlett-Smith

Voting No: N/A

The motion passed unanimously.

4. Work Meeting: N/A

5. Administrative Items:

I. City Council Communication Item

Planner Baron gave a summary of the most recent City Council meeting. For the work meeting, he first reported that UDOT had met with the Councilmembers to give an update on the bypass project, and he added UDOT would continue to check in with the Council once a month. Planner Baron then said the City Attorney had given a presentation to the Council about the State-level proposal to incorporate a new town in Heber Valley called River View. Planner Baron also reported there had been a discussion about short-term rentals.

Planner Baron moved on to the Consent agenda. He said there had been Mayoral nominations for the POSTT committee members. He then addressed the action items and reported there had been two public hearings, one about the Sewer Revenue bonds and one about MTech Annexation and MDA. Commissioner Hewlett asked if the annexation had been approved and Planner Baron explained there had just been a public hearing and no action had been taken.

Planner Baron said the Red Rock Annexation Petition had been accepted it for further study and added the petition would come before the Planning Commission for their consideration. He also noted there had been a discussion about a temporary zoning regulation for short term rentals, though the Council had not come to a final decision that evening. He lastly commented that they had skipped the Monthly Development Report, and would address it at the next Council meeting.

Commissioner Hewlett-Smith commented on the Harvest Village Annexation discussion, and asked what would happen if the City chose not to annex it. Planner

Baron explained that if the City chose not to annex it, they would have to work under County ordinance. Commissioner Hewlett-Smith briefly commented on the River View proposal.

Planner Baron then went through the Monthly Development Report for the Commission.

He stated that they had not received any applications for the month of September, although they were still consistent with the two previous years. He elaborated that the City had switched to a new software program for applications in September and assumed they were still working out some bugs with the system. On top of that, he said this new system only allowed an application to be submitted if all of the needed documentation was included.

Planner Baron reported on the New London development and said they were still waiting on their building permit. He added they were also getting ready to submit for site plan approval on several pad sites as well.

Planner Baron then brought up the Jordanelle Ridge development. He said the southern portion of Village Two was being developed and anticipated that some development on the backside would begin within the next year.

Planner Baron summarized the Noth Village development next. He indicated that Highlands had just received preliminary plat approval and said Views and Finch Creek were waiting on preliminary plat approval. He noted those preliminary plats would go before the Planning Commission for their approval.

Planner Baron said there was a lot of construction going on at Sawmill, but he clarified they were not building anything yet and the construction was earthworks getting ready for roads and utilities. Planner Baron indicated on the map which portion of the development was under construction and summarized that the majority of the planning process was underway for this development.

Planner Baron lastly shared photos of the concept plan and rendering for the Main Stage at the park. He explained the road would be a one-way street for the most part, unless events were being held. He announced they had gotten all the utilities put in and they would be doing more work on the road next. He noted they had already poured concrete for the curb and needed to work with UDOT to start paving the road.

Planner Baron elaborated on the plans for seating around the stage.

Commissioner Hewlett-Smith asked if surveillance cameras were going to be installed at the park. Planner Baron replied that they had discussed the possibility of doing so and noted that graffiti was a concern. Planner Baron said they had debated adding a protective layer to the stage which would make it easier to remove graffiti.

II. General Administration Items

Planner Baron recalled that the Council and Commission had both attended a field trip last week. He said there would be a follow-up conversation about the trip at the next Council meeting and invited the Commission to join the Council for that discussion. Planner Baron then discussed the upcoming APA Utah conference and indicated where the Commissioners could find the agenda online. He said he would be happy to answer any questions and reminded the Commissioners that for the purposes of that conference, they were considered 'citizen planners.'

Planning Admin Kijanen made some comments about registration for the conference as well, although they were unintelligible due to distance from the microphone. The Commissioners briefly discussed who would attend the conference.

6. Adjournment:

Commissioner Broughton motioned to adjourn.

Meshelle Kijanen
Meshelle Kijanen, Administrative Assistant