

HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Planning Commission Meeting

August 22, 2023

6:00 p.m. – Regular Meeting

-Time and Order of Items are approximate and may be changed as Time Permits-

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

1. Regular Meeting:

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance: By Invitation
- IV. Recuse for Conflict of Interest

2. Consent Agenda:

- I. Meeting Minutes June 13, 2023, and July 11, 2023, for approval

3. Action Items:

- I. Public Hearing for Celebration Workforce Housing MDA, located at approximately 300 E 1200 S
- II. Request for Site Plan approval for New London South Pad, located at 900 North Highway 40 (Planner LDI/Engineer Horrocks)

4. Work Meeting:

- I. Discuss Master Development Agreement (MDA) proposal for the Wasatch County Event Center grounds.
- II. Presentation of Findings from Colorado Cities Tour (Matt Brower, City Manager, Jamie Baron, Planning Manager) - *10 min*

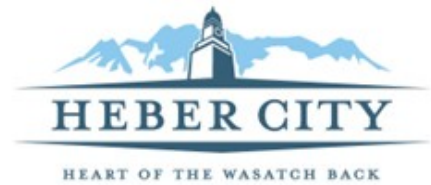
5. Administrative Items:

6. Adjournment:

In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Trina Cooke at the Heber City Offices 435.657.7886 at least eight hours prior to the meeting.

Posted on _____, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>. Notice provided to the Wasatch Wave.

Planning Commission Staff Report



MEETING DATE: 8/22/2023
SUBJECT: Meeting Minutes June 13, 2023, and July 11, 2023, for approval
RESPONSIBLE:
DEPARTMENT: Planning
STRATEGIC RELEVANCE:

SUMMARY

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve the item** as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Continuance

I move to **continue the item** to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **deny** the item with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member:

EXHIBITS

1. 06.13.2023 Minutes Draft for Approval
2. 07.11.2023 Minutes Draft for Approval

Heber City Corporation
75 North Main Street
Heber City, Utah
PLANNING COMMISSION MEETING
Tuesday, June 13, 2023
6:00 pm.
REGULAR MEETING

The Planning Commission of Heber City, Wasatch County, Utah, met in a Joint Meeting on June 13, 2023, in the City Council Chambers in Heber City, Utah.

1. Regular Meeting:

I. Call to Order – Vice Chairman David Richards opened the meeting. [00:00:08]

II. Roll Call

Present: Planning Commission

David Richards Vice Chairman
Darek Slagowski, Commissioner
Josh Knight, Commissioner
Phil Jordan, Commissioner
Robert Wilson, Commissioner

Staff: Planner Director Tony Kohler, Planning Consultant John Janson, Senior Planner Jamie Baron, Planning Consultant Aubrey Larsen, City Engineer Gordon Miner, Planning Office Admin, Meshelle Kijanen

Public: Michael Bradshaw, Ann Moulton, Michael Moulton, Morgan Lawrence

Online: Addison Hicken, Marcus Eder

III. Pledge of Allegiance: Commissioner Phil Jordan

IV. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. Minutes: April 25, 2023

3. Action Items:

I. Public Hearing to consider a Master Development Agreement for Hicken Fieldhouse Remodel, located at 280 East 600 South, (Planner Baron)

There was no audio until [00:04:48].

1 Senior Planner Jamie Baron reviewed the petition submitted by Addison Hicken. Senior Planner
2 Baron asked Mr. Hicken if he had anything else to add. Mr. Hicken said he had not been able to
3 hear and had no questions.

4
5 Senior Planner Baron said he had just brought up parking and expressed they were thinking of
6 having the Planning Commission provide their input. Senior Planner Baron asked Mr. Hicken if
7 he had anything to add.

8
9 Mr. Hicken gave more details on why he wanted to remodel the property. Mr. Hicken said the
10 property has been frequently vandalized, which was a shame since he felt this could be a useful
11 property. Mr. Hicken said the school district has already expressed a need for affordable housing
12 for their employees. Mr. Hicken stressed this would be a good use of the property [00:06:06].

13
14 Vice Chair Richards asked if the Planning Commission had any questions. Commissioner Phil
15 Jordan asked if the parking would be in the rear or front of the property. Senior Planner Baron
16 said it was in the front. Commissioner Jordan clarified that the recommendation was to move the
17 parking to the rear of the property. Senior Planner Baron clarified that this was the condition
18 [00:07:29].

19
20 Vice Chairman Richards opened the floor for the public hearing.

21
22 Morgan Lawrence came forward. Mr. Lawrence agreed that parking would be better in the rear
23 of the property because of the building's proximity to the high school. [00:07:29]. Mr. Lawrence
24 suggested parking be accessible through 270 East.

25
26 Mr. Hicken clarified that there would be no new driveway. Mr. Hicken added that there would be
27 no need for parking access through 600 South [00:11:10].

28
29 Vice Chair Richards closed the Public Hearing [00:12:03].

30
31 Commissioner Joshua Knight asked how many major changes they needed to address for the
32 MDA. Senior Planner Baron said they are addressing these changes by approving the concept
33 plan which include setbacks and the lot requirement [00:12:18].

34
35 Commissioner Knight said he did not want there to be problems down the line with precedent.
36 Senior Planner Baron said this should not be an issue with precedent [00:13:16].

37
38 Commissioner Jordan moved to approve the item. Commissioner Knight seconded. The item
39 passed unanimously [00:14:19].

40 41 42 II. Public Hearing for the Central Heber Vision (Planners Janson & Kohler)

43
44
45 Planning Consultant John Janson presented this portion of the meeting. Planning Consultant
46 Janson noted they had worked on this project for the last eight months and indicated this was the

1 plan for a few different districts which he listed as follows: the Central Heber neighborhoods,
2 Main Street, and the Recreation and Tourism area. Planning Consultant Janson said the public
3 produced 13 maps providing scenarios for the commission to look at. Planning Consultant
4 Janson said this resulted in one preferred alternative [00:15:22].

5
6 Planning Consultant Janson walked through the project timeline which included a workshop, an
7 open house, a vision celebration on May third, and implementation. Planning Consultant Janson
8 said they needed to finalize with this public hearing [00:16:55].

9
10 Planning Consultant Janson emphasized that Main Street was a “destination street,” so they
11 wanted to connect it to the tourism area. Planning Consultant Janson said design standards were
12 important to all involved in the project, and noted there was an interested in three story buildings.
13 Planning Consultant Janson added that they could have buildings higher than three stories.

14
15 Planning Consultant Janson presented a slide with the vision, which was highlighting the unique
16 shopping and dining for visitors interested in a peaceful environment with a rich history.
17 Planning Consultant Janson said they had visions for each of the areas, but did not read the
18 statements out loud. Planning Consultant Janson skimmed through the slides and indicated they
19 were taking a simple approach.

20
21 Planning Consultant Janson provided general recommendations for the overall area which were
22 as follows: highlight Heber’s sense of history, create a walkable and bikeable city with pleasant
23 streets, connect destination places and districts with pedestrian friendly routes, create increased
24 living and working opportunities on Main Street, and connect public spaces on Main Street,
25 namely, Heber City Park, Civic Center Bank, and the Public Safety Block. He continued the
26 other recommendations were to enliven the streets in Heber’s Main Street area with features that
27 provide comfort and interest in repeat visits, create a new recreation and lifestyle gateway on the
28 West side of town that supported existing and new recreation, provide a small neighborhood
29 dining and shopping area near the train station, create a new missing middle neighbor East of the
30 planned high school, and preserve Central Heber’s neighborhoods [00:23:35].

31
32 Planning Consultant Janson presented a poster for the celebration and noted this was in the Staff
33 report as well. Planning Consultant Janson said there was an ongoing discussion about the use of
34 alleys on making things walkable and transitioning building heights. Planning Consultant Janson
35 said they did some parking analysis and noted side streets would likely get diagonal parking at
36 first then slowly transition into more parking garage heavy.

37
38 Planning Consultant Janson said they would have detached accessory dwellings in the Central
39 neighborhoods. Planning Consultant Janson said they were looking at the manufacturing of more
40 housing in some tourism districts and were looking at the construction of more trails. Planning
41 Consultant Janson then showed some concept drawings to the Commission. Planning Consultant
42 Janson said Roger Brooks suggested closing 200 South and adding the area to the park.

43
44 Planner Director Tony Kohler jumped in and noted they accented the preservation of some
45 historical lands sights including the library, the 2nd Ward, the Tabernacle, the Social Hall, and
46 the Fire Station [00:28:56]. Planning Consultant Janson added there would be a history walk as

1 well [00:29:47]. Planning Consultant Janson commented there was also some green space they
2 could also redevelop.

3
4 Planning Consultant Janson presented more concept art which included the removal of the
5 County building and its replacement with a “cultural center.” Planner Director Kohler said it was
6 difficult for everyone to agree on a piece of concept art, so these plans could change. Planning
7 Consultant Janson continued presenting concept art and stressed this was meant to be illustrative
8 of the future [00:30:07].

9
10 Planning Consultant Janson said this was all an amendment to the General Plan that they hoped
11 cohesively work in without contradictions. Planning Consultant Janson emphasized the quality of
12 neighborhoods and streetscapes would be positively impacted with these changes. Planning
13 Consultant Janson also said there would be much more discussion on Main Street, and explained
14 the final piece before revisions was the public hearing. Planning Consultant Janson
15 acknowledged this plan promised a lot of projects which could impact ordinances. Planning
16 Consultant Janson said they should all be thinking about the changes [00:35:57].

17
18 Planner Director Kohler said they could not simply adopt ordinances and wait for developers to
19 act. Planner Director Kohler said the City was going to have to up its game on financing and
20 developer contracts, and he reiterated that this will begin several projects [00:36:33].

21
22 Planning Consultant Janson said plaques would also be a component of creating funding
23 incentives. Planning Consultant Janson opened the floor to general questions before the public
24 hearing official commenced [00:37:04].

25
26 Commissioner Jordan said they already spoke of development opportunities and parking.
27 Commissioner Jordan said they would relieve developers of the need to configure parking
28 [00:38:31]

29
30 Commissioner Jordan asked about the projections. Planning Consultant Janson said they wanted
31 to envision one scenario to streamline the process [00:39:46]

32
33 Vice Chair Richards opened the floor for a public hearing [00:43:11].

34
35 Michael Moulton came forward and identified himself as the chairman of the historic
36 preservation commission. Mr. Moulton said they spoke up towards the end of the process about
37 the importance of historical preservation and noted they have an ordinance which speaks to
38 design criteria for historic preservation. Mr. Moulton said the commission hopes to have a voice
39 and keep to their foundations. Mr. Moulton said people come to Heber City for a safe space. Mr.
40 Moulton shared a story of a tour they did recently and a conversation about the nature of
41 preserving and repurposing old buildings. Mr. Moulton advocated for building things bigger and
42 better. Mr. Moulton shared a story wherein his commission proposed a complete rebuild of the
43 Rio Grande railroad as an example of their values. Mr. Moulton stressed that they want to have a
44 voice in this process [00:43:20].

1 Mike Bradshaw came forward and expressed disappointment over the lack of public present
2 and the subsequent heavy burden placed on the Planning Commission. Mr. Bradshaw said he has
3 been waiting for opportunities as a developer and reminded the body that the ordinances which
4 follow from these projects will be a critical thing. Mr. Bradshaw advocated for a partnership
5 between the private and public to ease the burden on Heber City residents. Mr. Bradshaw
6 applauded the work being done [00:48:29].

7
8 Morgan Lawrence came forward and advocated for the realignment of Center Street with
9 Midway Lane. Mr. Lawrence said he felt this would help the flow of traffic. Mr. Lawrence said
10 this would have to be done with UDOT [00:48:29].

11
12 Vice Chair Richards closed the Public Hearing.

13
14 Vice Chair Richards said he agreed with Mr. Bradshaw on easing the burden for residents.
15 Commissioner Jordan agreed and said they need to think of this in a new, more development
16 friendly way. Commissioner Jordan said they needed to work on creating a new vocabulary
17 surrounding development [00:53:31].

18
19 Vice Chair Richards asked for Commissioner Robert Wilson's thoughts on the matter.
20 Commissioner Wilson asked how they go about setting priorities for these projects. Planning
21 Consultant Janson said they tried to get a sense of priorities from the last open house. Planning
22 Consultant Janson said they were initially hesitant to do this, but followed through since they felt
23 the ordinances themselves will not be enough [00:57:12]. Planning Consultant Janson agreed
24 they should focus on a few projects at once, but said they are open to suggestions [00:58:32].

25
26 Commissioner Jordan said these were all young ideas but not necessarily bad ideas. Planning
27 Consultant Janson said consultants had suggested getting a trolley which goes through these areas
28 as an alternative to the railroad. Planning Consultant Janson said the focus should likely be the
29 Main Street area [00:59:10].

30
31 Vice Chair Richards thought solving parking will help developers feel more comfortable
32 investing in the project [01:01:20]. Commissioner Darek Slagowski agreed that they need to
33 focus on parking and noted developers have backed out of projects because of the difficulties
34 with parking [01:02:20].

35
36 Commissioner Knight said people will get behind these revitalization efforts after seeing Main
37 Street develop. Commissioner Knight echoed concerns about parking [01:03:11].

38
39 Ann Moulton came forward and asked about the variety of ideas and who decides which plan
40 goes through. Vice Chair Richards said this would be a team effort between private developers
41 and city staff. Vice Chair Richards said part of this conversation was how they can spark this
42 process [01:04:57]. Commissioner Slagowski added the City's role was to incentive and make
43 the area look attractive to revitalize [01:06:32].

44
45 Commissioner Jordan made a motion for a positive recommendation of this plan. Commissioner
46 Wilson seconded. The motion passed unanimously [01:07:55].

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3 III. Request for a Site Plan approval for Jordanelle Ridge Village 2 Clubhouse,
4 located at 2111 N. Coyote Bend Way (Planner Vlastic/Engineer Horrocks)
5

6 Commissioner Jordan recused himself from this agenda item [01:09:10].
7

8 Planning Consultant Aubrey Larsen explained this agenda item [01:11:05]. Planning Consultant
9 Larsen said this was for a site plan application for Jordanelle Ridge Village located at 2111 N.
10 Coyote Bend and was for a bar, a bike shop, and a gym. Planning Consultant Larsen said the
11 General Plan designation is rural residential, the zoning designation is MCZ, it is 2.74 acres, the
12 current use is vacant, and adjacent uses are vacancy to the North and West and residential in the
13 South and East [01:14:21].
14

15 Planning Consultant Larsen showed some overhead photos of the area to help illustrate the
16 zoning. Planning Consultant Larsen said plans were presented in January and plans were
17 approved with modifications including revised parking, exterior building materials, and
18 landscape changes. Planning Consultant Larsen said parking would round to 49, and said they
19 had asked the applicant to assess a passive lawn area. Planning Consultant Larsen said the pickle
20 bar area will not be lit, though they are waiting for parking lighting details. Planning Consultant
21 Larsen reported landscaping had been approved, and said the Staff needed to clarify parking and
22 lighting requirements, though the Planning Commission recommends moving forward on the
23 project with these changes. Planning Consultant Larsen showed visual aids reflecting the
24 physical plans, and then opened the floor for questions.
25

26 Senior Planner Baron said they had a note from the engineer but invited Mr. Bradshaw to speak.
27

28 Mr. Bradshaw commented on the need to keep up with the theme, which was why they had used
29 a barn for the club. Mr. Bradshaw everything else was practical and functional. Mr. Bradshaw
30 said they have read the letter from engineering, and they had no concerns. Mr. Bradshaw said
31 they did not intend to have extra lighting in the parking area to be as dark sky compliant as
32 possible, and he argued the parking lights were not necessary. Mr. Bradshaw said the
33 landscaping in front of the building was not designed for practical uses and would only yield 2.7
34 more parking spaces. Mr. Bradshaw said he felt 49 parking stalls was adequate, and he said they
35 will reduce capacity if need be. Mr. Bradshaw said there will also be excess parking elsewhere,
36 although he felt the parking in the plan will be adequate [01:17:52].
37

38 Vice Chair Richards asked about walking and biking accessibility and project phases. Mr.
39 Bradshaw said they will build the bar and bike shop first and follow up with the gym and yoga
40 studio. Mr. Bradshaw projected a two and a half year time frame for the site build. Vice Chair
41 Richards asked how far the distance was between the excess parking, to which Mr. Bradshaw
42 replied it would be less than a quarter mile [01:21:51].
43

44 Vice Chair Richards asked about the beginner report. Commissioner Knight said there were three
45 findings. City Engineer Gordon Miner said the engineering report had no issues [01:24:46].
46

Commissioner Knight motioned to approve the agenda item. Commissioner Slagowski seconded. The motion passed unanimously [01:25:28].

4. Work Meeting: N/A

5. Administrative Item:

I. City Council Communication Item

Senior Planner Baron discussed the City Council Items from June 6th 2023 [01:29:06]. Senior Planner Baron noted they revisited the master development agreement. Senior Planner Baron said they worked with an applicant on a new development and changed the plan to address open space and changed the building layout. Senior Planner Baron presented an example of the architecture and said they could move forward with the MDA. Senior Planner Baron said they had assessed an area at 954 South and 600 West and decided to remove some trailers from the lot and redevelop the lot. Senior Planner Baron said they can expect an application soon.

Senior Planner Baron said they mostly discussed minutes, and they had held a public hearing on the fiscal year budget resulting in the adoption of a tentative budget. Senior Planner Baron said they had a presentation on their Tree City USA award and had a current development report. Senior Planner Baron said they have five applicants and have feedback due on a few of these projects.

Senior Planner Baron said short terms rentals came up quite a bit, so they would review and potentially make amendments. Senior Planner Baron said they moved on to the Duke Farm Park and affordable housing. Senior Planner Baron said the Council discussed whether or not they should use this area to create a City-funded affordable housing area from this purchased farm land. Senior Planner Baron said there is some concern from the original owners about this use. Commissioner Slagowski asked how the City got this land. Senior Planner Baron said the City outright bought the land.

Senior Planner Baron said an affordable housing amendment was approved while trail standards and tree ordinances were pushed.

II. APA Fall Conference

Senior Planner Baron said this conference was on Thursday and Friday and could go towards required training hours.

III. Training

Planning Department Administrator Meshelle Kijanen spoke about different training requirements, although the audio did not pick it up distinctly.

6. Adjournment: [01:42:51]

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2 **Commissioner Knight motioned to adjourn the meeting. Commissioner Jordan seconded.**
3 **The meeting was adjourned.**
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5 Meshelle Kijanen
6 Planning Department Administrator
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HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
PLANNING COMMISSION MEETING
Tuesday July 11, 2023
6:00 p.m. – Regular Meeting

-Time and Order of Items are approximate and may be changed as Time Permits-

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs. Residents may listen to proceedings from home through heberut.gov by selecting Agendas and Minutes to access Agendas, Minutes, Staff Reports, a link to submit public comments, and Audio of the Meeting.

1. Regular Meeting:

- I. Call to Order [00:07:42]
- II. Roll Call
- III. Pledge of Allegiance: By Invitation
- IV. Recuse for Conflict of Interest

2. Consent Agenda:

- I. Minutes:

3. Action Items:

- I. Public Hearing for Amendments to Definitions Municipal Code 18.08. (Tony Kohler, Meg Ryan) [00:09:58]

Planner Ryan indicated they had a public hearing that evening for the Definitions Chapter of the Zoning Code. She recalled they had met previously about this item, and had made some changes and updates since that time in response to comments from the Planning Commission. She clarified these were definitions, and did not impact policy or legislation.

City Recorder Kijanen read the rules for public comments.

Chairman Gunn opened the floor for public comments. [00:12:26]

There were no comments so the public hearing was closed.

Commissioner Richards asked about what the process was to add definitions. Planner Ryan explained they needed to go through the text amendment process, which was fairly straightforward since it was not regularly. She clarified they still currently needed to hold a public hearing every time they made a change, however, they were putting forth legislation which would potentially change that.

Commissioner Richards moved to approve the amendments, with the only stipulation being that as they moved forward they found ways to simplify the process to add or change definitions. Commissioner Ostergaard seconded and the motion carried. [00:15:12]

- II. Public Hearing for Amendments to Chapter 18.04 General Provisions, 18.12 Administration, 18.06 Zones Generally and Repeal Sections 2.38 and 2.48 of the Heber Municipal Code. (Tony Kohler, Meg. Ryan) [00:15:24]

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2
3 Planner Ryan recalled the Planning Commission had held a work session in regard to these three
4 items since they were related to one another. She said when they had held the meeting back in
5 May, there had not been many comments from the Commission, but since May they had made
6 some small changes in order to better be in compliance with State law. She noted they had also
7 added a chart, which she hoped would make things more clear for the general public. She added
8 they had also added a chapter about an "Agricultural Protection Area," in order to comply with
9 State law. Planner Ryan discussed how they had clarified and simplified some chapters. She
10 asked they conduct a public hearing and then pass a recommendation up to the City Council.

11
12 Commissioner Ostergaard asked about a section under Temporary Regulations which stated the
13 City Council could enact a temporary land use without notice or consideration from the Planning
14 Commission. Planner Ryan explained currently, the Planning Commission passed a
15 recommendation up to the Council, although this gave the Council more flexibility for things that
16 were intended to be temporary. She elaborated this made things easier for the Council to not
17 have to go through the Planning Commission process. Planner Ryan gave an example of a
18 fireworks stand as something which would constitute a temporary use.

19
20 Chairman Gunn opened the floor for public comments. [00:20:40]

21
22 There were no comments.

23
24 Commissioner Richards reiterated this was all for temporary things, and did not think there was
25 anything in the document which would keep the Commission from doing the things they needed
26 to do.

27
28 Commissioner Richards moved to approve the amendment with the conditions stated above.
29 Commissioner Knight seconded and the motion carried [00:22:03]

30
31 III. Public Hearing to consider proposed updates to the Heber City Standard
32 Drawings, Specifications and Storm Water Design Manual. (Gordon
33 Miner) [00:22:17]
34

35 City Engineer Miner stated they updated their Standards and Specifications periodically in order
36 to keep current with the industry and development community. He said it had been a while since
37 they had last been addressed, and so there were substantial changes. He indicated there had been
38 an overhaul of the Engineering standards, and explained while previously there had been a lot of
39 specifications on standard drawings, it was actually better to put specification and standard
40 drawing specifications so they had extrapolated a lot of the information from the drawing
41 standards and moved them to the front of the document. He expressed they had also augmented
42 and segmented section 00100, and broken it down by various systems, such as streets, drinking
43 water, storm drains, and other things.

44
45 City Engineer Miner stated they had added a lot of guidance for developers, especially engineers,
46 as to what kind of information and documents needed to be included in their reports, including
47 information about things like soil, traffic, and roads. He added they had also added information
48 for engineers about their responsibilities as they created documents for the City's review. He
49 also highlighted the Public Works department had contributed a lot to the updates in order to
50 maintain their systems as effectively as possible. He asked if there were any questions.

Chairman Gunn thought it was great they had worked with the Public Works department and commended both departments for their collaborative approach.

Commissioner Richards thought they should move forward with the document, but noted he did not see anything about lighting. He expressed he wanted to increase lighting in the City since it was not as safe as it used to be, and commented three nights ago someone had broken into a car on his street. He acknowledged no one wanted to see more lights from an aesthetic standard, but thought they should have more street lighting as far as public safety was concerned. Chairman Gunn clarified there was not an issue with downlight lighting; they wanted to avoid lights which went straight into the sky. He thought the intent of the Dark Sky ordinance was to avoid light pollution going up. City Engineer Miner clarified there actually was a section about lights, 1.15 although he acknowledged it was short and expressed he was willing to add to it if the Commissioners felt it needed. City Engineer Miner commented that currently, there were only lights at intersections.

Planning Director Kohler commented they also had a City Lighting ordinance which addressed lighting in greater depth, and went over lighting on private properties. He clarified this only addressed streetlights. Commissioner Richards said people would take things into their own hands if they felt there was not enough street lighting, and would do things like add floodlights on their own properties. Planning Director Kohler said the Planning Commission had the power to suggest updates to Engineering standards. Chairman Gunn thought they needed to clarify the purpose of City lighting. He discussed his car had been broken into and hit in the past, and this bothered him greatly. However, he was unsure it was the City's responsibility to ensure everyone's vehicles were safe, and thought the goal of City lighting was more so to ensure safe walking and safe intersections. Commissioner Richards agreed it was not the City's job to keep cars from getting broken into; however, he opined they were just inviting trouble by removing lights from the streets. Planning Director Kohler clarified the changes before them that evening would not remove or change any lights in the City.

Commissioner Richards thought security was going down in the City, and reiterated that if people felt they did not have enough lighting on their streets they would likely add lighting of their own. Commissioner Richards thought there had been a long-standing narrative of reducing lighting, and he worried they were going down a bad path. He thought they needed to consider security more. He acknowledged that was not what they were discussing that evening, and emphasized this was a discussion he wanted to have in the future. Planning Director Kohler clarified he was hearing the Commissioners were unhappy with the spacing of lights, and expressed this was certainly something they could bring up to the City Council.

Commissioner Ostergaard asked if they had addressed what would happen on the hill as far as things like water and storm water were concerned as developments started to go in there. He expressed he wanted to know about roads and stormwater management as houses were built on a grade. Planning Director Kohler commented the impetus for the Storm Water manual was the North Village. City Engineer Miner discussed their biggest challenge was the slope on intersections, and said they had focused a lot on the geometric design of the streets in order to adequately address hillside road development. He also highlighted some key features of the sewers, and said they had added provisions as far as maximum slope on sewers were concerned to mitigate some of the concerns. Commissioner Wilson commented how the previous year had given them a big scare, and while nothing terrible had happened and they had been fine, those

1 kinds of issues were just going to happen again and on a greater scale so they needed to be
2 prepared.

3
4 Chairman Gunn opened the floor for public comments. [00:41:49]

5
6 There were no comments.

7
8 Commissioner Jordan moved to send a positive recommendation to the City Council, with the
9 modification that the Dark Sky ordinance and lighting ordinance be revisited from the
10 perspective of public safety. Planning Director Kohler asked for more specific direction, and
11 clarified all lighting they installed addressed the Dark Sky ordinance. Commissioner Jordan
12 clarified they wanted to address the spacing between lights specifically. He also clarified they
13 did not want to revisit the Lighting Code.

14
15 Commissioner Jordan moved to send a positive recommendation to City Council, with
16 specifications as described above. Commissioner Richards seconded and the motion carried.
17 [00:44:22]

18
19
20 IV. Request for a Site Plan approval for the Loft on 6th, located at 85 West 600 South.
21 (Planner Denna Woodbury/Engineer Gordon Miner) [00:44:50]
22

23 Planner Woodbury gave an overview of the item. She indicated this site plan was a mixed-use
24 property which occupied 7.4 acres, and was located in the C-2 commercial zone. She shared the
25 property would include a mix of retail, commercial, restaurants, residential apartments, and
26 vacation rentals. She gave a summary of what each of the four floors would hold, and
27 highlighted the colors and materials of the exterior. She said the project met the requirements for
28 parking and setbacks, although the applicant had not yet submitted their lighting fixture plan.
29 Planner Woodbury stated Staff recommended that the Planning Commission approve the site
30 plan, subject to the submission of the lighting plan to ensure lighting fixtures were in line with
31 the Lighting Code and other findings and conditions.

32
33 Planning Director Kohler clarified the Planning Commission would not have seen this item
34 before, as before it was a site plan it was just conceptual and concepts were not brought before
35 the Commission.

36
37 Commissioner Ostergaard asked about hotels and if they were considered a conditional use.
38 Planning Director Kohler explained the rentals in this building were intended to be long term,
39 although the units would be serviced nightly as a hotel was. Commissioner Richards clarified
40 the parking met standards, and Planner Woodbury confirmed the parking was sufficient given the
41 proposed uses. Commissioner Richards asked about the height limit and commented that it was
42 a hot topic in Heber City. Commissioner Knight noted at its peak the building was just shy of 45
43 feet, and Planner Woodbury stated this met the height requirements for the zone. Commissioner
44 Knight asked if there would be a drive through window on the east side of the property and
45 Planning Director Kohler replied there would be, and shared details of where the points of access
46 and egress would be.

47
48 Chairman Gunn asked if the applicant was available for questions.
49

1 Jeremy Smith introduced himself as the applicant for the Lofts on Sixth and discussed some of
2 the proposed tenants for the space. He said their primary tenant, Quench It, planned on utilizing
3 the drive through, and he explained how the flow of traffic would work to accommodate the
4 drive through lane. He then stated Suss Cookies and Rooney's Ice Cream would be on either
5 side of Quench It, and the corporate offices for Quench It would go on the office spaces on the
6 second floor of the building. Mr. Smith commented there would be on-street parking, and said
7 the street parking counted as half a space. He discussed the building was geared towards bikers,
8 and noted there would be lockers inside for people to store their bikes as well as a washroom on
9 the main level for bikers to utilize.

10
11 Mr. Smith also indicated where the long term rentals were located within the building, and said
12 they were primarily two-bedroom units which were in the \$1,500 to \$2,000 range.
13 Commissioner Richards commented there was a dearth of reasonably priced housing in the
14 Wasatch front, and Mr. Smith replied they were aiming to offer affordable units.

15
16 Commissioner Knight thought the applicant should rethink their architecture plan. He
17 commented red maple grew the best in that region, whereas the plants the applicant had selected
18 were not suited to the soil in the area and would need to be routinely treated with iron so as to
19 not die. Other than that, Commissioner Knight opined it was a beautiful building.

20
21 Commissioner Knight moved to approve the item with three findings and four conditions.
22 Commissioner Ostergaard seconded and the item passed unanimously. [00:58:24]

23
24 V. Request for a Subdivision Preliminary for Sawmill Phase 8, located at 860 Becca
25 Rd (Planner Mark Vlasic/Engineer Gordon Miner) [00:58:45]
26

27 Planner Aubrey Larson presented this item on behalf of Planner Vlasic. Planner Larson gave an
28 overview of the request, and noted it was for a residential multi-family subdivisions consisting of
29 100 townhomes across 5.86 acres. She stated to the south a new school would be located, and
30 she shared an aerial view and a map in order to orient the Commissioners as to the location. She
31 stated the property was located within the planned community multi-use zone, and said the
32 original MDA had been approved by the Planning Commission in 2018. She added the
33 subdivision preliminary plans had been reviewed in June, at which time it had been determined
34 the plan could be moved along in the process for approval. She did note trees would be required
35 along the public frontage as per the zone, and said they also had asked the applicant for
36 clarification on parking and ADA requirements. Planner Larson added they further needed
37 clarification on the applicant's lighting plan as well as Open Space plan. She expressed that
38 Staff had recommended approval of the plan as it was consistent with the zoning Code and
39 General Plan, and stated there were eight conditions which needed to be met. She said two of
40 the conditions had been set by Engineering and indicated she would turn the time over to
41 Engineering to let them discuss their conditions.

42
43 Planner Larson shared several mock ups and maps of the planned subdivision and highlighted
44 some features of the landscaping plan. She specifically spoke about the requirements for trees,
45 and said the requirements changed depending on how they defined Sawmill Boulevard, so she
46 asked the Planning Commission for clarification as to how they defined that road. She also
47 noted the plan met Dark Sky requirements. Planner Larson then shared a photo rendering of the
48 site.
49

1 City Engineer Miner stated he did not have additional comments beyond the outlined eight
2 conditions.

3
4 Applicant Brian Balls clarified the acreage of the parcel was about five acres, although he said
5 that was just his best guess based on looking at the site and he said he would need to check the
6 plat to find out the exact size. The Commissioners expressed confusion as to the size of the site,
7 and how much of it would be common space. Planning Manager Baron explained that the total
8 project area was 5.86 acres, although the actual building site would just be 1.8 acres and 2.29
9 acres were dedicated to common space, which included things like landscaping and Open Space.
10 He said anything which was not dedicated to the public, such as private roads, would constitute
11 common space. Planning Manager Baron elaborated that different zones had various definitions
12 of common space. He further added that with this MDA the density on this project had been
13 done on a global level, and this was just one phase of the overall project. He said there were a
14 couple different MDAs for the entire project, and the current MDA before them had been
15 amended by the current owner. There was a brief conversation about the school, which had been
16 included in conversations during the time the original MDA had been drafted.

17
18 Commissioner Richards commented the density had increased since the initial plan had been put
19 forth. Commissioner Richards expressed he wanted to ensure they were making sure they were
20 still in line with their overall density goals in order to avoid complaints from the public. He
21 thought they needed to check density in every phase. Mr. Balls assured him they were making
22 sure to adhere to the MDAs that they created and staying in line with the City's density
23 standards.

24
25 Commissioner Richards then asked how they could get connectivity without pushing traffic
26 towards Mill Road and up to 1200, and pointed out there was a connecting road which went all
27 the way to the South but it did not yet have a traffic light. He recalled when they had held a
28 public hearing about this topic many members of the public who lived east of Mill Road had
29 expressed concerns about traffic in the area. Mr. Balls replied there was connectivity there
30 through the project which had been approved to the south, and explained the legislative body had
31 removed the requirements for the connection in the amended MDA, as well as the caveats for the
32 landowners in the area. Mr. Balls explained there had been a new connection created, adjacent
33 to the south boundary of the IHC parcel, and said due to that, there was now a funding
34 mechanism to help get the connection created. He stated they would receive about \$2,500 in
35 impact fees for every unit being built there which could go towards the construction of the
36 connection to Highway 40. However, he acknowledged that they had no ability to direct that and
37 thus had no timeline as to when that would be done. Commissioner Richards acknowledged it
38 was a big average and Mr. Balls did not represent all of it, he just wanted to make sure everyone
39 was doing their part to ensure the connection to Highway 40 was streamlined. Mr. Balls pointed
40 out comparatively, this project was ahead of the game in terms of how much it was generating in
41 impact fees. Commissioner Richards noted this point, but emphasized the City still did not have
42 the highway for the public that they had promised them three years ago.

43
44 Commissioner Wilson asked Mr. Balls to explain his design, and noted that about three quarters
45 of the plan had compact houses, except for one corner of Open Space. He asked about the
46 purpose of the design of just having green space on the southeast corner, with the houses
47 clustered together. Planning Manager Baron explained they had an alternate layout initially with
48 more linear Open Space; however, the City Council had requested the Open Space be
49 reconfigured in order to create a space adjacent to the school. He explained it was a condition of
50 the school that their outdoor play space be accessible to the public after a certain hour of the day.

1 Planning Manager Baron summarized it had been a very specific request from the City Council
2 for the MDA. Commissioner Wilson opined they needed a place, and expressed he wanted to
3 follow up with the City Council about that. Commissioner Wilson noted the green space backed
4 up to a fairly busy street which he did not feel was safe for children to play on. Planning
5 Manager Baron commented they were somewhat constrained since the school required ten acres,
6 and had also made this decision based on comments from the neighbors to the east. However, he
7 reminded the Planning Commission they could add this to the agenda and make
8 recommendations to City Council if they wanted to change the layout of green space. Mr. Balls
9 added as well they were still just in the preliminary plat and were open to changes.

10
11 Commissioner Knight asked if these would be owner occupied or owned by a conglomerate, and
12 Mr. Balls replied these were condos for sale. Commissioner Knight expressed that was good,
13 and noted owner occupied townhomes and condos were in-keeping with the goals of Envision
14 Heber.

15
16 Planning Manager Baron asked Mr. Balls to go over some of the things which needed to be
17 addressed before they could give the project final approval. Specifically, Planning Manager
18 Baron indicated they needed to correct landscape irrigation drawings per Code and MDA
19 requirements, get more detailed parking tabulation and information as to how parking
20 dimensions would be determined, and more clarity about ADA standards. Mr. Balls explained
21 the two ground units for every building were ADA accessible, and also had two ADA stalls per
22 unit. Commissioner Richards clarified 20% of the units were ADA designed and Mr. Balls
23 expressed that was their intention. Mr. Balls anticipated they would have extra parking stalls for
24 things such as little league football, visitors, or events thrown by the school. He elaborated they
25 had additional guest parking and were not opposed to adding more ADA parking stalls. He
26 stated they would provide detailed parking tabulation as well, and reiterated they had built
27 additional parking near the park with the expectation it would be utilized by visitors.

28
29 The commissioners expressed that they appreciated the condos would be owner occupied, and
30 thanked Mr. Balls for addressing their other concerns. Commissioner Richards noted his biggest
31 issue had been traffic, and felt that had been adequately addressed by Mr. Balls although he still
32 expressed concerns that the public would come to them with complaints about connectivity.

33
34 Commissioner Richards moved to approve the preliminary plan with the three findings and eight
35 conditions, and clarified there had actually been eight conditions rather than six as outlined in the
36 Staff Report. Commissioner Knight seconded and the motion carried unanimously. [01:32:36]

37
38 VI. Request for a Subdivision Preliminary for Sawmill Phase 9, located at 657 Becca
39 Rd (Planner Mark Vlasic/Engineer Gordon Miner) [01:32:52]
40

41 Planner Larson again presented on behalf of Planner Vlasic. She noted there was some
42 redundancy with Chapter Eight. She detailed this project was also a residential multi-family
43 subdivision and encompassed 4.88 acres and 108 units. She said the Utah Water Conservancy
44 District was to the north, with agricultural uses to the other sides, and shared some maps to orient
45 the Planning Commission to the area. She explained it had the same zoning requirements and
46 General Plan designation as phase eight, and that this parcel was part of the Sawmill MDA,
47 which had been amended to include an elementary school. Planner Larson discussed some of the
48 features of the property, including a pool area, clubhouse, playground area, and detention basin.
49 She stated the application met the requirements and applicable PCMU zone requirements.

1 Planner Larson stated they had asked for clarification on a landscaping and irrigation plan, as
2 well as information on parking and lighting details. She reported they had also asked the
3 applicant for Open Space details, which they had provided. Therefore, she stated Staff had
4 recommended approval with seven conditions: more detailed parking tabulation, an irrigation
5 plan and landscaping plan be submitted, the correction of inconsistent data tables, clarification
6 that light fixtures were Dark Sky compliant, that all requirements of City Engineer be met, all
7 other Code requirements be met, and that any changes suggested by the Planning Commission be
8 met.

10 Planner Larson overviewed the plan for the detention basin, and said that it seemed to be more of
11 a park rather than a detention basin. She expressed Staff wanted to understand how the detention
12 basin would function as a park for the community, and said they imagined it had been changed
13 due to drainage issues but wanted confirmation of that. She noted all of this was provided in the
14 Staff Report, and also briefly touched on green space. She summarized there was a slight
15 difference between zone requirements and what had been provided in the site plan. Planner
16 Larson shared the photometric for the site plan and commented they were still waiting on
17 information for the lighting plan. She also shared a photo rendering and indicated the materials
18 which would be used.

20 Mr. Balls clarified the Open Space was in the detention basin, and explained it was an extremely
21 large basin. He said the park was already constructed and explained the basin was large enough
22 to accommodate a three-quarters size soccer field, and shared some photos which gave a sense of
23 the scale and showed details of the landscape. He noted the pond had already been constructed
24 in phase one.

26 Planning Manager Baron commented they had shifted many amenities to this area with the
27 amended MDA, and he also noted the detention basin and pond needed some attention. He
28 discussed they had some bonds out currently which would be used to properly maintain the pond.
29 He added they would look for additional requirements on the amenities which were part of the
30 MDA. Commissioner Ostergaard opined they needed places for things such as Little League
31 football, and Mr. Balls replied it was certainly a large enough area to accommodate things like
32 that. Commissioner Ostergaard commented this was a regional park for the whole development
33 and so he wanted to see things like that specified in the MDA. Mr. Balls added there was also a
34 clubhouse which could be utilized, and said it would be controlled with a fence as it was a
35 private park. He emphasized all the amenities would be kept for just the HOA, although there
36 were points of general access for the public for parts of the park.

38 Commissioner Ostergaard felt there was a lot of asphalt, and asked if there was a way to redesign
39 the parking and green space to make it more balanced. He discussed he personally would not
40 want to live there. He also asked if they were over-parked or under-parked, and Mr. Balls
41 replied there was an average of 2.5 parking stalls per unit, with about 36 units per building.
42 Commissioner Ostergaard thought that was too much parking and expressed concerns about that.
43 He reiterated he would not want to live there as it was a sea of asphalt, and commented that
44 children would have to cross the large parking lot to get to the green space. Commissioner
45 Ostergaard acknowledged the whole site had to be reconfigured for the school and that the pond
46 was already in place, but emphasized he wanted to reconfigure the green space and amount of
47 asphalt.

1 Planning Manager Baron pointed out as part of negotiations for the MDA they offered reduced
2 rent rates for police officers, and an even steeper discount if the officers brought their vehicles
3 home.

4
5 Chairman Gunn thanked Mr. Balls and asked if there was any further conversation.

6
7 Commissioner Slagowski moved to approve with the findings and conditions as outlined.
8 Commissioner Knight seconded, and the motion carried unanimously. [01:48:58]
9

10 Commissioner Richards commented they needed to be creative with solving the parking issues
11 downtown. Commissioner Ostergaard pointed out they needed to change the current
12 requirements, otherwise they would not be able to stop developers from doing things like create
13 large asphalt parking lots. Planning Manager Baron said they could circle back at the end of the
14 meeting to determine if the Planning Commission as a Body wanted to look into changing
15 parking conditions.
16

17 **4. Work Meeting:**

18 I. Discuss a General Plan and Zoning Text Amendment for Celebration Workforce
19 Housing Community, located at 350 East 1200 South. (Planner Jamie
20 Baron/Gordon Miner) [01:50:53]
21

22 Planner Baron specified this evening would only be a conversation and this would come back
23 around for a public hearing in the future. He explained the applicant Russ Watts had requested a
24 zoning change on a parcel in order to build a workforce housing and long stay hotel property.
25 Planner Baron gave a succinct history of the parcel and shared some maps.
26

27 Planner Baron explained there were discrepancies between the General Plan's goals for the area
28 and the proposal, so the General Plan would need to be amended if the City decided to permit the
29 development to move forward. He noted the General Plan identified the Southtown center,
30 where the property was located, as designated for commercial, office, and tech, with a secondary
31 use of medium to high density residential. Planner Baron calculated the proposed density to be
32 26.29, which was 6.29 higher than the General Plan's highest suggested density. He stated there
33 were 89 planned hotel units, although the General Plan only proposed 14 to 20.
34

35 Planner Barson addressed the airport overlay zone, which he noted had been adopted in 2017.
36 He recalled they had gone through a public hearing for this topic and met with many members of
37 the public, who at the time had expressed concerns about becoming a legal non-conforming use
38 or a grandfather use. He said the recommended ordinance from that time would have prohibited
39 a hotel or some of the other uses which currently existed in the zone. He explained this area was
40 part of the approach surface for the airport, which was the area where planes began to descend,
41 and so per the FAA guidelines the City had prohibited hotels and other types of buildings.
42 Planner Baron commented they probably should not have allowed the school to be constructed in
43 that area. He said while the airport overlay zone prohibited residential, it did allow hotels and
44 retail as a conditional use. He stated there was a height requirement as well as a navigation
45 easement, which he clarified essentially meant the buildings there could not come after the City
46 with complaints about noise from the planes or airport. He summarized from having spoken
47 with airport engineers, the consensus seemed to be that they could move ahead with the
48 development from a technical standpoint, but there were concerns if it would be the best choice.
49 Planner Baron said they were anticipating getting comments and complaints from the public if
50 they were to build so close to the airport.

1
2 Chairman Gunn asked if the concern was having a high density in an area in which planes were
3 likely to crash. Planner Baron said the farther away from the end of the runway the safer it was,
4 and he discussed from a statistical standpoint the area identified by the FAA as the approach
5 surface was where planes were most likely to crash.
6

7 Planner Baron specified the main issue with the airport overlay zone was they needed to
8 determine if this was a compatible use for the airport zone, and said the main question would be
9 to decide if they wanted to allow primarily residential rather than commercial and retail. Planner
10 Baron reiterated currently, the plan was not in line with the General Plan, but said if the Planning
11 Commission felt this plan was in the public's best interest they could amend the General Plan.
12 He also shared some renderings of what the buildings would look like, and pointed out the
13 buildings would be three stories, with variations in color from unit to unit.
14

15 Mr. Watts introduced himself as the applicant and discussed how they had considered how to
16 best provide workforce housing over the course of the last two years. He said they had met with
17 the Police department, Country workers, school district and other entities who needed workforce
18 housing. He said about 40% of those employees drove in, so there was a great need for housing
19 for them in the Valley. Mr. Watts then went over the layout of the site, and highlighted where
20 gathering places and green space would be. He showed some of the amenities including a
21 clubhouse and pickleball courts. He explained they wanted to do master leases with the entities
22 he had met with, which allowed them to control who lived in the units and ensured they got
23 quality employees. He explained the community would be managed by their organization.
24

25 Mr. Watts said they needed a parking amendment and only have one parking stall per unit. He
26 explained many of the companies had a van come to pick up their employees, so not everyone
27 would need a car, and he expressed this would help keep the community affordable. He also
28 commented they intended to offer childcare as part of the community. Mr. Watts explained if
29 they sold the units they would lose control, and he said by keeping them for rent it allowed his
30 organization as well as the entities who leased the units to maintain control over the community.
31

32 Mr. Watts voiced his excitement that the City Council had expressed interest in a community
33 such as this one. He also stated they had already met with the DRC, and said they had made
34 some amendments to the site plan in order to comply with the Fire District and Engineering
35 department. He discussed they had been doing this work for the last 40 years and loved this type
36 of work. He said they worked with many great people who had to drive in to work, and he knew
37 that was frustrating for them so he was looking forward to providing this type of community to
38 suit those needs.
39

40 Piper Riddle of the Wasatch School District spoke about the challenges of hiring teachers. She
41 said it was a benefit that the School Board compensated teachers well enough they could
42 potentially buy a home in the City, however, it was still difficult to buy a home in this area even
43 with a liveable wage. Ms. Riddle expressed how difficult it was to find hourly employees when
44 people could not afford the cost of living in the area. She gave an example that one of their
45 schools had lost two math teachers in June since the teachers had not been able to find affordable
46 housing and childcare. She spoke about the need to have more childcare and child development
47 services in the area, and pointed out there were only two licensed childcare centers in the entire
48 Valley. She thought this community was not only a wonderful way to create workforce housing,
49 it also was in close proximity to several schools and had on-site childcare services which were
50 greatly needed.

1
2 Mr. Watts emphasized that they wanted to take care of people in the community who needed
3 affordable housing, and expressed he was willing to listen to the Planning Commission's input
4 on the design of the development. He clarified there were studio, one bedroom, and two
5 bedroom units. He said they also had several accessible units for people who could not walk up
6 stairs, and said the average size of a unit was about 800 square feet. He spoke about how they
7 would vary the colors used and landscaping so the development did not look boring.

8
9 Chairman Gunn asked if they would be able to provide lower rent for essential workers, and Mr.
10 Watts said that was their intention. Chairman Gunn agreed lack of affordable housing was a
11 huge issue in their community, and asked for clarification about the wage compensation from the
12 school district. Commissioner Knight stated Wasatch County was the second highest paid
13 district in the State, after Park City. Chairman Gunn next asked if there were requirements for
14 that wage to live in the City, the or if the school district had ever considered offering higher
15 compensation contingent on employees living within a certain distance from the school, and Ms.
16 Riddle replied there were no stipulations on the wage, and said she was unsure if it was even
17 legal to offer a higher wage based on where the employee lived.

18
19 Chairman Gunn commented affordable housing was very complex and not as straightforward as
20 it seemed. He said he taught classes at the highschool, was a part time EMT/firefighter, and also
21 managed a private company, so he saw the issue from several angles. He spoke about the
22 avalanche which had happened in Provo Canyon that winter, and said if there had been another
23 disaster such as that it would have cut them off and kept their workers from getting to work. He
24 emphasized they would be in big trouble if they could not find a way to sustain their workers in
25 the Valley, and discussed the importance of finding and keeping quality staff. He said with the
26 high cost of living he did not see how they could find people who could live here. Chairman
27 Gunn talked about the danger they would be in if firefighters, emergency response workers, and
28 other essential workers could not live and work in Heber City. He expressed how excited he was
29 to see a development like this come, and thought it was very important.

30
31 Commissioner Knight asked about the long term stay hotel, and if it would be managed
32 internally or if they intended to bring in a chain. Mr. Watts explained the intention of the hotel
33 was to accommodate consultants or other employees who came in to work with one of the
34 entities who leased in the development. He clarified they would not bring in a chain, and the
35 hotel would be geared towards multi-month stays. Mr. Watts also said the hotel would be in
36 later phases, since they needed to build the rental units first. Commissioner Knight also asked if
37 they had looked into any grants or Federal funding, and Mr. Watts replied they were looking into
38 their options, although the first step was getting approval from the Planning Commission and
39 City Council before they really explored funding options and set a budget.

40
41 Commissioner Knight acknowledged a conglomerate would own the development and expressed
42 concerns over the rate of rent. He talked about the high rates of rent already in the Valley and
43 anticipated they would only get worse. Mr. Watts explained they used State funds to keep rent
44 low. Mr. Watts said he tried to avoid the term "affordable housing" since he thought it had bad
45 connotations and also because the people they were wanting to offer housing for were not even
46 low income. Mr. Watts spoke about how the school district wanted to recruit teachers who could
47 afford to stay for a long time, and said about 30% of the teachers they currently had commuted
48 from out of town and this led to the high turnover. Commissioner Knight said he did not like the
49 units were for rent, but appreciated the rent was low enough to where people could save enough
50 money to ultimately purchase a home. He thought they were on a good path, and said the long

1 term goal was home ownership. Mr. Watts commented rentals were the norm in many cities
2 now, and said home ownership was not always viable. Commissioner Knight added many
3 people preferred to rent because they did not have to deal with maintenance and repairs.
4

5 Commissioner Richards expressed his approval of this idea. He discussed how working in
6 construction, he saw firsthand the issue of people having to drive in from far distances in order to
7 get to work. Commissioner Richards noted everyone's definition of affordable was different,
8 and said he was looking at specifics as to how they defined affordable. Mr. Watts said the units
9 were market rate, and Commissioner Richards replied developers, including Mr. Watts, still
10 ultimately did things for profit. Mr. Watts said the rent rates would be approved by the entities
11 who made master leases with his development, so it would essentially be a joint venture between
12 the entities and the development. Commissioner Richards then asked what the incentive for
13 Watts Development would be, and Mr. Watts explained that since interest rates were high and
14 they could not afford to build now, he wanted to get the approval process going now so they
15 would be ready to build as soon as rates were low again. He estimated it would take them about
16 a year to go through the approval process from the Council, and anticipated about a 6% to 7%
17 return on the project, given the way the Housing Authority worked. Mr. Watts elaborated he was
18 willing to wait years to get the return that he needed in order to make this lucrative. Mr. Watts
19 also noted they had a large advantage since in this case, they did not need to buy the land from
20 the owners since the owners were excited to be able to provide this for the community.
21 Commissioner Richards thought that made sense.
22

23 Commissioner Richards next commented about the phases. He did not think this type of housing
24 was conducive to long term stays since the units were small and geared towards people
25 beginning their careers who were likely to move again. Commissioner Richards wondered if
26 they should have a fewer number of larger units, rather than a higher density of small units. He
27 asked if they were targeting people who would live in the units for decades, or if they were
28 interested in shorter term stays. Mr. Watts discussed they were seeing a change in how people
29 lived, and pointed out things like this were the only option for people who could not otherwise
30 afford to live in the Valley. Commissioner Richards commented that while he often heard the
31 narrative that the younger generation was okay with living in apartment units, he had five grown
32 children who all still wanted to own homes with a lot of space. Commissioner Richards asked if
33 there really was such a demand for apartments, or if younger people still wanted to have homes
34 with more outdoor space. He wondered if there was a niche in the market for young
35 professionals who had more space. Mr. Watts thought they would have an issue if the units were
36 for sale rather than rent, since units like that typically did attract people in transitional stages.
37 Mr. Watts did not think the units were attractive for long term stays. Commissioner Richards
38 asked if it would be fair to say the units were transitional affordable housing units and Mr. Watts
39 agreed that was a fair definition.
40

41 Planner Baron noted the only way to do affordable housing now was if the land was free and
42 clear, since it was hard to make affordable housing developments profitable otherwise. Planner
43 Baron commented it was great that these owners were willing to allow their land to be used
44 without selling it. Commissioner Richards pointed out a key component of affordable housing
45 was walkability, and said if they wanted to have a truly affordable development people would
46 need to be able to walk to stores and their jobs, so they could not move the development any
47 farther out than it was. Commissioner Richards said they needed to keep the development in that
48 area since the location it was currently in had good accessibility. Mr. Watts noted they would
49 bring in the Police and other entities they were going to contract with to the public hearing in
50 order to make that exact point.

1
2 Mr. Watts said they were going to emphasize the main employers in the Valley for their
3 development, although not all the units would be filled by them. He said they still needed to
4 determine how they were going to handle the rest of the units, and noted they also needed to
5 consider people who worked in the surrounding stores and restaurants.
6

7 Commissioner Ostergaard expressed concern over the long term hotel, and wondered what it
8 might turn into down the road. He wondered if it would be better to have another rental unit
9 instead. Mr. Watts thought they might end up doing senior housing there rather than the hotel,
10 and said there was a need for senior housing in the area. However, he noted the hotel would be
11 addressed in a later phase so this was something they could consider down the road.
12 Commissioner Ostergaard also thought having 230 apartments were fairly dense, but
13 commended Mr. Watts on what he was doing in terms of the common space. Commissioner
14 Ostergaard agreed with Ms. Riddle's earlier comments that there was a great need for childcare
15 in the area and specifically affordable childcare.
16

17 Planner Baron outlined the next steps in the process, and the Commissioners thanked Mr. Watts
18 for his time that evening.
19
20

21 **5. Administrative Items:**

22 I. City Council Communication Item (Jamie Baron) [02:49:47]

23

24 Planner Baron summarized the most recent Council meeting, held on June 20th. He said the
25 Council had held a work meeting in which they had gone over the supplemental zoning
26 ordinances as well as affordable housing, which they were still Planner Baron reported the
27 Council had approved a settlement agreement pertaining to the airport, and had held two public
28 hearings regarding end of year budget amendments for the Fiscal Year. He said they had then
29 adjourned to move to the CRA meeting in which they had held a public hearing about the
30 approval of the CRA operating budget. He stated the Council had then moved to their regular
31 Council Meeting in which they had viewed a presentation about fraud risk as part of their yearly
32 training and gotten some updates about current road projects and sewer line projects.
33

34 Planner Baron next went over the action items from the meeting, and said the Council had
35 approved the airport layout plan and looked at their trails plan. He said the Council had debated
36 an Arts Advisory Council and who should be on it, and had approved their budget for the Fiscal
37 Year. He noted they had approved an ordinance which amended Chapter Two as well. He said
38 they had also reorganized the Planning department and had appointed Planning Director Kohler
39 to a new position within the Planning Department. He expressed this new position and re-
40 structure would help give Planning Director Kohler more flexibility and support in his roles.
41 Planner Baron lastly noted the Council had also gone into a closed session.
42

43 Chairman Gunn thought with all the construction projects the City was currently undertaking it
44 had been very nice to work with BHI. He spoke highly of the company and said they had been
45 very accommodating at several different times. Planner Baron said he would pass those
46 comments onto the Engineering Department since they were managing the project.
47 Commissioner Knight shared an anecdote in which BHI employees had helped inflate a tire for
48 him on his personal car at one point.
49

1 Planner Baron reported on the City tour he and select members of Staff, Planning Commission,
2 and City Council had taken. He said he would give a ten-minute presentation about this tour at
3 the City Council meeting next week to go over their key takeaways and things they thought
4 warranted further conversation. Commissioner Ostergaard said they had visited Glenwood
5 Springs Colorado and had found some interesting things about height restrictions which he
6 wondered if they could apply to Heber City. Commissioner Ostergaard said they had also visited
7 Boulder Colorado, and specifically Pearl Street since it was designed for pedestrians and cyclists,
8 and this was something they wanted to replicate in Heber City. Commissioner Ostergaard also
9 noted they had visited Fort Collins Colorado and he thought that the City was handling their
10 rapid growth well. Lastly, Commissioner Ostergaard said they had visited Steamboat Springs,
11 which was similar to Heber City in the sense it was a skiing and snowboarding town and had a
12 major highway run through it, although it was a much smaller town. Commissioner Ostergaard
13 said it had been a great trip, well worth the time and money, and opined they should do things
14 like this more often.

15
16 Planner Baron spoke about his main takeaways from the trip. He said all the cities they visited
17 had seen issues with parking, and all the cities either had paid parking lots or parking structures.
18 He also noted architecture was a main topic, and in some cases finish was even more important
19 than form. He discussed bringing dining into the street, and talked about a concept in which the
20 main plaza extended into the street without a curb. Planner Baron touched on gathering places
21 and the importance of having pedestrian-friendly streets, and specifically he highlighted the
22 significance of having tree-lined streets. Planner Baron also went over traffic, and said traffic
23 issues had been addressed in different ways by the various cities, but they had all found solutions
24 to get the bulk of traffic off of their main streets.

25
26 Chairman Gunn shared a story in which a community had dealt with speeding problems by
27 removing all the traffic lights from their main street and dropping the speed limit to 25 miles an
28 hour, and said this had allowed them to move more cars down the street at a faster pace, even
29 with the reduced speed. He recalled he had wondered at the time how this worked, and the
30 Commissioners had a short conversation about this. Chairman Gunn also touched on the trees
31 and tree lined streets, and said this effectively slowed traffic down and mitigated speeding.
32 Planner Baron noted the cities they had visited all prioritized pedestrians on their main streets.

33
34 Planner Baron reiterated that he would add a more thorough report from the trip to a future
35 agenda, and expressed they hoped to do more trips like this in the future.

36
37
38 **6. Adjournment: [03:13:18]**

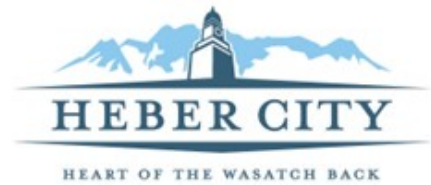
39
40 Commissioner Knight moved to adjourn and the motion carried unanimously.

41
42
43 **Date of Public Hearing Notice:** November 30, 2023 on the Public Notice Website at
44 <http://pmn.utah.gov> , Heber City Website at Heberut.gov and other required entities in Wasatch
45 County and Heber City

46
47 **DATE OF PUBLICATION:** July 7, 2023 on the Public Notice Website at <http://pmn.utah.gov> ,
48 Heber City Website at Heberut.gov and other required entities in Wasatch County and Heber
49 City

DRAFT

Planning Commission Staff Report



MEETING DATE: 8/22/2023
SUBJECT: Public Hearing for Celebration Workforce Housing MDA, located at approximately 300 E 1200 S
RESPONSIBLE: Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

Russ Watts is requesting an amendment to the zoning code to permit a housing and long stay hotel development at 350 E 1200 S.

Policy Questions

- Should the City amend the General Plan and Zoning Ordinance to permit the proposed development?
- Should the City allow residential development within the Approach Surface of the Airport Overlay Zone?

RECOMMENDATION

Staff recommends the Planning Commission hold a public hearing, take public comment, forward a recommendation to the City Council.

BACKGROUND

Russ Watts is seeking a general plan and text amendment to permit a housing and long stay hotel development at 350 E 1200 S. The property is zoned C-2 Commercial and is located in the Eastern Outer Approach Surface of the Airport Overlay Zone. The current zoning doesn't allow for the development.

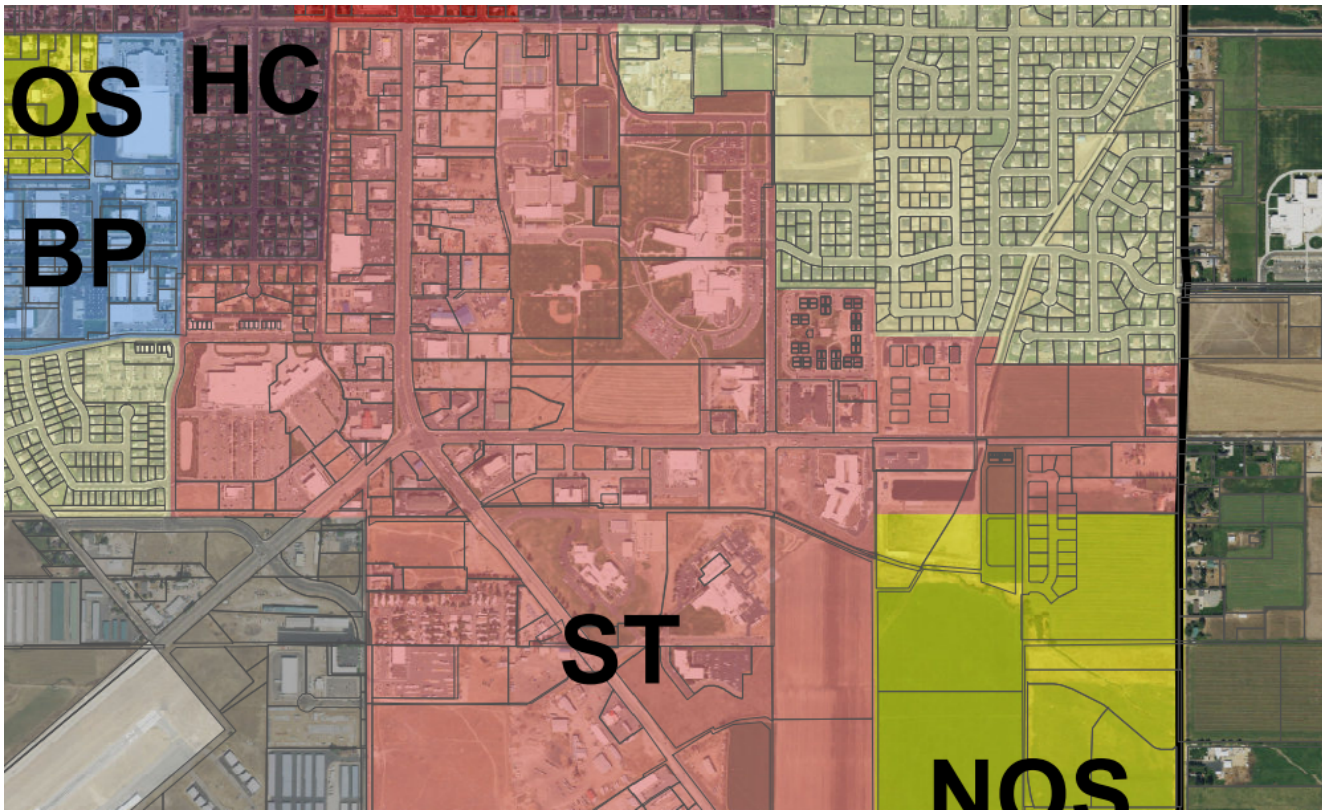


DISCUSSION

GENERAL PLAN

The Envision Heber 2050 General Plan identifies this property as part of the South Town Center, which is described as follows:

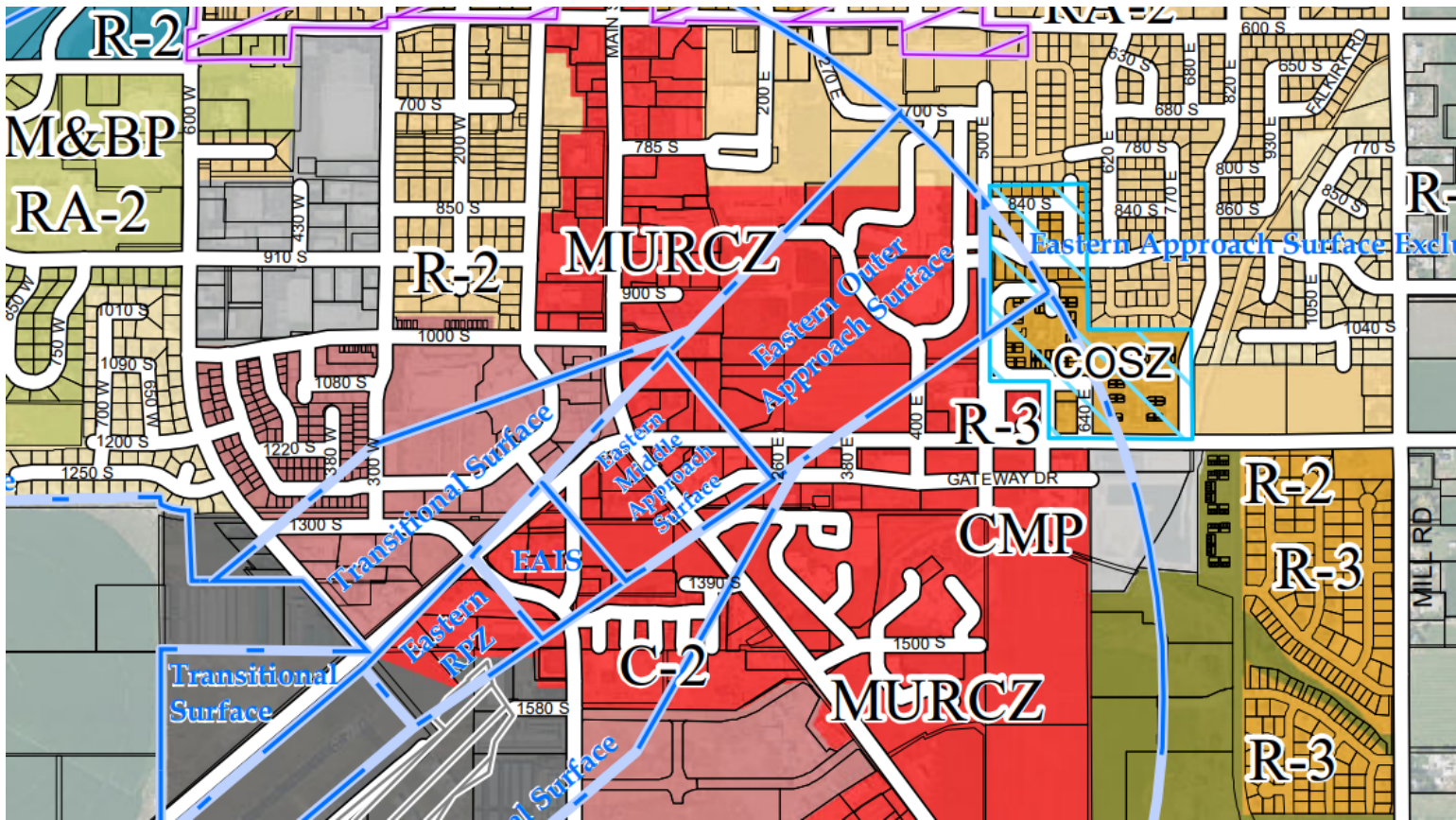
South Town Center (ST) Primary: regional commercial/office uses, health services, light manufacturing and tech businesses Secondary: medium to high density residential 14 to 20 units per acre Up to 3 story heights A mix of businesses catering to the regional larger scale needs of Wasatch County. Includes big box retail opportunities



ZONING

C-2 Zone. The C-2 Zone permits Mixed Use developments as a Conditional Use, requiring 50% of these the street-facing ground floor to be commercial. The current plan contains primarily residential on the main floor with some commercial mixed in.

AOZ. The Airport Overlay Zone currently prohibits residential within the Approach Surfaces. The project is located in the Outer Eastern Approach Surface. The Hotel and Retail uses are a Conditional Use as defined as a public assembly.



DENSITY

The current plan includes 230 residential units on 8.75 acres, equalling a density of 26.29 units/acre, not including the 89 hotel units. The General Plan identifies a range of 14-20 units/acre.

AFFORDABLE HOUSING

The aim of the project is to provide affordable workforce housing.

COMPATABILITY WITH THE AIRPORT

The property is in the landing and take off path of the airport. The AOZ was created in 2017, with lots of discussion on this area. The planes fly a low altitudes in this area and create a significant amount of noise in this area. Is this development compatible with the airport?

FISCAL IMPACT

N/A

CONCLUSION

Russ Watts is seeking approval of an MDA to permit the proposed Celebration workforce housing development at 350 E 1200 S, including residential, longstay hotel, and commercial.

ALTERNATIVES

Positive Recommendation

"I move to forward a **positive recommendation** of the Celebration workforce MDA to the City

Council with the findings and conditions":

Findings:

1. The Planning Commission held a public hearing on August 22, 2023.
2. The Planning Commission forwarded a positive recommendation on August 22, 2023.
3. The proposed development is consistent with the General Plan.

Conditions

1. Nightly rentals are not permitted in the apartment units.
2. The apartment units shall be deed restricted as affordable.
3. Street Lights on 1200 South shall be changed to the current standard lights.

Continuation

"I move to continue this item with the following direction to the staff and the applicant:"

Negative Recommendation

"I move to forward a **negative recommendation** of the Celebration workforce MDA to the City Council with the following findings:"

Findings:

1. The Planning Commission held a public hearing on August 22, 2023.
2. The Planning Commission forwarded a positive recommendation on August 22, 2023.
3. The proposed development is not consistent with the General Plan.

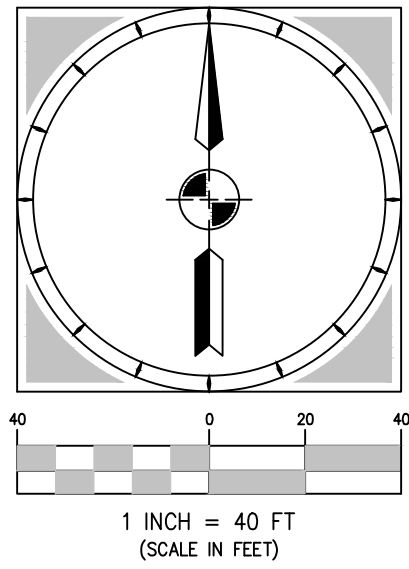
POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Jamie Baron, Planning Manager

EXHIBITS

1. Concept 2023-06-30
2. Celebration Elevations updated
3. General Plan Map
4. Zoning Map 04-06-22_202204181824447945



PROJECT TABULATIONS

ACREAGE	8.75 AC
TOWNHOME UNITS	230
HOTEL ROOMS	89
COMMERCIAL UNITS	4
TOTAL PARKING	366
TOWNHOME PARKING	228
HOTEL PARKING	89
CLUBHOUSE PARKING	8
COMMERCIAL PARKING	27
ADA PARKING	14
LANDSCAPING AREA	3.04 AC
SIDEWALK/TRAILS LENGTH	7,324 LF



6/29/2023 Z:\05 Projects\CURRENT PROJECTS\C23-010 Watts Workforce Housing\Working Files\Planning\04\C23-010 CONCEPT 2.dwg

PROJECT C23-010	PREPARED FOR WATTS ENTERPRISES
SHEET 1 OF 1	PROJECT HEBER VALLEYS "CELEBRATION"

CONCEPT 2 EXHIBIT

DRAWN BY: ANF	ISSUE DATE 6/29/23
REVIEWED BY: BMB	
SCALE: 1" = 40'	


Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 178
HEBER CITY, UTAH 84032
P: 435-854-9229 • F: 435-854-9231

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SUMMIT ENGINEERING GROUP, INC.

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ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE
WHO ALTERS THIS DOCUMENT IS DEEMED BY LAW
TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED
BY" FOLLOWED BY THEIR SIGNATURE AND DEDICATED
DESCRIPTION OF THE ALTERATIONS.

































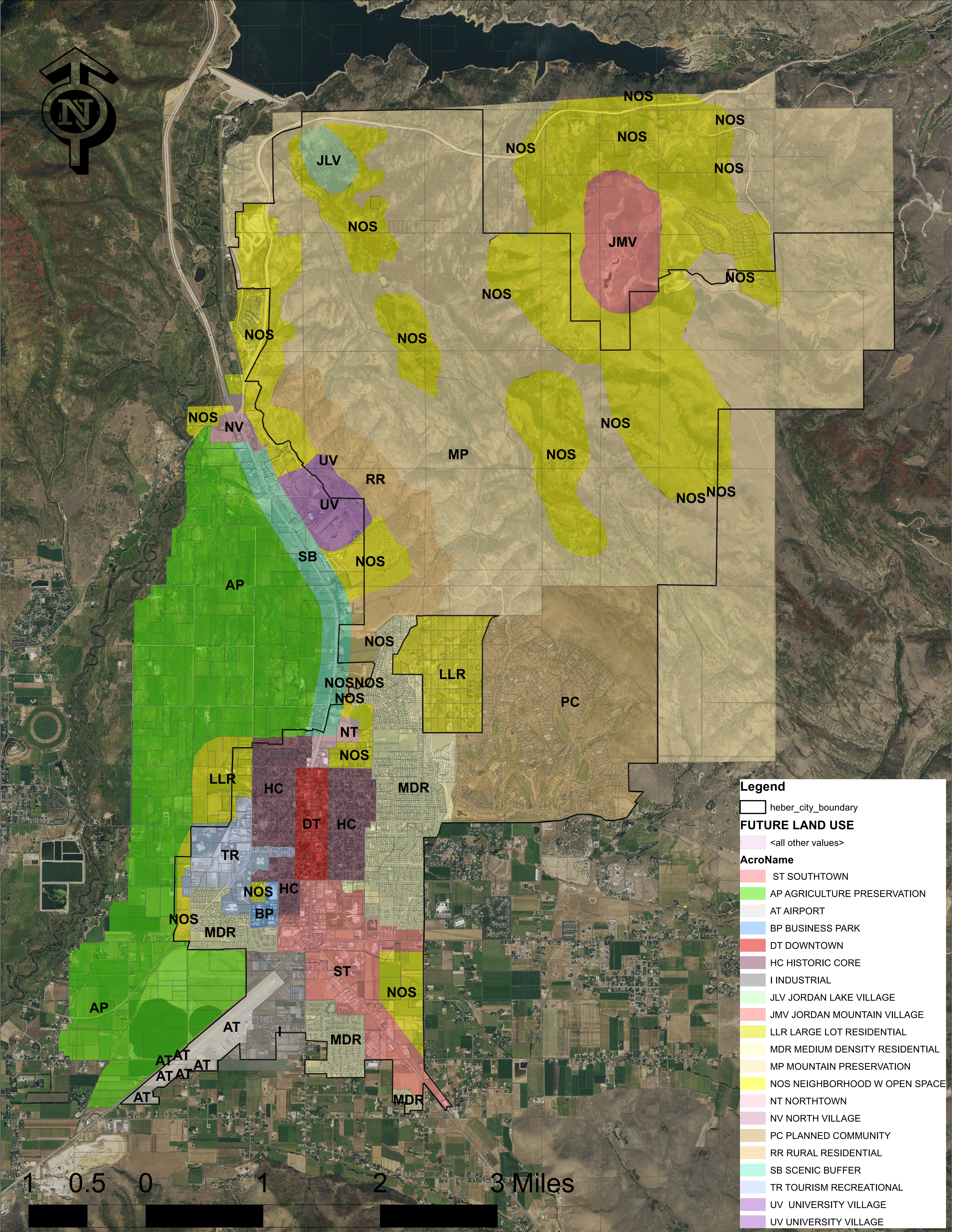


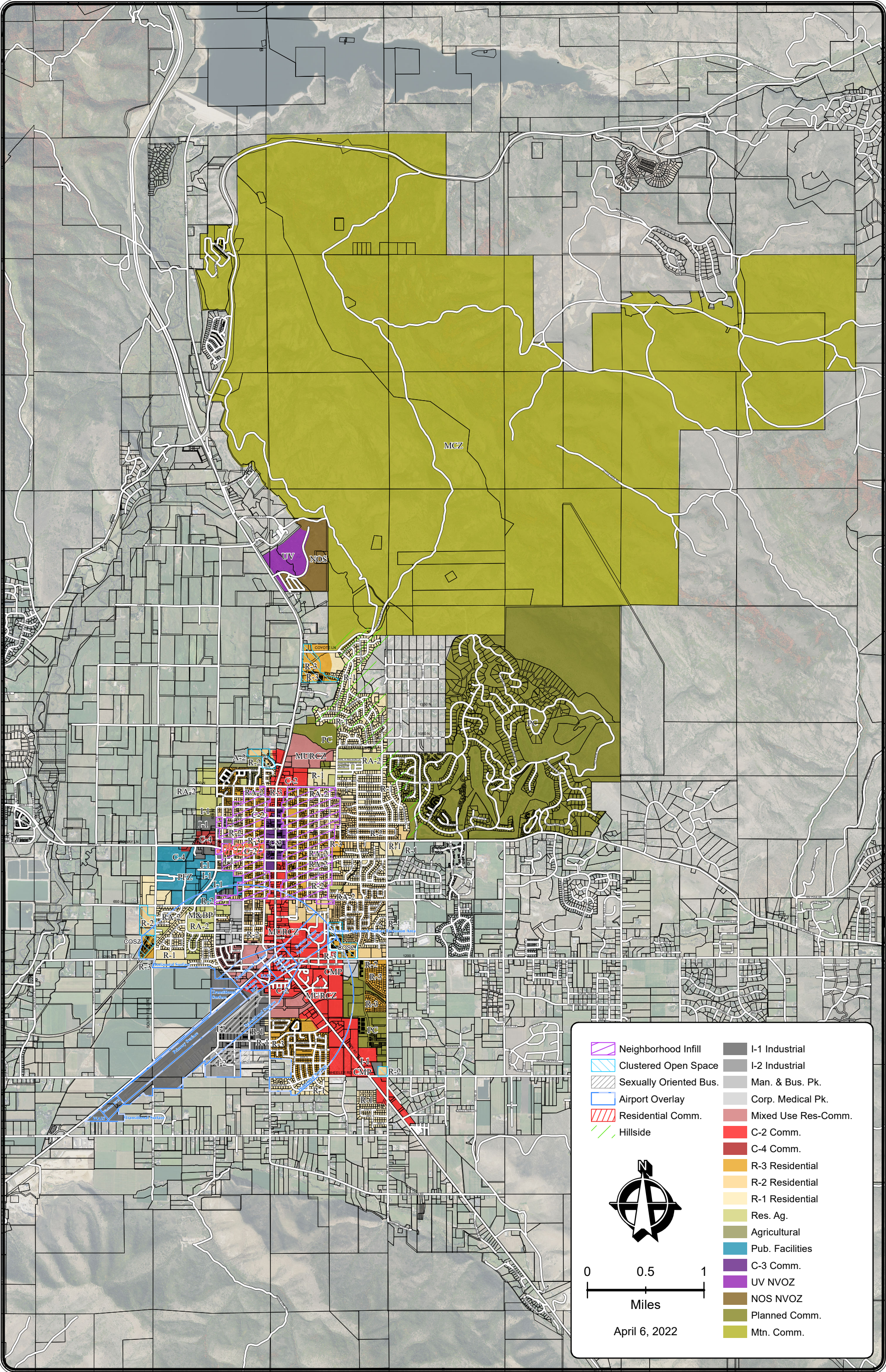






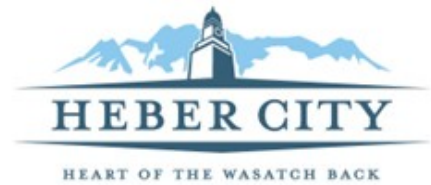
Heber City General Plan Map





Heber City Zoning Map

Planning Commission Staff Report



MEETING DATE: 8/22/2023
SUBJECT: Request for Site Plan approval for New London South Pad, located at 900 North Highway 40 (Planner LDI/Engineer Horrocks)
RESPONSIBLE: Aubrey Larsen
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community Development

SUMMARY

This is an action item to consider Site Plan approval for New London South Pad.

RECOMMENDATION

Staff recommends that the New London South Pad - Site Plan be approved by the Planning Commission subject to findings and conditions.

BACKGROUND

This 0.887 acre site is located at 900 North Highway 40 within the Mixed-Use-Residential Commercial Zone (MURCZ) and is part of the new Smith's Marketplace retail store and fuel center project. The site plan and associated drawings were presented at DRM on July 12, 2023 at which time staff requested clarification on the intended use, clarification on parking and ADA stalls, clarification on required design features as per the C-2/C-4 Design Guidelines, and to provide the trash enclosure detail. The requested clarifications and revisions have since been submitted, as follow:

- **Clarify intended use:** The intended use has been clarified to be retail and/or a restaurant. The current plan and initial uses will be a multi-tenant retail shell building with up to 6 potential tenants, 2 of which may be drive-thru.
- **Clarify how parking/ ADA parking standards have been met:** Justification has been provided regarding the required number of parking stalls indicating 33 have been provided. However, the site data table shows 19 and 38 are shown on the site plan. Details regarding ADA stall determinations are also lacking.
- **Clarify whether any additional design features are required as per the C-2/C-4 Design Guidelines:** It has been determined that since this site is part of a larger development, requirements have been met.
- **Provide the trash enclosure detail:** The detail has been provided. A full dumpster elevation will be provided as part of the building plans. Dumpster to match building architecture and is provided by architect plans.

DISCUSSION

Staff recommends seeking additional clarification regarding parking space and ADA standard requirements. The applicant has indicated the following metrics were used to determine required parking:

- 18.72.30(A)(2) Parking Space Requirements - Designated: "Banks, professional offices, retail stores, personal service shops, medical clinics and other business buildings not specifically mentioned elsewhere in this section **shall have four parking stalls per 1,000 square feet of net floor area.**"
- 18.72.30(A)(19) Parking Space Requirements - Designated: " Restaurants, taverns and lounges shall have **one parking space per two hundred square feet of net floor area**"

Depending on which metric is used, approximately 25 or 31 stalls would be required respectively. There is no concern as to whether enough parking stalls have been provided, clarification is simply needed regarding the required number of stalls, the provided number of stalls, and how ADA standards are being met. There is also the question as to whether a shared parking agreement will ever be needed.

FISCAL IMPACT

N/A

CONCLUSION

Staff recommends that the New London South Pad – Site Plan be approved by the Planning Commission with the following findings and conditions:

Findings

1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.

Conditions:

1. Provide an updated site data table indicating the correct number of required and provided stalls. Verify that ADA parking standards have been met, including the number and type of ADA stalls provided.
2. All requirements of the City Engineer shall be met.
3. All other Code Requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission

ALTERNATIVES

Staff Recommended Option - Approval

I move to **approve request for Site Plan approval for New London South Pad** as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Continuance

I move to **continue request for Site Plan approval for New London South Pad** to another meeting on , with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 3 - DENIAL

I move to **deny** request for Site Plan approval for New London South Pad with the following findings.

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Aubrey Larsen , Planning Consultant

EXHIBITS

1. 1-New London South Site Plan - Planning Checklist
2. 2-New London South Pad - SITE PLAN - PC Powerp
3. 3-Planning-Comment-Responses
4. 4-Drawings - New London South Pad Site Plan

New London South Pad – Site Plan

Project Details

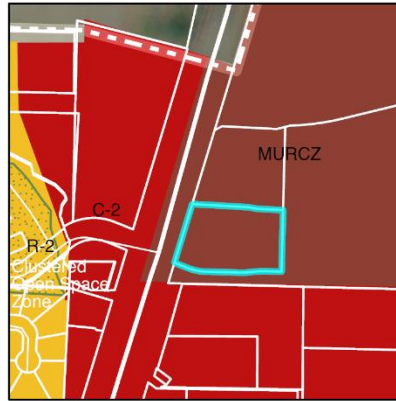
Project Name: New London South Pad – Site Plan
Project Type: Multi Tenant Commercial Retail Building
GL CODE: 10-2661
Date Submitted: 06/20/2023
Date Reviewed: 07/03/2023
DRM Date: 07/12/2023
Project Address: 900 North Highway 40
Property Owner / Name: NuLo, LLC
Company Name / Agent: Richard Mendenhall

Project Description: Site Plan Application for a Multi-Tenant Commercial Retail Building
Acres: 0.887
Number of Units or Lots: 1
Parcel(s): Parcel 20-8452 – 1.64 acres

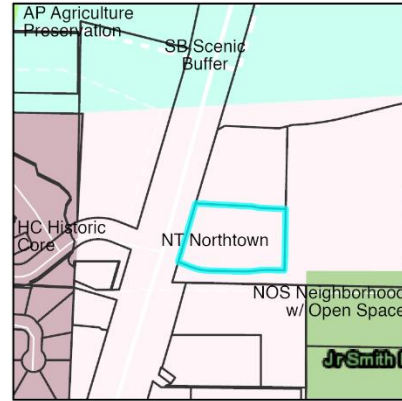
World Imagery/ Parcels



Zoning



General Plan Designation



Current Zone: MURCZ (Mixed-Use Residential Commercial Zone)
General Plan Designation: NT Northtown
Current Use: Agriculture / Vacant
Adjacent Uses: North – Agriculture / Developing Residential
 East – Agriculture / Developing Residential
 West – Vacant / Developing Commercial
 South – Commercial / Heber Park City Appliance

Land Use Authority: Planning Commission
Action Type: Administrative
Planner: Mark Vlastic, Landmark Design (Jamie Baron, Planner)

General Review

GENERAL COMMENTS/ QUESTIONS

Clarify intended use? Is this just a drive through restaurant?

Provide more detailed parking analysis.

- What is the 1 stall/ 400 sq parking based on? Based on what minimum requirements? (38 stalls provided) **Ok - Applicant stated shared parking requirements in the code were used to determine**
- How were ADA stalls determined? What is the quantity, type, and size? (Reference ANSI A117.1) – **Applicant to provide additional information**

C-2/ C-4 DESIGN STANDARDS & GUIDELINES

SECTION 106 – TRANSPORTATION & CIRCULATION:

Sidewalks. The site shall include a pedestrian circulation element. All developments with a building of more than 30,000 square feet of floor area shall provide the following:

- Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public street. **Will a sidewalk be provided along highway 40? – A 10' trail is part of the larger master plan**

Community Spaces. Each retail development shall provide **at least three (3) of the following design features**, which shall be constructed of materials that match the principal structure and linked by sidewalks to the principal structure: **Patio/ seating area is provided – are there any other design features that meet this requirement? Will need to be clarified, we discussed that this site is part of a larger development**

1. **Patio/seating area,**
2. Pedestrian plaza with benches,
3. Window-shopping walkway,
4. Play areas,
5. Kiosk area,
6. Water feature, clock tower, sculpture,
7. Other focal features approved by the Planning Commission

SECTION 109 – OUTDOOR STORAGE & TRASH

All trash areas shall be screened on all four sides by 6' high walls and be hidden from public view. **Is a trash enclosure detail provided?** (Need to verify the enclosure meets the 6' high wall requirement) **Applicant will provide detail**

SECTION 307 – BUILDING WIDTH:

Need to clarify if the building is required to meet any modulation requirements (street wall)? Zoning code says: **the "street wall" suggestions shall not be a requirement for a development in MURCZ.** **Applicant should be fine as long as they are following the code Jamie shared on the screen**

Code Review

17.14 Requirement of Adequate Public Facilities: Will connect to City Infrastructure. Will be reviewed by Engineering.

17.20 Plans

17.20.020 Concept Plans

The Concept Plan shall be drawn to a scale no smaller than one-inch equals one hundred (100) feet and shall include:

1. Conceptual layout of the following:
 1. Proposed streets, in relation to the existing and planned streets within one-fourth mile of the subdivision
 2. Lots, including lot sizes
 3. Building pads for residential projects
 4. Buildings for multi-family or nonresidential projects, including building area
 5. Parking for nonresidential and multi-family residential projects
 6. Open space, as required by the zone
 7. Landscaping, as required by the zone
2. Data Table containing the following:
 1. Uses
 2. Density
 3. Open space calculations, as required by the zone
 4. Landscaping calculations, as required by the zone
 5. Parking analysis

17.20.030 Preliminary Plans

The preliminary plan shall be drawn to a scale no smaller than one inch equals one hundred (100) feet for overall sheets and one inch equals forty (40) feet for plan and profile sheets and shall show:

- A. The proposed name of the subdivision;
- B. Vicinity map-the location of the subdivision. Where the plan submitted covers only a part of the subdivider's tract, the Land Use Authority may require the subdivider to prepare a preliminary plan covering all of the subdivider's tract before even considering a preliminary plan covering only part of the tract;
- C. The names and addresses of the subdivider, the engineer, or surveyor of the subdivision, and the owner(s) of the land immediately adjoining the land to be subdivided;
- D. Information sufficient to locate accurately the property shown on the plan with reference to survey markers or monuments;
- E. Contour map at intervals required by the Land Use Authority at concept approval;
- F. The boundary lines of the tract to be subdivided;
- G. The location, width, and other dimensions of all existing or platted streets and other important features such as watercourses, exceptional topography and buildings within the tract and within two hundred feet of the tract to be subdivided;
- H. Existing sanitary sewers, storm drains, culinary and secondary water supply mains, and bridges within the tract or within two hundred feet thereof;
- I. The location, width, and other dimensions of proposed streets, alleys, easements, parks and other open spaces with proper labeling of spaces to be dedicated to the public or to the occupants or owners of lots within the subdivision;
- J. Northpoint, scale and date;

PLANNING REVIEW CHECKLIST

- K. Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
- L. All easements of record shall be shown on the preliminary map; Statements regarding the anticipated density and number of dwelling units to be constructed on each lot.
- M. All lot numbers and bearings, distances, and curve data of all lot lines, street center lines, right-of-way lines, etc.
- N. Unless waived by the City Engineer, the following shall be included with the preliminary plans:
 - 1. A development agreement that addresses:
 - a. The dedication and maintenance of public and private open space, natural features, trails, amenities, streets and other common areas;
 - b. Implementation of the development's affordable housing plan;
 - c. Conditions of approval necessary to implement the intent and requirements of the Utah State Code, Subdivision Ordinance, Zoning Ordinance, General Plan or Capital Facilities Plan; and
 - d. Measures necessary to mitigate land hazards and sensitive lands as required by the Subdivision Ordinance, Zoning Ordinance or General Plan.
 - 2. A title report for all lands proposed to be subdivided;
 - 3. A Preliminary Environmental Impact Assessment evaluating potential/anticipated environmental impacts of the project, including planned measures to limit or mitigate such impacts, addressing each of the following areas:
 - a. Wetlands
 - b. Flood Plains
 - c. Vegetation and Natural Features
 - d. Rivers & Streams
 - e. Slopes and Erosion Control
 - f. Endangered and Threatened Species
 - g. Historic Properties
 - h. Cultural Resources
 - i. Water Quality
 - j. Air Quality
 - k. Hazardous Materials and Operations
 - l. View shed analysis where applicable per Section 18.106 Ridgeline Protection

Following review of the Preliminary Environmental Impact Assessment, the City Engineer will determine the need for a full Environmental Impact Statement (EIS) or other potentially necessary environmental work.

- 4. A Geotechnical Report including the following information:
 - a. Summary of Proposed Construction
 - b. Evaluation of Geologic Hazards
 - c. Subsurface Soil Profiles for the Site
 - d. Groundwater
 - e. Soil Classifications

- f. Soil Properties
- g. Design Recommendations
- h. Construction Recommendations
- i. A Storm Water Drainage Report meeting the requirements of the City Engineer.
- j. A Traffic Impact Study meeting the requirements of the City Engineer.
- k. Water Action Report as required by Section 15.16.090
- l. "Will Serve" letters from all serving utilities.
- m. Affordable Housing Plan as required by Section 18.102.030.

17.20.040 Final Construction - Plans And Final Plat

- A. The Final plat shall be drawn to a scale no smaller than one inch equals one hundred (100) feet and shall show:
 - 1. The name of the subdivision;
 - 2. Blocks for the names and stamps of the engineer and/or surveyor of the subdivision. An Owner's dedication block.
 - 3. Signature lines for the City Engineer, Land Use Authority and Water and Sewer Service Providers.
 - 4. A boundary description. Also, all existing survey monuments and survey monuments to be installed with the construction of the subdivision shall be shown and properly labelled and referenced;
 - 5. Northpoint, scale and date;
 - 6. All easements of record shall be shown on the final plat;
 - 7. Street numbers and names;
 - 8. All lot numbers and situs addresses. Also, all bearings, distances, and curve data for all lot lines street center lines, right-of-way lines, etc.
 - 9. All public utility easements as required by the planning commission;
 - 10. A vicinity map showing the location of the subdivision in relationship to the city;
 - 11. Any notices to purchasers required by the planning commission;
 - 12. Any notes required by the City Engineer.
- B. The Final Plans shall be drawn to a scale no smaller than one inch equals one hundred (100) feet for overall sheets and one inch equals forty (40) feet for plan and profile sheets. In addition to all of the requirements of the preliminary plans, the following shall also be included with the final plans:
 - 1. An updated title report for all lands proposed to be subdivided;
 - 2. A revised Environmental Impact Assessment or EIS if required by the City Engineer at preliminary approval. Additional environmental work will be necessary if:
 - a. The proposed development did not adequately mitigate hazards identified in the Preliminary Environmental Impact Assessment.
 - b. Other sensitive land issues as identified by Chapter 17.34, impact the proposed development and were not identified in the Preliminary

Environmental Impact Assessment or were not adequately mitigated by the proposed development.

3. Tax clearance from county assessor;
4. Hard copy and electronic sets of Engineered construction drawings as required by the City Engineer. In addition to all requirements of the preliminary plans, the final plans shall include typical street cross-sections, road, sewer, and other underground utility profiles and plans. Details showing the width and type of pavement. Location, size, and type of off-site and on-site water and sewer facilities and other improvements, such as sidewalks, curbs and gutters, parks, street lighting, and fire hydrants, etc;
5. Data Table containing the following:
 - a. Uses
 - b. Density
 - c. Open space calculations, as required by the zone
 - d. Parking analysis, as applicable

Site Data

Site Area = 71,130 s.f. (1.633 ac.)

Landscape Area Provided = 15,173 s.f. (21%)

Impervious Area Provided = 46,722 s.f. (66%)

Building Area = 9,235 s.f. (13%)

Parking Required = 1/400 s.f. = x stalls

Parking Provided = 38 stalls (5.3/1,000)

6. Landscaping plan, including a data table relating to the applicable landscaping requirements of Chapter 18.76. **OK – does not appear to include any sod**

Landscape Data

Pad A Total Site Area = 71,130 s.f. (1.633 a.c.)

Pad A Total Landscape Area = 15,173 s.f. (21%)

Existing Landscape Area = 6,736 s.f.

New Landscape Area = 5,314 s.f.

Future Landscape Area = 3,123 s.f. *

**** Estimated Landscape Area with the Development of North Retail Pad***

Required Street Trees Along State Highway 40 Shall be Installed with the Overall Smith's Marketplace Development.

7. Lighting plan as outlined in Section 18.78.050, including a data table relating to the applicable lighting requirements of Chapter 18.78. - **OK**
8. Exterior materials Board for all non-residential and multi-family buildings. **OK**

9. Scaled color elevations of all non-residential and multi-family buildings, including a data table relating to the applicable design standards. **OK**
10. Record of survey map;
11. Checklist of all items discussed at preliminary approval.

17.38 Commercial Developments

17.38.010 Submission And Approval Process

All applications for commercial development approval are required to follow the submission, review, and approval process found in Chapter 17.16 and Chapter 17.20 herein, even in the circumstance where no subdivision is created by the development proposal, except that commercial projects are not required to submit a Preliminary Plan. Commercial Development shall mean any nonresidential development building greater than 1,000 total square feet, including but not limited to public, commercial, industrial and non-profit organization buildings or facilities. Exception: public buildings under 1,000 square feet are exempt. Each commercial project will be required to submit a Concept Plan and a Final Plat. This requirement is intended to provide adequate project review in a manner consistent with other Heber City review processes. The Concept Plan for a commercial development should include sufficient information about the project to allow the Planning Commission to complete a thorough review of the proposed project. Because the nature of each commercial project is different, consultation with planning staff will help each applicant to prepare the Concept Plan. If properly completed, the Concept Plan may be used as the Final Plat for a commercial project.

Exception to this Subdivision Ordinance for commercial development are limited to the following:

1. More than one structure may be placed on a commercial parcel if the setback and all other requirements are satisfied.
2. The owner of commercial property does not need to provide a name for the commercial development.
3. Other requirements, which can be clearly demonstrated by the applicant, which are not applicable to commercial development.

In addition to the requirements listed above, all commercial developments within Heber City are subject to Chapter 17.14 Adequate Public Facilities, herein.

Each commercial development shall satisfy all applicable requirements of this Subdivision Ordinance, also known as Title 17 of the Heber City Code, and the Heber City Zoning Ordinance, also known as Title 18 of the Heber City Code.

As with all Ordinances of Heber City, if this Chapter is found to be in conflict with any other Heber City Ordinance or Resolution, the stricter of the two shall apply. Likewise, if any portion of this Chapter is found to be unlawful or invalid by a court of law, that section alone shall be removed and the remaining sections of this Chapter shall remain in effect.

4. Commercial Concept Approval becomes null and void if not acted upon within six (6) months of its approval, and Commercial Final Approval becomes null and void if not acted upon within one year of its approval. Either Concept or Final Approvals may receive one extension upon written permission by the Planning Commission. The duration of the extension for Concept Approval shall not exceed six (6) months. The duration of the extension for Final Approval shall not exceed twelve (12) months.

17.38.020 Compliance With Zoning Provisions

All applications for commercial development are required to satisfy the applicable requirements found in the Heber City Zoning Ordinance, also known as Title 18 of the Heber City Code. Of particular note for commercial developments are Chapter 18.72, Off-Street Parking, Chapter 18.76, Landscaping, and Chapter 18.104, Signs.

17.38.030 Improvements

Improvements required for commercial developments shall be consistent with Chapter 17.40 herein. In addition to these requirements, all applications for commercial development will be required to submit all necessary information to determine the effect that approval of the project will have upon the transportation system of Heber City and what actions the city will need to impose, if any, in order to create, or maintain, a safe and efficient transportation system.

17.38.040 Landscape Requirements

Each application for commercial development approval shall satisfy the requirements found in Chapter 18.76 of the Zoning Ordinance, also known as Title 18 of the Heber City Code, and the following requirements.

All setback areas adjacent to a public street shall be fully landscaped and properly maintained. Trees shall be planted at no less than twenty (20) feet on center, on average, and shall have no less than a two (2) inch caliper, except that no trees shall be planted within forty-five (45) feet of an intersection clear view area. Trees may be planted in clusters to create a more natural and/or screening effect, if appropriate.

All ground areas shall contain grass, or another ground cover acceptable to the Planning Commission, and shall be irrigated sufficiently. Shrubs, flower beds, decorative rocks, and other appropriate landscaping is highly encouraged.

All landscaped areas shall be maintained using a sprinkling and/or irrigation system which is capable of being engaged automatically on a regular basis. Each applicant for commercial development shall submit a complete and detailed landscaping plan for review by the Planning Commission concurrently with submission of other documents for review by the Planning Commission.

All landscaped areas shall be maintained on a regular basis and be kept neat and clean. If the Zoning Administrator determines the maintenance requirement has not been satisfied, the Zoning Administrator shall notify the property owner. The Zoning Administrator will detail the lack of maintenance and inform the owner that a continued lack of maintenance will warrant issuance of a Class C misdemeanor charge against the property owner under the authority of the Utah Code §10-9-1003 and Chapter 17.68 herein.

17.38.050 Design Requirements

In addition to the requirements of the Heber City Subdivision and Zoning Ordinances, the following design requirements shall apply to each commercial development approved under this Chapter.

1. TRASH STORAGE. No trash, used materials, or wrecked or abandoned vehicles or equipment shall be stored in an open area.

2. TRASH COLLECTION AREAS. All trash collection areas shall be designed to be compatible with the proposed project.
3. LIMITED ACCESS. Generally speaking, commercial zones in Heber City are located in areas with a higher potential for traffic congestion. Therefore, access to commercial developments shall be limited to the extent possible in order to maintain traffic flow. Access should be addressed in an appropriate manner in accordance with section 17.38.030 herein.
4. COMPATIBILITY. The Planning Commission may make recommendations to the applicant in order to improve compatibility with surrounding development. This requirement is intended to ensure future compatibility with the subject proposal as well, and should be viewed in that manner by each applicant. If changes to the anticipated structure are made, these changes should be submitted to the Zoning Administrator at the earliest possible date. The Zoning Administrator will determine whether the changes need to be reviewed by the Planning Commission.
5. ADOPTION OF DESIGN CRITERIA. The March 2006 Heber City Design Compatibility Criteria for Commercial Development in the "Historic" Commercial C-3 Zone, attached as Exhibit A, is adopted herein by reference. Copies of the Heber City Design Criteria shall be on file in the City Recorder's Office for the use and examination of the public.
 1. APPLICABILITY. General. Where, in any specific case, differences between the Heber City Design Compatibility Criteria for the C-3 Zone and the adopted Building Codes specify different materials, methods of construction or other requirements, the specific requirements of the Building Code shall be applicable.
6. ADOPTION OF DESIGN CRITERIA. The November, 2006, Heber City Commercial Districts: C-2 and C-4 Zones Design Standards and Guidelines, attached as Exhibit A, is adopted herein by reference. Copies of the Heber City C-2 and C-4 Design Standards and Guidelines shall be on file in the City Recorder's Office for the use and examination of the public.
 1. APPLICABILITY. Where, in any specific case, differences between the Heber City C-2 and C-4 Zone Design Standards and Guidelines and the adopted Building Codes specify different materials, methods of construction or other requirements, the specific requirements of the Building Code shall be applicable.

17.38.060 Additional And Special Requirements And Incentives

The following requirements are supplemental to the other requirements of this Chapter and are intended to address more specific commercial development concerns.

1. INGRESS and EGRESS. Each commercial development is required to incorporate two points of ingress and egress to the proposed development. The ingress and egress shall be consistent to Chapter 17.24.130 herein. In addition to Chapter 17.24.130, no point of ingress and/or egress shall be located closer than one hundred (100) feet from another point of ingress and/or egress along the same public street. This requirement may be waived by the Planning Commission if necessary and appropriate.
2. STORAGE and WAREHOUSE DEVELOPMENTS. All storage doors, entrances into storage and warehousing areas, and parking in storage and warehouse developments shall be internally located and not located on a public street. Internal streets should be constructed at a width sufficient to allow movement of all anticipated vehicles, including fire and other emergency vehicles. Each development of this type shall be reviewed by the Heber City Fire Marshall and must meet this requirement, as evidenced by a letter from the Fire

Marshall. It is the responsibility of the applicant to demonstrate that adequate traffic flow can be accomplished.

Heber City acknowledges the need for adequate security in these types of developments. However, provisions should be made which allow authorized access for public safety employees into these developments for public and personal safety. This includes access to entrance codes, electronic opening devices, lock combinations, and the like.

All storage and warehouse developments shall be fenced in a manner which will provide adequate security and a deterrent from public access. These fences should be kept in good repair. Fencing other than chain link which is similar in design to other structures within the development is highly desirable. The rear sides of buildings which provide adequate security may satisfy this requirement.

3. **DENSITY INCENTIVES.** Storage and warehouse developments which provide design features that enhance the aesthetic appearance of the project are entitled to consideration of an increase in the density of the project. Density incentives shall be as follows:
 1. Developments which provide fencing that is not chain link and use materials compatible with the materials and colors used in the construction of the structures within the development, or are constructed from wood or other attractive material, as determined by the Planning Commission, are entitled to a ten (10) percent increase in total project density. The rear sides of buildings which provide adequate security may be used for this purpose.
 2. Developments which provide multi-pitched roof lines through the use of dormers and gables, or the like, whether real or false facade shall be entitled to a ten (10) percent increase in total project density. In order to qualify for a density bonus under this paragraph, the structure must contain a break in pitch, which is roughly perpendicular to the roof line, at intervals of not more than forty (40) lineal feet of vertical roof line.
 3. Developments which use natural materials and colors such as brick (not intended to be defined as cinder block), wood siding, stucco, or other attractive materials as found acceptable to the Planning Commission in the construction of all structure(s) in the commercial development which face onto public streets shall be entitled to a ten (10) percent increase in total project density. These incentives are provided in order to encourage a higher standard of development. If the Planning Commission determines that a project is not enhanced positively through the efforts of a developer to obtain a density incentive, the Planning Commission may reduce the percentage, or deny the increase in total project density.

Each of the incentives are exclusive of the other. Therefore, an applicant may receive a total of thirty (30) percent increased project density.

17.38.070 Platting Requirements

All commercial developments must prepare a final plat in accordance with Chapter 17.44 herein. In addition to the requirements of Chapter 17.44, commercial developments shall include with the plat the approved landscaping plan, and traffic information in accordance with Chapter

17.38.030 herein shall be submitted in a form capable of being recorded in the office of the Wasatch County Recorder.

In the case of storage and warehouse developments, if a density incentive was approved, information pertaining to the incentive and all conditions relating thereto shall also be submitted in a form capable of being recorded in the office of the Wasatch County Recorder.

17.38.080 Supplementary Requirements

Each of the following requirements are supplementary to this part. They constitute requirements for Chapter 17.38 only and are adopted under Chapter 17.06 of this Title. Each of these supplementary requirements must be satisfied prior to approval of an application for commercial development.

1. **LAYOUT OF BUILDINGS.** Unlike other developments approved under this Title, commercial developments may have more than one main structure per parcel. In such cases the applicant shall provide a project master plan to the Planning Commission indicating the location and size of each proposed structure. Additionally, the project master plan shall indicate accessory buildings, if any. Each structure in the commercial development is required to satisfy the building permit requirements of Title 18.12.
2. **SETBACKS.** Setback requirements in commercial zones may be flexible, but must be approved by the Planning Commission. The Planning Commission shall consider impacts on adjacent parcels, traffic, pedestrian access, landscaping and other relevant issues when recommending setback requirements.
3. **SURFACE WATER DRAINAGE.** Surface water from roof tops, parking lots or irrigation ditches shall not be allowed to drain onto adjacent lots or streets except after written agreement between the parties involved.
4. **FUTURE DEVELOPMENT.** Whenever a front or side yard is required for a building which abuts on a proposed street which has not been constructed but which has been designated by the Planning Commission as a future street, the depth of such front or side yard shall be measured from the planned street lines.
5. **CONCESSIONS.** Concessions, including but not limited to amusement devices, recreational buildings or refreshment stands, shall be required to obtain approval from the Planning Commission and purchase a business license prior to operating such a business on any commercial site. Such operations may be denied by the Planning Commission if deemed inappropriate due to location, hazard, appearance, etc.
6. **SOLID WASTE AND SEWAGE.** Each commercial development shall be reviewed by the Solid Waste Department for recommended solid waste disposal. Where domestic sewage disposal facilities are used which are not connected to a public sewer, approval of such facilities shall be obtained from the Health Department before a building permit is issued.
7. **GASOLINE PUMP ISLAND LOCATION.** Gasoline pump islands shall be set back not less than fifteen (15) feet from any street line to which the pump island is parallel and not less than twelve (12) feet from any residential zone boundary line. If the pump island is set in an angle to the property, it shall be so located that automobiles stopped for service will not extend over the property line. In no case shall pumps set closer than twelve (12) feet from any street lines, not closer than ten (10) feet from any side or rear property line. Lots from which gasoline is dispensed to customers at retail shall be not less than seventy-five (75) by one hundred (100) feet in size. Canopies over pump islands may extend to within five (5)

feet of the property lines.

8. **MOTOR VEHICLE ACCESS.** Access to all buildings in a commercial project shall be controlled as follows:
 1. Each driveway shall be not more than thirty (30) feet in width in any commercial or industrial zone measured at right angles to centerline of the driveway. On corner lots, no driveway shall be closer than fifty (50) feet to the point of intersection of the front property line which abuts upon a street.
 2. Each commercial development shall install curb and gutter to facilitate surface drainage.
9. **POLLUTION PREVENTION.** Any use which emits or discharges gases, fumes, dust, glare, noise, or other pollutants into the atmosphere in amounts which exceed the standards as prescribed by the Utah State Air Conservation Board or the Board of Health and any use which emits or discharges liquids or solid material onto the soil or water in amounts which results in pollutants entering ground water in amounts exceeding the standards prescribed by the Utah State Water Pollution Control Board or the Board of Health, shall be prohibited.
10. Each commercial development shall present a plan for public utilities and services. These plans may be reviewed by utility providers for recommendations.
11. Each commercial development shall satisfy the parking requirements found in Title 18.72 for the appropriate zone.
12. Each commercial development shall satisfy all applicable requirements of both the Subdivision (Title 17) and Zoning (Title 18) Ordinance of Heber City.

17.38.090 Guarantees Of Performance

All commercial projects are subject to the guarantees of performance requirements listed in Chapter 17.52 herein.

17.48.040 Small Subdivisions

- A. Whenever a small subdivision meeting the conditions as set forth in Section 17.12.010 of this chapter is proposed, a preliminary plan conforming to the requirements for preliminary plans as set forth in Section 17.20.020 shall be prepared and submitted to the planning commission for approval at least 28 (twenty-eight) days prior to the Planning Commission meeting. Before preparing and submitting the plans, the applicant shall meet with the Planning and Engineering departments to determine if any of the requirements set forth in 17.20.020 are not necessary to be submitted to the Planning Commission in order for it to make an educated decision. Staff will base its determination on the site conditions as well as surrounding conditions.
- B. Before the planning commission shall approve any such plan, all improvements required under Section 17.40.010 shall have been installed or assurances given to the city that the improvements will be installed without cost to the City as set forth in Chapter 17.52. Exception: The applicant may petition for and the Planning Commission may, upon recommendation from the Planning and Engineering Departments, waive any of the required improvements in 17.40.010 excluding 17.40.010 A1 (Potable Water), A2 (water and sewer mains and laterals), A3 (fire hydrants), B2 (hard-surfacing of streets) and C (utilities--except the Cable Television requirement may be waived). In determining whether

or not to waive said requirements, consideration shall be given to conditions on site, conditions surrounding the site, the availability of improvements in the area, the practicality of constructing said improvements, the respective capital improvements plans for each improvement, and whether or not the waiver(s) substantially affect the General Plan of the City. A financial hardship shall not be considered by the Planning Commission as reason to grant a waiver.

- C. The Planning Director, or its designee, serves as the Land Use Authority approving Small Subdivisions (aka Lot Splits), with appeals going to the Appeal Authority. In the case of Small Subdivisions where a request is made for the waiver of improvements as per Subsection B above, the City Council shall serve as the Land Use Authority, with administrative appeals going to the Appeal Authority and policy making appeals going to the District Court.

18.42 Mixed-Use Residential Commercial Zone

18.42.010 Objectives - Characteristics

- A. The objectives in establishing the Mixed-Use Residential Commercial Zone (MURCZ) are:

1. To facilitate the development of attractive entrances into the City;
2. To reduce the conflict between commercial and residential uses of land along principal highways adjacent to the central commercial districts and to encourage coordinated development of commercial and residential uses of land;
3. To facilitate the orderly expansion of commercial uses out from the central commercial district;
4. To provide for the development of retail businesses of a larger size than those allowed in the City center; and
5. To allow Heber to continue to be the commercial center for Wasatch County.

18.42.020 General Regulations

The Mixed-Use Residential Commercial Zone shall only apply to contiguous parcels of property containing a total of at least thirty (30) acres. All applications for the MURCZ shall include a development agreement to assure a commitment to the design concepts presented. The development agreement shall include a development master plan as per section 18.42.065 of this Title.

18.42.030 Permitted Uses

In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential zone characteristics, the following uses are allowed the MURCZ zone: A. Table of Land Use Regulations.

P = PERMITTED USE (P) A site plan application is required with staff processing. Site plan applications are approved, when and if they meet the ordinance standards. C = PLANNING COMMISSION CONDITIONAL USE REVIEW (C). A site plan application with Planning Commission review is required.

PLANNING REVIEW CHECKLIST

B. If a use is not specifically designated below, then it is prohibited. C. All uses listed in the use table and that require a building permit shall also require a site plan application.

Land Use	MURCZ	Limitations
Department, discount, and food stores	P	
Commercial retail and services	P	No retail commercial transaction nor business may be conducted within a storage unit.
Restaurants including fast food with drive-up windows, private clubs	P	Drive up windows shall not face the street
Offices, clinics, schools, commercial day care facilities and public buildings	P	
Banking or financial institutions	P	Excludes check cashing
Entertainment and recreation uses	P	
Fitness centers, including gymnasiums	P	
Funeral establishments, mortuaries, and wedding chapels/reception centers	P	
Home occupations	P	As regulated by Chapter 18.68
Hotels, inns, which may include a restaurant and conference meeting rooms	C	
Secondhand stores	P	
Signs	P	As regulated by Chapter 18.103
Wholesale establishments with stock on premises but excluding establishments whose principal activity is that of a storage warehouse	P	
The keeping of grazing animals	P	See Chapter 18.68

Land Use	MURCZ	Limitations
Mixed use residential-commercial development, including retirement and residential development, attached, and detached multi-family and detached single family dwellings, condominium and townhouse developments, apartments, and planned unit developments	C	Subject to the residential standards in Section 18.42.080
Hospitals	C	Traffic Study required
Convenience service stations including gas pumps, auto parts sales, service and repair facilities, car wash and detail shops	C	See Section 18.42.085
Automobile sales	C	
Commercial parking lots and/or structures	C	
Commercial complex	C	Master site plan required
Any use with a development parcel larger than 1 acre and/or a building with over 60,000 square feet shall be a conditional use	C	

18.42.040 Site Design

- A. Site Design shall follow the C-2/C-4 Design Guidelines, which include a series of required standards and recommendations for a development proposal. The "street wall" suggestions shall not be a requirement for a development in MURCZ. In addition to the standards found in the C-2/C-4 Design Guidelines, standards for developments with buildings over 60,000 gross square feet (footprint) or parcels larger than one acre, are included in section 18.42.060.

B. Building Setbacks.

1. In the Mixed-Use Residential Commercial Zone, there shall be no area, other than the minimum rezone area size of 30 acres, and width requirements. All commercial, service buildings and structures, gasoline pumps, and all buildings and structures shall be setback at least fifteen (15) feet from any public street property line.
2. Residential buildings which have parking areas located to the rear of the building shall have a reduced minimum front yard and corner/side yard adjacent to a public street of at least 15 feet, as measured from any public street right-of-way line. These types of residential units shall include a door, connecting sidewalk, facing the street with a front porch of at least 60 square feet. All other residential buildings shall be located at least 30 feet from any public street property line, unless a larger setback is required elsewhere in this Chapter.
3. Buildings located in Residential Transition areas shall be subject to the setbacks as specified in Section 18.42.110

C. Building Orientation. See C-2/C-4 Design Standards

D. Sensitivity to Natural Features. See Sensitive Lands Chapter 18.67 for requirements.

E. Landscaping. See Landscape Chapter, 18.76 for requirements.

F. Residential Compatibility. Commercial development which adjoins a residential zone or a residential use, or is across the street from a residential zone or use shall adhere to the following to minimize the impact of the commercial use on the residences:

1. Loading zones, loading docks and utilities which create noise and vibration such as air conditioners, garbage bins, and other nuisance creating objects shall be setback from the residential property lines by at least thirty (30) feet.
2. Commercial uses under 60,000 square feet, adjoining existing residential uses shall be bounded with a six foot (6') sight-obscuring fence of similar materials incorporated in the exterior design of the building, and a ten (10) foot xeriscape landscaped area planted with dense evergreen trees along the residential lot lines.
3. Rooftop utilities and antenna equipment shall be screened with parapet walls.
4. Uses which emit noise, radiation, fumes, smoke, vapors or other deleterious effects shall be separated from existing residences by placing them as far away from the residences as reasonably possible on the lot and preferably separated from the residences by another less intrusive commercial building or use.
5. No dust, odors, smoke, vibrations or intermittent light, glare or noise shall be emitted which are discernible beyond the premises except for normal traffic movements.

18.42.050 Building Design

- A. Design Vision Statement. A design concept for the development shall be articulated in the development agreement. The design concept shall utilize the C-2/C-4 Design Guidelines in the proposal.
- B. Architectural Unity. All buildings on the same site shall be architecturally unified. This provision shall apply to new construction, additions, and remodeling. Architectural unity means that buildings shall be related in architectural style, color scheme and building materials. All accessory buildings and enclosures shall be designed to be in a similar style with the primary structure and shall be evaluated by the Planning Commission at the time of any zone change recommendation process and which shall be measured in terms of design, form, use of materials and color.
- C. Conditional use is required for any building over 60,000 square feet.
- D. Building Floor Usage. Appropriate building floor usage shall be defined as follows. First floor uses shall be reserved for all retail, business, or professional services as allowed in 18.42.30. Second floor uses shall have the option of all first floor uses or residential uses. If the project includes stand alone commercial use of mixed uses, an exclusive residential section may be incorporated in the site design, including residential uses on the first floor. Residential sections shall not encompass more than 50% of the gross site area.
- E. Building Height. All buildings shall maintain the perception of a two-story building, at least 20'tall as observed from the adjacent sidewalk for a distance of 30' within the building. Commercial buildings shall not exceed 45 feet in height, measured from finished grade to the highest point of the building. Buildings with a residential component shall not exceed 50 feet in height, measured from finished grade to the highest point of the building. Clock towers, cupolas, entry areas and other special architectural features that visually break up the building form may exceed the specified building height by a maximum of 10 feet.
- F. Building Width. No uninterrupted length of any wall shall exceed 75 horizontal feet without employing the use of architectural features including, but not limited to doors, windows, pilasters, columns, horizontal and vertical offsets, materials, colors and textural variations, decorative cornices, awnings, arcades, entry areas, canopies, murals, graphics, reveals, projection ribs and offsets. To assure conformance with this requirement, all exterior elevations shall be evaluated for compliance as part of the application review process.
- G. Building Form, Style, Materials, Colors, Roof lines, Entryways, Pedestrian Circulation, Outdoor Dining, Outdoor Storage, Trash//garbage containers, Transportation, Lighting. See the C-2/C-4 Design Guidelines for requirements.

18.42.065 Rezone Development Agreement Required

All developments which are proposed to contain buildings 60,000 square feet or larger and/or parcel size greater than one acre, shall enter into a development agreement that covers the development concept, Development Master Site Plan, building elevations and materials, as well as addressing future vacancy issues, long term development and maintenance agreements between the property/building owner and Heber City as a part of the rezone process:

- A. Dark Store/Vacancy Agreement. Because developments in this Zone tend to be a gateway to the City and have significant impact on the community as well as the accompanying retail, commercial and retail entities and locations within and surrounding such

developments, should these developments or buildings be vacated, the impact on the City would be substantial and dramatic. Therefore, owners of such developments and buildings shall specifically, in addition to any other requirements within this Chapter and Title, be subject to and adhere to the following.

1. A commercial building permit application shall not be approved for the construction of a large retail establishment over 60,000 square feet until a Vacancy Agreement has been approved by the Planning Commission and City Council. The Vacancy Agreement shall be signed by the City and the developer and will apply to all future owners, lessees, and lessors of the site and/or building. The agreement shall contain the following requirements in this Section a, and Section b below:
 2. The property owner shall have the first right of refusal as set forth in a recorded agreement, to redevelop the building and re-market the property after one year of vacancy. However, owner shall only have one year from owner's election of such a right to secure such redevelopment or remarket the building.
 3. No agreement associated with the proposed property, premises and structures shall contain "non-compete" clauses or other such language that would allow a former occupant of a vacated building to prohibit or limit the occupancy and use of the building and site or redevelopment or reuse of the building and site which the former occupant has vacated. However, such language may be used to restrict competition among occupants within a proposed property.
 4. If the facility is vacated, the owner, within twelve months of vacancy shall submit to the Planning Commission and City Council a plan for the reuse of the facility. The time limit may be extended by the City Council. If unable to provide a plan which is acceptable to the City, the City may utilize a Redevelopment Agency or other mechanism to take whatever action is permitted by law or this Chapter to assure appropriate redevelopment, reuse or demolition of the property and facility.
 5. A development agreement provision citing conditions of approval and other reasonable agreements as necessary to minimize the negative impact of a potential dark store.
- B. Maintenance Plan. Any vacant building and the accompanying exterior site shall be maintained and secured as if they were occupied.
1. A commercial building permit application shall not be approved for the construction of a large retail establishment over 60,000 square feet until a plan and agreement, in the form of a development and maintenance agreement, to maintain the upkeep of the exterior building improvements, landscaping, parking lot and site improvements and litter removal has been approved by the Planning Commission and City Council. Failure to comply with the maintenance plan shall be deemed to constitute a public nuisance and may be abated or prosecuted as a nuisance pursuant to Chapter 8.04 of the Heber City Code.
 2. Said proposed plan and agreement shall include provisions that require the owner to reimburse the City any costs incurred by the City for fully and completely maintaining a building for any period of vacancy after a 90-day vacancy grace

period for a building greater than 60,000 square feet, in the event the Owner does not so maintain.

3. A cash bond shall be posted prior to issuance of a building permit that will cover maintenance or redevelopment of the site in the event of the owner failing to do so. The amount will be determined by the City Council, in a form approved by the City Attorney, but will in no event initially exceed \$5,000.00 monthly, and thereafter any increases shall not exceed the Consumer Price Index guidelines.
4. A building shall not be permitted to be dark for a period longer than 2 years. In the event of a store being dark, the City may, but not be limited to, utilize a Redevelopment Agency or other mechanism to take whatever action is permitted by law, the provisions of this Title, or the provisions of the development and maintenance agreement to assure appropriate redevelopment or reuse of the facility.
5. If a building is vacant for a period longer than three months, the record owner shall re-rent, re-lease or resell the building and the property surrounding said building, using all commercially reasonable measures and efforts available. Owner shall maintain said building pursuant to the requirements of the development and maintenance agreement above referenced as if the building and property were occupied and open for business.
6. If the owner is unable to re-let, re-lease, or resell the building and property within a two (2) year period from vacancy, then owner shall, at the option of the City, demolish the building and reclaim the property to a safe condition as originally presented before development.

18.42.070 Transportation, Circulation, And Parking Design

- A. General Parking. All off-street parking shall be hard surfaced. The minimum number of parking spaces and design shall meet the requirements set forth in Section 18.72 of the City's Zoning Ordinance, or as determined administratively by the Planning Commission upon analysis of a parking study submitted by the petitioner for shared and/or reduced parking demand for the overall site. Property owners desiring to apply shared parking shall petition Heber City with "time use studies" showing the viability of such an option, if determined to be different from the shared parking table in Chapter 18.72 of this Title.
- B. Location. In the case of a multi-tenant site, smaller tenant pads shall be placed along the public street with parking on the side to break up the monotony of larger expanses of parking for the larger tenants as viewed from the public street. Parking lots shall also be located on the site in a convenient location for patron access to the building. All circulation drives shall be clearly defined and marked appropriately with arrows and the like to assist public circulation into, on and out of the property and through parking lot areas, pursuant to Heber City Engineering standards.
- C. Accessible Parking. All parking shall incorporate ADA standards as outlined in ANSI A117.1 latest edition.
- D. Loading Areas. Commercial developments shall provide off-street loading zones consistent with Chapter 18.72 of this Title.

- E. **Parking Lot Landscaping.** For every sixth parking aisle, one (1) raised four (4) foot wide landscaped parking island with trees and bounded with high back curb shall be provided. Raised or curved circulation islands shall also be constructed at the ends of rows of parking spaces and at other locations where circulation drives intersect. All parking lots with back-to-back parking areas shall provide a landscaped parking diamond with a tree for every ten (10) parking spaces. Such landscaped islands shall be designed to accept stormwater runoff from the parking lot.
- F. **Separation Required.** Parking lots shall be bounded with high back curb with openings/slots to accept stormwater. Paved areas and parking lots shall be separated from buildings with a minimum four foot (4') wide landscape area, stormwater accessible, bounded with a high back curb or a five foot (5') raised sidewalk, except where pedestrian or ADA access is needed for shopping carts or buggies.
- G. **Parking Lot Snow Storage and Removal.** All parking lots shall be bounded along property lines and along street sidewalks with at least a ten-foot landscaped area, bounded by curb, and shall contain a combination of shrubbery, trees, landscaping, and attractive boulders. This landscaped area shall serve as a snow storage area and ensure that parked vehicles do not overhang onto the sidewalk or over property lines. Properties that are governed under cross easement agreements, having a duration of ten or more years, may satisfy this requirement on the exterior boundaries of properties covered under the agreement. The agreement shall be provided and evaluated by the City Attorney.
- H. **Storm Drainage.** Storm water runoff from impervious areas and buildings shall be retained or detained onsite, using Low Impact Development techniques, as per adopted Heber City Engineering Standards and Specifications.
- I. **Emergency Access and Fire Protection.** Design of the site, driveways, and buildings shall meet all accessibility requirements for fire trucks and fire personnel.
- J. **Driveway Access.** Driveways shall be at least twenty-four (24) feet wide for two-way traffic. Vehicle backup areas shall be provided at the end of parking aisles. Driveway access throat depth shall be thirty feet (30') for front State Highway access and twenty feet (20') for side road access, unless a traffic study shows that a larger throat is necessary. Accesses to a State Highway shall include in, out, and a right turn lane. Driveway access to highways shall be minimized through driveway entrance sharing with adjoining developments and buildings, and through driveway establishment upon alternative, lesser traveled streets.
- K. **Transportation and Circulation.** A traffic demand and circulation study shall be required for new commercial developments over 60,000 square feet inclusive of all buildings on the site and all levels. Traffic circulation shall be designed to minimize traffic impact on public streets. Driveways shall be designed to adequately accommodate queuing of vehicles without blocking traffic in the public street. Parking lots shall be designed so that vehicles need not back into the street from parking spaces.
- L. **Integration into the Street Network.** Internal and new streets shall connect to existing streets or be designed to facilitate future connections as deemed necessary by the traffic study and/or the site plan.

- M. Streetscape. Where four or more aisles of parking adjoin a public street, landscaped berms, pedestrian facilities (benches, pergolas, propane fireplaces, etc), a small building (coffee shack, ice cream stand), sculpture, plaza including seating and shade, or other features that add height and interest to break up the monotony of the parking expanse.

18.42.080 Residential Standards

- A. Subdivision. All proposed units which involve the sale of property, such as a building lot, single-family home, townhouse, or condominium, shall be approved through the subdivision process in Title 18, and the applicable documents such as plats, condominium declarations, etc., shall be approved and recorded prior to sale.
- B. Density. The density of residential units within the MURCZ shall not exceed 20 residential units per acre for the section identified for residential uses.
- C. Open Space. At least 20% of the residential component of the MURCZ shall be open space, landscaped with lawn and trees, boulders, and sculptures, and provide recreational opportunities for residences of the development, such as tennis courts, swimming pools, playground equipment, walking trails, etc., and other active and passive features, adjusted proportionally to the expected residential population, as per Chapter 18.21. Such features shall be detailed on the site plan.
- D. Affordable Housing. Each development that includes residential uses, shall comply with Chapter 18.102 "Affordable Housing".
- E. Parking. See Chapter 18.72 for requirements.
- F. Architecture. Residential buildings shall have a master planned architectural style following the C-2/C-4 Design Guidelines. All public street building façades shall be constructed with a combination of stucco, hardy board, brick and/or stone as outlined in the design criteria. The use of vinyl, aluminum, and steel siding along any public street facing building façade shall be prohibited, except on soffits and fascia.
- G. Residential Transition Area. It is intended that land within the MURCZ that is adjacent to existing or proposed single family home subdivisions that are located within a residential zoning district be developed in a manner that takes into consideration the existing single family home development.
 - 1. Land in the MURCZ located directly across the street, where such street is 66' wide or smaller from existing single-family homes within a residential zone shall be developed with single family homes at similar densities and heights to that existing development.
 - 2. Land in the MURCZ sharing a property line with existing single-family homes located within a residential zone shall be developed as follows:
 - a. The uses on the property shall primarily be constrained to a residential use.
 - b. When such areas include multi-family uses and/or commercial uses:
 - 1. Provide a landscape strip of at least 10 feet in width along the residential property line, planted with a mixture of evergreen and

deciduous trees and shrubs, spaced for screening purposes using xeriscape design principles.

2. Provide a sight obscuring fence; and
3. Buildings be limited to 35 (thirty-five) feet in height, measured from finished grade to the highest point of the building, excluding chimneys and antenna.

18.42.085 Gasoline Pump Islands And Lighting

Gasoline pump islands shall be set back from any right-of-way line to accommodate the landscape setback and proper circulation/stacking for the pumps. Each pump shall provide stacking for a minimum of two (2) standard sized vehicles (one at the pump and one behind) defined as 20' for each. A circulation aisle beyond the stacking area is required that allows for a circular traffic movement. Pump islands shall be so located that automobiles stopped for service will not extend over the property line. In no case shall pumps be set closer than twelve feet from any street lines, nor closer than ten feet from any side or rear property line. Lots from which gasoline is dispensed to customers at retail shall be not less than seventy-five by one hundred feet in size. Canopies over pump islands may extend to the closest edge of any required landscaping. See Chapter 18.78 Lighting, for requirements.

18.72.030 Parking Space Requirements -- Designated

A. The following required off-street parking spaces for the particular use are minimum requirements:

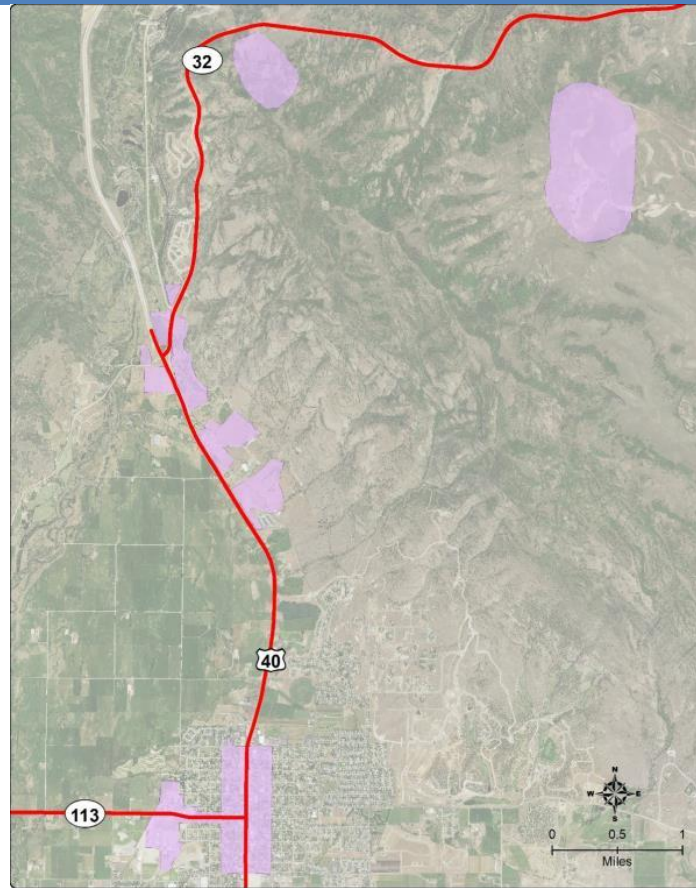
1. Auditoriums, sports arenas and places of assembly shall have one parking space per two people;
2. Banks, professional offices, **retail stores**, personal service shops, medical clinics and other business buildings not specifically mentioned elsewhere in this section shall have **four parking stalls per 1,000 square feet of net floor area**;
3. Boardinghouses shall have one parking space for each one hundred square feet of floor space devoted to bedrooms or one space for each two persons domiciled in the premises, whichever is greater;
4. Bowling Alleys shall have four (4) parking stalls per lane.
5. Churches shall have one parking space per three seating spaces in the main assembly room;
6. Commercial recreational uses shall have one parking space per two patrons, based on the design capacity of the facility;
7. Convalescent, nursing and other institutions shall have one visitor parking space per three patient beds, plus one parking space for each employee at work in the home during daylight hours;

PLANNING REVIEW CHECKLIST

8. Day Care facilities shall have one (1) parking space for each employee plus one (1) loading/unloading space for every 20 people, or portion thereof enrolled. Loading space requirement may be eliminated if there is a circular drive-way. 9.
9. **Drive-ins (retail)** shall have at **least twelve off-street parking spaces** or sufficient off-street parking spaces to accommodate all patrons or customers, whichever is greater. No patron or customer may be served in automobiles which are parked on public streets;
10. Government buildings shall provide at least three (3) parking stalls per 1,000 square feet of floor area;
11. Grocery stores shall have at least 1 parking stall per 300 square feet of net floor area;
12. Hospitals shall have one visitor parking space per two patient beds, plus one parking space for each employee at work in the hospital during daylight hours;
13. Hotels and motels shall have one parking space per room or suite, plus one parking space for each employee at work on the premises during daylight hours;
14. Industrial, manufacturing and wholesale establishments shall have one parking space per two employees based. on the largest shift;
15. Mortuaries or funeral parlors shall have thirty parking spaces or one space for each twenty-five square feet of floor space in all assembly rooms, whichever is greater;
16. Parks shall have parking as follows:
 - a. As each park is designed, an evaluation of parking demand based on size, functions and features of the park, available on street parking within two blocks, and opportunities for shared parking with adjacent uses and such uses within two blocks, is to be completed by the park designers and coordinated with City staff. When considering complex parks with many functions, it is anticipated that on-site parking will not meet the entire demand of the combined functions for peak time periods. In parks with more than three functions, an overall reduction of 30% of the additive parking demands for each function is recommended. As the park is designed, any parking recommendations shall supersede the recommendations in number D. below.
 - b. Local parks smaller than 2 acres shall be considered “walkable” parks and are not required to have parking, however, on-street parking for 8 vehicles shall be available within two blocks.
 - c. Park parking shall be reviewed by the Parks Department using their experience with existing parks and may recommend different parking standards.
 - d. Parking demand shall be evaluated by function using the general recommended standards:

PLANNING REVIEW CHECKLIST

1. Pavilion – 1/5 of seating capacity
2. Play Structure – based on an estimate of use/capacity, 1 space for every 5 users
3. Picnic Area - one space for every two tables
4. Baseball/Softball Field – 10 per diamond
5. Passive Lawn area – 3 per acre
6. Multi-sport field (soccer lacrosse, rugby, etc.) – 12 per field
7. Tennis/pickle ball courts - 2 per court
8. Outdoor Basketball/sport court – 2 per court
9. Recreation/Community Center – based on seating, interior functions, and square footage
10. Trail Head – five spaces
11. Amphitheater – based on 1/4 of seating capacity
12. Dog park – 4 per acre
17. Private clubs and lodge halls shall have one parking space per two persons based on the design capacity of the facility;
18. Residential structures, not including boardinghouses and rooming houses shall have parking spaces per dwelling units as follows:
 - a. One-family dwellings, including townhomes, detached single family dwellings and semi-detached single family dwellings and mobile homes, two spaces per dwelling unit;
 - b. Multiple-family dwellings, two spaces per dwelling unit, which spaces shall be located on the side yards or rear yard or said lot. As a means of encouraging the occupants of multiple dwellings to use the required off-street parking space in preference to on-street parking space, entrances to buildings containing multiple dwellings shall be provided in locations that are as direct and convenient to the required off-street parking spaces as are the fronting streets;
19. Restaurants, taverns and lounges shall have one parking space per two hundred square feet of net floor area;
20. Theaters shall have one parking space per four seats;
21. Uses Not Mentioned. The required off-street parking for any building, structure or use of land of a type not listed in this section shall be determined by the board of adjustment. The board of adjustment shall be guided by comparison with the requirements for similar uses which are listed;
22. Designated Mixed Use Village Center Parking Requirements.



Designated Mixed Use Village Centers

Draft: 02/25/21

- a. Designated Mixed Use Village Centers are shown on the map below.
- b. Designated Mixed Use Village Center Parking requirements for retail, office, restaurant and government uses is 3 parking stalls per 1,000 square feet.
- c. Designated Mixed Use Village Center Parking requirements for multi-family residential units (condominiums and apartments) is as follows:

Unit Type	Parking Space Requirements	Notes
Studio Units	1.0 space per unit	25% of Parking stalls may be compact spaces
One Bedroom Units	1.25 spaces per unit	
Two Bedroom Units	1.5 spaces per unit	
Three Bedroom Units	2.0 spaces per unit	
Four Bedroom Units	2.0 spaces per unit	
Guest/visitor Parking	0.25 spaces per unit	

- d. When there is insufficient area to provide the required number of off-street parking stalls for a property within a Mixed Use Village Center, the property owner may pay a fee-in-lieu to the Parking Authority in an amount equivalent to the value of the required parking stalls when approved by the City Council.
23. One-half (1/2) of available angled on-street parking along a parcel's frontage may be counted towards the requirements for meeting the off-street parking requirements for uses within a designated Mixed Use Village Center. 24. Street

PLANNING REVIEW CHECKLIST

improvements shall include angled parking for those streets identified as having angled parking on the City's Master Plan or Zoning Ordinance;

- B. Shared Parking. In determining the total requirements for shared parking facilities, the Planning Director or designee shall use the Shared Parking Table below, according to the following guidelines:
1. For each applicable general land use category, calculate the number of spaces required for a use as if it were the only use (refer to the schedule of minimum off-street parking requirements above).
 2. Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in the table (six time periods per use).
 3. For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
 4. Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site on a shared parking basis.
 5. If a new use is proposed for a building or portion of a building, the shared parking analysis shall be re-evaluated and additional parking provided, if shown as necessary.
- C. For uses not listed in Table 18.72 (1), the Planning Director shall determine the required parking for the six time periods.

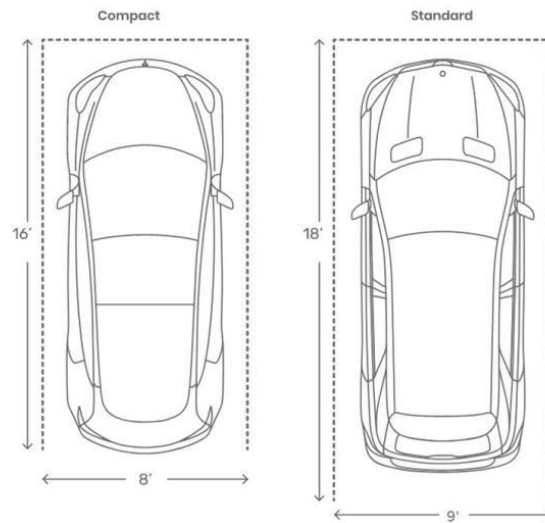
Shared Parking Table						
General Land Use Category	Weekdays			Weekends		
	12:00 a.m.— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— 12:00 a.m.	12:00 a.m.— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— 12:00 a.m.
Office & Craftsman Industrial	5%	100%	5%	0%	5%	0%
Retail	5%	100%	80%	5%	100%	60%
Restaurant	50%	70%	100%	70%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Residential	100%	50%	80%	100%	75%	75%
Theater/entertainment	5%	20%	100%	5%	50%	100%
Place of worship	0%	30%	50%	0%	100%	75%

- D. Parking Lot Landscaping: For every third parking aisle, one (1) raised six (6) foot wide landscaped parking island with trees, bounded with slotted high back curb with defined openings to allow for runoff shall be provided, thereby creating separated parking areas to aid in safe and orderly use of the lot and confine vehicular movement to marked drives. Raised or curved circulation islands of at least eight (8) foot width and planted with trees shall be constructed at the ends of the rows of parking spaces at locations where circulation drives intersect, and for every 20 parking spaces. Parking lots shall be bounded with a high back curb that includes openings for stormwater runoff. Paved areas and

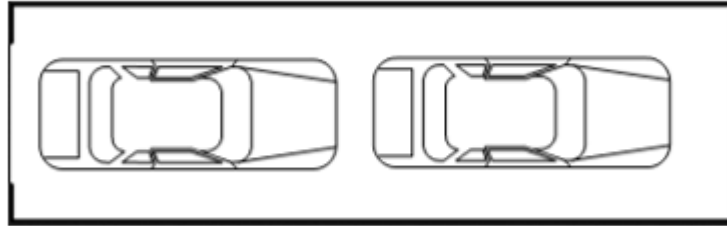
parking lots shall be separated from buildings with a minimum four foot (4') wide landscape area bounded with a slotted high back curb or a five foot (5') raised sidewalk.

- E. **Street and Parking Lot Lighting:** Parking lot lighting shall be mounted on black poles, and be dark sky compliant. Parking lots with less than 3 aisles may alternatively light the parking lot with lighting attached to the building. In no case shall the poles exceed 16 feet in height. Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares and shall be downward directed and fully shielded.
- F. **Parking Stall Size.** Each off-street parking space shall be at least 9 feet by 18 feet for diagonal or ninety-degree spaces, or 8 feet by 23 feet for parallel spaces, exclusive of access drives or aisles. Compact parking stalls shall be a minimum of 8 feet by 16 feet for diagonal or ninety-degree spaces, or 8 feet by 21 feet for parallel spaces, exclusive of access drives or aisles. Parking stalls adjacent to a column or wall must have an additional 2 feet of width to accommodate ingress/egress from the vehicle. Access to parking spaces shall be from private roadways and not from public streets. The Planning Director or designee may consider modifications to stall width and length requirements for up to 15% of the stall dimensions.

1. Standard and Compact Parking Stalls



- G. **Parking Lot Locations and buffering from the street.** Parking lots shall be separated from the right-of-way property line with a minimum width 6' landscaped area, unless the zoning ordinance requires a larger separation elsewhere. Such landscaping shall include trees and shrubs to minimize the visual impact of the vehicles. Such areas shall accommodate stormwater, but without a depression greater than 1 foot. H.
- H. **Snow Storage.** Sufficient area shall be provided adjacent to uncovered parking lots for snow storage as recommended by the design engineer.
- I. **Tandem Parking.** Tandem parking stall placement is not permitted for required parking stalls. Example of Tandem Parking shown in diagram below.



- J. **Garage Door Setback.** Garage doors facing a public right of way shall be setback at least 22 feet from a public right of way property line, unless a larger setback is required elsewhere in the zoning ordinance.

18.72.040 Parking Space Requirements -- Location And Control

- A. The off-street parking facilities required by this chapter shall be located on the same lot or parcel of land as the use they are intended to serve, except within designated Mixed Use Village Centers when approved by the Planning Commission, or where a Parking Authority has a policy providing off-street parking for an area. Any required parking stalls provided off-site shall be located within $\frac{1}{4}$ mile of the property they are intended to serve.
- B. Individual stalls shall not be directly accessed from the street, unless approved by the Planning Commission when it can be shown that such allowance:
1. Results in a decrease in the overall hard surface area;
 2. Makes more efficient use of the right of way and private land; 3.
 3. Protects a landscaped area;
 4. Provides at least the number of parking stalls required by this parking ordinance;
 5. Results in a safe traffic movement as determined by the City Engineer; and 6.
 6. Is not located along an Arterial or Collector Street as designated on the City's Master Transportation Plan.

18.72.050 Parking Space Requirements -- Combined Parking Area

The required off-street parking and loading facilities may be provided collectively for two or more buildings or uses, provided that the total number of parking spaces shall generally be the sum of the requirements for each of the individual uses, unless modified by the shared parking table above.

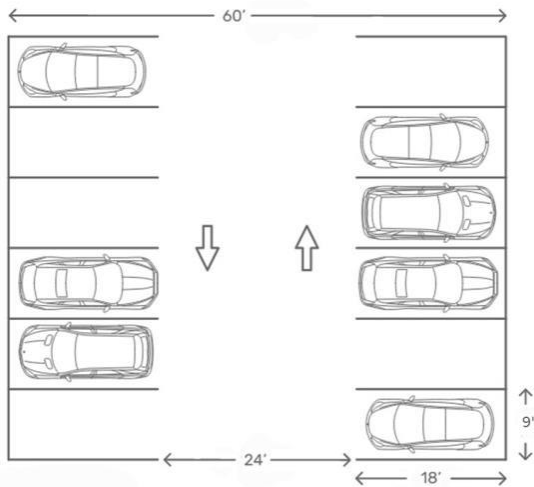
18.72.060 Parking Space Requirements -- Mixed Uses

In the event that two or more uses occupy the same zoning lot or parcel, if land, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately, but shall use the shared parking table above for a final calculation.

18.72.070 Access To Parking Facilities

Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended use. Driveways shall be dimensioned at minimum as shown below.

PLANNING REVIEW CHECKLIST

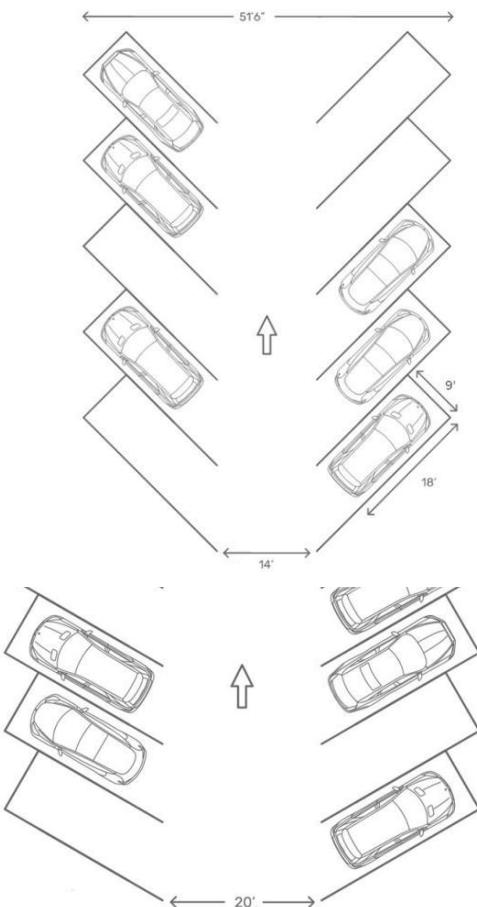


A. 90 degree double loaded driveway.

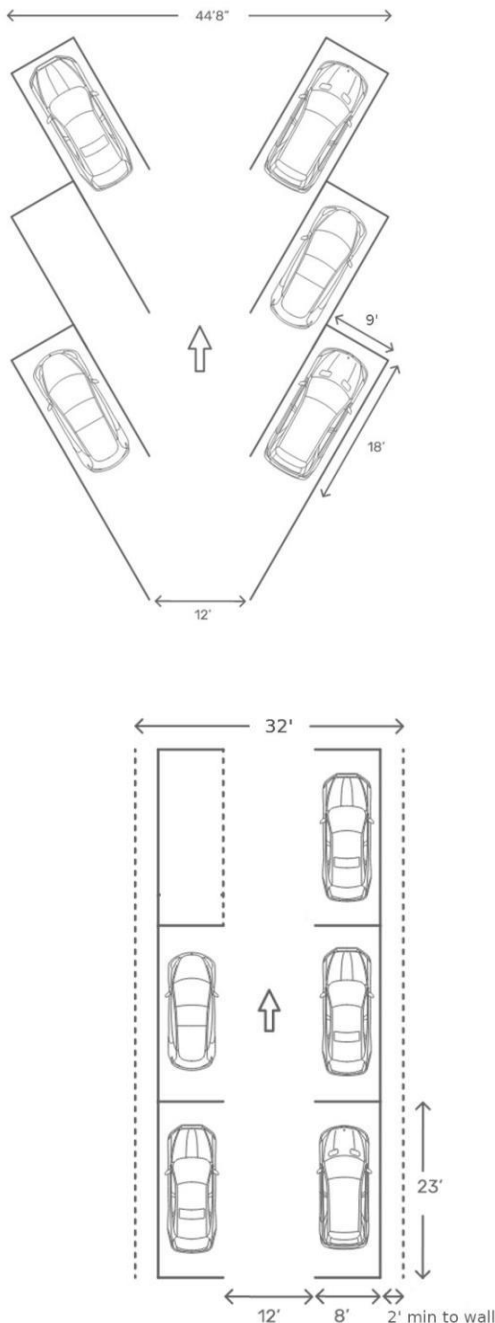
B. 60 degree parking spaces

C. 45 degree parking spaces

D. 30 degree parking spaces



E. Parallel parking spaces



18.72.080 Circulation Within Parking Areas And Between Parking Areas

- A. Circulation within a parking area shall comply with the following requirements:
 1. Parking area with more than one aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area.

2. Directional signs shall be required to differentiate between entrance and exit access points to the street.
- B. Circulation between separate parking lots on adjacent parcels, shall comply with the following:
1. Vehicular access between separate parking lots is required to provide the ability for patrons to park only once for multiple tasks.
 2. Pedestrian accommodation between separate parking lots is required.
 3. Adjoining property owners with shared parking lots shall have parking agreements addressing rules and maintenance of the parking lot area, lighting and striping.

18.72.090 Location Restricted

Parking and loading facilities may be located any place on the premises except for areas that are required to be landscaped. Off- street parking space which is required in connection with a use shall be construed to be part of that use and shall not be located within a zone unless expressly permitted therein.

18.72.110 Continuing Obligation To Provide Spaces

The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle loading facilities continues. It is unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking and loading facilities without providing other vehicle parking or loading area which meet the requirements of this chapter.

18.72.120 Plot Plan Approval Required

At the time a building permit is requested for any building or structure, or at the time the use of land is changed which requires additional off-street parking space, a plot plan shall be submitted showing the location and layout of such required space along with access aisles, roadways, lighting, conceptual stormwater retention, snow storage areas, curbs and curb cuts. The zoning administrator shall disapprove such plans if the required spaces are not usable for standard-sized automobiles or do not comply with the requirements for off-street parking as set forth in this chapter.

18.72.140 Loading Space Requirements

For every building having a gross floor area of five thousand square feet or more to which goods, material, merchandise or supplies are received or distributed by vehicle, there shall be provided at least one off-street loading space. One additional loading space shall also be provided for each additional twenty thousand square feet of gross floor area of such building or for each vehicle which must be loaded or unloaded at the same time, whichever requirement is greater. Each required off-street loading space shall be not less than ten feet in width, twenty-five feet in length, and fourteen feet in height.

18.76 Landscaping

18.76.010 Purpose Of Provisions

The purpose of the landscaping requirements in this chapter shall be to enhance, conserve and

stabilize property values by encouraging pleasant and attractive surroundings and thus create the necessary atmosphere for the orderly development of a pleasant community. Landscaping also contributes to the relief of heat, noise and glare through the proper placement of green plants and trees.

18.76.020 Scope Of Requirements

Where landscaping is required, such landscaping shall comply with the requirements set forth in this chapter. Where there may be contradicting landscaping provisions between this chapter and other sections of code, the greater requirement shall apply.

18.76.030 Landscape Standards

A. General Provisions:

1. The absence of any landscaping (bare ground, dirt) is prohibited.
2. Xeriscaping is permitted in all zones.
3. Natural landscaping using plants found locally that are drought resistant are permitted for required yard spaces and open space areas.
4. Vegetation coverage is measured by the area of the plant at full seasonal coverage. Trees do not account for this area. Areas with non-living landscaping materials that are greater than 200 square feet shall include at least one tree for shade to reduce summer heat gain.
5. Landscaped areas such as park strips, that are less than 8' wide shall only use drip/point source irrigation systems and shall contain 100% xeriscape designs.
6. Water-wise designs are required, using drip/point source irrigation systems wherever possible.
7. Water from roofs, driveways, and parking lots shall be contained on site to the greatest extent possible.
8. Healthy trees that are drought tolerant are encouraged to be preserved.
9. Stormwater catchment basins and/or ponds are exempt from these general provision requirements.
10. Existing front and corner lot yards shall meet the standards of this Section upon redevelopment of the property.

B. Non-Residential and Multi-Family Residential Standards.

1. A minimum of 20% of landscaped areas shall be planter beds, containing a combination of rock or bark mulch, trees, shrubs, and ornamental grasses.
2. A minimum of 40% of all landscaped areas shall be covered with planted vegetation.
3. Community Gardens may be counted toward a landscaping and/or open space requirement for Multi-Family Residential developments.

4. Automated water-wise irrigation systems are required and shall include a Water Sense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
5. Landscaping shall be completed prior to the issuance of a Certificate of Occupancy. For phased developments, the landscaping within each phase shall be completed with the phase.
6. No more than 20% of any front yard, including both yards on a corner, shall be landscaped with turf/lawn. Non-turf areas are required to be watered via a drip system. Decorative pools/ponds/or streams are discouraged and are limited to no more than 5% of a lot. This standard does not apply to recreational activity areas.
7. A landscaping bond may be used during non-growing seasons, as determined by the Planning Director or designee. Landscaping shall be completed, and assurances established prior to a Certificate of Occupancy is granted as per Utah State Code Section 10-9a-509 (i) et seq. Bonds shall cover 110% of the costs of the bond estimate included in the bond agreement executed with the City.

C. Single Family Residential Standards.

1. In any residential or residential-agricultural zone, all portions of the required front and side yards adjacent to a street that are not covered by permitted structures, driveways or pedestrian paths shall be landscaped. No more than 35% of any front yard, including both yards on a corner, shall be landscaped with turf/lawn. Non-turf areas are required to be watered via a drip system. No turf/lawn is allowed on slopes greater than 50% (2:1 grade). Decorative pools/ponds/or streams are discouraged and are limited to no more than 5% of a lot.
2. Required landscaping shall be installed within 24 months of the date of receiving an occupancy permit for the property.
3. A minimum of 50% of the front and street side yards shall be covered with planted vegetation at the time of maturity.

18.76.040 Maintenance

Required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This is meant to include proper pruning, mowing lawns, weeding, removal of litter, fertilizing and replacement of dead plants and the regular watering of all plantings to assure their continued viability.

18.76.050 Screening Requirements

Where landscaped screening is required, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height of from four to six feet.

18.76.060 Multi Family And Non-Residential Development Plot Plan Requirements

Where landscaping is provided for multi-family residential and non-residential developments in this title, a plot plan showing the proposed landscape development, efficient water-wise irrigation system and use of the property shall be submitted to the Planning Director. See Plot Plan application/checklist available online and at the City Offices. The same plot plan used to show parking layout or other requirements for the issuance of a building permit may be used to show landscaping providing all proposed landscaping is detailed adequately on said plot plan. See 18.72 Off-Street Parking and Loading. The Planning Director may deny or suggest modifications of such plans if it is determined that they are not consistent with the requirements and purposes of this chapter. **All plot plans shall be prepared by a licensed landscape architect, engineer, or certified landscaper installer.** All plot plans shall be prepared by a licensed landscape architect, engineer, or certified landscaper installer, designed using water-wise design standards as recommended by local water conservancy districts. The City reserves the right to review plans for compliance with this section and all applicable Heber City Ordinances.

18.76.070 Street Tree Planting Requirement

In all zones and locations within Heber City, street trees, with root structures generally not shown to lift/disrupt sidewalks, shall be planted by property owners within the planter strip, or on private property in the front yard 5' from the right of way line if no planter strips exists, as part of the required landscaping. Street trees shall be planted and spaced in accordance with Chapter 12.20 of Heber City Municipal Code.

18.76.080 Right Of Way Landscaping

Property owners are responsible for maintaining the landscaping within the adjoining right-of-way and/or planter strips in accordance with Chapter 12.20 of Heber City Municipal Code.

18.76.090 Parking In Landscaped Areas

Parking is prohibited upon any required landscaping or any area that is landscaped.

18.78 Lighting

18.78.040 Lighting Standards

A. Non-Residential and Multi-Family Residential Standards

1. All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line. **OK**
2. Height – All fixtures shall be mounted no higher than 16 feet. **17'-6" requesting height special allowance by Heber to match existing lights**
3. Light Containment – In no case shall Direct Light be allowed beyond the property line and in no case shall the lighting element be visible from beyond the property line. Site lighting shall be considered as to reduce the amount of Reflective Light leaving the site. **OK**
4. LED Required – All fixtures shall be LED. **OK**
5. Shoebox fixtures are prohibited. All poles and fixtures shall be of a decorative design. **Probably fine**

6. All lighting fixtures shall be 3000 K or less in color. **OK**
7. In no case shall the total lumens for a single site exceed 100,000 lumens per net acre. **OK -based on provided data tabulation**
8. All non-residential exterior lighting shall be shut off during non-business hours.
 - a. Some lights may be dimmed when connected to an automated dimmer as determined on a case by case basis by the Planning Commission when:
 1. The lighting is essential to the security of the site.
 2. The site offers services outside of employed business hours. **What services are offered outside business hours?**
 - b. Dimmed lights must be dimmed by a minimum of 50%. This may be accomplished by dimming all lights by 50% or by a combination of dimmed and shut off lights. In no case can any lights be running at 100% output. **Lights will be dimmed at %0% for after business hours**
 - c. Motion sensor security lights may operate during non-business hours.
9. Businesses that operate 24 hours a day and are adjacent to residential property shall dim exterior lighting so as to reduce the impact to surrounding residential properties while maintaining site security for the patrons of the said business.
- B. Single Family Residential Standards. The following provisions shall be applicable to all residential developments and buildings approved after the date of adoption of this ordinance.
 1. All lighting shall be full cut-off and directed downward. The lighting element shall not be visible from the property line.
 2. Height – All fixtures shall be mounted no higher than 16 feet.
 3. LED Required – All fixtures shall be LED.
 4. All lighting fixtures shall be 3000 K or less in color.
 5. Home Owners Associations (HOA's) in new residential subdivisions shall include dark sky compliant regulations in their Covenants Conditions and Regulations (CC&R's).
- C. Exemptions
 1. Airport Lighting: Lighting at the Heber City Municipal Airport.
 2. Flags: The up lighting of National, State, or Local Government flags, by any party, shall be exempt. Flags should be taken down at night to avoid the need for lighting.
 3. Holiday Lighting: Holiday lighting shall be exempt.

18.78.50 Lighting Plan Required

Lighting Plans are required for all Non-Residential and Multi-Family Residential Developments and shall be submitted as part of the Site Plan.

A. Lighting plans shall include the following: **OK**

1. Detail for lighting fixtures. Including:
 - a. Fixture type
 - b. Fixture dimensions.
 - c. Fixture color.
 - d. Lighting element type.
 - e. Lighting element wattage.
 - f. Lighting color temperature in Kelvin units.
 - g. Fixture Lumens output
2. Photometric plan of site.
3. Fixture locations. Including:
 - a. Exterior building lighting.
 - b. Site lighting.

- B. Right of way lighting. Continuing obligation to comply with standards. Once new lighting is installed, the owner has the continuing obligation to ensure existing and new lighting fixtures comply with city lighting standards.

18.78.060 Right Of Way Lighting

All lighting within the public right of way shall be consistent with the current Engineering Standards and Specifications.

18.78.070 Conflicting Provisions

In any instance where the provisions of this section conflict with the provisions of another section, the stricter of the two provisions shall apply.

PLANNING COMMISSION

August 22, 2023

New London South Pad

SITE PLAN

Project Details

Location 900 North Highway 40

Project Type Site plan application for a multi-tenant commercial retail building (part of the new Smith's Marketplace retail store and fuel center project)

Acres .887

Units 1

Current Use Agriculture

Adjacent Use

North – Agriculture

East – Agriculture

South – Commercial / Heber Park City Appliance

West – Hwy 40/ Elm Bridge Apartments

Project Details

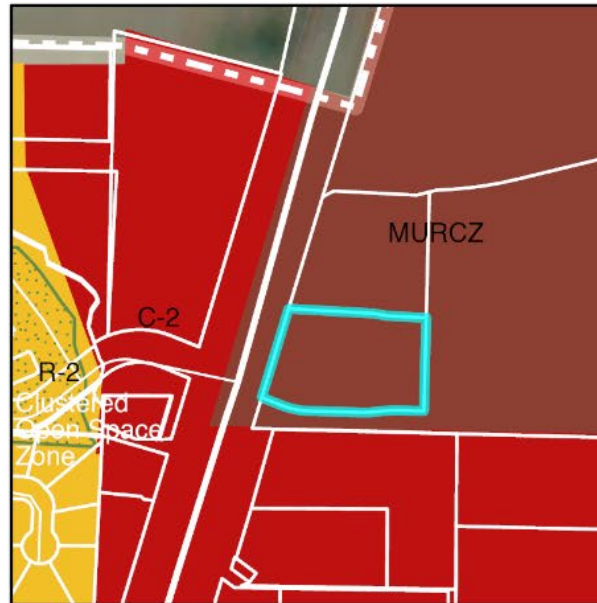
General Plan Designation NT Northtown

Zoning Designation MURCZ Mixed-Use Residential Commercial Zone

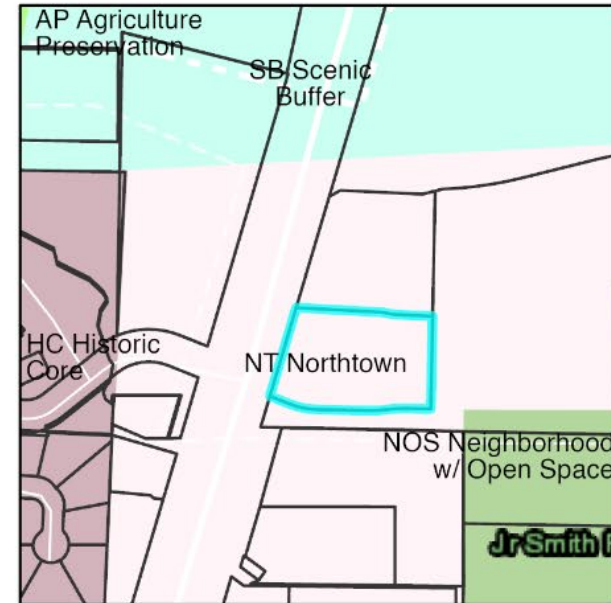
World Imagery/ Parcels



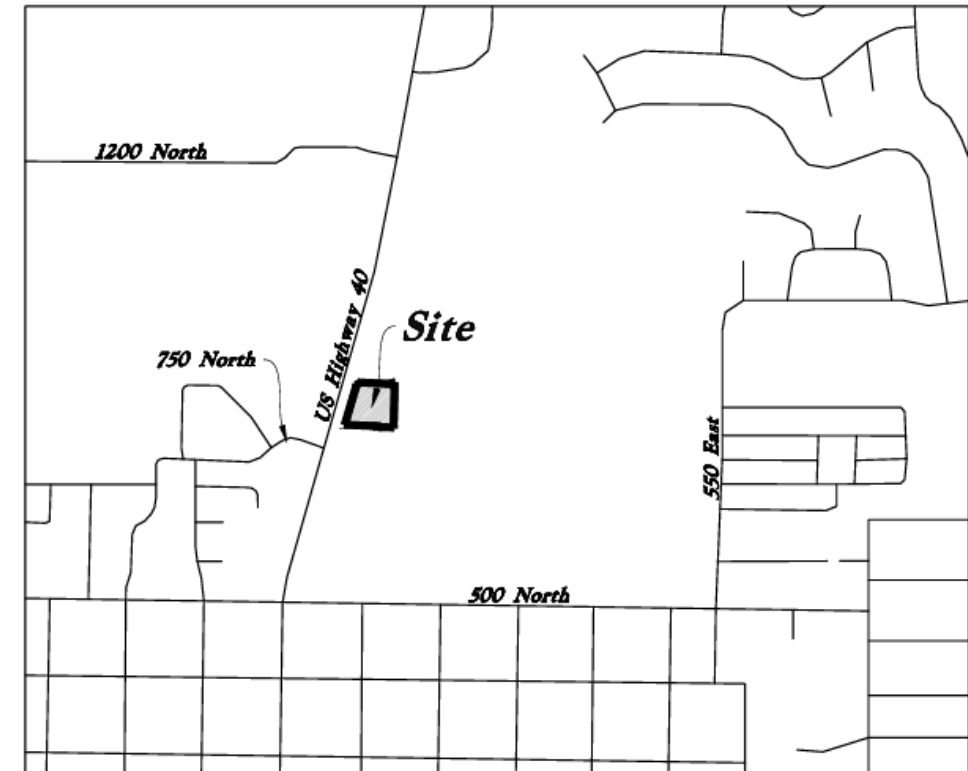
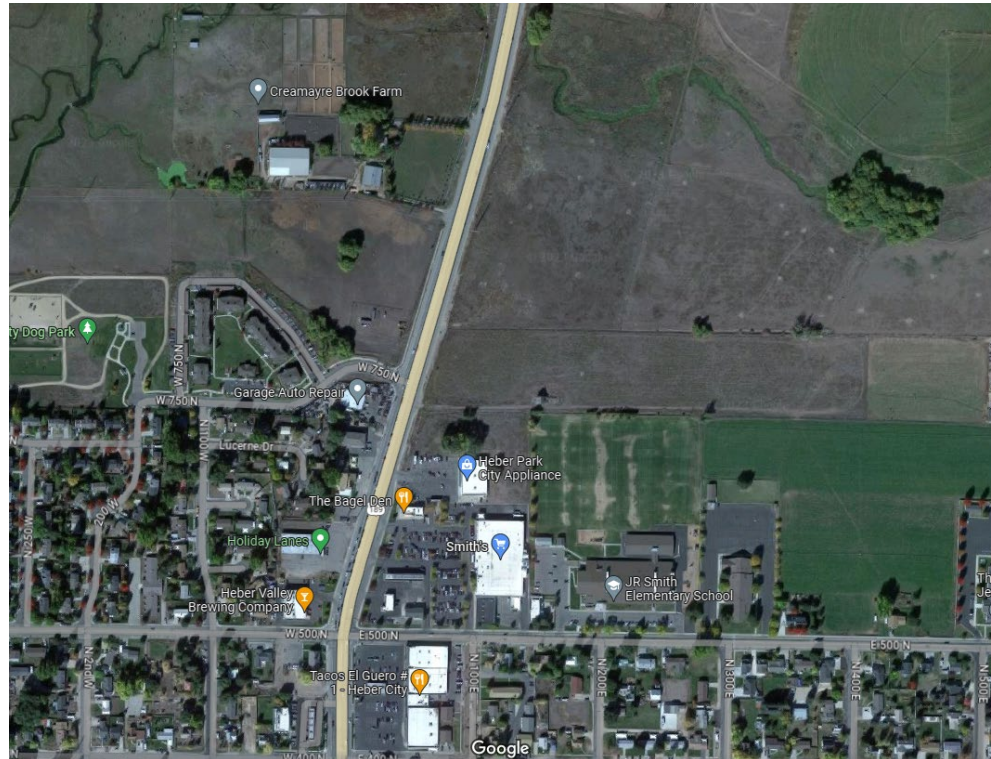
Zoning



General Plan Designation



Project Location (900 North Highway 40)



Background

- The site plan and associated drawings were presented at DRM on [July 12, 2023](#).
- The following items required action or clarification as part of the final site plan application:
 - Clarification of intended use
 - ADA stall clarifications (data supporting the quantity of stalls, dimensions, location, etc.).
 - Clarification if any additional design features are required as per the C-2/ C-4 Design Guidelines
 - Provide the trash enclosure detail

Background

- The requested clarifications and revisions have since been submitted, as follow:
 - **Clarify intended use:** The intended use has been clarified to be retail and/or a restaurant. The current plan and initial uses will be a multi-tenant retail shell building with up to 6 potential tenants, 2 of which may be drive-thru.
 - **Clarify how parking/ ADA parking standards have been met:** Justification has been provided regarding the required number of parking stalls indicating 33 have been provided. However, the site data table shows 19 and 38 are shown on the site plan. Details regarding ADA stall determinations are also lacking.
 - **Clarify whether any additional design features are required as per the C-2/C-4 Design Guidelines:** It has been determined that since this site is part of a larger development, requirements have been met.
 - **Provide the trash enclose detail:** The detail has been provided. A full dumpster elevation will be provided as part of the building plans. Dumpster to match building architecture and is provided by architect plans.

Staff Recommendation

Approval with Findings and Conditions

Findings

1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.

Conditions:

1. Provide an updated site data table indicating the correct number of required and provided stalls. Verify that ADA parking standards have been met, including the number and type of ADA stalls provided.
2. All requirements of the City Engineer shall be met.
3. All other Code Requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission.

Acceptance

City Engineer, Revised Form, P.E. _____ Approve Date _____

Land Use Authority _____ Approve Date _____

Heber City Water Department _____ Approve Date _____

Heber City Public Works Department _____ Approve Date _____

Site Data:

Lot Area	Site Area	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Smith's	Site Area	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
492,500 S.F.	123,722 S.F.	359 Stalls (1 Stalls/400 S.F.)	811 Stalls	238,877 S.F.	55,116 S.F.	63,068 S.F.	138	138
Future A	71,130 S.F.	18 Stalls (1 Stalls/400 S.F.)	38 Stalls	24,587 S.F.	4,468 S.F.	8,148 S.F.	118	118
Future Center	71,414 S.F.	178 S.F.		63,067 S.F.	9,840 S.F.	6,097 S.F.	118	118
Total	634,046 S.F.	555 Stalls (1 Stalls/400 S.F.)	849 Stalls	322,471 S.F.	69,324 S.F.	77,313 S.F.	374	374

Accessible Parking per IBC Table 1106.1 & IBC 1106.5:

Total Parking	Accessible Parking	Van Accessible	Van Accessible	Van Accessible
349 Stalls	11 Stalls	12 Stalls	2 Stalls	4 Stalls

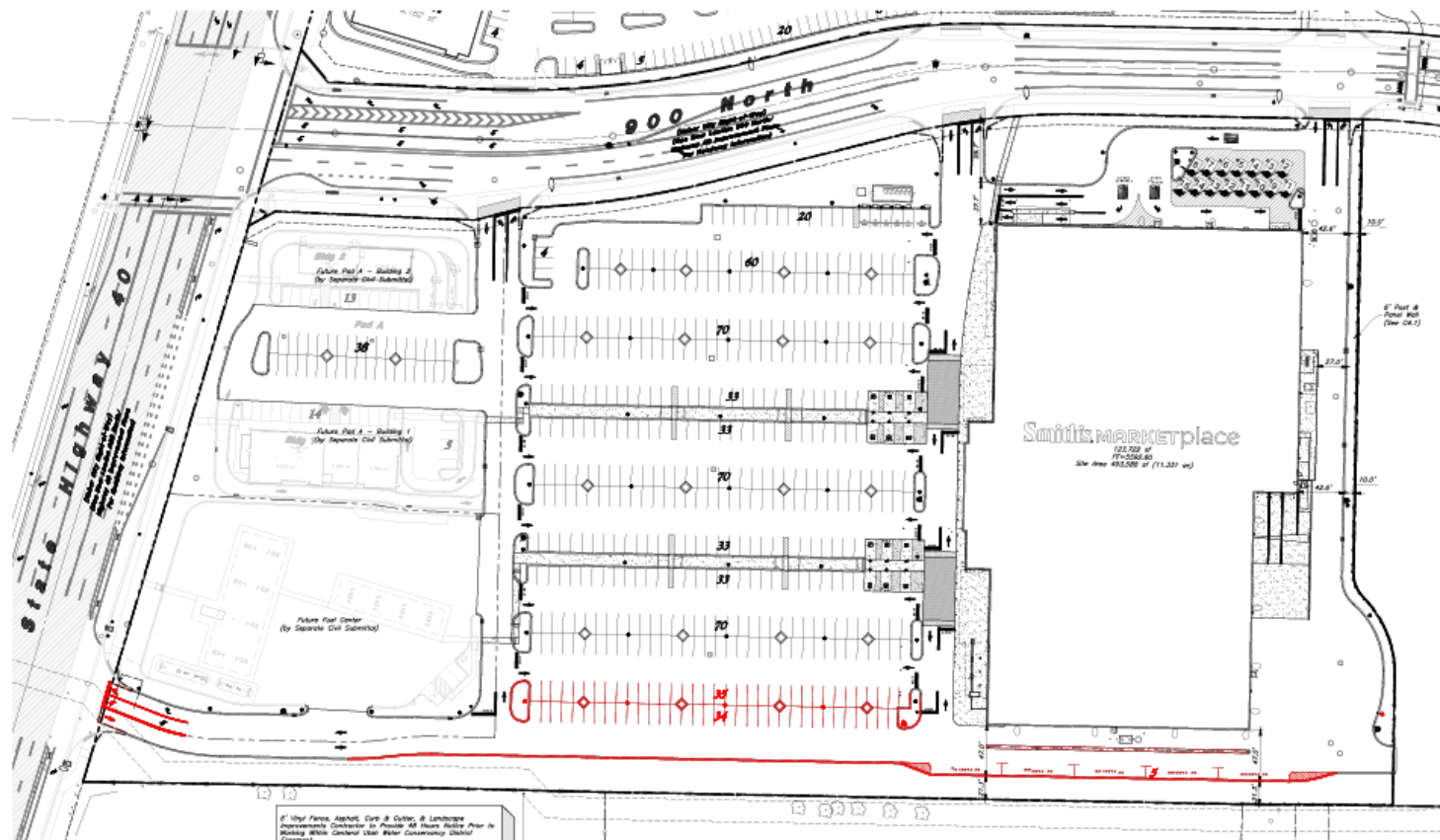
Scale: 1" = 50'



Vicinity Map
Not to Scale

GENERAL SITE PLAN NOTES:

1. All Systems, Products, and Installations shall be guaranteed against any failure for a period of One Year from the date of final delivery, completion, or replacement of defective materials and workmanship shall be the responsibility of the Contractor.



6" Vertical Profile, Asphalt, Core & Cutback, & Landscape Improvements Contractor to Provide All Items Below Prior to Marking. (Note: Contractor Must Review Community District Easements.)
Contact: Heber Valley Office (435-854-4343)

Smith's
FOOD & DRUG STORES

1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

#214
Heber City, Utah



2 May, 2022

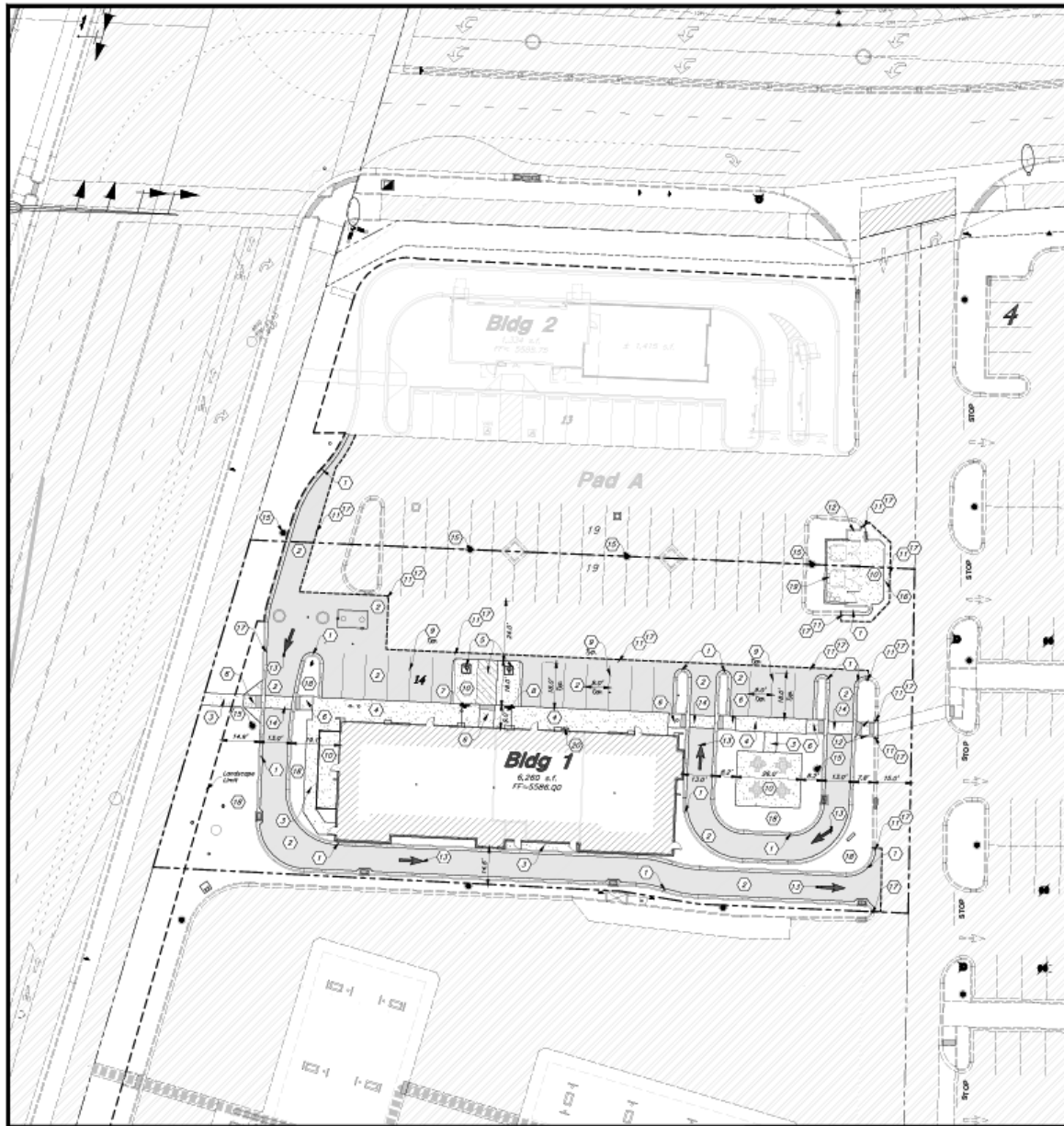
C10

Overall Site Plan
Smith's Heber #214 Marketplace
900 North Highway 40
Heber City, Utah

ANDERSON WAHLER & ASSOCIATES
2000 North 1000 West, Suite 100
Salt Lake City, Utah 84116
(801) 521-1000 • andersonwahl.com

Designed by: TW
Drafted by: JH
Client Name:
Smith's Food & Drug Stores
Project Number: 20220501

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Site Data

Site Area = 38,622 s.f. (0.89 ac.)
 Landscape Area Provided = 7,040 s.f. (18%)
 Impervious Area Provided = 25,322 s.f. (66%)
 Building Area = 6,260 s.f. (16%)
 Parking Required = 1/400 s.f. = 16 stalls
 Parking Provided = 19 stalls (4.9/1,000)



Site Plan
 New London Commercial Pad South
 900 North Highway 40
 Heber, Utah, 84032



C1.1



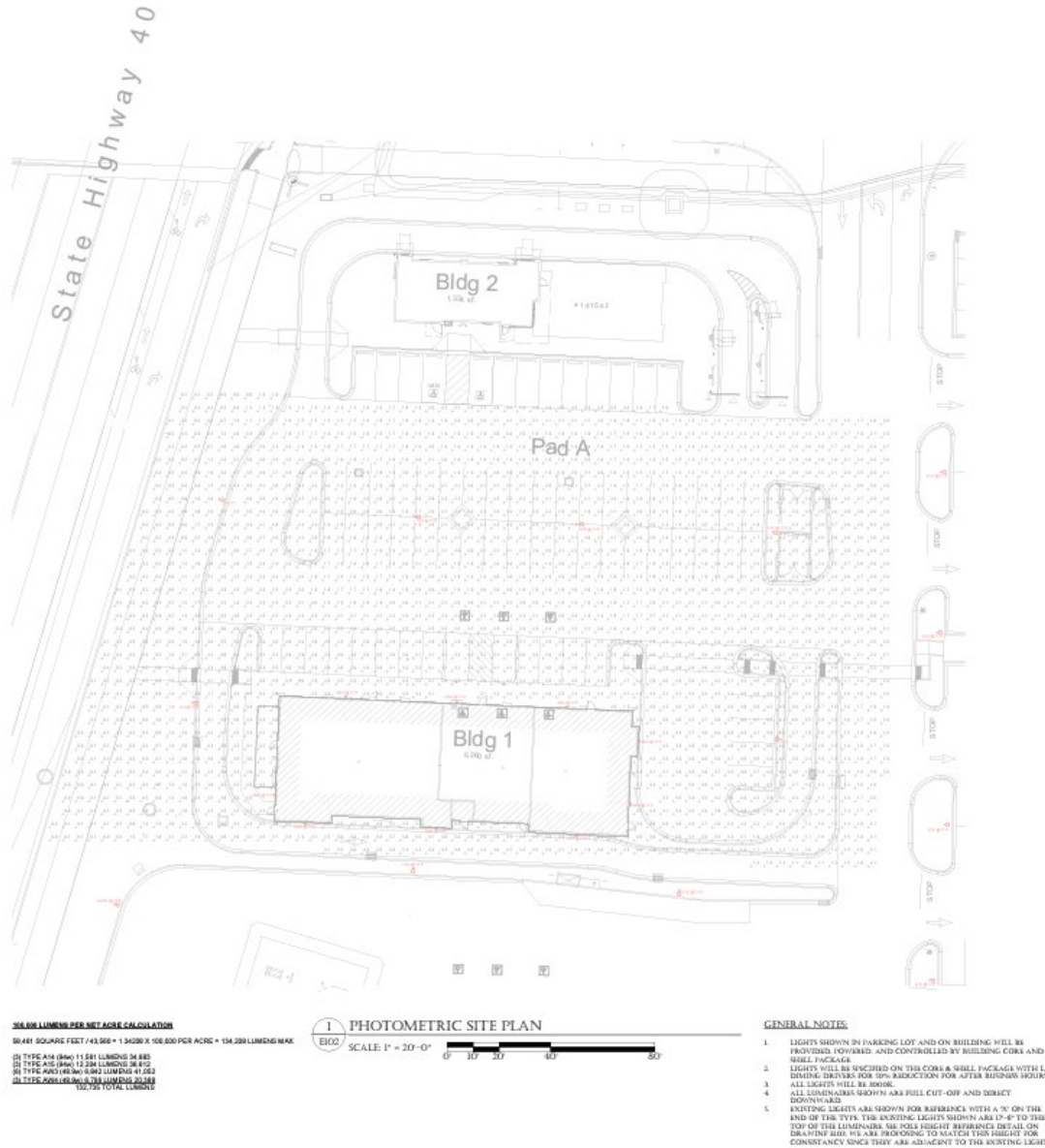
B. Shared Parking. In determining the total requirements for shared parking facilities, the Planning Director or designee shall use the Shared Parking Table below, according to the following guidelines:

1. For each applicable general land use category, calculate the number of spaces required for a use as if it were the only use (refer to the schedule of minimum off-street parking requirements above).
2. Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in the table (six time periods per use).
3. For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
4. Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site on a shared parking basis.
5. If a new use is proposed for a building or portion of a building, the shared parking analysis shall be re-evaluated and additional parking provided, if shown as necessary.

C. For uses not listed in Table 18.72 (1), the Planning Director shall determine the required parking for the six time periods.

Shared Parking Table

General Land Use Category	Weekdays			Weekends		
	12:00 a.m.— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— 12:00 a.m.	12:00 a.m.— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— 12:00 a.m.
Office & Craftsman Industrial	5%	100%	5%	0%	5%	0%
Retail	5%	100%	80%	5%	100%	60%
Restaurant	50%	70%	100%	70%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Residential	100%	50%	80%	100%	75%	75%
Theater/entertainment	5%	20%	100%	5%	50%	100%
Place of worship	0%	30%	50%	0%	100%	75%



Babcock Design

Salt Lake City
52 Exchange Place
Salt Lake City, UT 84111
801.535.1144

Boise
820 W Main Street, Suite 940
Boise, ID 83702
208.424.7675

babcockdesign.com

CescaKant



WPI ENTERPRISES

WPI HEBER RETAIL

HIGHWAY 40
HEBER UT

Revisions

Rev.	Description	Date
------	-------------	------

Project Number: E102.01
Original Issue: 05-08-20
Project Status: SITE PLAN SUBMITTAL

Stamp

Sheet Title

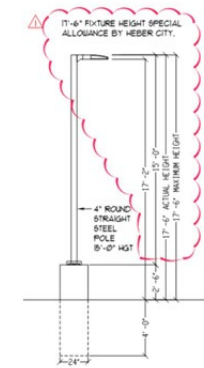
PHOTOMETRIC SITE PLAN

Sheet Number

E102



TYPE A14 & A15 (3000K)



POLE HEIGHT REFERENCE DETAIL
WE ARE REQUESTING THE SPECIAL HEIGHT 6'-0" ALLOWANCE GRANTED BY HEBER CITY FOR THE ADJACENT LIGHTS TO KEEP THE CONSISTENCY FOR THE NEW LIGHTS SHOWN.



McGraw-Edison
Impact Elite LED
Wall Mount Luminaire

- Interactive Menu**
- Ordering Information [page 1](#)
 - Product Specifications [page 2](#)
 - Energy and Performance Data [page 3](#)
 - Control Options [page 4](#)

Product Certifications

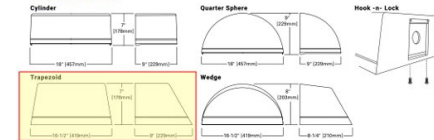


- Quick Facts**
- 15 Optical Distributions
 - Lumen packages range from 2,459 to 11,480 (20W - 65W)
 - Efficacy up to 149 lumens per watt

Connected Systems

- Enlighted

Dimensional Details



Notes:
1. All dimensions are in inches (in) and millimeters (mm).



Lumark
Prevail LED

Area / Site Luminaire

Product Features



Product Certifications



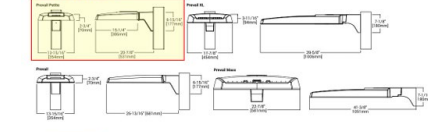
Connected Systems

- WaveLinx

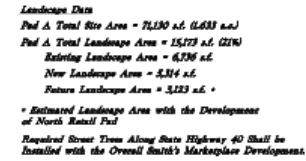
- Interactive Menu**
- Ordering Information [page 1](#)
 - Mounting Details [page 2](#)
 - Optical Configurations [page 3](#)
 - Product Specifications [page 4](#)
 - Energy and Performance Data [page 5](#)
 - Control Options [page 6](#)

- Quick Facts**
- Lumen packages range from 4,800 - 84,000 lumens (35W - 58W)
 - Replaces 70W up to 1,000W HID equivalents
 - Efficacies up to 160 lumens per watt
 - Energy and maintenance savings up to 85% versus HID solutions
 - Standard universal quick mount arm with universal drill pattern

Dimensional Details



Notes:
1. All dimensions are in inches (in) and millimeters (mm).



TYPE	QTY	SYMBOL	COMMON NAME	SIZE
SHRUBS	2		<i>Quercus rubra</i> 'Depressed' / Depressed English Oak	2" Galpat
	QTY	SYMBOL	COMMON NAME	SIZE
	1		<i>Corylus heterophylla</i> 'Viburnum' / Oak Rustic Prunella	5 gal
	3		<i>Hydrangea paniculata</i> 'Limelight' / Limelight Panicle Hydrangea	1 gal
	2		<i>Juniperus horizontalis</i> 'Blue Chip' / Blue Chip Juniper	5 gal
TREES	1		<i>Pinus resinosa</i> 'Aurea' / Dwarf Mugo Pine	5 gal
	QTY	SYMBOL	COMMON NAME	SIZE
	1		<i>Pinus x citrina</i> / Purple Leaf Sand Cherry	5 gal
	2		<i>Rosa arvensis</i> 'Sno-See' / Sno-See Fragrant Rose	1 gal
	3		<i>Rosa alba</i> 'Green Wound' / Green Wound Rose Current	1 gal
ORNAMENTAL GRASSES	QTY	SYMBOL	COMMON NAME	SIZE
	2		<i>Calamagrostis x acutiflora</i> 'Vast Forest' / Feather Reed Grass	1 gal
	3		<i>Helleborus complanatus</i> 'Tappin' / Blue Hot Grass	1 gal
	QTY	SYMBOL	COMMON NAME	SIZE
	2		<i>Hemerocallis</i> x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
PERENNIALS	QTY	SYMBOL	COMMON NAME	SIZE
	4		<i>Salvia nemorosa</i> 'May Night' / May Night Salvia	1 gal

[illegible]

2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Flirt Source Chip for Shrub Areas. See Sheet C.1.7 for Irrigation Layout and Sheet C.1.7 for Details.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.

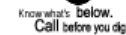
- 1 Initial Slope Study with Alternative Slope and/or Drainage Schedules for Storm Water
- 2 Initial Landscape and Street Layout (with Adjacent Land Use of Church, Church Existing Streets)
- 3 Initial Landscape
- 4 Landscape Design to be Installed with the Church's Masterplan Development; Landscape Design to be Installed in Church's Masterplan Development
- 5 Existing Landscape to be Installed with the Church's Masterplan Development; Landscape Design to be Installed in Church's Masterplan Development
- 6 Landscape Design to be Installed with the Church's Masterplan Development
- 7 Final Existing Landscape and Irrigation Adjacent to New Waterway
- 8 Ordering and Maintaining Final Area and/or Maintaining Final Area
- 9 Summer Enclosure with Final Landscape Design to be Installed in Church's Masterplan Development and on the Site of Community 600
- 10 Summer Enclosure with Final Landscape Design to be Installed in Church's Masterplan Development and on the Site of Community 600
- 11 New Light Pole - Site Size Study
- 12 New Light Pole - Site Size Study
- 13 New Light Pole - Site Size Study
- 14 New Light Pole - Site Size Study
- 15 New Light Pole - Site Size Study
- 16 New Light Pole - Site Size Study
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- 99 New Light Pole - Site Size Study
- 100 New Light Pole - Site Size Study

2. Plant material and systems are provided for bidding purposes only. It is the responsibility of the contractor to determine the availability of the plant material and the availability of all plant systems and the same shall meet or exceed the specifications and shall be available at the time of construction. The contractor shall determine a quality deficiency or availability problem and specify the same in writing to the owner. The contractor shall be responsible for the removal and replacement of any plant material or system or to fill the area shown on the plan using his specific expertise.
3. Contractor shall cut Blue Stiles before installation for plant material.
4. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of construction. The contractor shall be responsible for the protection of all utilities during the construction phase, and repair any and all damage to utilities. The contractor shall be responsible for the protection of all existing underground utilities and shall be responsible for the protection of all existing underground utilities.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings. drawings.
6. The site and architectural drawings for all structures, hardscape, grading, and drainage.
7. Contractor shall install and maintain all utility elements of all plants. All contractors must have adequate liability, personnel injury and property damage insurance. The contractor shall be responsible for the removal and replacement of any plant material or system or to fill the area shown on the plan using his specific expertise. The contractor must ensure that the site is in good condition at the time of final cleanup. Construction must occur in a

8. All work placed on patent shall conform to the minimum specifications established by the American Standard for Survey Steel Established by the American Association of Professional Surveyors, Inc. (ASPS).
9. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities.
10. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities.
11. If the contractor is responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities, the contractor shall be responsible for obtaining all necessary permits, licenses, and approvals from the appropriate authorities.
12. The contractor shall take all necessary scheduling and other precautions to avoid any delay in the completion of the work.
13. The contractor shall take all necessary scheduling and other precautions to avoid any delay in the completion of the work.
14. The contractor shall take all necessary scheduling and other precautions to avoid any delay in the completion of the work.
15. The contractor shall take all necessary scheduling and other precautions to avoid any delay in the completion of the work.
16. The contractor shall take all necessary scheduling and other precautions to avoid any delay in the completion of the work.
17. The contractor shall take all necessary scheduling and other precautions to avoid any delay in the completion of the work.
18. The contractor shall take all necessary scheduling and other precautions to avoid any delay in the completion of the work.
19. The contractor shall take all necessary scheduling and other precautions to avoid any delay in the completion of the work.
20. The contractor shall take all necessary scheduling and other precautions to avoid any delay in the completion of the work.

- [illegible]

24. Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failure indicates but are not limited to, the following: Death and nonvoluntary growth, insect infestation resulting from adverse land or substrate conditions, or neglect by owner or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

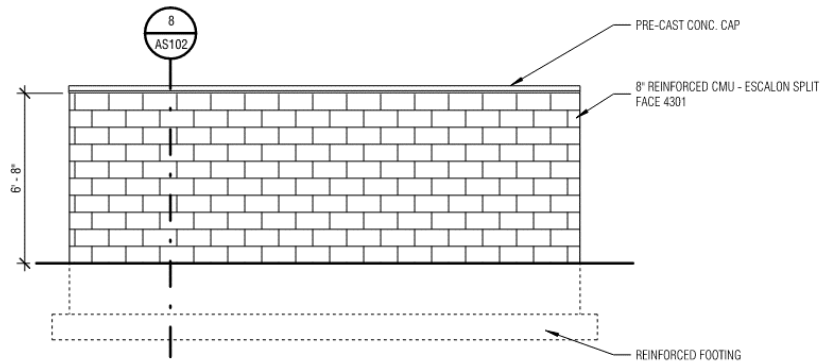


City Engineer, Russell Ford, P.E. Approval Date: _____

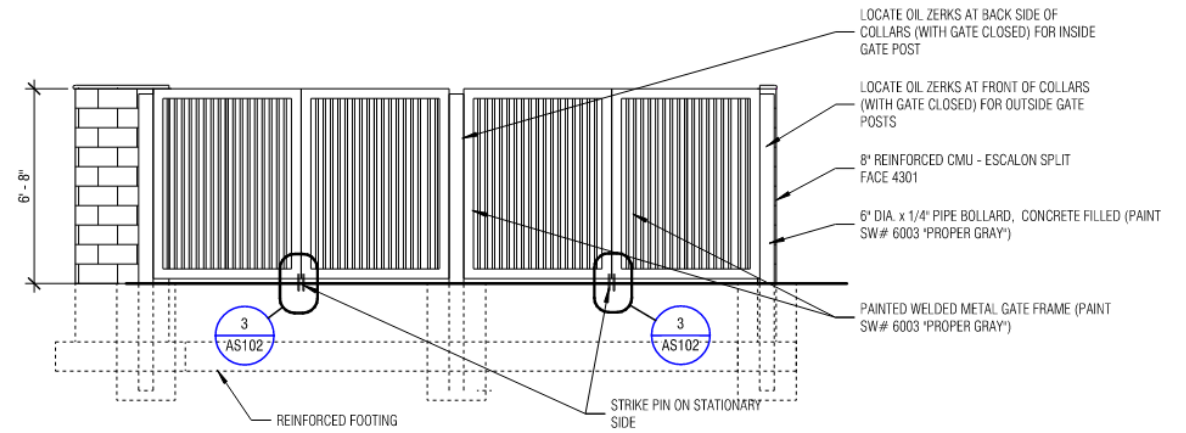
Landscape Plan
New London Commercial Pad South



25 Jul, 2023
SHEET NO.
L1.1



7 | TRASH ENCLOSURE - BACK ELEVATION
1/4" = 1'-0"

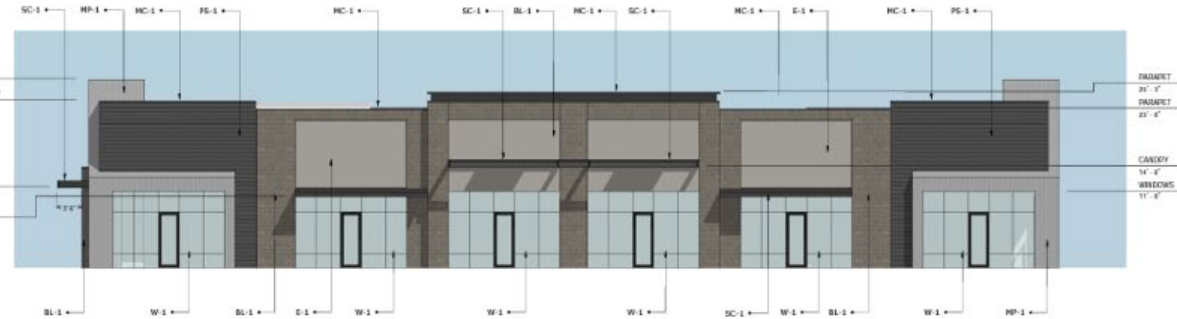


1 | TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

E-1:	238 SF (25%)
BL-1:	328 SF (35%)
PS-1:	412 SF (43%)
WP-1:	22 SF
MC-1:	16 SF
SC-1:	7 SF
WALL TOTAL:	994 SF
GLAZING:	176 SF
D-1:	21 SF



FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

E-1:	428 SF (25%)
BL-1:	759 SF (43%)
PS-1:	335 SF (19%)
WP-1:	364 SF (21%)
MC-1:	67 SF
SC-1:	87 SF
WALL TOTAL:	2,412 SF
GLAZING:	1,066 SF



LEFT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

E-1:	184 SF (25%)
BL-1:	371 SF (51%)
PS-1:	289 SF (39%)
WP-1:	22 SF
MC-1:	16 SF
SC-1:	19 SF
WALL TOTAL:	1,111 SF
GLAZING:	52 SF
D-1:	21 SF



BACK ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

E-1:	807 SF (25%)
BL-1:	959 SF (29%)
PS-1:	1272 SF (39%)
WP-1:	158 SF
MC-1:	35 SF
SC-1:	18 SF
WALL TOTAL:	3,289 SF
GLAZING:	52 SF
D-1:	63 SF

FINISH SCHEDULE

E-1:	EFS
BL-1:	CMU VENEER
PS-1:	PAINTED FIBER CEMENT SIDING
WP-1:	PREFINISHED VERTICAL METAL SIDING
MC-1:	PREFINISHED METAL CAP FLASHING
SC-1:	PAINTED STEEL CANOPY
D-1:	PAINTED HOLLOW METAL DOOR & FRAME
W-1:	ALUMINUM STOREFRONT SYSTEM



WPI HEBER RETAIL - BUILDING 1

500 North Highway 40 | Heber City, Utah

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

16 JUNE 2023

Page





SOUTHEAST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



WPI HEBER RETAIL - BUILDING 1
500 North Highway 40 | Heber City, Utah

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com

16 JUNE 2023

16

Discussion

GENERAL COMMENTS/ QUESTIONS

Clarify intended use? Is this just a drive through restaurant?

AWA RESPONSE: THE USES WILL BE RETAIL AND/OR RESTAURANT. THE CURRENT PLAN AND INITIAL USES WILL BE MULTI-TENANT RETAIL SHELL BUILDING WITH UP TO 6 POTENTIAL TENANTS, TWO OF WHICH MAY BE DRIVE-THRU.

Provide more detailed parking analysis.

- What is the 1 stall/ 400 sq parking based on?
- How were ADA stalls determined? What is the type, size, and quantity?

AWA RESPONSE: PARKING REQUIREMENTS PER HCMC 18.72.030(A)(2) PARKING SPACE REQUIREMENTS – DESIGNATED STATES, "Banks, professional offices, retail stores, personal service shops, medical clinics and other business buildings not specifically mentioned elsewhere in this section shall have four parking stalls per 1,000 square feet of net floor area."

18.72.030(A)(19) PARKING SPACE REQUIREMENTS – DESIGNATED STATES, "Restaurants, taverns and lounges shall have one parking space per two hundred square feet of net floor area;"

33 stalls are provided.

C-2/ C-4 DESIGN STANDARDS & GUIDELINES

SECTION 106 – TRANSPORTATION & CIRCULATION:

Sidewalks. The site shall include a pedestrian circulation element. All developments with a building of more than 30,000 square feet of floor area shall provide the following:

- Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public street. **Will a sidewalk be provided along highway 40?**

AWA RESPONSE: 10' CITY MASTER PLANNED ASPHALT TRAIL FRONTS THE SITE ON HIGHWAY 40 AND 900 NORTH. MASTER PLAN WALKWAYS TO BE CONSTRUCTED BY OFF-SITE PLANS – NEW LONDON 900 NORTH / HIGHWAY 40 IMPROVEMENT PLANS.

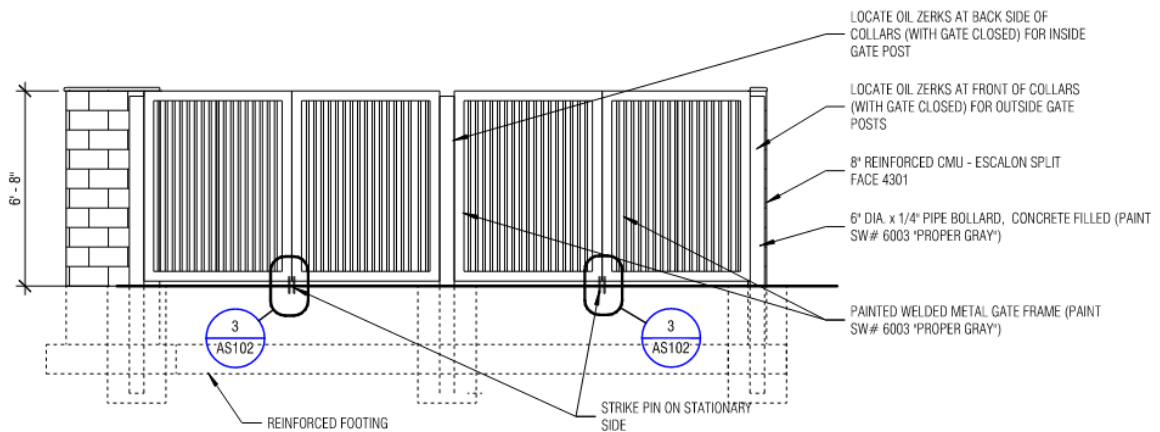
Community Spaces. Each retail development shall provide **at least three (3) of the following design features**, which shall be constructed of materials that match the principal structure and linked by sidewalks to the principal structure: **Patio/ seating area is provided – are there any other design features that meet this requirement?**

AWA RESPONSE: THE CONCEPT SITE IS APPROVED AS PART OF THE LARGER SMITH'S MARKETPLACE. A COPY OF THE CITY APPROVED SITE PLAN IS PROVIDED IN THE SUBMITTED PARTICIPATION AGREEMENT. PATIO SEATING IS PROVIDED ON SITE, ALTHOUGH THE PROPOSED BUILDING SIZE DOES NOT TRIGGER THE AMENITIES REQUIREMENT ONLY, YET IT DOES AS PART OF THE LARGER SMITH'S DEVELOPMENT.

1. Patio/seating area,
2. Pedestrian plaza with benches,
3. Window-shopping walkway,
4. Play areas,
5. Kiosk area,
6. Water feature, clock tower, sculpture,
7. Other focal features approved by the Planning Commission

SECTION 109 – OUTDOOR STORAGE & TRASH

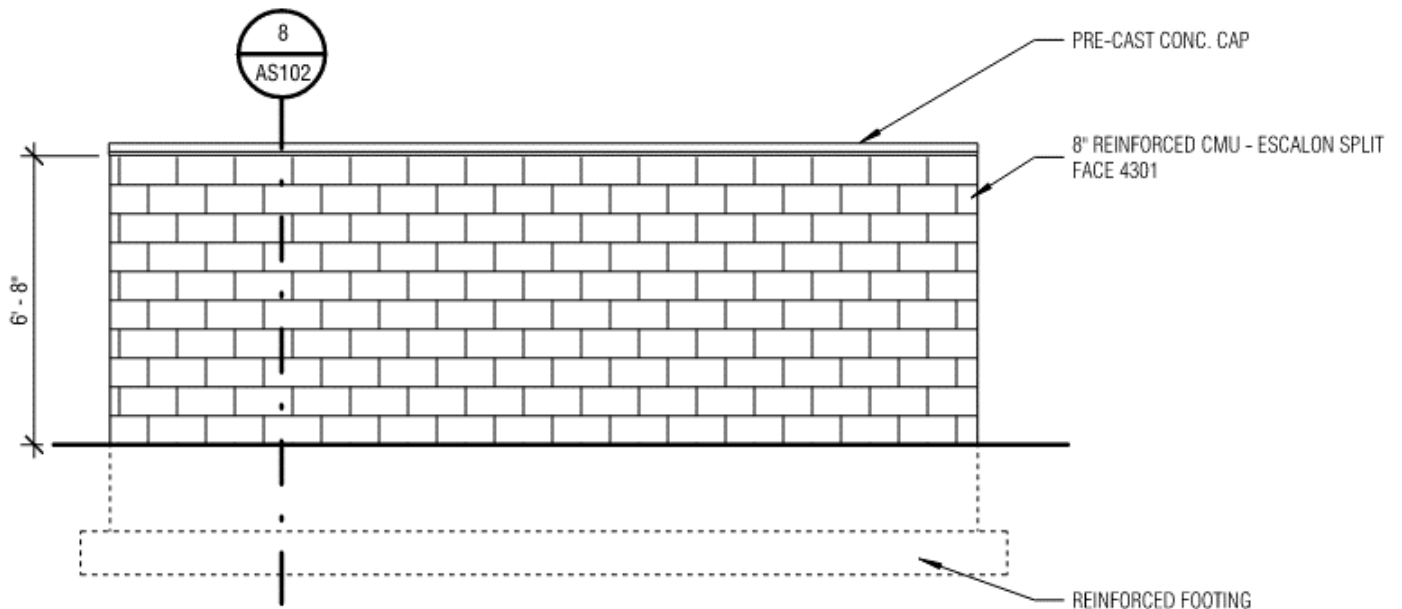
All trash areas shall be screened on all four sides by 6' high walls and be hidden from public view. **Is a trash enclosure detail provided?** (Need to verify the enclosure meets the 6' high wall requirement)



1 TRASH ENCLOSURE - FRONT ELEVATION

1/4" = 1'-0"

AWA RESPONSE, "A FULL DUMPSTER ELEVATION WILL BE PROVIDED AS PART OF THE BUILDING PLANS. DUMPSTER TO MATCH BUILDING ARCHITECTURE AND IS PROVIDED BY ARCHITECT PLANS."



7 | TRASH ENCLOSURE - BACK ELEVATION

1/4" = 1'-0"

SECTION 307 – BUILDING WIDTH:

Need to clarify if the building is required to meet any modulation requirements (street wall)? Zoning code says: the “street wall” suggestions shall not be a requirement for a development in MURCZ.

THE MAIN BUILDING STRUCTURE IS SIMPLE AND RECTANGULAR AT THE FRONT AND SIDES, THE ARCHITECT HAS PLANNED FOR SOME STEPS AND FRAMED OUT ELEMENTS TO CREATE ARTICULATION ON THE BUILDING.

WE WILL LOOK TO HEBER CITY TO ADDRESS THE CLARIFICATION QUESTION POSED AS PART OF THE PLANNING REVIEW.

New London Commercial Pad South

900 North Highway 40
Heber, Utah, 84032

Heber City Redlines
7.11.23

- A condition of approval:
Subdivision improvements are
dependent on Smith's
Marketplace and 900 North
site and utility improvements.

AWA RESPONSE: NOTED.

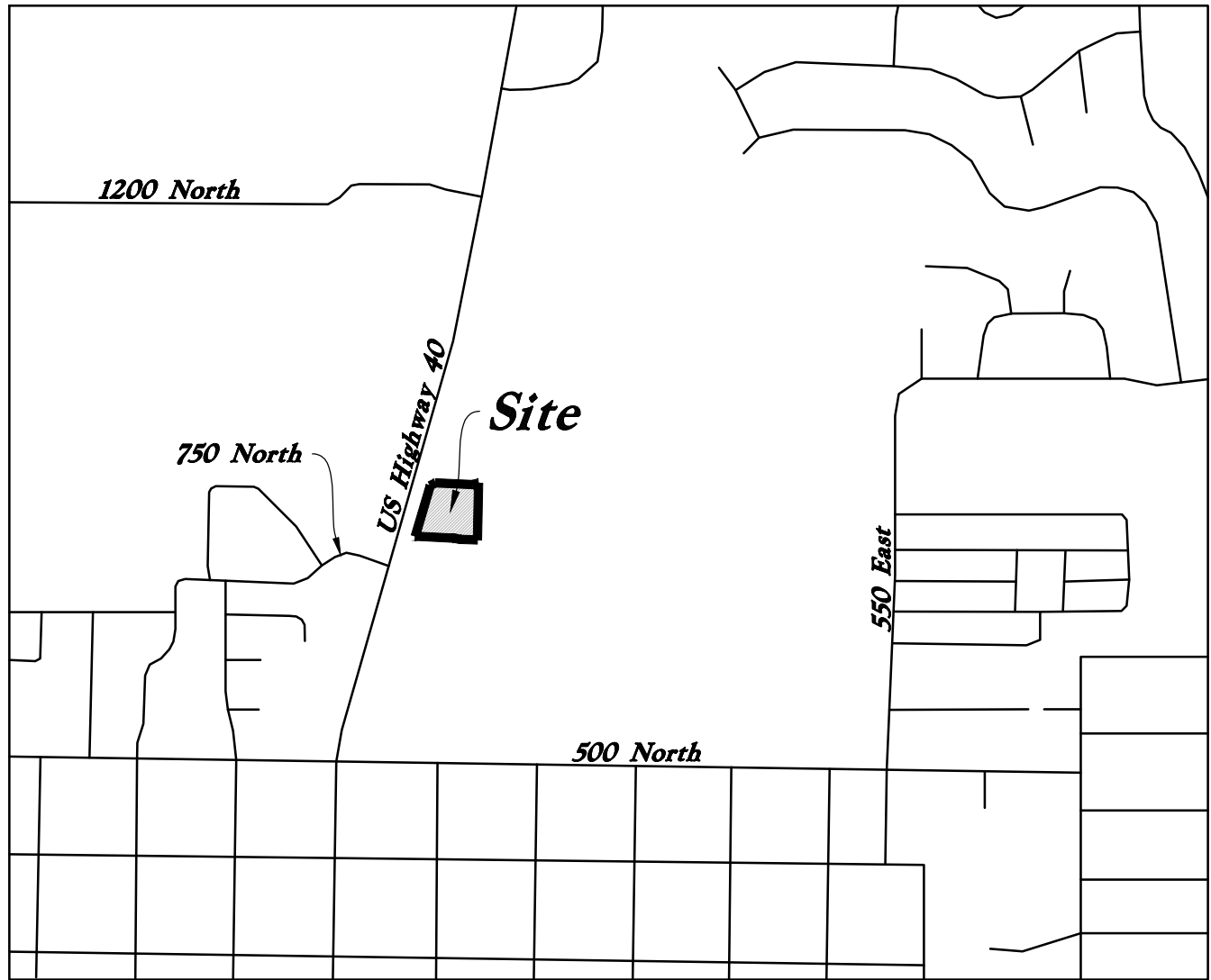
Acceptance

City Engineer, Russell Funk, P.E.	Approval Date
Land Use Authority	Approval Date
Heber City Water Department	Approval Date
Heber City Public Works Department	Approval Date

Include Heber City
Engineer
"Acceptance"
signature block on
every page.

AWA RESPONSE: NOTED, SEE
REVISED SUBMITTAL

Reference Most Current City Standards
www. https://www.heberut.gov/159/Standard-Specifications
Contractor to Download



Vicinity Map
Not to Scale



Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bid. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade - Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Concrete	Existing Inlet Box
Proposed Asphalt	Existing Catch Basin	Existing Manhole
Proposed Concrete	Existing Fire Hydrant	Existing Water Valve
Proposed Truncated Domes	Existing Overhead Power Line	Existing Water
Proposed Inlet Box	Existing Water	Existing Secondary Water
Proposed Catch Basin	Existing Sewer	Existing Storm Drain
Proposed Manhole	Existing Gas	Existing Power
Proposed Transformer	Existing Telephone	Existing Fence
Proposed Meter Box	Existing Power	Flowline
Proposed Water Meter	Existing Telephone	Centerline
Proposed Water Meter	Existing Fence	Existing Contour
Proposed Fire Hydrant	Flowline	Existing Spot
Proposed Water Valve	Centerline	Existing Light Pole
Proposed Water Line	Existing Contour	Existing Street Light
Proposed Sanitary Sewer	Existing Spot	Existing Building
Proposed Storm Drain	Existing Light Pole	Existing Telephone Box
Proposed Conduit Line	Existing Street Light	Existing Power Meter
Proposed Power Line	Existing Building	Existing Electrical Box
Proposed Gas Line	Existing Telephone Box	Existing Electrical Cabinet
Proposed Fire Line	Existing Power Meter	Existing Gas Meter
Proposed Secondary Water Line	Existing Electrical Box	Existing Water Meter
Proposed Roof Drain	Existing Electrical Cabinet	Existing Iris Control Box
Proposed Fence	Existing Gas Meter	Existing Ballad
Ridge line	Existing Water Meter	Existing Hose Bib
Grade Break	Existing Iris Control Box	Working Point
Proposed Contour	Existing Ballad	Existing Deciduous Tree
Direction of Drainage	Existing Hose Bib	Existing Coniferous Tree
Proposed Spot	Working Point	
ADA Accessible Route	Existing Deciduous Tree	
Property Line	Existing Coniferous Tree	
Sawcut Line		
Proposed Light Pole		
Proposed Street Light		
Proposed Building		
Existing Power Pole		
Existing Power Pole w/ Guy		
Existing Utility Marker		
Existing Post		

Civil Sheet Index

- C0.0 Cover Sheet
- ALTA Survey/Subdivision Plat
- C0.1 Demolition Plan
- C1.1 Site Plan
- C2.1 Grading Plan
- C2.2 Grading Details
- C2.3 Grading Details and Notes
- C3.1 Utility Plan
- C4.1 Details
- C4.2 Details
- C5.1 Erosion Control Plan - Phase 1
- C5.2 Erosion Control Plan - Phase 2
- C5.3 Erosion Control Details
- L1.1 Landscape Plan
- L2.1 Irrigation Plan
- L3.1 Landscape and Irrigation Plan

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Wasatch County, Utah and Incorporated Areas Community Map No. 49051C0118E dated March 12, 2012. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

N 89°31'24" E VRS Basis of Bearings
(89°31'49" rec)

Benchmark

Brass Cap Monument for the Northwest Corner of Section 32, T3S, R5E, SLB&M
Assigned elevation = 5565.64 feet
Observed November 30, 2020

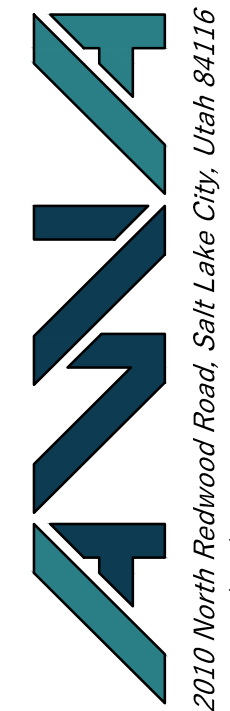
Legal Description

Pad A:

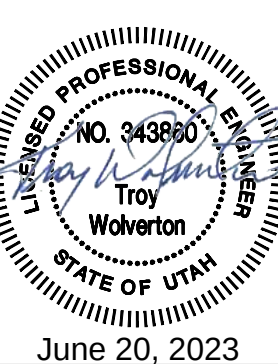
A part of the Northwest Quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian in Wasatch County, Utah.

Beginning at a point on the Easterly Line of State Highway 40 as it exists on the ground at 75.00 foot half-width at approx. Highway Station 1884+17.76 located 724.01 feet North 89°31'24" East along the Section Line; and 1722.99 feet South 0°28'36" East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence North 16°54'40" East 257.03 feet along said Easterly Line of the Highway; thence North 61°58'47" East 28.22 feet; thence South 87°25'11" East 182.43 feet; thence North 75°48'21" East 29.03 feet; thence South 1°06'00" West 277.08 feet; thence North 87°30'17" West 84.14 feet; thence North 80°35'48" West 31.85 feet; thence North 87°03'24" West 188.10 feet to the Easterly Line of said State Highway and the point of beginning.

Contains 71,130 sq. ft.
or 1.633 acres



New London Commercial Pad South
900 North Highway 40
Heber, Utah, 84032



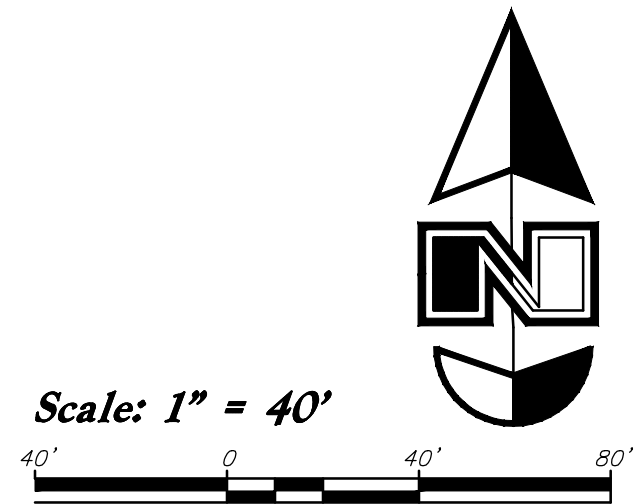
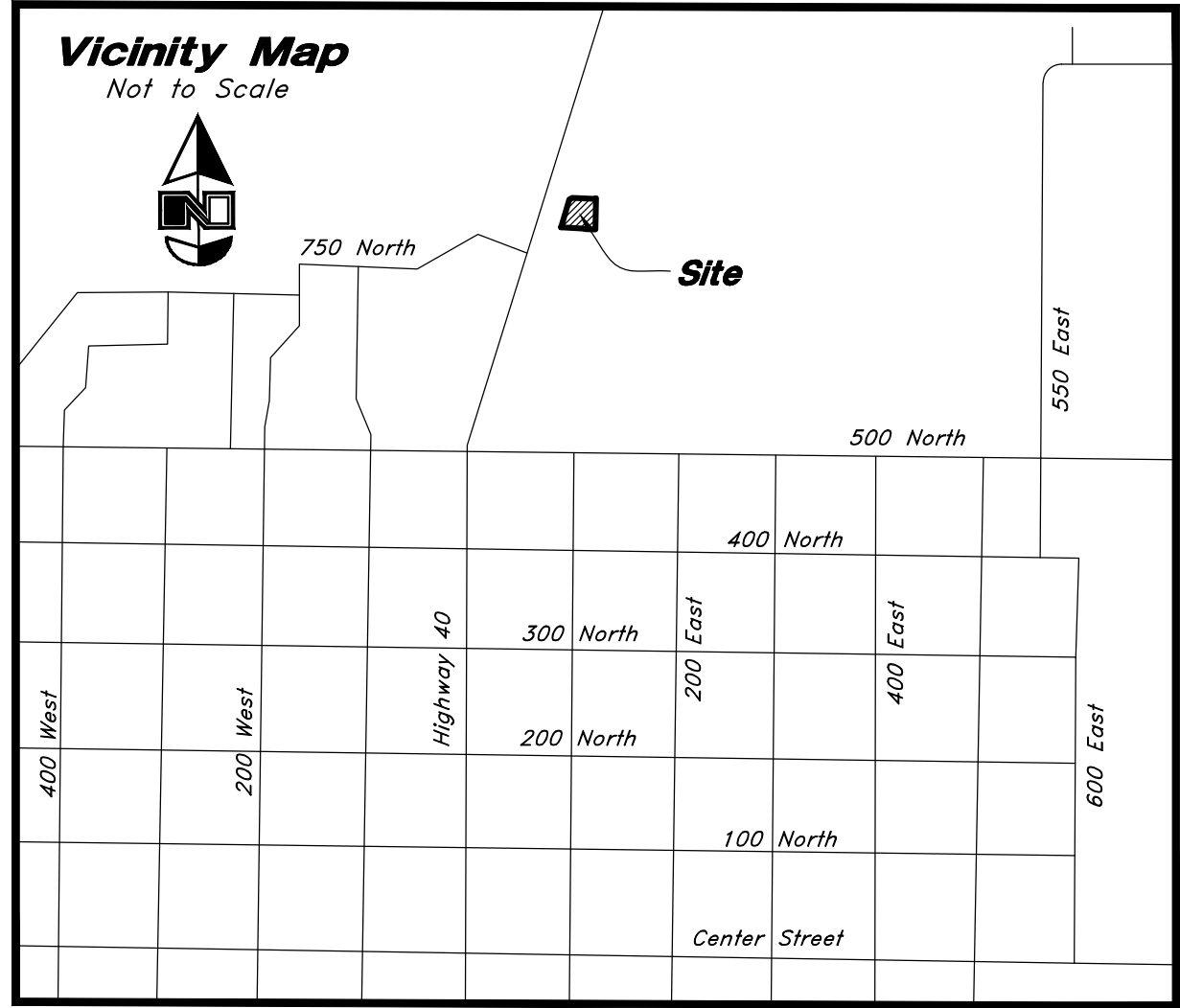
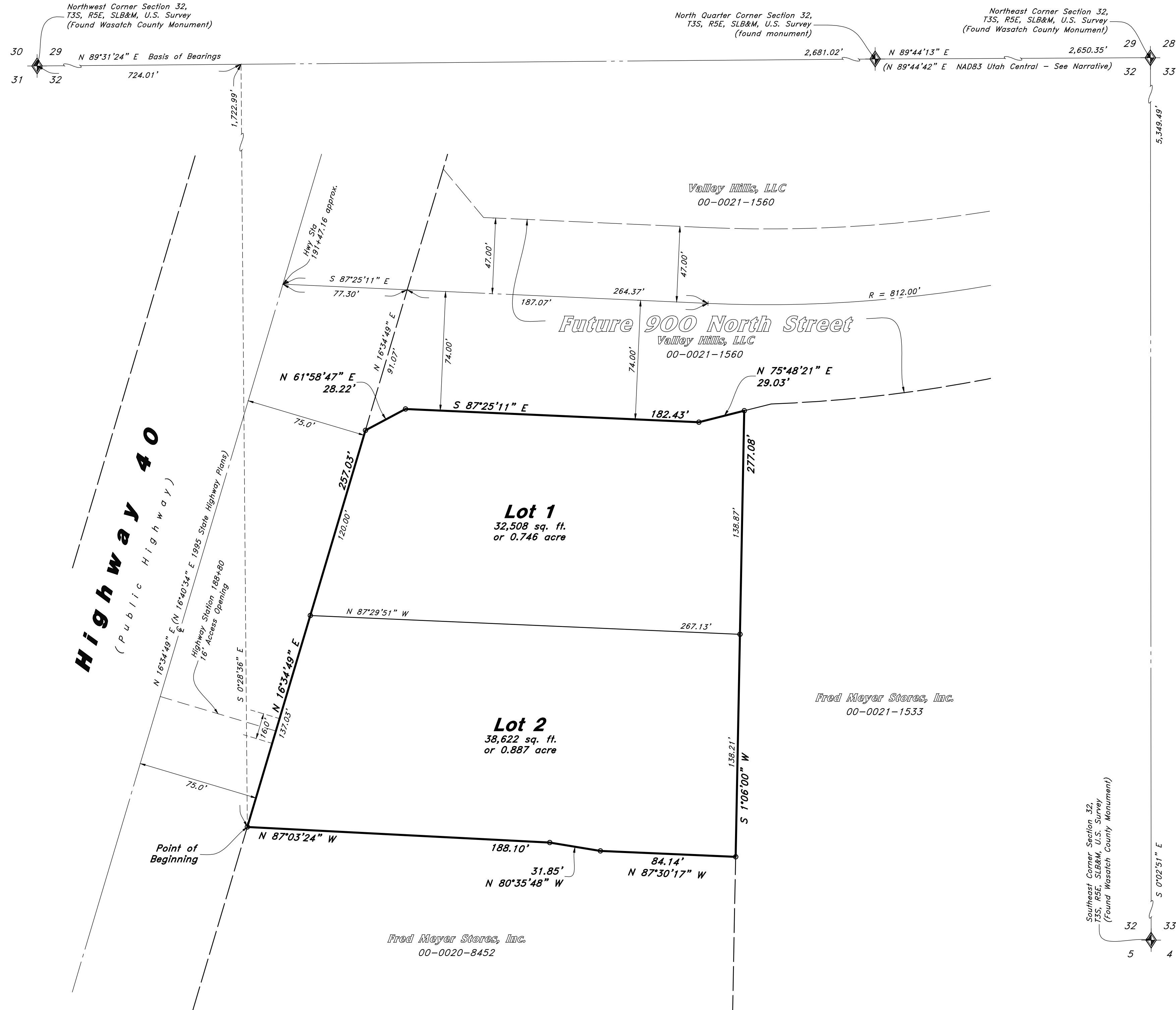
05 June, 2023

SHEET NO.

C0.0

New London South Subdivision

A Part of the Northwest Quarter of Section 32,
Township 3 South, Range 5 East, Salt Lake Base & Meridian, U.S. Survey
in Heber City, Wasatch County, Utah
2023



Legend

- Property Line
- Easement Line
- Adjoiner Line
- Centerline
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped "AWA"

Narrative

This 2 Lot Subdivision was requested by The Richie Group prerequisite to the development of this property.

This Survey retraces 2021 Parcel Line Adjustment by AWA recorded on October 19, 2021 as Filing No. 003722 in the Official Records of Wasatch County.

Four Wasatch County Section Corner Monuments were recovered and utilized for control. A line between monuments found for the Northwest Corner and the North Quarter Corner of Section 32 was assigned the bearing of North 89°31'24" East as the Basis of Bearings to match the hereon referenced 2021 Parcel Line Adjustment Survey. Independent measurements were taken of the North Quarter and Northeast Corners on a NAD83 Utah Central Zone State Plane mapping projection for the purpose of identifying a rotation to match said datum. Bearings shown hereon must be rotated 0°00'29" Clockwise in order to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

1995 State Highway Plans were acquired and rotated 0°05'45" Counter-clockwise to match and honor the Highway Right-of-Way markers as recovered in place on the ground.

Property Corners will be set as shown hereon.

Certification

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Wasatch County Record of Survey Filing No. 0003722, being a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as New London South Subdivision.

Boundary Description

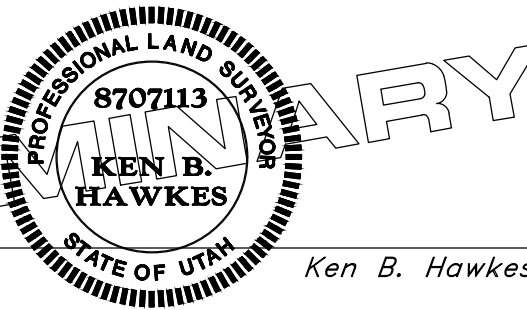
All Parcel 2 of the Parcel Line Adjustment recorded on October 19, 2021 as Filing No. 003722 of the Official Records of Wasatch County; being a part of the Northwest Quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, in Heber City, Wasatch County, Utah:

Beginning at a point on the Easterly Line of State Highway 40 as it exists on the ground at 75.00 foot half-width at approximate Highway Station 188+17.76; located 724.01 feet North 89°31'24" East along the Section Line; and 1,722.99 feet South 0°28'36" East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence North 16°34'49" East 257.03 feet along said Easterly Line of the Highway; thence North 61°58'47" East 28.22 feet; thence South 87°25'11" East 182.43 feet; thence North 75°48'21" East 29.03 feet; thence South 1°06'00" West 277.08 feet; thence North 87°30'17" West 84.14 feet; thence North 80°35'48" West 31.85 feet; thence North 87°03'24" West 188.10 feet to said Easterly Line of said State Highway 40 and the point of beginning.

Contains 71,130 sq. ft.
or 1.633 acres
2 Lots

Signed this _____ day of _____, 20____

8707113
License No.



Ken B. Hawkes

Owner's Dedication

Know all by these presents that we, the undersigned Owners of the described tract of land hereon, having caused the same to be subdivided into 2 Lots to hereafter be known as

New London South Subdivision

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereby I have hereunto set my hand
This _____ Day of _____ A.D., 20____.

NuLo, LLC

by:
its:

Acknowledgment

State of _____ } ss
County of _____

On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of _____ and that the foregoing instrument was signed in behalf of said Corporation by authority of its Board of Directors, and they acknowledged to me that said Corporation executed the same.

Notary Public Full Name: _____

Commission Number: _____

My Commission Expires: _____

A Notary Public Commissioned in Utah

(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

A Notary Public

Acceptance by Legislative Body

The City Council of Heber City, Wasatch County, Utah approves this Subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ Day of _____ A.D., 20____.

Attest: City Recorder

Heber City Mayor

Heber City Engineer

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

Heber City Engineer

Planning Commission

Approved this _____ Day of _____ A.D., 20____
by the Heber City Planning Commission.

Planning Commission Chairperson

Board of Health

Approved this _____ Day of _____ A.D., 20____

Heber City Board of Health

Wasatch County Surveyor

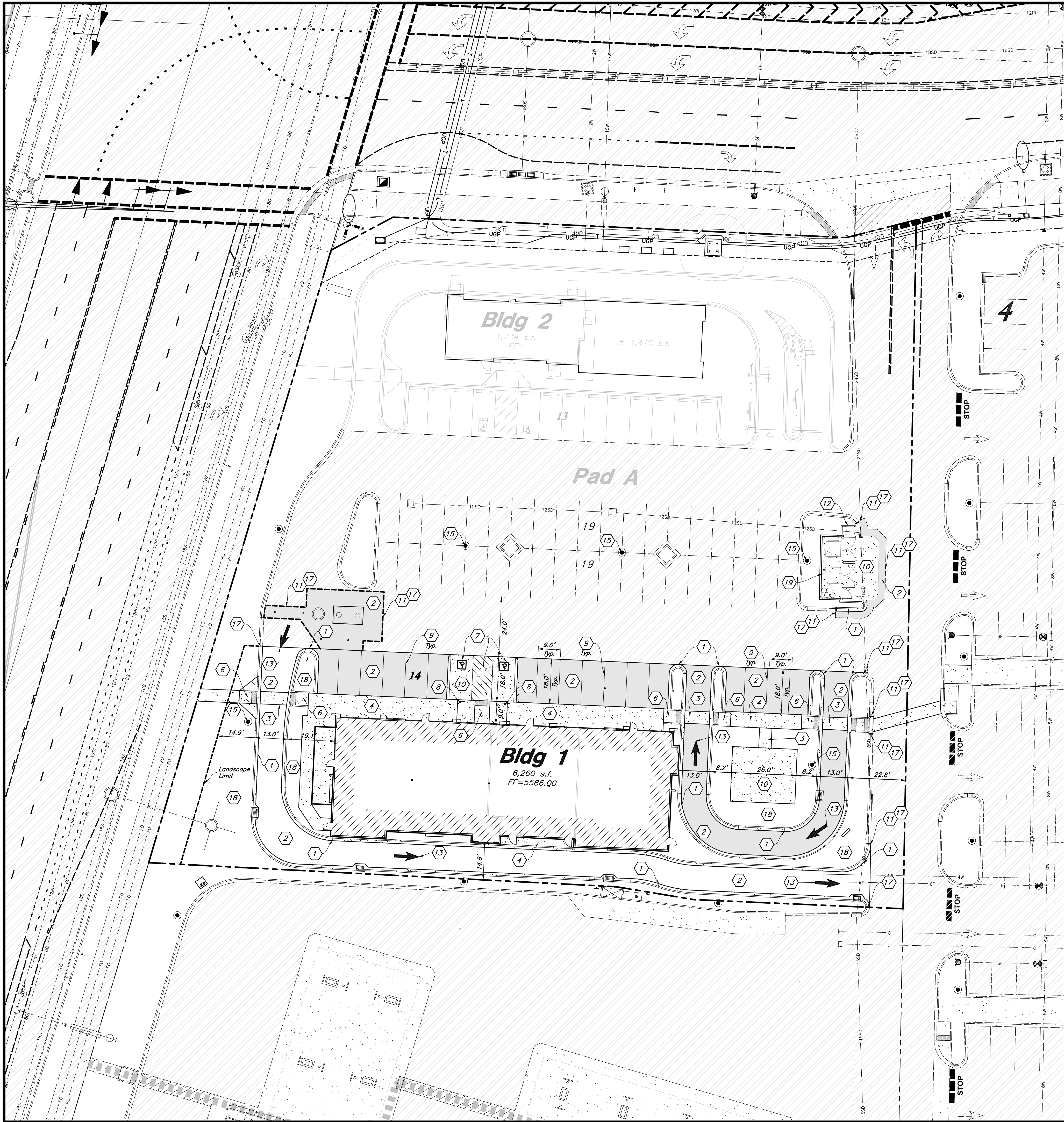
File No. _____
Approved this _____ Day of _____ A.D., 20____

Wasatch County Surveyor

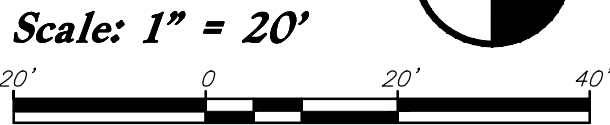


Owner/Developer

NuLo, LLC
1245 East Brickyard Road, Suite 70
Salt Lake City, Utah



Site Data
Site Area = 71,130 s.f. (1.633 ac.)
Landscape Area Provided = 15,173 s.f. (21%)
Impervious Area Provided = 46,722 s.f. (66%)
Building Area = 9,235 s.f. (13%)
Parking Required = 1/400 s.f. = x stalls
Parking Provided = 38 stalls (5.3/1,000)



- Hatch Legend**
- Standard Asphalt Paving
 - Heavy Duty Asphalt Paving
 - Existing Asphalt Paving
 - Standard Concrete Paving
 - Heavy Duty Concrete Paving
 - Existing Concrete Paving
 - Building Interior
 - Rip Rap/Gravel Areas

- Site Construction Notes**
- Const. 18" Curb & Gutter
 - Const. Asphalt Paving
 - Const. Conc. Sidewalk
 - Const. Thickened Edge Sidewalk
 - Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
 - Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes)
 - Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
 - Const. Conc. Paving
 - Sawcut; Provide Smooth Clean Edge
 - Const. Curb Wall
 - Const. Directional Arrows per MUTCD
 - Not Used
 - Const. Light Pole
 - Not Used
 - Conn. & Match Existing Improvements
 - Const. Landscape Edging (Coordinate w/ Landscape Plan)
 - Const. Trash Enclosure

- General Site Notes:**
- All dimensions are to back of curb unless otherwise noted.
 - Fire lane markings and signs to be installed as directed by the Fire Marshal.
 - Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 - Const. curb transition at all points where curb abuts sidewalk, see detail.
 - Contractor shall place asphalt paving in the direction of vehicle travel where possible.
 - Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:
The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

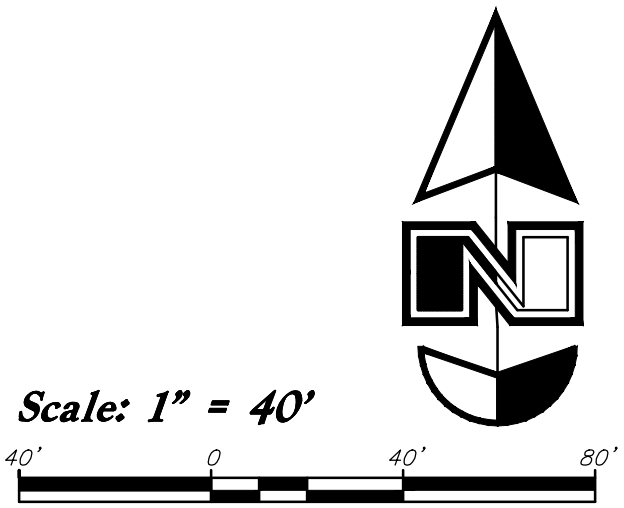
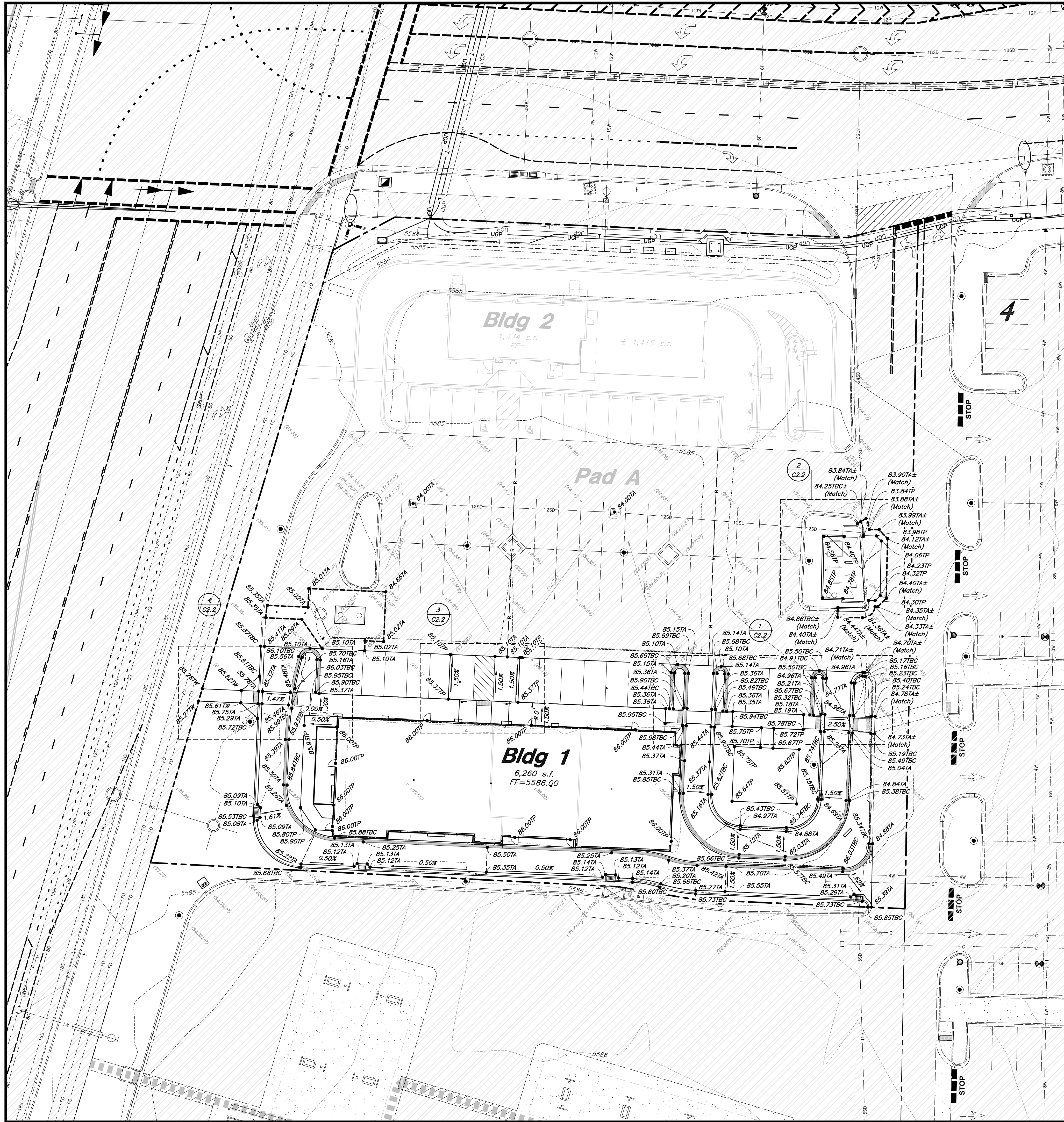
Survey Control Note:
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Designed by: TW
Drafted by: NE
Client Name: Client
21-263pad_SP

Site Plan
New London Commercial Pad South
900 North Highway 40
Heber, Utah, 84032

June 20, 2023
05 June, 2023
SHEET NO.
C1.1



General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by _____ are included in the requirements of grading and Site Preparation. The Report is titled "_____".
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

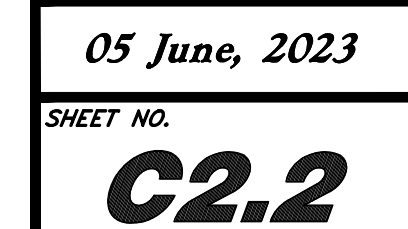
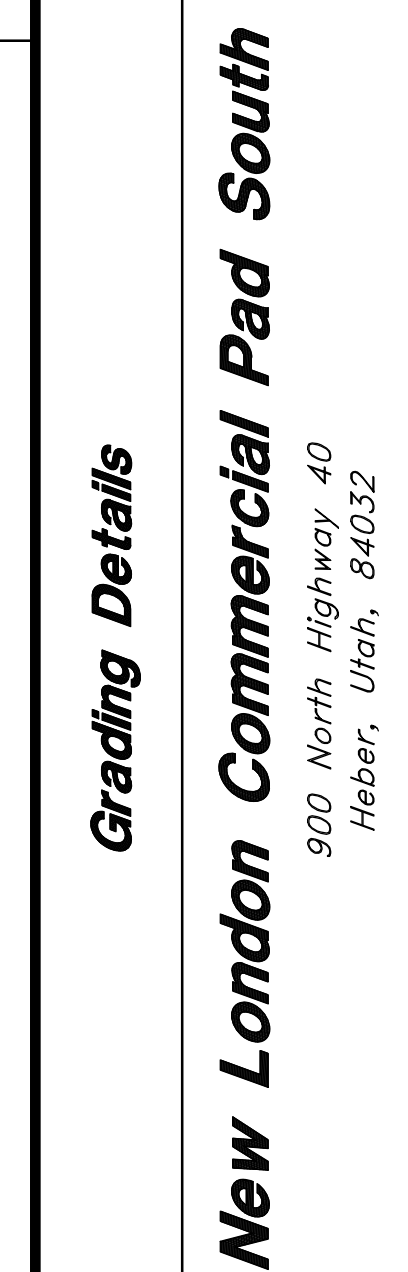
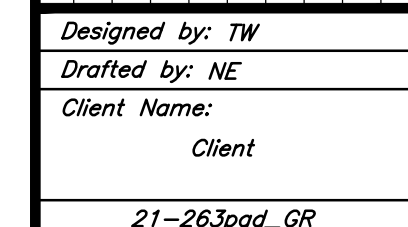
1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

Designed by: TW
Drafted by: NE
Client Name: Client
21-263pad_GR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AIAEngineering.net

Grading Plan
New London Commercial Pad South
900 North Highway 40
Heber, Utah, 84032

June 20, 2023
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C2.1





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Accessible Details and Notes

New London Commercial Pad South
900 North Highway 40
Heber, Utah, 84032

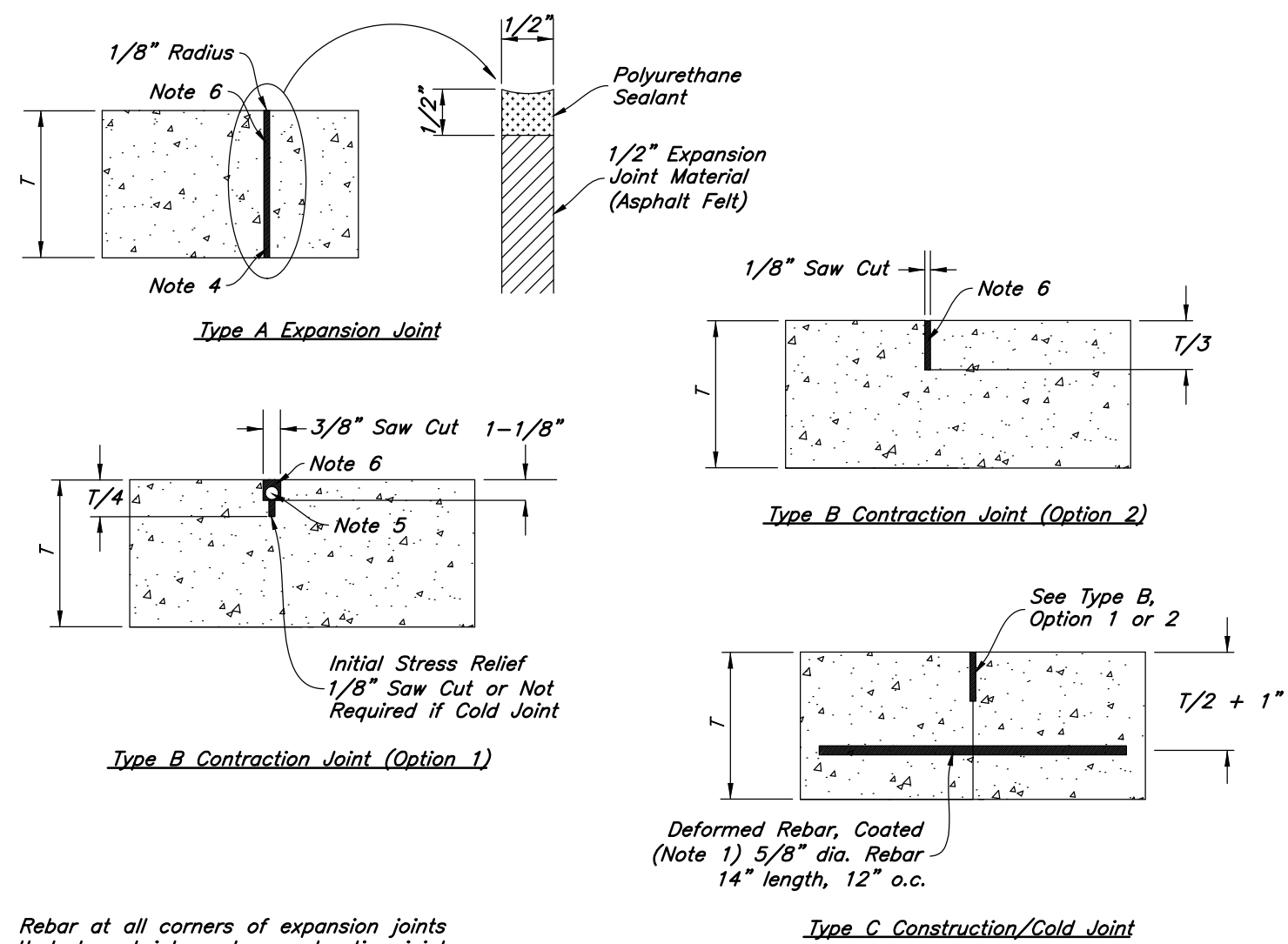


05 June, 2023

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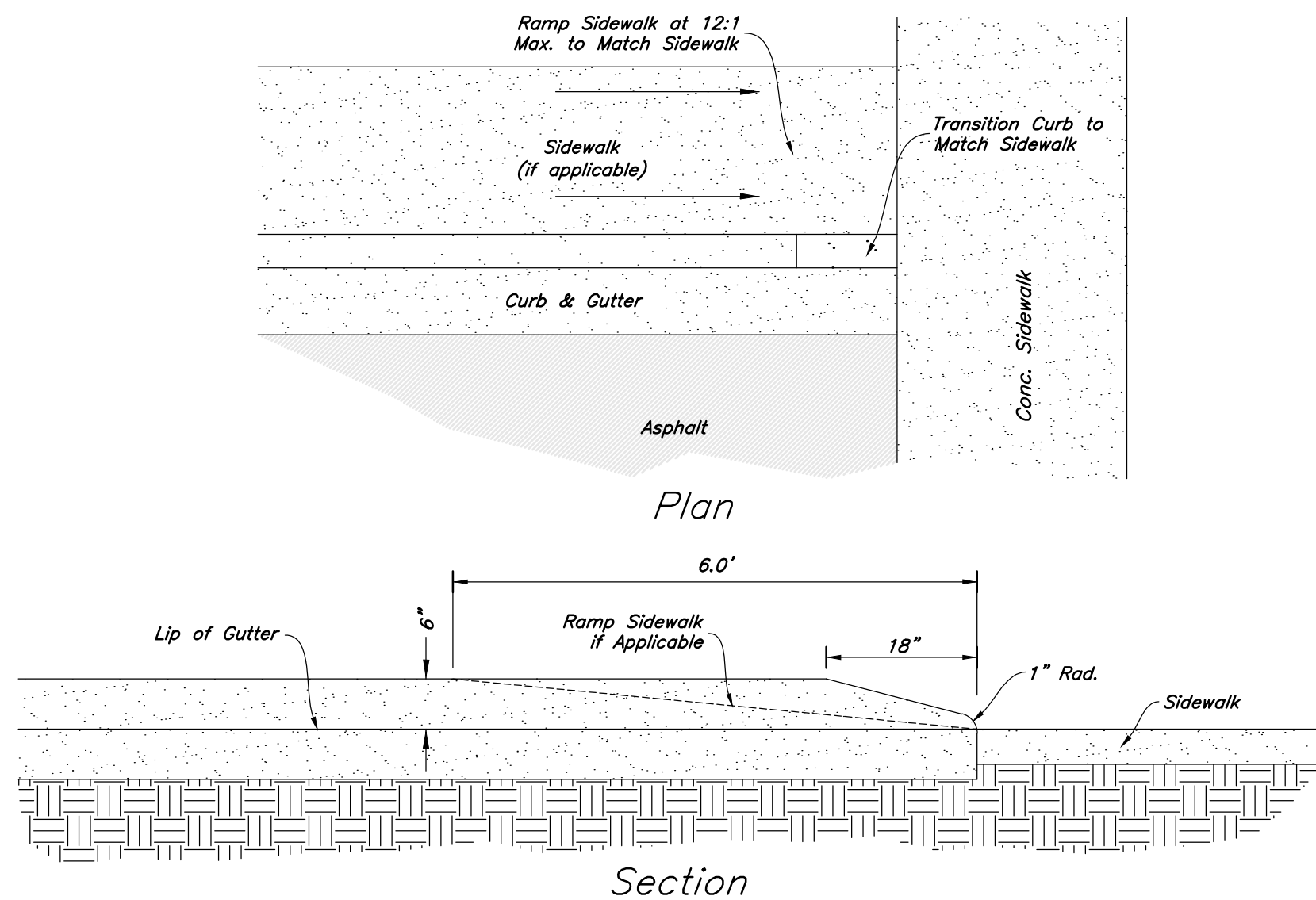
C2.3

1. **REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
- A. Space rebar and dowels at 12 to 15 inches on center.
B. Grease dowels to provide movement in expansion joints.
C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. **SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. **JOINTS:** Lay out joints to aid construction and control random cracking.
- A. Joint Spacing shall be 12 feet maximum on center in both directions.
B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
C. Make adjustments in joint locations to meet inlet or manhole locations.
D. Expansion joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. **JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. **BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. **JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



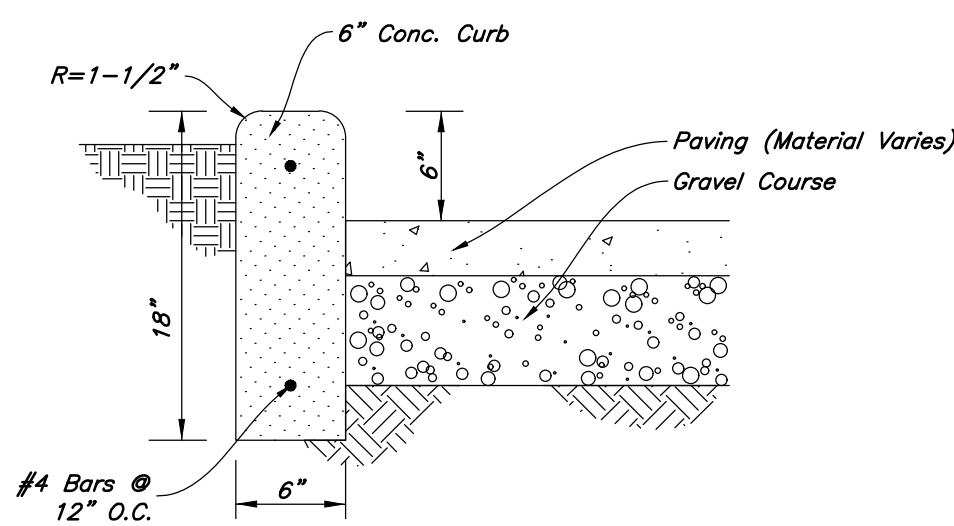
Concrete Joint Detail

Not to Scale



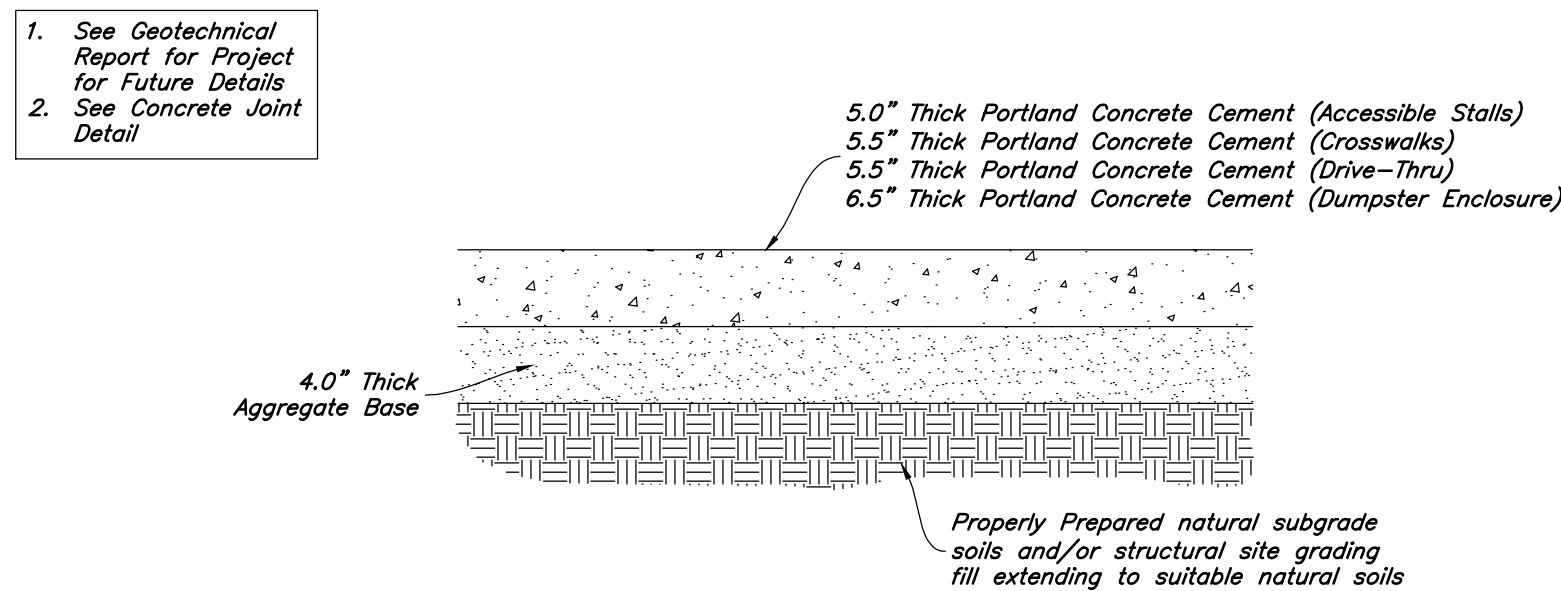
Curb Transition

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Curb Wall Detail

Not to Scale



Concrete Paving Section

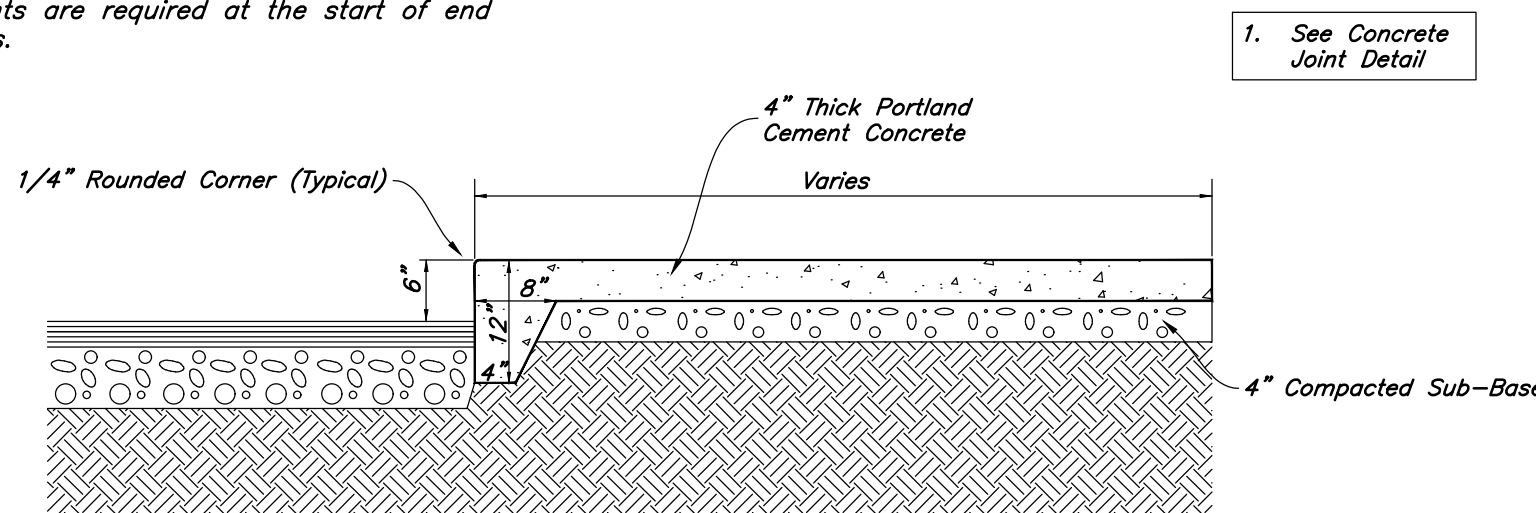
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Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



Thickened Edge Walk

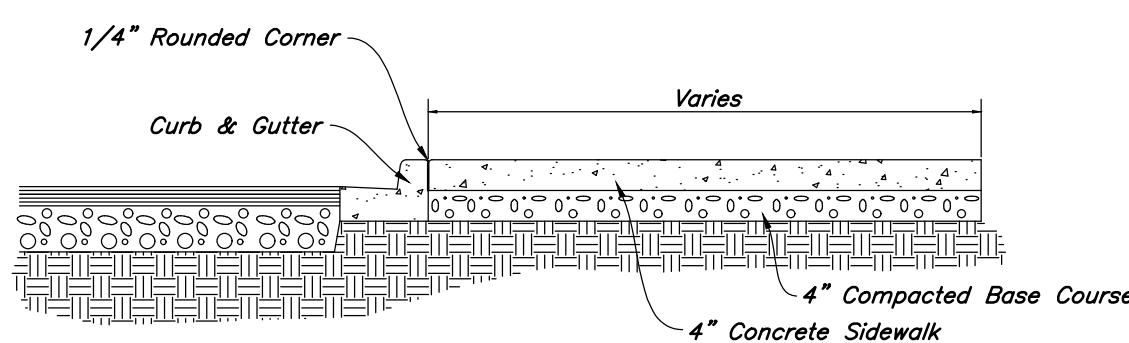
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Contraction Joints

- A. Spacing = 10' O.C.

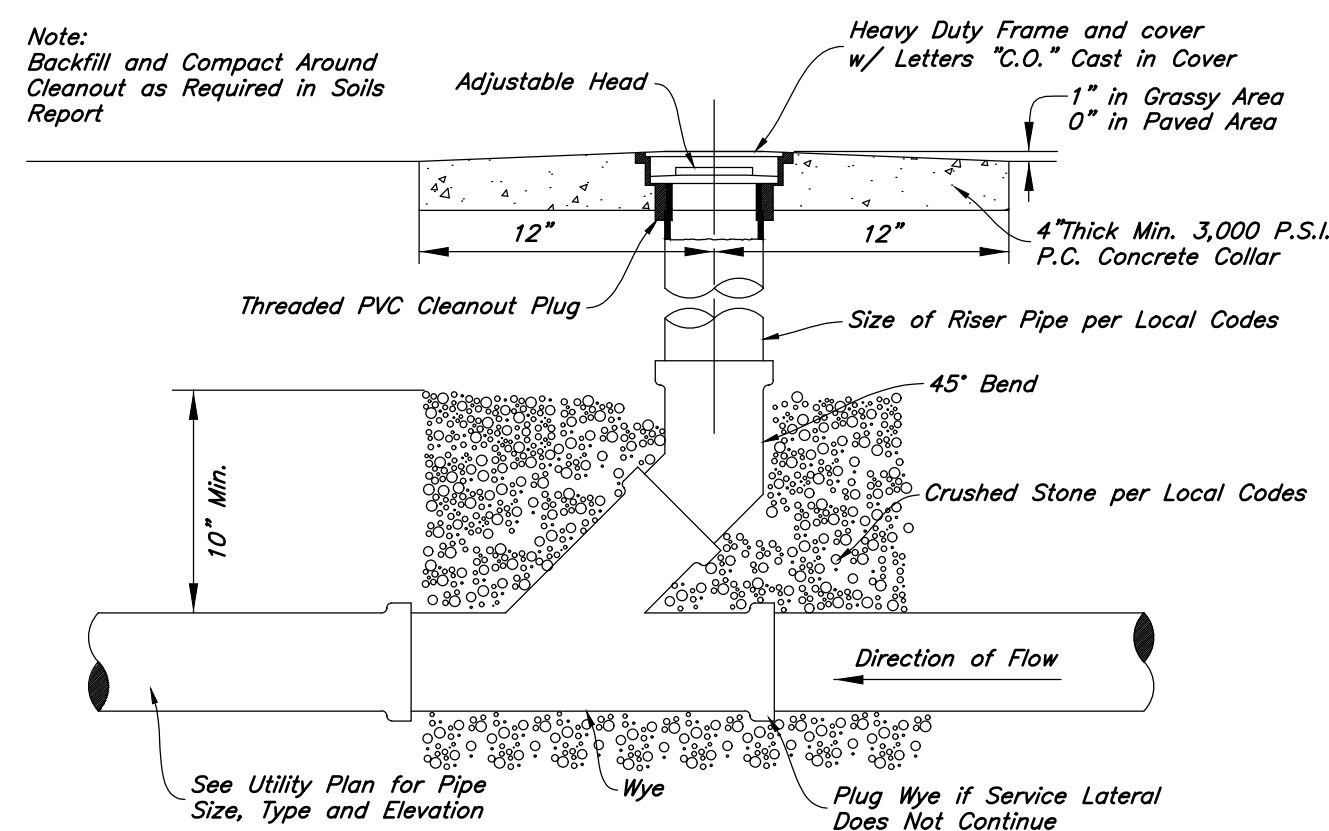
Expansion Joints

- A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.



Typical Sidewalk Detail

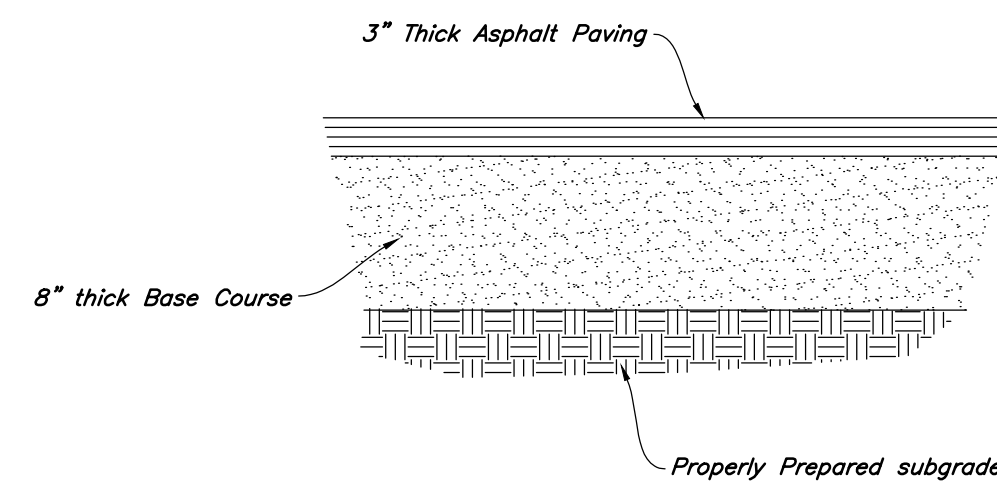
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Typical Cleanout Detail

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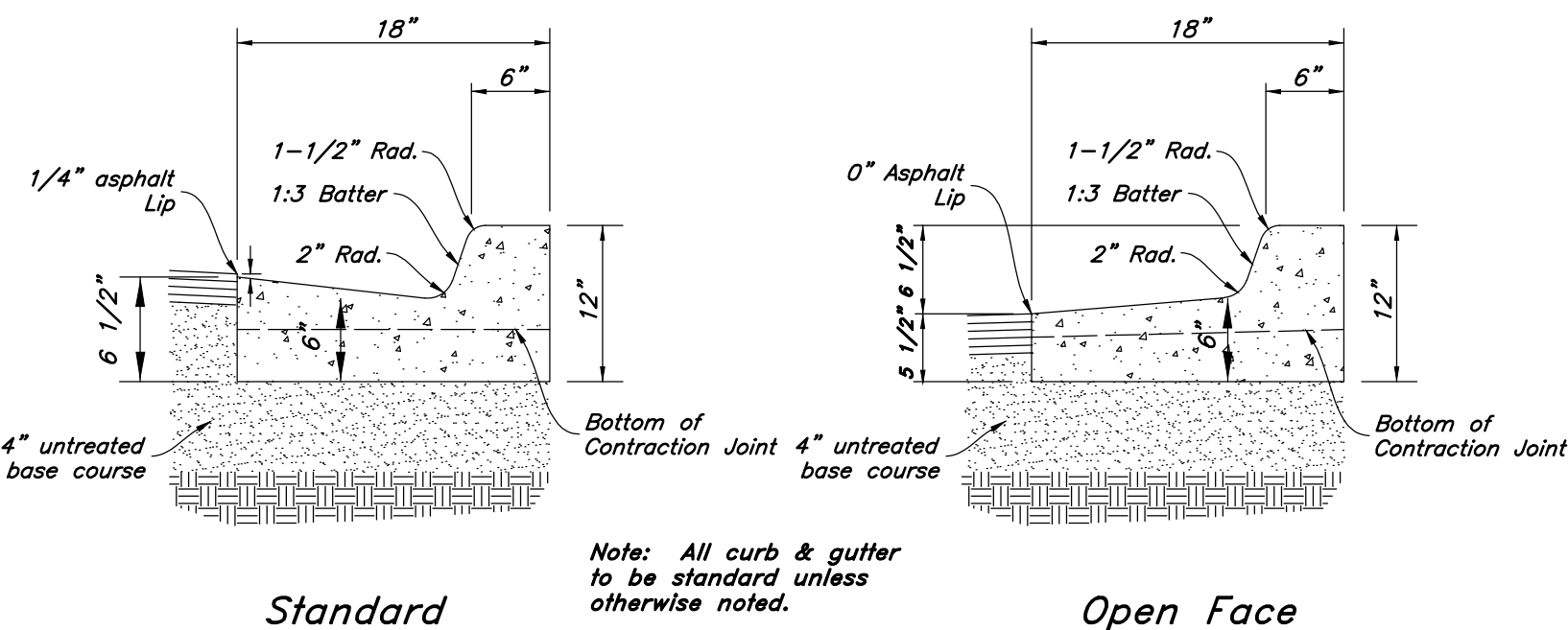
1. See Geotechnical Report for Project



Standard Asphalt Section

Not to Scale

1. **Contraction Joints**
A. Spacing = 10' o.c., see joint detail
B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. **Expansion Joints**
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at ends of all radii 0.08.
D. Required 5'-0" on each side of drainage structures
E. Required at 90'-0" maximum intervals in straight curb and gutter
F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all Imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



18" Curb And Gutter

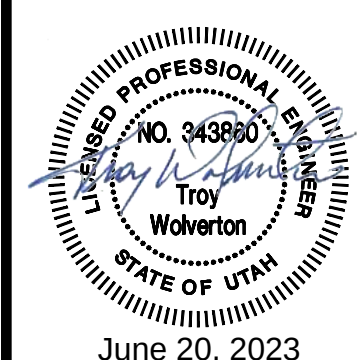
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Drafted by: NE
Client Name:
Client

21-263pad_DT



Details
New London Commercial Pad South
900 North Highway 40
Heber, Utah, 84032

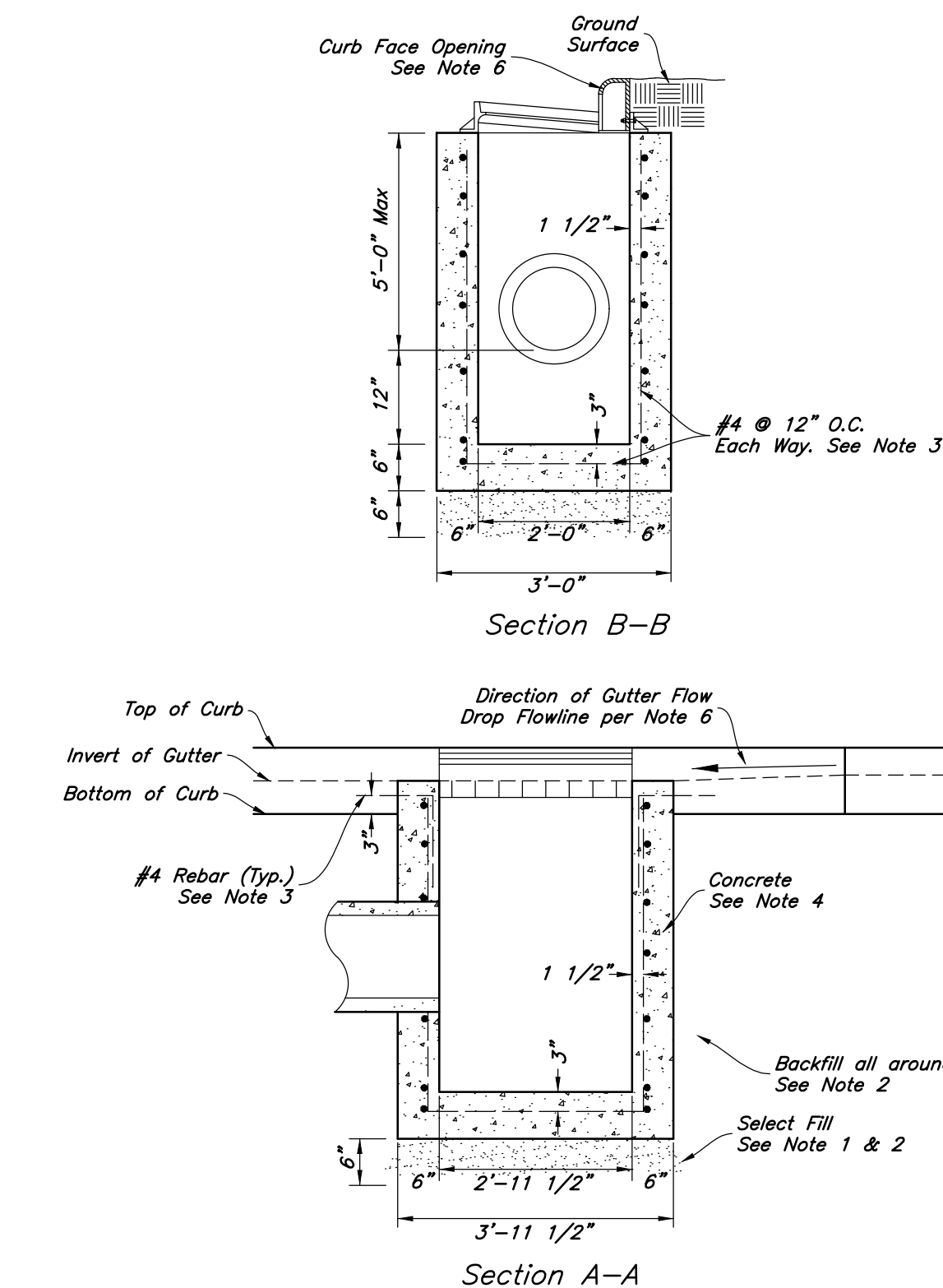
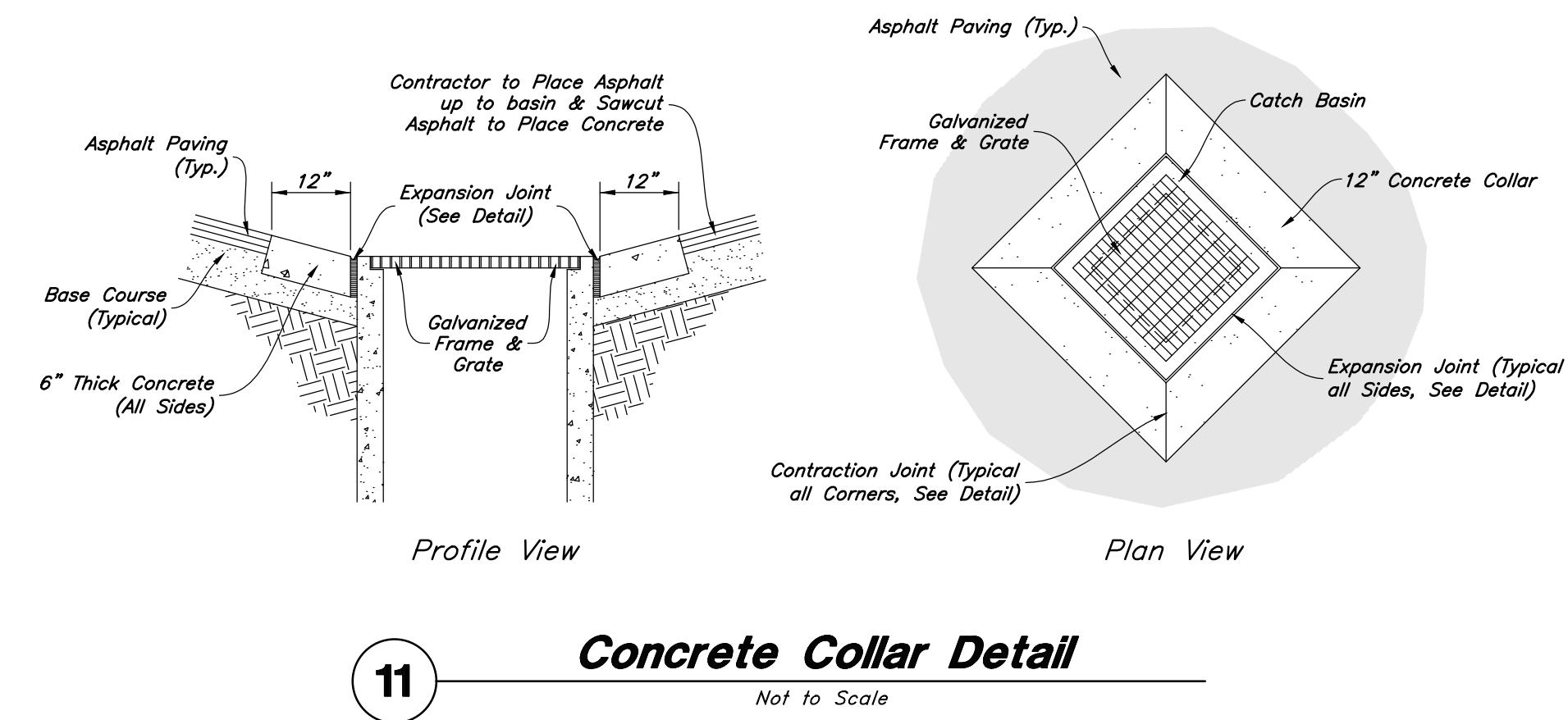
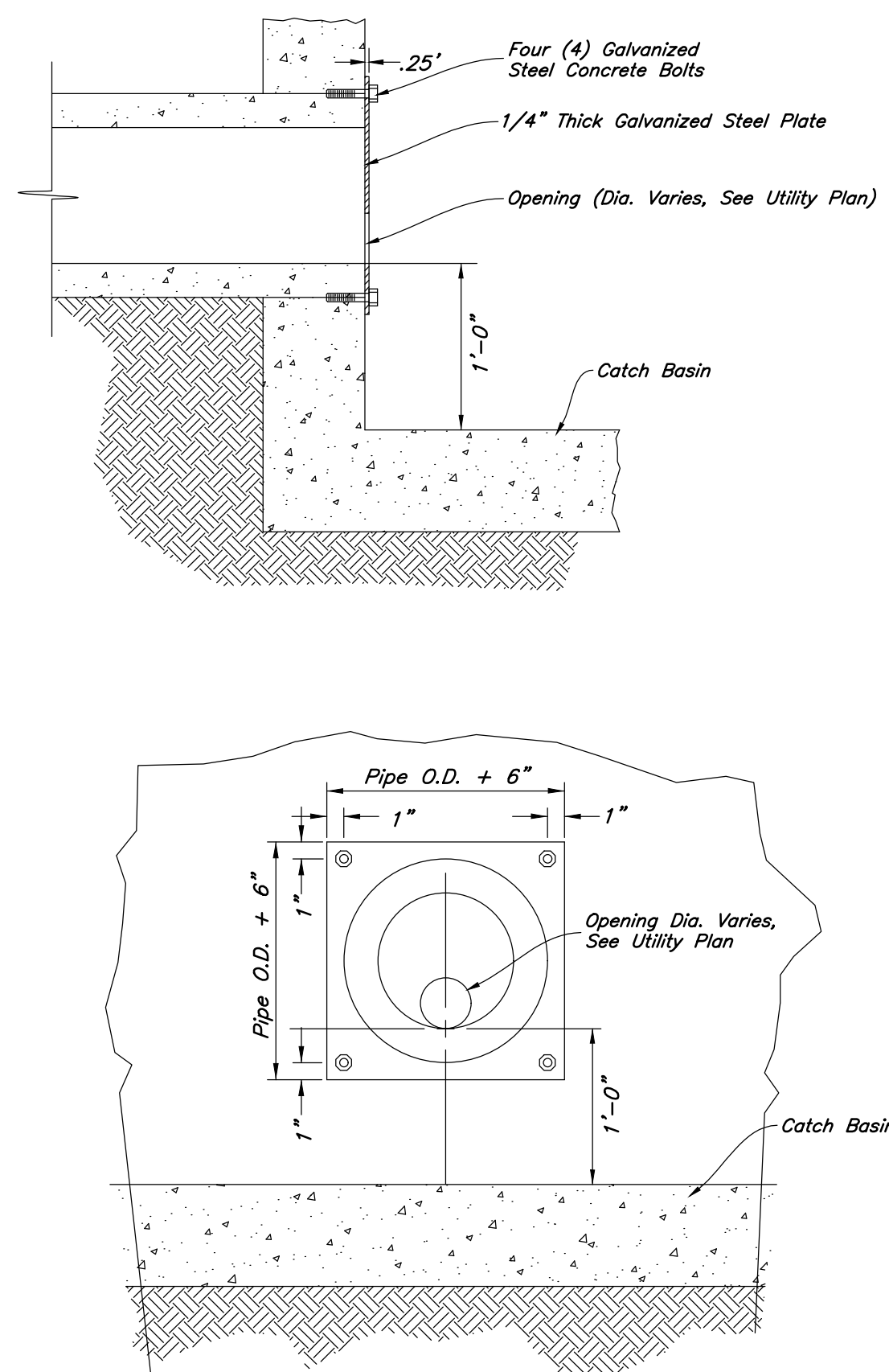
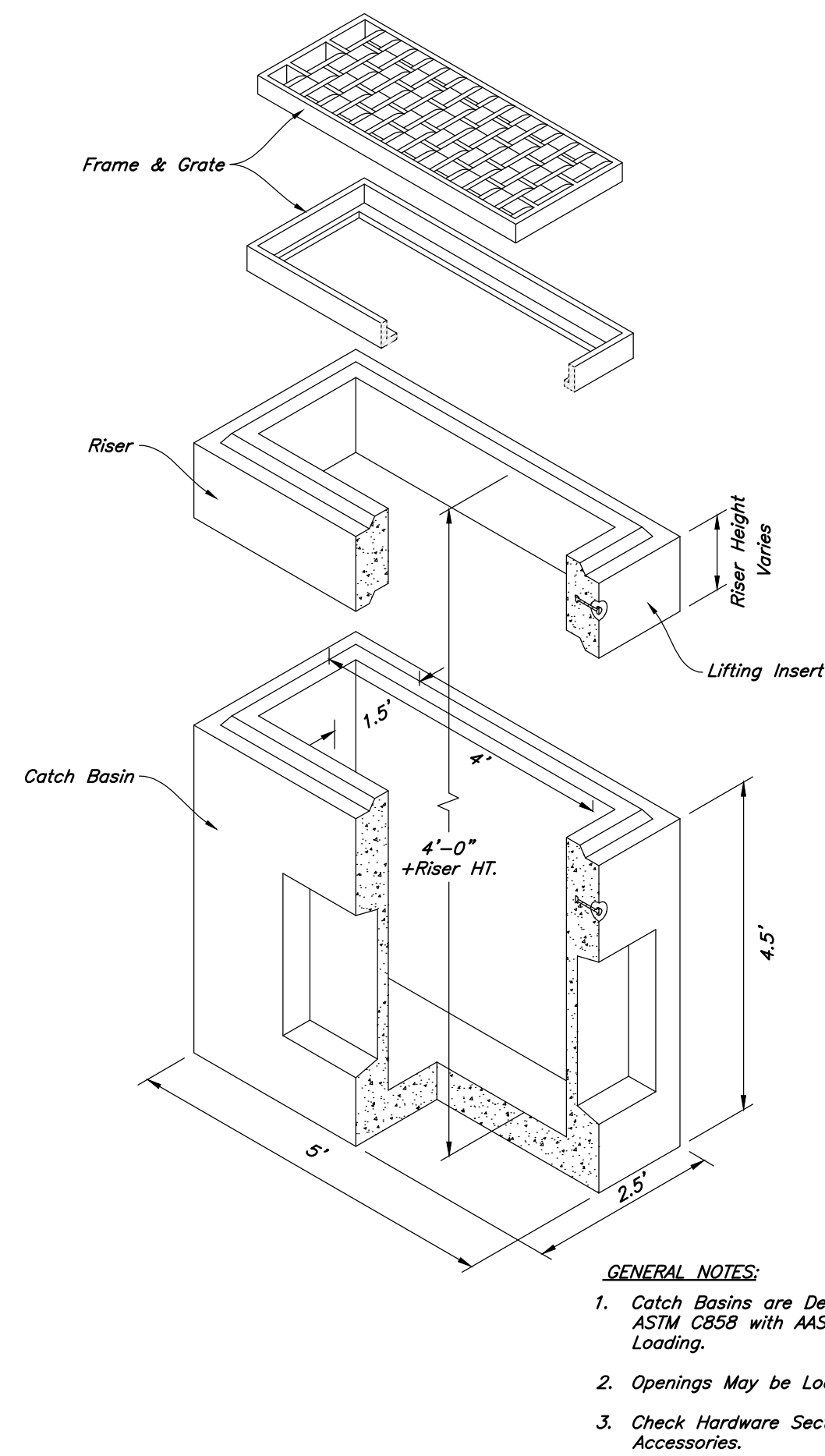
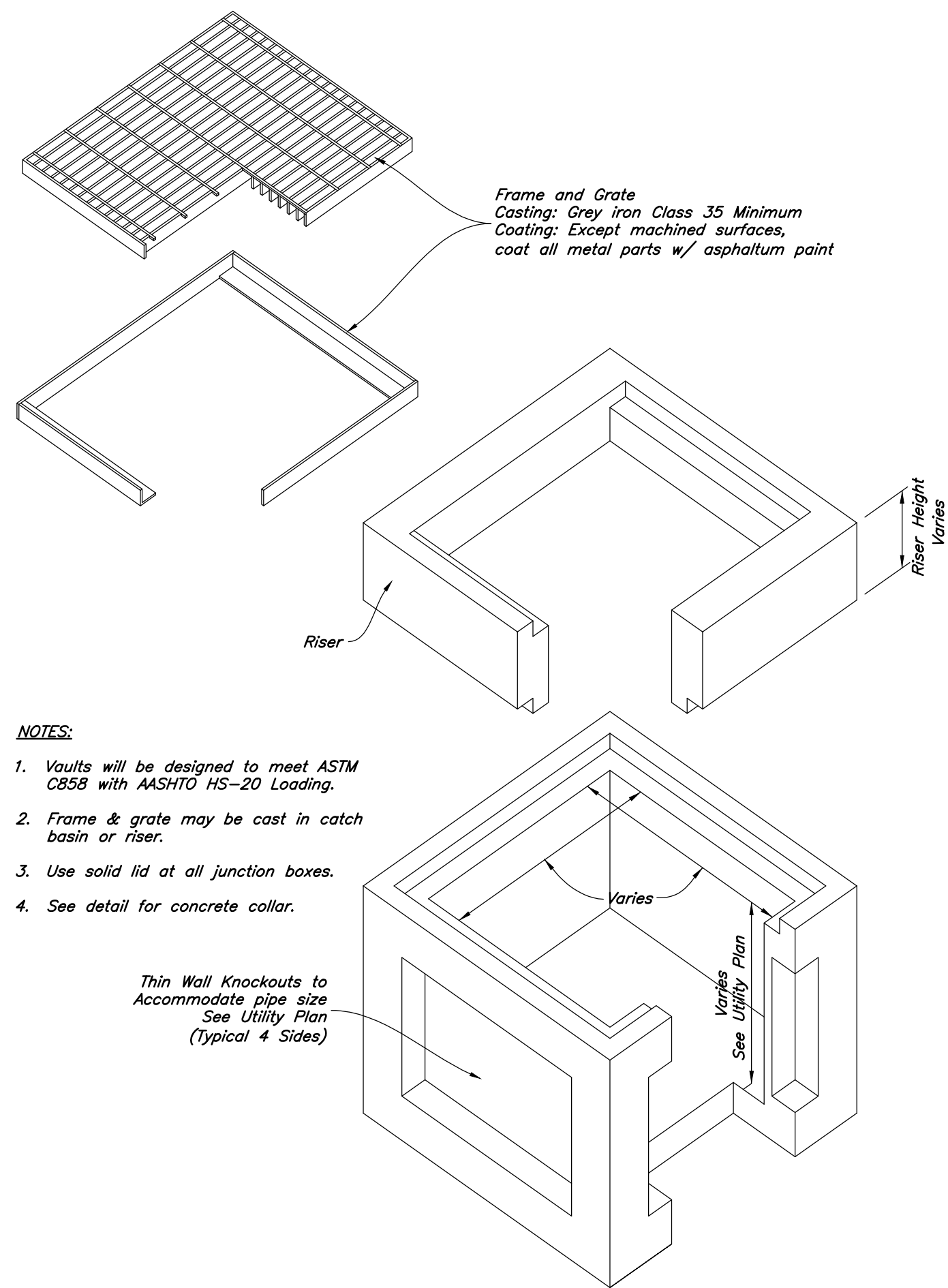
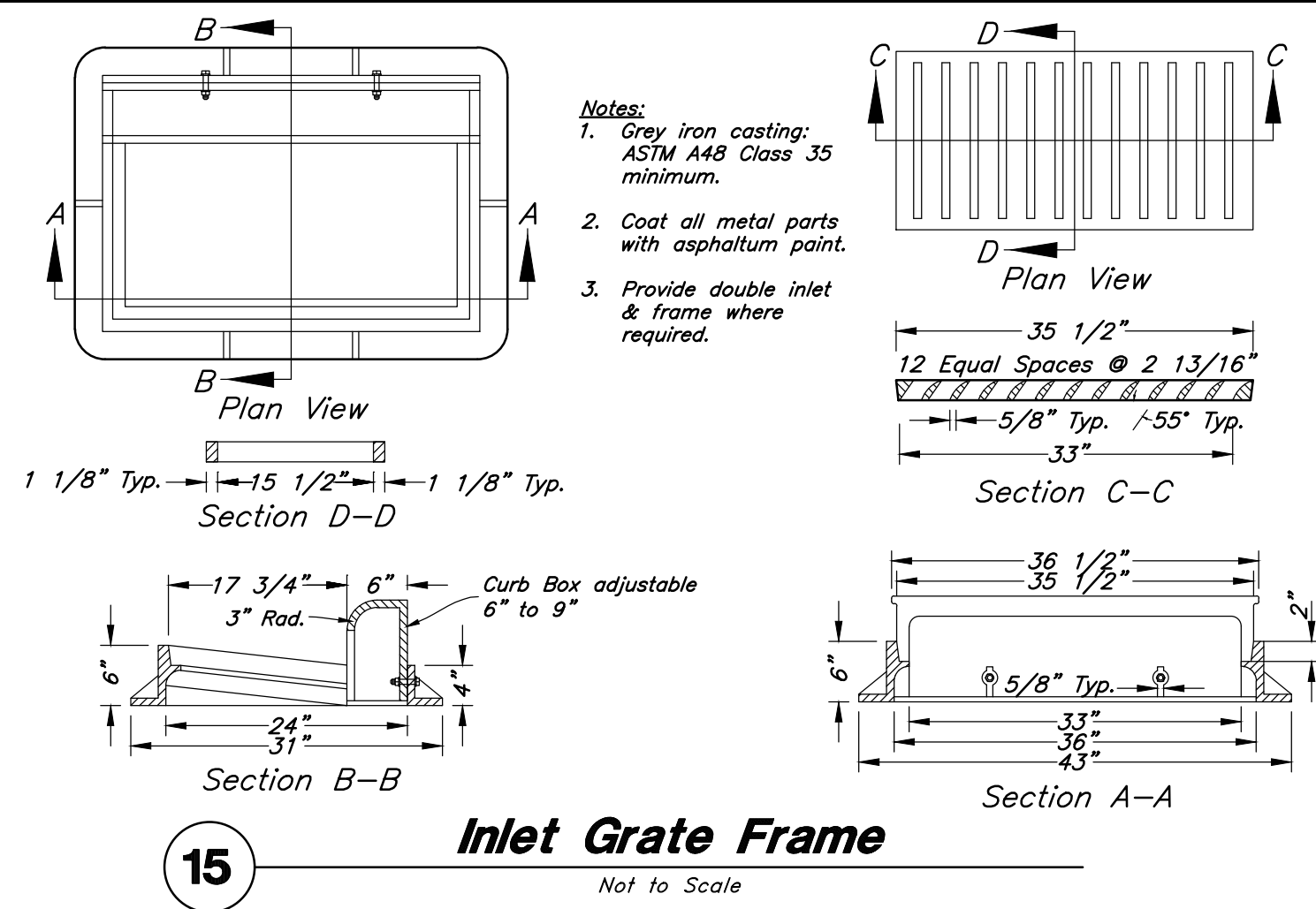


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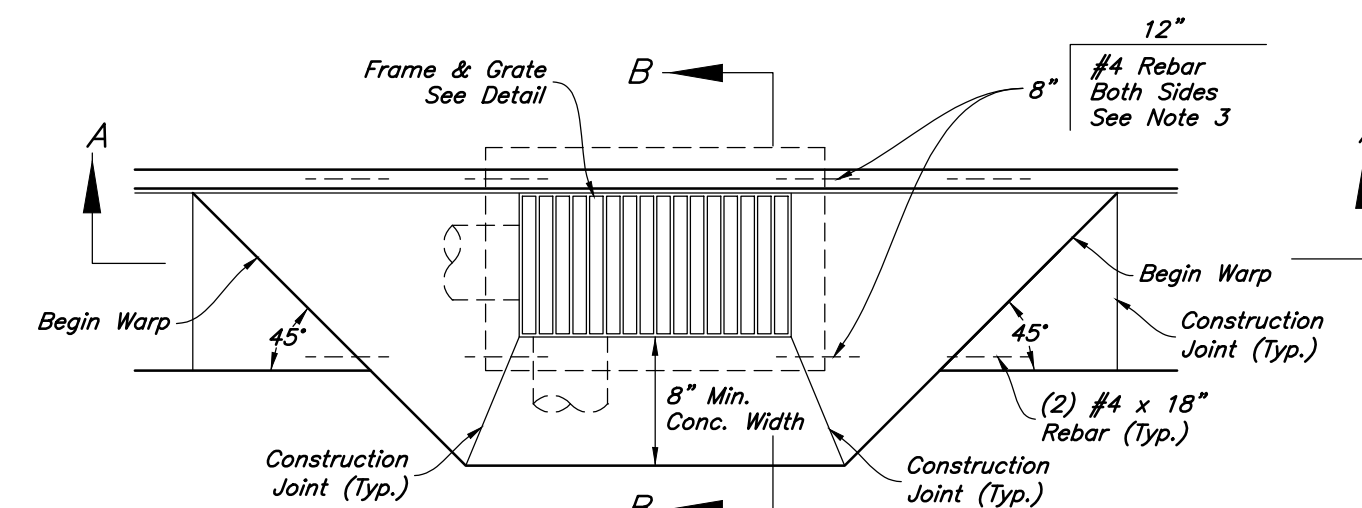
05 June, 2023

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C4.1



- Catch Basin Notes:**
1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
 2. Backfill: Install and compact all backfill material or APWA Section 02321.
 3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
 4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
 5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
 6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
 7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.



Designed by: TW
 Drafted by: NE
 Client Name:
 Client

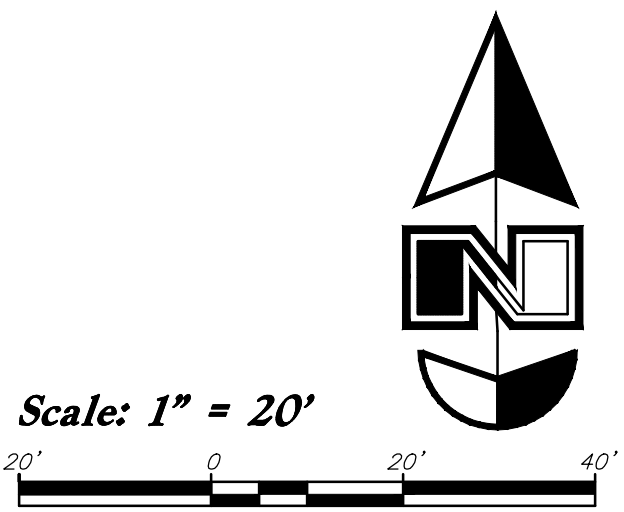
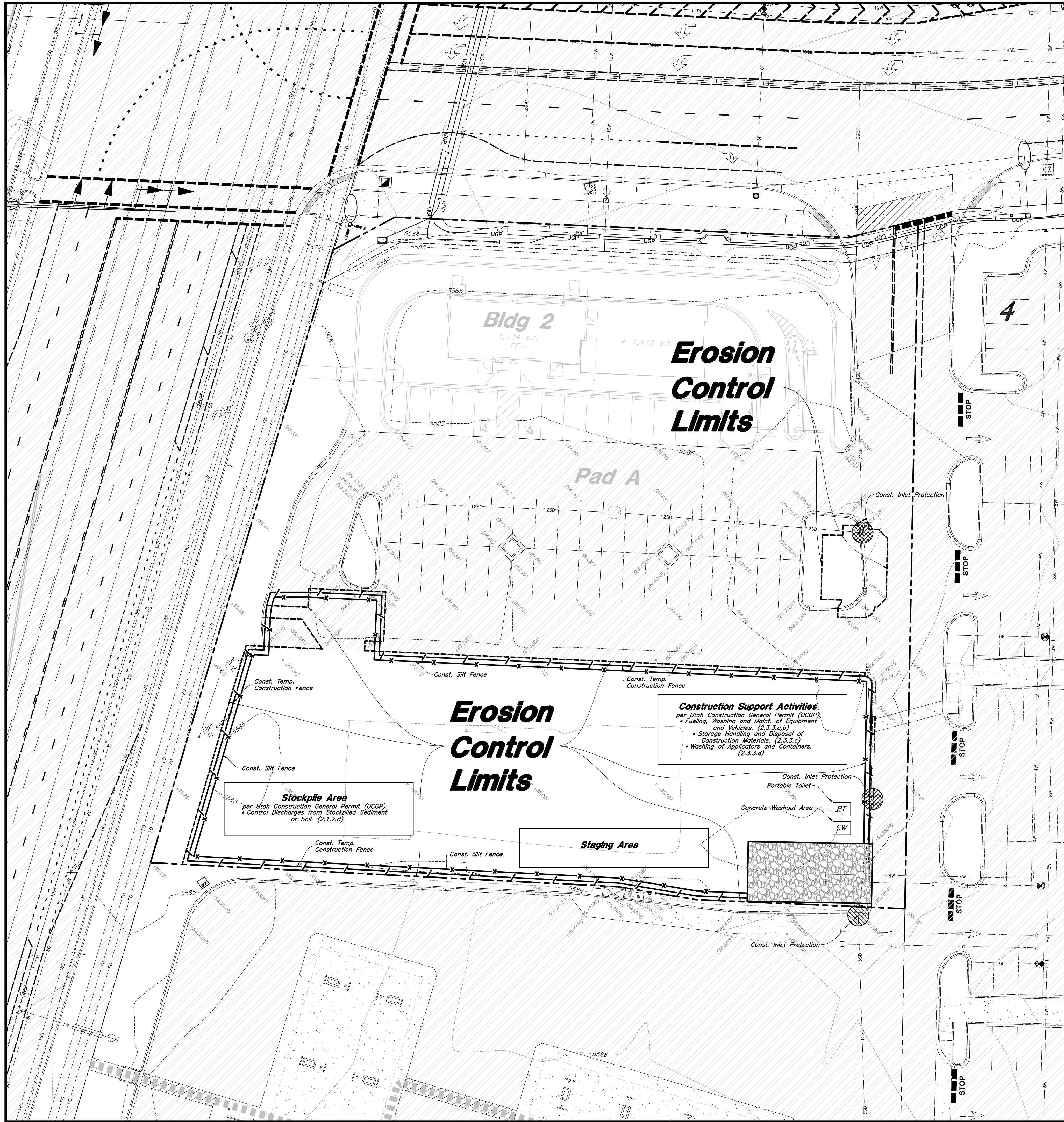


Details

New London Commercial Pad South
 900 North Highway 40
 Heber, Utah, 84032

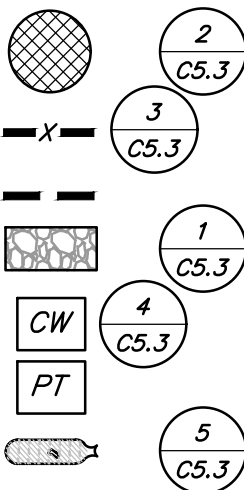


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Legend

- Place Inlet Protection at all Inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area
- Portable Toilet
- Gravel Sock
- Existing Contour
- Existing Spot
- Proposed Contour



Erosion Control Notes

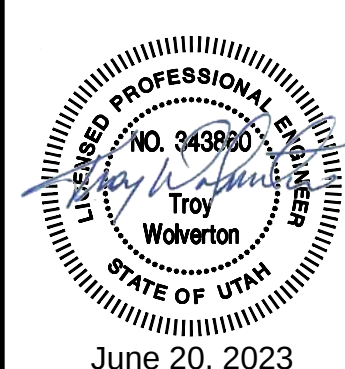
- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All Construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.



Erosion Control Plan - Phase 1

New London Commercial Pad South

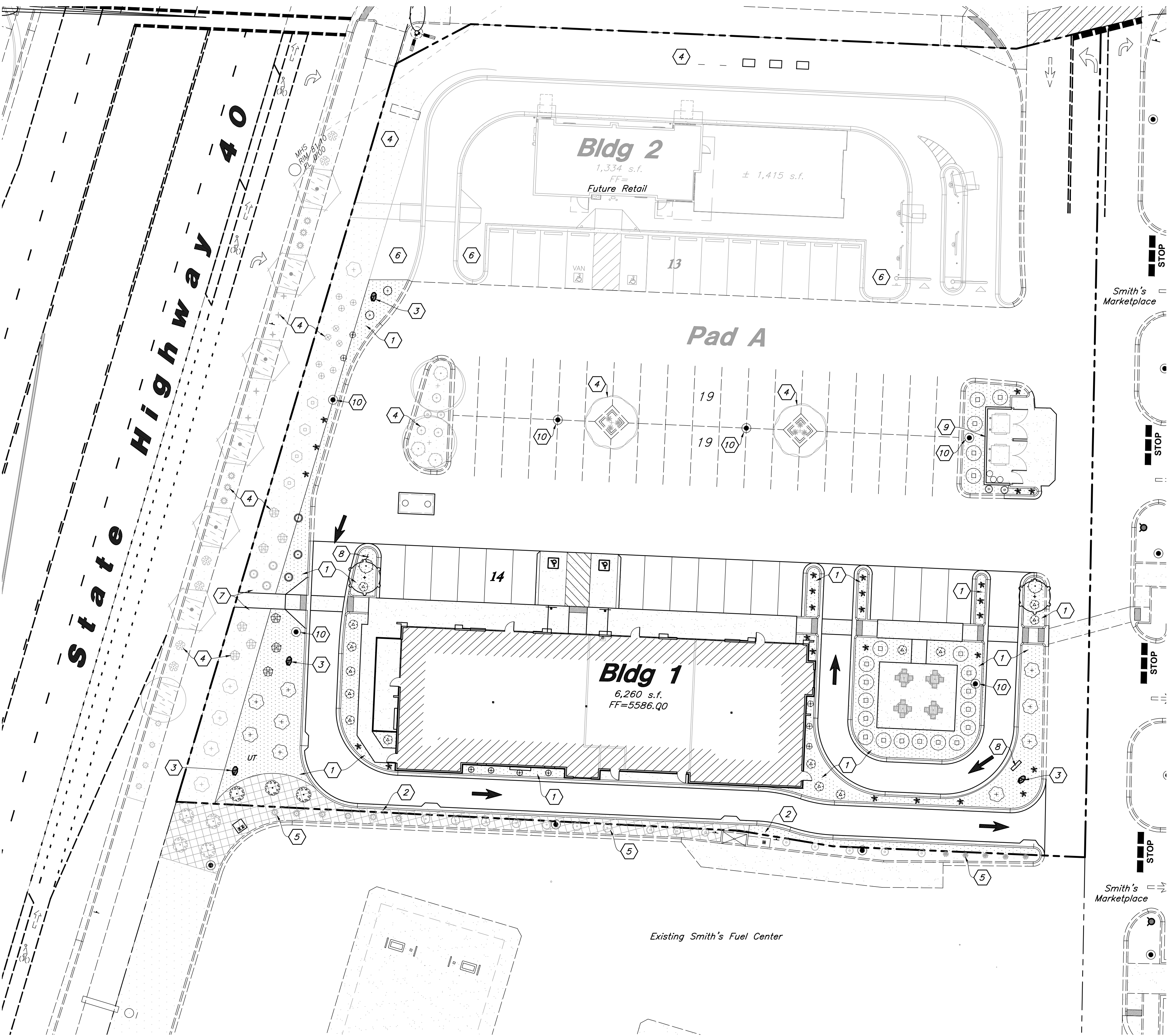
900 North Highway 40
Heber, Utah, 84032



05 June, 2023

SHEET NO.

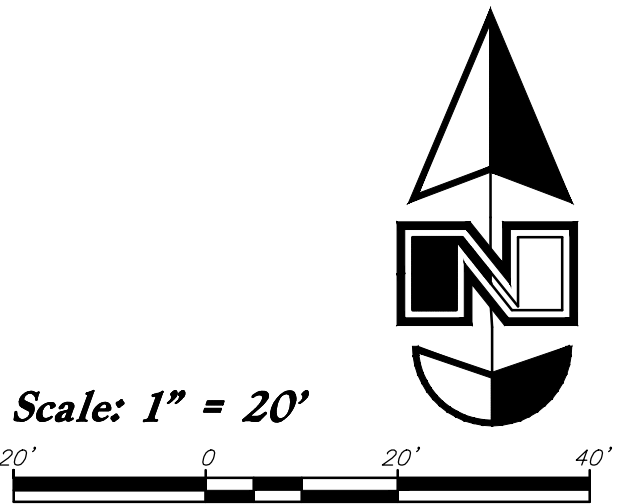
C5.1



Landscape Data
Pad A Total Site Area = 71,130 s.f. (1.633 a.c.)
Pad A Total Landscape Area = 15,173 s.f. (21%)
Existing Landscape Area = 6,736 s.f.
New Landscape Area = 5,314 s.f.
Future Landscape Area = 3,123 s.f. *

* Estimated Landscape Area with the Development of North Retail Pad

Required Street Trees Along State Highway 40 Shall be Installed with the Overall Smith's Marketplace Development.



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Caliper
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	14	Caragana frutex 'Globosa' / Globe Russian Peashrub	5 gal
	3	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	1 gal
	2	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	3	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal
	21	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1 gal
	3	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	1 gal
	2	Spiraea betulifolia 'Tor' / Tor Birchleaf Spirea	1 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	5	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	26	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal
	4	Salvia nemorosa 'May Night' / May Night Salvia	1 gal

Landscape Notes:

1. See Sheet L3.1 for Landscape Details.

2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip for Shrub Areas. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details.

3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.

4. All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.

MATERIAL SCHEDULE

Symbol	Comments	
	Decorative Stone #1 - Install over Dewitt Pro5 Weed Barrier at a Three (3) Inch Depth to Cover Weed Barrier; Stone Shall be Used in all Shrub Areas Where Shown on Plan and Washed Upon Completion of Installation; Stone Shall be 1 1/2" Dia., Crushed, Fractured, Tan Colored Stone From Brown's Canyon (Peas); Match Smith's Marketplace Stone; Submit Sample for Approval	Detail: 3/L3.1
	Decorative Stone #3 (Accent) - Install over Dewitt Pro5 Weed Barrier at a Six (6) Inch Depth to Cover Weed Barrier; Stone Shall be Used in all Shrub Planters and Washed Upon Completion of Installation; Stone Shall be 2-4" Dia., Crushed, Fractured, Apache Brown From Staker Parson; Match Smith's Marketplace Stone; Submit Sample for Approval	Detail: 3/L3.1
	Landscape Boulder - Boulders Shall be 3-4' in Diameter, Angular, and Match Decorative Stone Color From Brown's Canyon (Tan Color); Boulders Shall be Recessed into Ground and Washed Upon Completion of Installation; Submit Photo for Approval	Detail: 4/L3.1

Landscape Keynotes

1 Install Shrub Planter with Decorative Stone and Weed Barrier; See Material Schedule for Stone Type

2 Install Decorative Stone and Weed Barrier Only Between Existing and Back of Curb; Match Existing Stone

3 Install Landscape Boulder

4 Existing Landscape to be Installed with the Smith's Marketplace Development; Landscape Shown to Assist in Blending the Two Sites; Match Adjacent Stone

5 Existing Landscape to be Installed with the Smith's Fuel Center; Landscape Shown to Assist in Blending the Two Sites; Match Adjacent Stone

6 Landscape Shall be Installed with Future Retail Pad

7 Repair Existing Landscape and Irrigation Adjacent to New Walkway

8 Ordering and Menu Board; Keep Area Clear of Plant Material to Preserve Visibility to Signage

9 Dumpster Enclosure with Plant Screening; Add Screening Shrubs Behind and on the Side of Dumpster; Add Decorative Stone in Disturbed Areas and Smoothly Blend into Existing

10 New Light Pole - See Site Elect. Plan; Adjust Plant Material as Needed to Evenly Space Plant Material Around Light Poles

UT - Existing/New Utility Manhole or Box

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant ischedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Existing and/or imported topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.

- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide an 8 inch depth of existing and/or imported topsoil in shrub areas and 12 inch depth in parking islands.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.

- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

Acceptance

City Engineer, Russell Funk, P.E.

Accepted Date



Know what's below.
Call before you dig.

Landscape Plan

New London Commercial Pad South

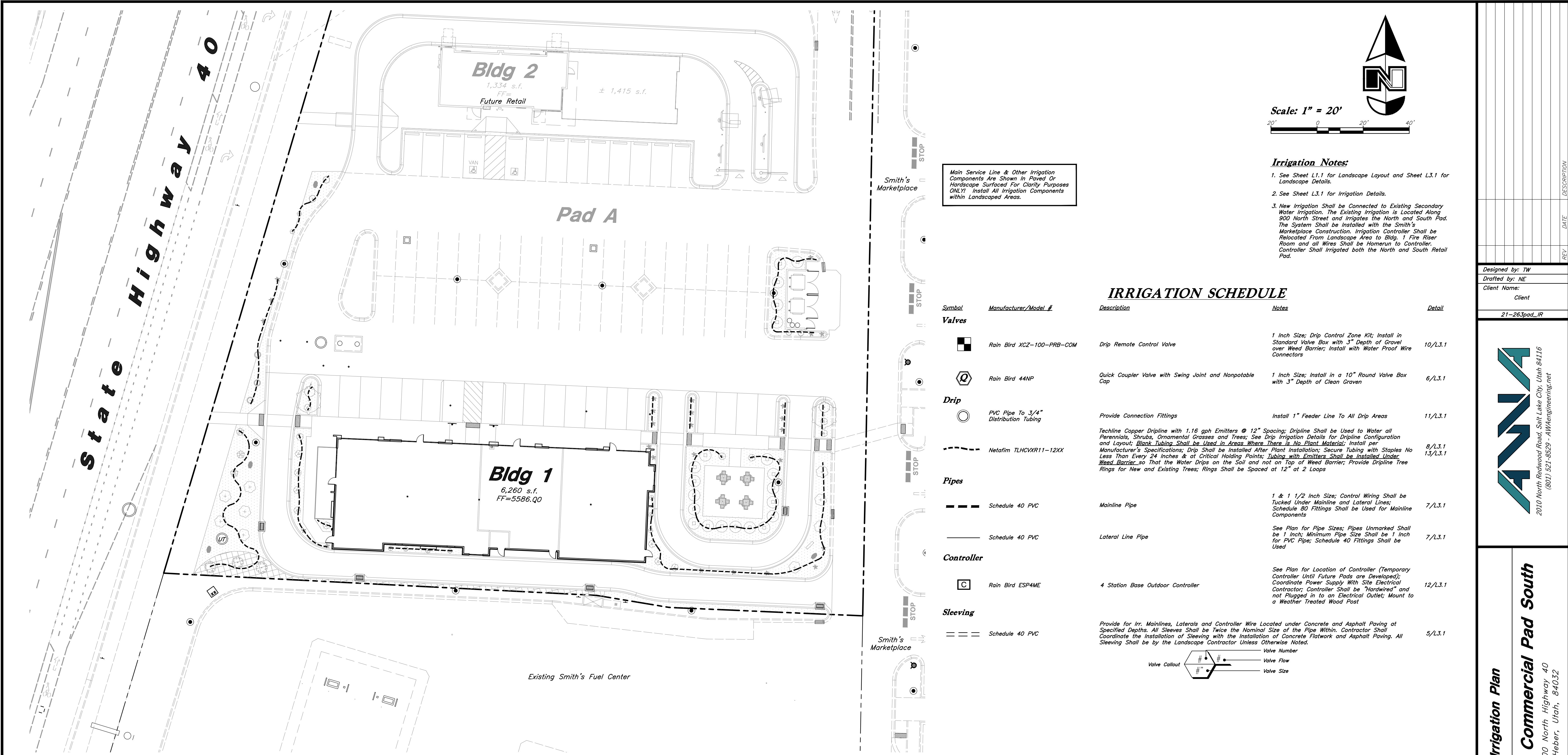
900 North Highway 40
Heber, Utah, 84032



05 June, 2023

SHEET NO.

L1.1



General Irrigation Notes:

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- The contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation installer agrees to repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
- Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation.

- Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
 - Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
 - Install dielectric fittings whenever dissimilar metals are joined.
 - Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
 - Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
 - Conventional wiring: Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (1) one spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction. See two-wire system notes for wiring guidelines for two-wire system.
 - Control valve size, type, quantity, and location to be approved by landscape architect. install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of clean gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.

- Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
- All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
- Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, els, or changes in direction shall occur under hardscape.
- It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
- Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
- All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.

- Upon completion and approval of irrigation system, irrigation contractor shall provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
- An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.
- Provide full maintenance by skilled employees of landscape installer. Maintain as required in Part 3 of Irrigation Systems Specifications. Begin maintenance immediately after turf and plants are installed and continue until plantings are acceptably healthy and well established but for not less than the warranty period. Maintenance cost to be included in the overall base bid pricing with a breakout amount provided. Include breakout amount in Contractor's Schedule of Values.

Acceptance

City Engineer, Russell Funk, P.E. Accepted Date

811
Know what's below.
Call before you dig.

DESIGNED BY: TW
DRAFTED BY: NE
CLIENT NAME: Client
21-263pad_IR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AIAEngineering.net

Irrigation Plan

New London Commercial Pad South

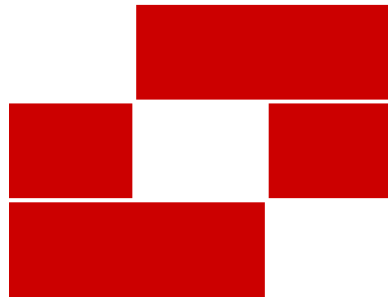
900 North Highway 40
Heber, Utah, 84032

State of Utah
Jared R. Monschill
No. 7740428-3300
06/20/2023
Licensed Landscape Architect

05 June, 2023
SHEET NO.
L2.1

W:\21-263 New London 900 North\02 - New London Commercial Pad South\Draws\21-263pad_IR.dwg, 6/20/2023 11:34:51 AM, 1:1

Page 128 of 171



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WPI ENTERPRISES

WPI HEBER RETAIL

HIGHWAY 40
HEBER UT

Revisions

Num.	Description	Date
------	-------------	------

Project Number	23080.01
Original Issue	06-06-23
Project Status	SITE PLAN SUBMITTAL

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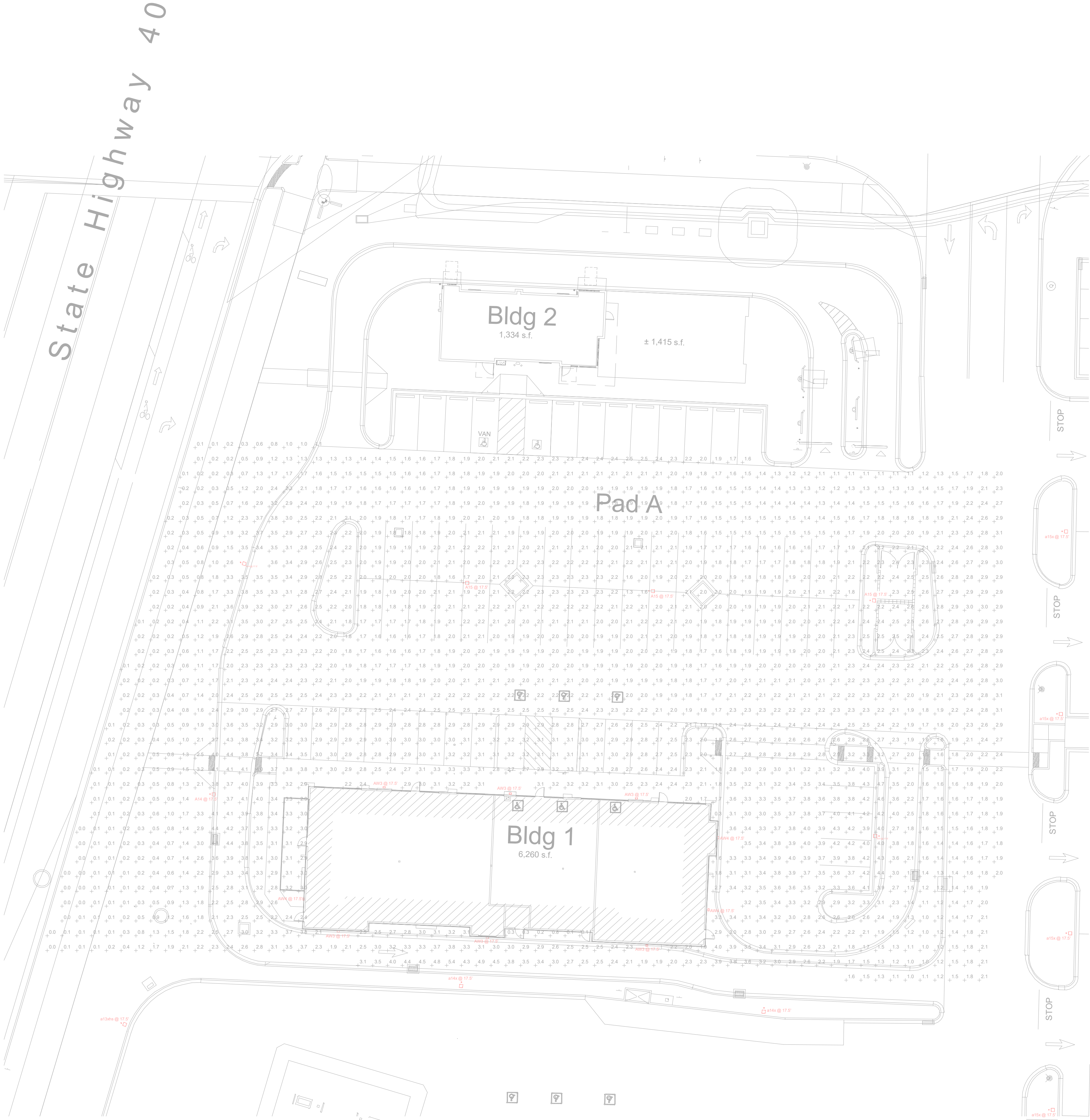
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Sheet Title

PHOTOMETRIC SITE
PLAN

Sheet Number

E102



100,000 LUMENS PER NET ACRE CALCULATION

58,461 SQUARE FEET / 43,560 = 1.34208 X 100,000 PER ACRE = 134,208 LUMENS MAX

- (3) TYPE A14 (94w) 11,561 LUMENS 34,683
- (3) TYPE A15 (94w) 12,204 LUMENS 36,612
- (6) TYPE AW3 (48.9w) 6,842 LUMENS 41,052
- (3) TYPE AW4 (48.9w) 6,796 LUMENS 20,388
- 132,735 TOTAL LUMENS

1 PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

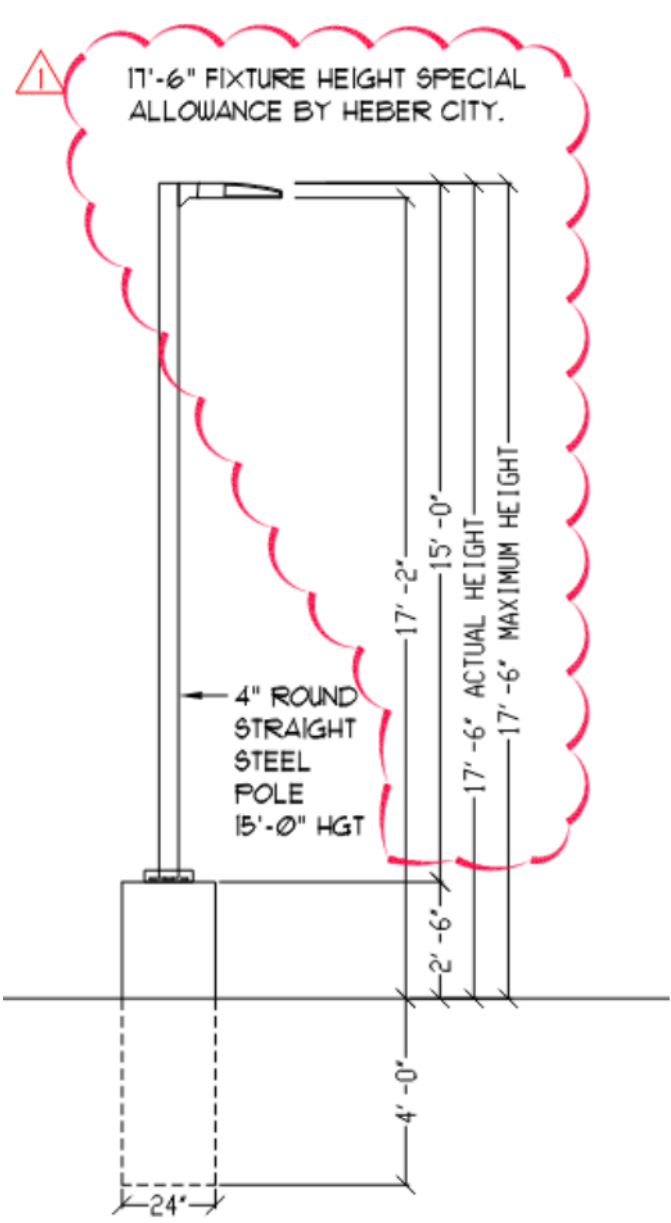
0' 10' 20' 40' 80'

GENERAL NOTES:

1. LIGHTS SHOWN IN PARKING LOT AND ON BUILDING WILL BE PROVIDED, POWERED, AND CONTROLLED BY BUILDING CORE AND SHELL PACKAGE.
2. LIGHTS WILL BE SPECIFIED ON THE CORE & SHELL PACKAGE WITH LED DINING DRIVERS FOR 50% REDUCTION FOR AFTER BUSINESS HOURS.
3. ALL LIGHTS WILL BE 3000K.
4. ALL LUMINAIRES SHOWN ARE FULL CUT-OFF AND DIRECT DOWNWARD.
5. EXISTING LIGHTS ARE SHOWN FOR REFERENCE WITH A 'X' ON THE END OF THE TYPE. THE EXISTING LIGHTS SHOWN ARE 17'-6" TO THE TOP OF THE LUMINAIRE. SEE POLE HEIGHT REFERENCE DETAIL ON DRAWING E103. WE ARE PROPOSING TO MATCH THIS HEIGHT FOR CONSISTENCY SINCE THEY ARE ADJACENT TO THE EXISTING LIGHTS.



TYPE A14 & A15 (3000K)



POLE HEIGHT REFERENCE DETAIL
WE ARE REQUESTING THE SPECIAL HEIGHT (17'-6") ALLOWANCE GRANTED BY HEBER CITY FOR THE ADJACENT LIGHTS TO KEEP THE CONSISTANCY FOR THE NEW LIGHTS SHOWN.

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Product Certifications

ISO 9001, IP66, UL LISTED, ENEC, 5 YEAR

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Quick Facts

- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

Dimensional Details

Cylinder: 18" (457mm) x 9" (229mm) x 7" (178mm)

Quarter Sphere: 18" (457mm) x 9" (229mm) x 9" (229mm)

Hook -n- Lock: 18" (457mm) x 9" (229mm) x 9" (229mm)

Trapezoid: 16-1/2" (419mm) x 9" (229mm) x 7" (178mm)

Wedge: 16-1/2" (419mm) x 8-1/4" (210mm) x 9" (229mm)

NOTES:
1: IGA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions PSS00001EN page 1 February 14, 2023 7:25PM

TYPE AW3 & AW4 (3000K)
SEE DRAWING E102 FOR BUILDING MOUNTING HEIGHTS

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

Prevail LED

Area / Site Luminaire

Product Features

Lumark's Technology, BAA

Product Certifications

ISO 9001, IP66, DLC LISTED, ENEC, 5 YEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail Petite: 13-1/2" (344mm) x 20-7/8" (530mm) x 3-3/4" (95mm)

Prevail XL: 17-7/8" (454mm) x 28-5/8" (728mm) x 3-1/2" (89mm)

Prevail: 13-1/2" (344mm) x 22-7/8" (581mm) x 6-15/16" (171mm)

Prevail Maxx: 26-13/16" (681mm) x 22-7/8" (581mm) x 7-1/8" (183mm)

NOTES:
1: Visit <https://www.cooperlighting.com/products> to confirm qualification. Not all product variations are DLC qualified.
2: IGA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions PSS00001EN page 1 March 24, 2023 2:40 PM

TYPE A14 & A15 (3000K)

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WPI ENTERPRISES

WPI HEBER RETAIL

HIGHWAY 40
HEBER UT

Revisions		
Num.	Description	Date

Project Number | 23080.01
Original Issue | 06-06-23
Project Status | SITE PLAN SUBMITTAL

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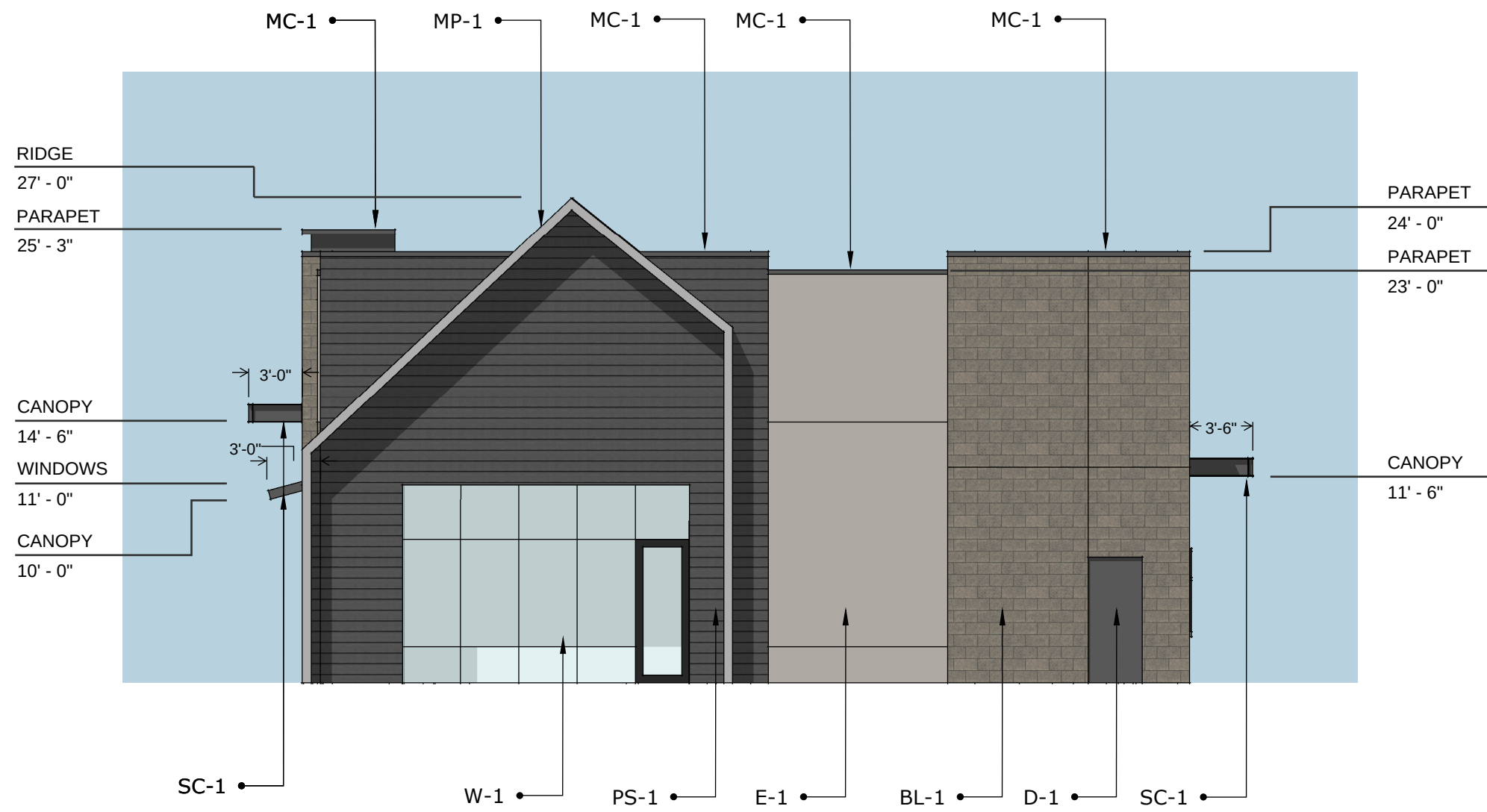
Sheet Title

SITE LIGHTING
DETAILS

Sheet Number

E103

Page 131 of 171



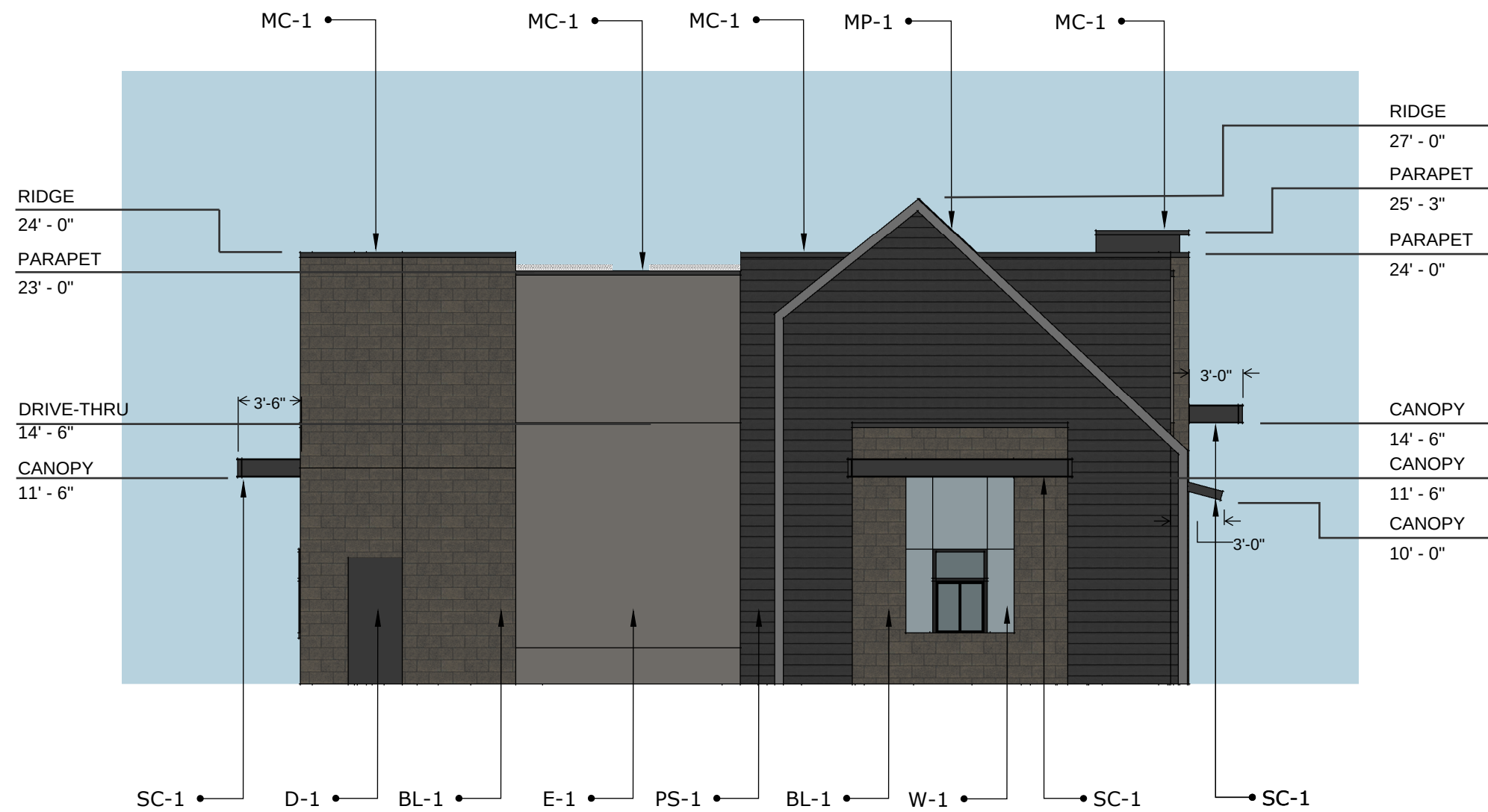
E-1:	228 SF (23%)
BL-1:	326 SF (30%)
PS-1:	412 SF
MP-1:	32 SF
MC-1:	16 SF
SC-1:	7 SF
WALL TOTAL:	994 SF
GLAZING	176 SF
D-1	21 SF

RIGHT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



E-1:	628 SF (25%)
BL-1:	759 SF (30%)
PS-1:	535 SF
MP-1:	366 SF
MC-1:	97 SF
SC-1:	87 SF
WALL TOTAL:	2,472 SF
GLAZING	1,056 SF

FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



E-1:	284 SF (25%)
BL-1:	371 SF (33%)
PS-1:	389 SF
MP-1:	32 SF
MC-1:	16 SF
SC-1:	19 SF
WALL TOTAL:	1,111 SF
GLAZING	52 SF
D-1:	21 SF

LEFT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



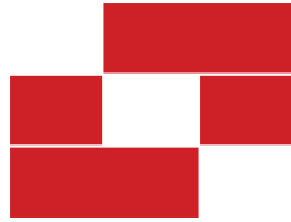
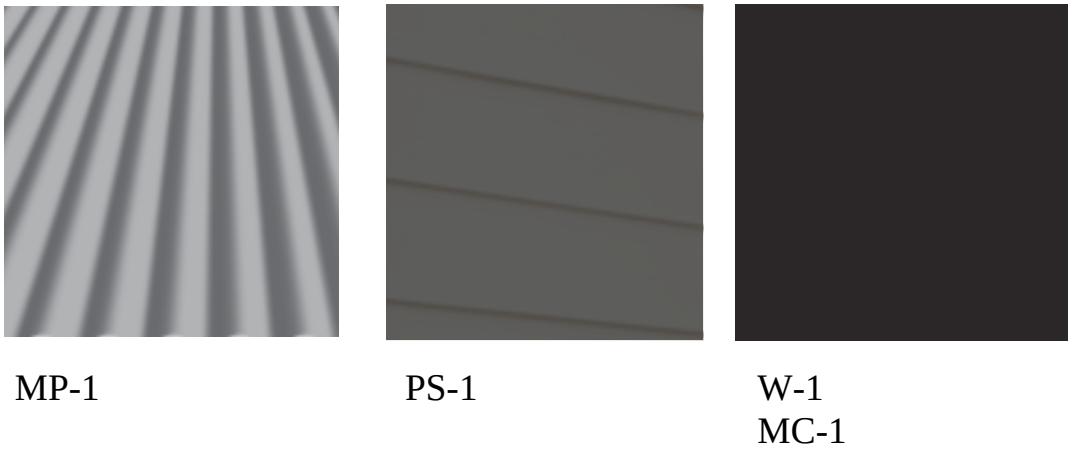
E-1:	807 SF (25%)
BL-1:	999 SF (30%)
PS-1:	1272 SF
MP-1:	158 SF
MC-1:	35 SF
SC-1:	18 SF
WALL TOTAL:	3,289 SF
GLAZING	52 SF
D-1	63 SF

BACK ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

E-1:	EIFS - DRYVIT, 104 DOVER SKY
BL-1:	CMU VENEER - CULTURED STONE, CAST-FIT FRENCH GRAY
PS-1:	PAINTED FIBER CEMENT SIDING - JAMES HARDIE SMOOTH PLANKS, SW IRON ORE 7069
MP-1:	PREFINISHED CORRUGATED METAL PANEL - CMG METALS, CITY SCAPE
MC-1:	PREFINISHED METAL CAP FLASHING - CMG METALS, EXTRA DARK BRONZE
SC-1:	PAINTED STEEL CANOPY - SW IRON ORE 7069
D-1:	PAINTED HOLLOW METAL DOOR & FRAME - SW IRON ORE 7069
W-1	ALUMINUM STOREFRONT SYSTEM - EXTRA DARK BRONZE

OR SIMILAR EXTERIOR FINISH PRODUCT

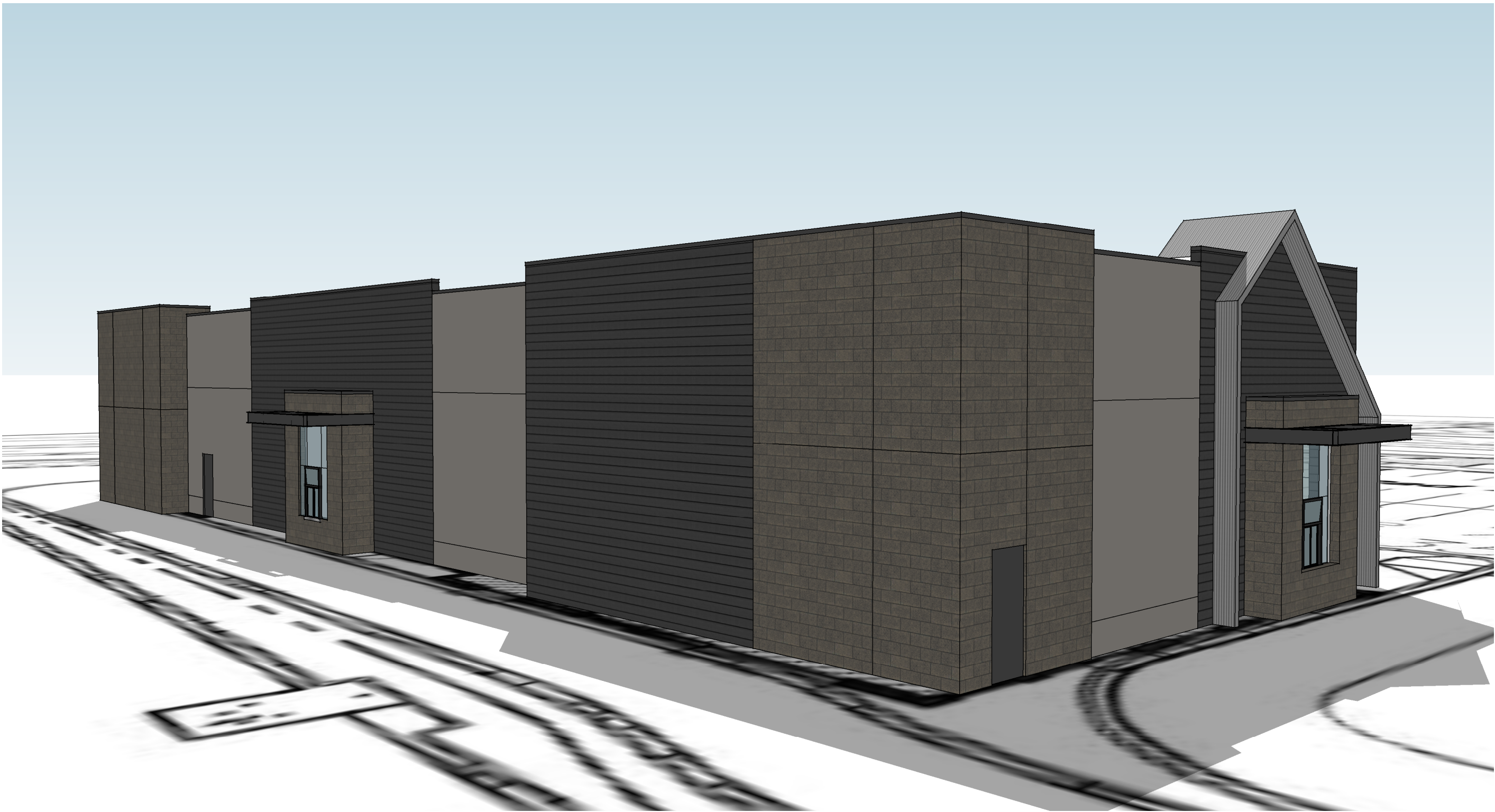


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23 JUNE 2023

TF-01



SOUTHEAST ELEVATION



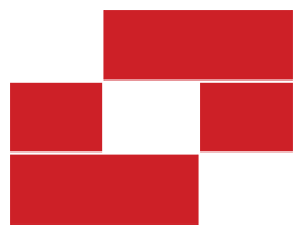
NORTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



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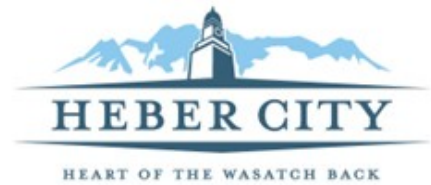
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23 JUNE 2023

TF-01

Planning Commission Staff Report



MEETING DATE: 8/22/2023

SUBJECT: Discuss Master Development Agreement (MDA) proposal for the Wasatch County Event Center grounds.

RESPONSIBLE: Tony Kohler

DEPARTMENT: Planning

STRATEGIC RELEVANCE: Community Development

SUMMARY

Wasatch County has been improving the Event Center Parking area to incorporate a replacement area for their RV park (the existing RV park located at 600 West 100 South, has been transferred to Heber Light & Power for their new office facility). This new RV park has not been constructed to City standards. A development agreement could be considered to rectify this situation.

RECOMMENDATION

The City Council asked the Planning Commission on August 1 to proceed forward with a zone change process. The zone change process includes a public hearing with the Planning Commission and ends with negotiations with the City Council in formulating the terms of a development agreement and adoption of a formal ordinance. Staff recommends the Planning Commission discuss the issues related to the item in anticipation of a public hearing being held on the item at a future meeting.

BACKGROUND

The County Parks & Recreation Department has diligently been improving the new RV Park to meet the timeframe of several events occurring during the summer-fall of 2023. The department was not aware of the need to comply with City Standards, including standard road cross sections and issues such as landscaping, fencing and clear view triangles at the intersection of 650 South and the railroad. The City has talked several times with the County this winter and spring.

DISCUSSION

The City adopted a new Public Facilities Zone (PFZ) a couple of years ago to consolidate the county's property into one zone (it was previously divided into 3 zones-R-1 Zone, C-4 Zone and I-1 Zone). This was done in anticipation of the new RV Park. Issues with the recent improvements include:

1. The street cross section does not include an eight foot planter strip or a 5 foot sidewalk as required by current street cross section standards.
2. The fence, located at the railroad crossing along 650 South does not include a transparent clear zone area for visibility at that intersection. This is regulated by UDOT.

3. A 10 foot landscaping strip with trees is not included along the right of way as required by Section 18.26.060 of the PFZ zone.
4. An 8 foot tall masonry fence is not included along the right of way as required by Section 18.26.060 A. of the PFZ zone (a 6 foot fence is included).
5. Unknown compliance with dark sky requirements as per Chapter 18.78 of Heber City Code.
6. Internal roads are not hard surfaced as required by Chapter 18.96 RV Parks.

The City has the following options: 1. Enter into an MDA/Zone Change; or 2. Demand compliance with City standards. Staff is recommending the City pursue the first option.

FISCAL IMPACT

N/A

CONCLUSION

N/A

ALTERNATIVES

N/A

POTENTIAL MOTIONS

ACCOUNTABILITY

Department: Planning
Staff member: Tony Kohler, Community Development Director

EXHIBITS

1. Event Center Vicinity Map
2. Event Center Photos
3. Public Facilities Zone
4. RV Park Standards















18.26 Institutional And Public Facilities Zone

18.26.010 Objectives - Characteristics

18.26.020 Permitted Primary Uses

18.26.025 Permitted Secondary Uses

18.26.030 Area Requirements

18.26.040 Setback Requirements

18.26.050 Height And Size Requirements

18.26.060 Special Provisions

18.26.065 Compatibility With Residential Zones

18.26.010 Objectives - Characteristics

1. The Institutional and Public Facilities (IPF) zone has been established for the primary purpose of providing a location where public and community buildings and facilities can be located and promotes the current and future use of such facilities.
2. This zone is intended to provide immediate recognition of such areas upon the official zoning map of the City, and to reduce the effect which the location of these facilities may have upon zoning statistics in residential, commercial, or industrial areas.
3. This zone is characterized by a mixture of public buildings, parks, schools, and other facilities meant for the use by the public and community.
4. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the regulations set out in this chapter shall apply in the IPF zone.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.020 Permitted Primary Uses

The following buildings, structures and uses of land shall be permitted in the IPF Zone upon compliance with requirements as set forth in this Section:

1. Accessory buildings and parking lots incidental and accessory to other permitted uses;
2. Cemetery;
3. Museums, art galleries;
4. Hotels and convention centers;
5. The raising of farm animals, agriculture and farming;
6. Storm water and flood protection facilities;
7. Sporting complexes, training facilities and associated housing;
8. Performing art center;
9. Private and public schools;

10. Solar and wind farms;
11. Telecommunication facilities;
12. Wildlife areas;
13. Churches;
14. Fairgrounds;
15. Event Centers;
16. Hospitals;
17. Public Parks;
18. Public buildings;
19. Public utility buildings, storage yards and associated structures (not including commercial storage sheds or outdoor commercial storage areas);
20. Recreation buildings and facilities;
21. Schools, Colleges, Universities;
22. Scenic railroads and railroad maintenance yards;
23. Water wells, utility transmission and distribution lines, dams, pumping plants, power plants, substations, sewage treatment plants.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.025 Permitted Secondary Uses

The following buildings, structures and uses of land shall be permitted in the IPF Zone upon compliance with requirements as set forth in this Section. Secondary uses must accompany a primary use on the same lot or within the same building. The existence of secondary uses shall not limit the operation or extent of permitted primary uses within the IPF Zone.

1. Nursery, day care, or preschools in support of a primary activity.
2. Public Facilities for Special Events. Public Facilities for Special Events is defined as follows: A parcel used for overnight parking and lodging using RVs, travel trailers, temporary housing units, in conjunction with governmentally sanctioned, or sponsored public events.
3. Recreational Vehicle Courts compliant with Chapter 18.96

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.030 Area Requirements

1. There is no minimum lot area requirement and no maximum building size in the IPF Zone.
2. Each project approved under this section must be fully located within the IPF Zone.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.040 Setback Requirements

In the IPF Zone, all buildings shall be set back at fifteen (15) feet from any public street right-of-way line. In the event of competing set back requirements as a result of building code restrictions, the most restrictive shall govern.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.050 Height And Size Requirements

All buildings in the IPF Zone shall be limited in height to forty-five (45) feet. Height may exceed this limit, provided the building is setback from each property line one horizontal foot for each vertical foot in height.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.060 Special Provisions

1. A 10 foot wide landscaping strip shall be provided along each street right of way, which shall be planted with a mixture of evergreen and deciduous trees, spaced on average no further than one tree for each twenty-five (25) feet of street frontage.
2. Sidewalk shall be installed according to City standards along the property's street frontage.
3. RV Parks shall be screened from existing residential development with a masonry fence 8 feet tall.
4. All outdoor lighting shall be shielded to direct light and glare only onto the premises and shall be consistent with Chapter 18.78 Lighting.
5. The storage of goods and materials within 50 feet of a public street shall occur within a building or behind an eight foot tall sight obscuring fence.

HISTORY

Adopted by Ord. [2020-36](#) Adopting an Institutional and Public Facilities Zone on 8/18/2020

18.26.065 Compatibility With Residential Zones

18.96 Recreational Vehicle Courts

18.96.010 Intent Of Provisions

18.96.020 Permit And Plans Required

18.96.030 Content Of Plan

18.96.040 Standards And Requirements

18.96.010 Intent Of Provisions

The intent of this chapter is to promulgate minimum regulations which are designed to facilitate the development of safe and sanitary accommodations for short-term occupants.

HISTORY

Adopted by Ord. [199](#) §02.1004.01 on 11/6/1973

18.96.020 Permit And Plans Required

Any person wishing to construct a recreational vehicle court shall prepare a plan therefor and submit the same to the planning and zoning administrator. Before a permit can be issued for any construction connected with a recreational vehicle court, the plans must be approved as set forth in this chapter. No construction connected with said vehicle court shall be commenced until a valid permit has been obtained therefor.

HISTORY

Adopted by Ord. [199](#) §02.1004.02 on 11/6/1973

18.96.030 Content Of Plan

The plan shall show the following information:

1. The topography represented by contours shown at no greater intervals than two feet when required by the planning and zoning administrator;
2. The proposed street and recreational vehicle court layout;
3. Proposed reservations for parks, playgrounds and open spaces, if any;
4. Size and character of service and recreation buildings and other structures associated with land and facilities to be used by the recreational vehicle court occupants;
5. Proposed landscape planting plan, including type and location of plant material;
6. Location of existing and proposed utility lines and easements, water and sewer lines, fire hydrants and other improvements.

HISTORY

Adopted by Ord. [199](#) §02.1004.03 on 11/6/1973

18.96.040 Standards And Requirements

The development of any recreational vehicle court shall conform to the following standards and requirements:

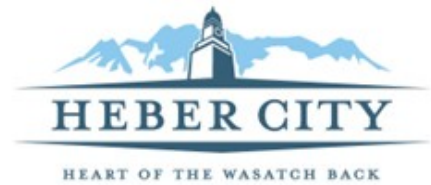
1. The area shall be in one ownership and shall remain in one ownership and the same shall not be subdivided thereafter.;
2. The plan must be prepared by an engineer, land surveyor, architect or landscape architect licensed to practice in the state;
3. Yard Lighting. A minimum of two-tenths footcandles of light shall be required for protective yard lighting the full length of all driveways and walkways;
4. All roadways shall be hard surfaced;
5. All recreational vehicle courts shall abut upon a collector or arterial street as set forth in the comprehensive plan of the city;
6. No exit or entrance from a recreational vehicle court shall be through a residential zone;
7. All one-way roadways shall be at least sixteen feet in width and all two-way roadways shall be at least twenty-four feet in width;
8. All recreational vehicle spaces shall be located at least twenty feet back from the right-of-way line of any public street and the resulting setback space must be landscaped with lawn and trees or shrubs as approved by the planning and zoning administrator except over permitted driveways;
9. All areas within the court which are not occupied by buildings or hardsurfacing shall be landscaped and maintained with lawn, trees and shrubs designed to provide privacy and noise containment, and shall be equipped with adequate sprinkling devices as determined by the planning and zoning administrator;
10. Each recreational vehicle space shall be at least twenty feet in width and at least forty feet in length;
11. All recreational vehicles shall be served by a water system, a sewage disposal system and solid waste disposal facilities which have been approved by the State Health Department;
12. All recreational vehicle courts shall be maintained in a tidy and sanitary condition, free at all times from debris, trash and deleterious objects and structures;
13. Prerequisite to the occupancy of any recreational vehicle court shall be the obtaining of an annual license, which shall be issued only after inspection by the planning and zoning administrator. It shall be unlawful to operate a recreational vehicle court without first obtaining a license, and said license shall be refused or revoked upon failure of the owner and/or operator to maintain the park in accordance with the standards and requirements as set forth in this section;
14. In addition to meeting the requirements of this section, all recreational vehicle courts shall also conform to the requirements set forth in the Code of Camp, Trailer Court, Hotel, Motel and Resort Sanitation Regulations, as adopted by the Utah State Board of Health.

HISTORY

Adopted by Ord. [199](#) §02.1004.04 on 11/6/1973

Amended by Ord. [2000-21](#) on 8/17/2000

Planning Commission Staff Report



MEETING DATE: 8/22/2023
SUBJECT: Presentation of Findings from Colorado Cities Tour
RESPONSIBLE: Matt Brower, Jamie Baron
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Community and Economic Development

SUMMARY

Members of the City Council, Planning Commission, and Staff visited four Colorado Cities regarding down towns and plazas.

RECOMMENDATION

Staff is seeking feedback from the Planning Commission on the findings of the presentation and how to implement priorities within the downtown area.

BACKGROUND

The towns of Glenwood Springs, Boulder, Fort Collins, and Steamboat Springs were selected as they would be similar in nature to Heber City as a destination/gateway community in a mountainous region, and contain good examples of Down Towns, Pedestrian Streets, and Plazas, similar to the upcoming Envision Central Heber Plan.

DISCUSSION

Takeaways

- Time
- Financing/Development Districts--CRAs and DDAs
- Pedestrian Prioritization
- Architecture
 - Street Presence/canopy
 - Finish and Form
 - Max Height over stories/CUP
 - Parking Garages and reduced parking requirements
- Streets
 - Festival streets/seamless transition
 - Treatments/planters/benches(orientation)
 - Expansion of outdoor dining
- Staffing

FISCAL IMPACT

CONCLUSION

The key takeaways from the tour was the funding, policies, and designs needed to create a destination downtown.

ALTERNATIVES

Not an Action Item

POTENTIAL MOTIONS

Not an Action Item.

ACCOUNTABILITY

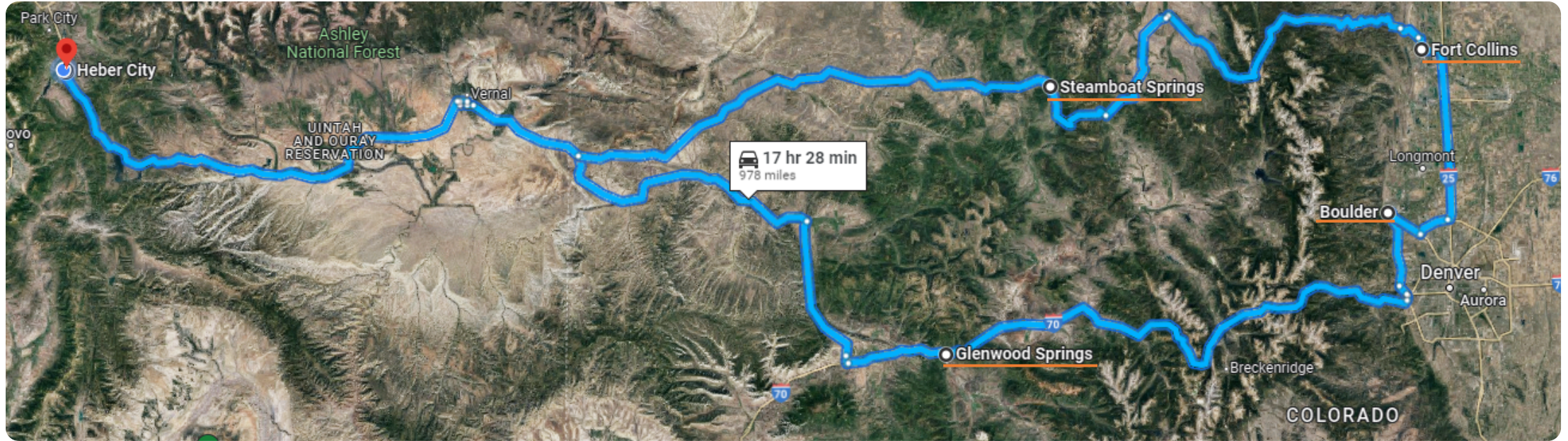
Department: Planning
Staff member: Matt Brower, City Manager
Jamie Baron, Planning Manager

EXHIBITS

1. Colorado Wrap-Up

A vibrant outdoor plaza scene. In the center is a circular water feature where several children are playing. The plaza is paved with light-colored bricks. To the left, there are orange patio umbrellas and people sitting at tables. In the background, there are brick buildings, one of which has a sign that says "BEN & JERRY'S". String lights are strung across the top of the image. The sky is blue with some white clouds. The overall atmosphere is lively and community-oriented.

2023 Downtowns & Plazas Tour



Four Stops

- Glenwood Springs
- Boulder
- Fort Collins
- Steamboat Springs

Glenwood Springs

- Population: 10,326 (2021)
- Bisected by State Hwy 82

Focus Area

- Grand Avenue
- Plaza below Grand Ave Bridge

Key Takeaways

- TIF/DDA
- Plaza and Festival Street
- Architecture
- Parking Structure and limited parking requirements



Plaza Below Grand Ave Bridge





Grand Ave







Boulder

- Population: 104,175 (2021)

Focus Area

- Pearl Street Plaza
- Surrounding Neighborhoods

Key Takeaways

- Pedestrian Streets
- Architecture
- Historic Preservation



Pearl Street Plaza









Fort Collins

- Population: 168,538 (2021)

Focus Area

- Old Town Square

Key Takeaways

- DDA
- Time
- Festival Streets
 - Pedestrian emphasis (ex. curb-less streets)
- Plaza/gathering area
- Limited parking requirements



Old Town Square







Steamboat Springs

- Population: 168,538 (2021)

Focus Area

- Highway 40 / Lincoln Ave
- Yampa Street

Key Takeaways

- Farmers Market
- Architecture/Design
 - Rooftop Seating
- Critical mass of retail and dining



Yampa Street



Highway 40 / Lincoln Ave





Big Takeaways

- Time
- Financing/Development Districts
- Pedestrian Prioritization
- Architecture
 - Street Presence/canopy
 - Finish and Form
 - Max Height over stories/CUP
 - Parking Garages and reduced parking requirements
- Staffing

Streets

- Festival streets/seamless transition
- Pedestrian focused—curb-less, midblock crossings, etc.
- Treatments/planters/benches
 - (orientation)
- Expansion of outdoor dining