

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

October 10, 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. September 12, 2023 & September 26, 2023 Minutes for Approval

3. Action Items:

- I. Request for a Site Plan approval for Amateur Farms, located at 1615 N Gilber Peak Road (Planner Mark Vlastic/ Engineer Gordan Miner)

4. Work Meeting:

5. Administrative Items:

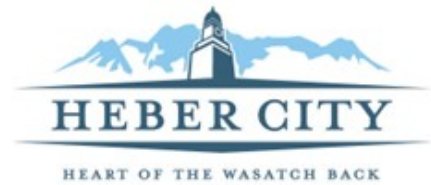
6. Adjournment:

Ordinance 2006-05 allows Commission Members to participate in meetings via telecommunications media.

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 10.05.2023, 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>, and required posting throughout Heber City and Wasatch County

Planning Commission Staff Report



MEETING DATE: 10/10/2023
SUBJECT: September 12, 2023 & September 26, 2023 Minutes 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. 09.12.2023 Minutes for Approval
2. 09.26.2023 Minutes for Approval

Heber City Corporation
75 North Main Street
Heber City, Utah
PLANNING COMMISSION MEETING
Tuesday, September 12, 2023
6:00 pm.
REGULAR MEETING

The Planning Commission of Heber City, Wasatch County, Utah, met in a Joint Meeting on September 12, 2023, in the City Council Chambers in Heber City, Utah.

1. Regular Meeting:

- I. Call to Order – Chairman Gunn called the Work Meeting to order at 6:05 p.m. and welcomed everyone present

II. Roll Call

Present: Planning Commission

Chairman Dennis Gunn
Commissioner Phil Jordan
Commissioner Sid Ostergaard
Commissioner Robert Wilson

Staff: Community Development Director, Tony Kohler

Planning Manager, Jamie Baron
Planner Jacob Roberts
Planning Office Admin, Meshelle Kijanen
Consultant Denna Woodbury
Consultant Aubrey Larsen
City Engineer, Gordon Miner

Public: Patrick Van Horn, Shanna Horner, Keith Horner, CinDee Bangerter, Nanine Allen, Cal Johnson, Ron Phillips, Matt Wistr, Osiris Cabral, Kay Wood Adrian Guillen, Brad Allen, Russ Wit, Bill Wit, Greg Wilson

Online: KPCW, Pete Gillwald, Sabrina, Sam, Tyson

III. Pledge of Allegiance: Commissioner Dave Richards

IV. Recuse for Conflict of Interest N/A

2. Consent Agenda:

- I. Minutes for Approval:
a. July 25, 2023

3. Action Items:

1 I. Public Hearing for Cottages Rezone & Master Development Agreement (MDA) at 1000
2 South 600 West. (Planner Kohler)
3

4 Planner Kohler provided background on the item, and noted the property in question was
5 situated in the R-1 zone and was surrounded by an R-2 area and an industrial business park.
6 He shared photographs of the three homes already in place, and explained the applicant
7 wanted to remove two homes adjacent to those which were in bad shape and then add an
8 additional three homes, for a total of six units. Planner Kohler said the current density was set
9 at three dwelling units per acre although this proposal would bring the density to six dwelling
10 units per acre. Other than that, he said this zone change proposal would promote development
11 of homes in the area and was in line with the General Plan, and he shared the recommended
12 considerations for approval, which included the burial of overhead power lines, trees be
13 planted in each yard, and that the homes not all be identical to one another. Planner Kohler
14 explained tonight was a public hearing in which they would take feedback from the public
15 about this development.
16

17 Chairman Gunn asked if the applicant was present and wished to speak, and the applicant Mr.
18 Witt came forward to explain the two homes he wanted to remove were in bad shape and he
19 had been unable to get them into a condition in which they could be lived in. He explained
20 the process he had gone through so far with his proposal, and discussed that both he and his
21 wife as well as his adult daughter lived near this area, so it was important to him that it looked
22 nice and was well developed.
23

24 Chairman Gunn asked if this subdivision had any terms or conditions on these homes at the
25 time they had been built. Planner Kohler explained the homes had been built when the land
26 was still part of the unincorporated country, and originally the plan had been to expand the
27 industrial business park nearby. However, he explained that since there were homes nearby
28 the area had become more residential rather than industrial over time, and said he did not
29 think there were any terms on the two houses the applicant wanted to remove specifically.
30 Chairman Gunn clarified the homes had been brought in as existing structures when they were
31 brought into the City, and Planner Kohler replied that they were, and added that when they
32 had been brought in they were considered to be conforming to the City Code.
33

34 Mr. Witt clarified that he intended to sell some of the homes, and keep the rest to be long term
35 rentals. Commissioner Richards asked if the homes would be sold at market rate and if they
36 could be affordable housing units. Mr. Witt discussed this was not intended to be affordable
37 housing, and noted he had friends and family that he wanted to be able to provide homes for.
38 Mr. Witt imagined these would be entry level homes for someone, and noted the lot sizes
39 were smaller, about 19,000 square feet. He added he had actually built a house with the same
40 layout as what he was proposing elsewhere in town, and thought it was a good house layout.
41 Commissioner Richards summarized the price point based on the size of the home would be
42 reasonable, although not affordable. Chairman Gunn commented it was a good mid-way
43 point between affordable and a starter home for someone.
44

1 Commissioner Jordan confirmed this was before the Planning Commission because it required
2 a change of zoning density, and Planner Kohler confirmed that was correct. Commissioner
3 Jordan then asked what the City Council had requested for the area, and Planner Kohler
4 discussed the conditions set forth by the City Council. Mr. Witts spoke about the landscaping
5 requirements, and said he would landscape the homes before he sold them so that the
6 landscaping would be consistent.

7
8 Planning Office Administrator Meshelle Kijanen read aloud the rules for public comments.
9 Chairman Gunn opened the public hearing.

10
11 Brad Allen said he lived on 200 West, and had five children who he hoped one day would be
12 able to own homes in the Valley. He thought six more homes would help increase the
13 inventory of affordable housing in the area, and opined it was more helpful to have six more
14 affordable houses rather than two more expensive ones. He pointed out all of the
15 requirements set forth by the City Council would increase the cost of constructing those
16 homes and thus their sale price.

17
18 Commissioner Richards thought the large lots needed to be divided up, and expressed he was
19 in favor of the plan and in favor of changing the zone. He thought the location was good and
20 it was a good use of the property to build the homes Mr. Witt had planned. He added he did
21 not think this would add too much additional traffic to the area. Commissioner Richards
22 discussed many people wanted to own their homes, but understood the advantage to Mr. Witt
23 to rent out the units.

24
25 Commissioner Ostergaard agreed with Commissioner Richard's comments, and said the area
26 was prime for redevelopment. He discussed how developers could not build larger homes
27 anymore since no one could afford them, so he said having these slightly smaller homes
28 would be good for the community. Commissioner Jordan echoed both of these sentiments,
29 and thought it was great that the homes would not be cookie cutter and have nice curb appeal.

30
31 Commissioner Ostergaard made a motion to approve the zone change and MDA, with the
32 conditions that the City Council's points be considered and an effort be made to keep costs
33 low. The motion passed unanimously.

34
35 II. Public Hearing for Wittco Rezone and Master Development Agreement (MDA) at 801
36 South 100 West. (Planner Kohler)

37
38 Planner Kohler indicated the properties he would be discussing that evening, and said the
39 the petitioner was again Mr. Witt. He highlighted some issues with the properties, namely their
40 location, as the City had plans for future roads which would intersect with the intersection where
41 the property was situated. Planner Kohler explained the zone the properties were located in was
42 R-2, with some commercial located on the south end, and he shared a map listing existing
43 improvements. He said the concept had not been totally finalized, but clarified it had been
44 updated from the concept he had included in his presentation.

1 Planner Kohler circled back to the planned roads, and noted the intersection met UDOT's
2 standards as to where a stop light could be placed. He reported the City Staff had met with
3 several developers about putting a street in the area where the properties were located. He
4 elaborated they did not have a specific timeline as to when they would put the street in, and
5 added they would not do the alignment for the road until they had plans to develop it.

6
7 Planner Kohler shared some other conceptual maps which showed how the building layout
8 would work, and said it would likely be a two or three story building. He discussed the area
9 currently had a density of six dwelling units per acre, although this new plan would bring the
10 density to about 18 dwelling units per acre. He also explained the R-2 zone had an 8,000 square
11 acre lot size minimum and a minimum frontage of 80 feet. He added that many of the twin
12 homes in the neighborhood had been grandfathered into the City and were legal non-conforming.
13 Planner Kohler discussed that this redevelopment would give the City the opportunity to acquire
14 a right of way that they would ultimately need to develop the downtown, and also would allow
15 them to redevelop some of the more tired units in the area. He said the plan promoted
16 redevelopment in the area, had good walkability to nearby stores, and in all, was consistent with
17 the General Plan.

18
19 Planner Kohler went over the City's requirements and conditions, which included that no
20 driveways be placed on the new road, building heights not exceed three feet, and that the right of
21 way be dedicated to the City.

22
23 The applicant, Mr. Witt explained that he was the owner of the properties. He said the buildings
24 were tired and old and had been built in the 1950s, and he felt it was time to do something new
25 with the land. He clarified he would be preserving the mature trees on the lot. Mr. Witt also
26 clarified he had nothing to do with the road; that was the request of the City and he had not asked
27 the City for a new road. Mr. Witt explained the design of the building, and said it would be
28 apartment buildings. He noted historically, the apartments had been rented out by people who
29 worked in the surrounding commercial area, so it was a good area in which people could live,
30 work, and shop without needing a car. He reported that the plan was to have 13 units, one of
31 which would be an affordable housing unit and another one would be an ADA unit on the ground
32 floor. Mr. Witt summarized that the only thing he was requesting was a zone change, and did
33 not need any exceptions. There was some confusion as to if the main floor of a building in the
34 C-2 zone was allowed to include housing units, and Planner Kohler noted that several years ago
35 the Planning Commission had decided to permit housing on the main floor in the commercial
36 zone to allow for ADA units.

37
38 Chairman Gunn asked Mr. Witt about his plan for the commercial units, and Mr. Witt said they
39 would need to rent out the spaces on the main level. Mr. Witt elaborated he would like to have
40 businesses which could serve the tenants of the building, such a gym, yoga studio, or daycare.
41 Mr. Witt thought it would be nice to have built-in customers, and he also pointed out they had
42 limited parking so he needed to carefully consider which businesses that could move in which
43 would not put an undue strain on the parking space they had. Mr. Witt commented as well they
44 were just in the preliminary stages of this development, so he had not yet reached out to the
45 surrounding businesses to see if they could share any parking. Mr. Witt added that he would like

1 to have some of the employees of the surrounding businesses live in his building, but noted that
2 it was difficult to get in touch with some of the larger chain stores that surrounded his site. Mr.
3 Witt discussed it was a very walkable location, and imagined if some of the employees from the
4 nearby businesses moved into his units, they could possibly use the parking spots of whatever
5 business they worked for. Chairman Gunn recalled they had discussed in a recent Planning
6 Commission meeting that there was not a lot of housing for people in the area where the
7 proposed development was, so he thought apartments could be a good idea and commented that
8 flex space might be helpful in that area. Mr. Witt said currently, he had 47 parking stalls which
9 came out to two parking stalls per apartment unit with 21 parking spots left over for the
10 businesses, which did meet standards for the zone. Mr. Witt also specified the mature trees on
11 the property would be preserved and not cut down for parking.
12

13 Commissioner Wilson did not understand the logic of developing commercial along 100 West
14 since the City wanted to focus on Main Street. He pointed out 100 West was a busy street and
15 primarily residential, and he asked why not develop in an area which was already just residential.
16 Mr. Witt replied that the C-2 zone was the easiest one to get approval, and stated he would be
17 comfortable making this building just apartments with no commercial tenants. Planner Kohler
18 added they did not have a zone which neatly lined up with the scope of this development, and
19 said this seemed the easiest option, so the City had recommended this to Mr. Witt as the best
20 course of action. Planner Kohler elaborated that if they wanted to, they could work with the City
21 Attorney to see if this could go in the R-2 zone instead.
22

23 Chairman Gunn opened the floor for public comments.
24

25 Brad Allen said that he owned two homes on 200 West, right around the corner from the planned
26 development. He expressed he had been unaware of the plan for the road, and thought that
27 would be a huge asset to the area. He discussed how congested traffic currently was and stated
28 how beneficial a new road would be. He also stated if there was going to be commercial, he
29 preferred it to face east, and he also requested that the building height be two stories rather than
30 three.
31

32 Osiris Kabral noted there were some apartments to the west of the planned development, and
33 thought it would be nice to have more residential rather than commercial. He thought since there
34 were already residential units close by, it should be easier to get that approved rather than trying
35 to push commercial through.
36

37 Matt Wiser, the director for Lee's Marketplace, thought the multiplexes currently there were an
38 eyesore and agreed it would be nice to have those torn down. He said they owned the parking lot
39 behind the KFC, and said it was the employee parking lot for Lee's Marketplace. He explained
40 if they put the new road in, the employees would have to cross it to get to work and that would
41 be a safety hazard. Mr. Wiser said he had invested millions into the parking lot and Lee's
42 Marketplace, and he worried the road extension would stunt their growth and diminish their
43 ability to serve the community.
44

1 Ronald Phillips spoke and said he was working with Mr. Witt for this project. He reminded
2 everyone this was not a public hearing about the road; this was just about the zone change and
3 clarified that if anyone was worried about the road there would be another meeting in the future
4 to address those concerns.

5
6 There was one written comment which had been submitted and read as follows:
7

8 “In preparation for the Heber City Planning Meeting tonight (9/12/2023), we wanted to share
9 some thoughts on the major consequences that Lee’s Marketplace would be affected by if the
10 Wittco development is given the green light. Hopefully, these can be used to aid your comments
11 in the meeting tonight.
12

13 Lee’s Marketplace is a community partner. The results of such partnerships are evident in the
14 positive impact that each Lee’s Marketplace brings to its respective community. Lee’s has
15 invested millions of dollars in the renovation and renewal of the existing grocery store and the
16 neighboring parking lots. The Lee’s family has helped revitalize a tired grocery store and
17 brought life back to this area. As such, it is evident that Lee’s is invested in a long-lasting
18 partnership with the Heber City community and intends to continue serving its citizens.
19

20 If the Wittco development is approved, the existing Lee’s Marketplace will be greatly affected
21 by the proposed extension to 850 S, including but not limited to:
22

- 23 1. The proposed extension of 850 S will cut right through the parking lot of the store. The
24 ROW would directly eliminate more than 20 parking spaces (red boxes in the below
25 screenshot). Access to an entire strip of parking would be greatly affected and
26 potentially inaccessible (the screenshot below shows the parking spaces that will be
27 removed or affected by the road, highlighted in the blue boxes). Additionally, the strip
28 of parking that is currently adjacent to the Taco Bell would need to be adjusted and
29 would create an awkward strip of land between the parking spaces and the new road.
30
- 31 2. An entire portion of the Lee’s Marketplace parcel (the northmost section between the
32 proposed development and the Betos/Tacobell) would be completely separated. This
33 would restrict access to 24 more parking spaces that have traditionally been where
34 employees of the store park. This would create an orphaned parcel which would be
35 rendered useless. Those who park in that area would be forced to cross a main
36 thoroughfare to access the store. This would create a potential safety hazard for those
37 crossing this new street.
38
- 39 3. These parking reductions would push the grocery store below its required parking
40 capacity creating an additional adverse effect on the grocery store.
41

42 We are in support of revitalizing these homes and aren’t opposed to a new development on
43 those parcels. However, we strongly oppose the proposed roadway. If the city is planning on
44 approving this roadway, there would need to be a significant amount of compensation to
45 Lee’s Marketplace in order to justify the efforts that will be required to mediate the

1 1) acreage of the parking lot that would be reduced as a result of the road cutting through the
2 parcel, 2) lost access to/separation of the orphaned parcel, and 3) potential of having to
3 redesign the parking lot to accommodate existing parking requirements to service the grocery
4 store.”

5
6 Cindy Bangeter said she lived nearby on 100 West and owned her townhome, although many
7 of her neighbors did not own their units. She discussed how congested traffic was where she
8 lived, and said it was nearly impossible to get in and out on busy days or days when it
9 snowed. She expressed concerns about parking and thought if they added another building,
10 the issue would just get worse. Chairman Gunn noted in the winter, people were not
11 supposed to park on the street, although many people did as there was nowhere else to park.
12 He agreed this was an issue and it was a safety concern.

13
14 Kay Wood said she lived on 200 West, and asked why they were allowing for three story
15 buildings when the area was not walkable and had no sidewalks. She felt this was not safe
16 for children, and discussed how the traffic was so bad on Main Street it was spilling over to
17 100 and 200 West and causing accidents. She pointed out they had zoning rules in place for
18 a reason, although the City allowed developers to have exceptions to those rules and in her
19 opinion this caused a mess. Ms. Wood said she had moved to Heber 27 years ago, and had
20 seen many things change for the worse as the Planning Commission allowed developers to
21 bypass zoning rules. She clarified she was not saying the development should not be
22 allowed; but it should only be allowed to be built within the parameters of the zone. She
23 opined there should not be three stories if it was not allowed in the zone, and expressed they
24 needed to know where to draw the line and adhere more closely to the zoning standards and
25 rules set in place by the City. Ms. Wood commented she was concerned for the Valley as
26 things were allowed to be built when she thought they should not be and caused traffic to
27 become worse.

28
29 Chairman Gunn closed the public hearing.

30
31 Chairman Gunn summarized that most people were in favor of this building just being
32 residential and were not in favor of the commercial. Chairman Gunn noted the only reason
33 they had to do commercial was just to be in line with the Code, although the consensus was
34 no one was actually interested in this. Chairman Gunn thought it would work if they went
35 strictly residential and found a way to get rid of the commercial.

36
37 Chairman Gunn also asked Mr. Witt if he was willing to go to two rather than three stories, to
38 which Mr. Witt discussed that he wanted to build something nice that the community wanted,
39 although it was not as financially feasible for him to make it just two stories. Mr. Witt
40 thought that between the cost of bulldozing the existing multiplexes and new construction, it
41 was not viable for him to make money off of the building if it was only two stories and a
42 basement. Chairman Gunn summarized that people’s issue with the stories was the height of
43 the building, and pointed out if they got rid of the commercial the overall building would be a
44 bit shorter. Planner Kohler said that was correct, although not by a significant amount,
45 maybe around three or four feet. Chairman Gunn also noted without the commercial there

1 would be less of an increase to traffic. Chairman Gunn thought they should consider just
2 residential without any residential and asked Planner Kohler if there was a way to make that
3 happen.

4
5 Commissioner Ostergaard asked if there was a way to include affordable housing, and
6 thought if the units were affordable that could be a way to incentivize doing the project.
7 Commissioner Wilson commented how people got confused about affordable housing; he
8 noted “affordable housing” referred to buying a home, not renting. He said if someone
9 rented, rent prices continued to increase, although if they were able to purchase a home the
10 mortgage payment would be consistent. Commissioner Ostergaard agreed with
11 Commissioner Wilson in that they did need affordable housing home ownership, although he
12 disagreed about renting not being affordable as there was also workforce housing, in which
13 people rented although the rent price was deed-restricted and would not increase.
14 Commissioner Ostergaard clarified these units would be for rent, and thought they could still
15 incentivize developers to come in and do affordable housing developments even if they were
16 for rental units.

17
18 Ms. Bangeter again spoke about problems with the parking, and pointed out that with rent
19 prices so high, people needed roommates and having additional tenants compounded the
20 parking issues. Chairman Gunn asked if they could add a stipulation to the development that
21 on-street parking could only be temporary. Planner Kohler replied that was already a City-
22 wide rule, and that people could only park on the street for 72 hours. However, Planner
23 Kohler added there were no limits as to how many cars a single family home could own, and
24 he thought it would be unfair to limit the number of vehicles someone could own. Planner
25 Kohler said they did have rules about how many families could live in one home, which was
26 one way they could try to limit how many vehicles were parked at one property.

27
28 City Engineer Gordon spoke about the proposed road extension. He said they wanted to take
29 advantage of this opportunity to acquire the right of way, and Chairman Gunn agreed with
30 this. Chairman Gunn clarified this would only be a right of way and not ownership, and
31 Planner Kohler clarified it would be City-owned, although there was no obligation to put a
32 road in if they decided it was not necessary. Planner Kohler added that if the City chose to
33 vacate the right of way it would go back to the owner.

34
35 Planner Kohler said the Planning Commission could include in their conditions that they
36 wanted to limit the heights of the buildings and limit the use to residential, would ensure
37 there was adequate parking, so City Council could include those things in the MDA. Planner
38 Kohler summarized that it seemed as though the Planning Commission wanted to leave this
39 in the R-2 zone, so they needed to work with the City Attorney to find a way to do this.
40 Chairman Gunn agreed they did not want to do a re-zone and would prefer to find a way to
41 keep this in a residential zone. Chairman Gunn also commented on the vagueness of calling
42 something affordable housing, and thought they needed to specify how this would work.
43 Commissioner Richards replied they could clarify in the MDA how many of the units would
44 need to be affordable, and the Commissioners discussed those prices were based on average
45 median income. Commissioner Richards pointed out if they moved to just residential, Mr.

1 Witt could increase the number of units in the building since they had the parking available.
2 Commissioner Richards concluded that they did not want to rezone the area to commercial;
3 they wanted to request that the building become only residential.
4

5 Mr. Witt said he wanted to have this project approved by the end of the year. Ron Phillips
6 spoke on behalf of Mr. Witt, and stated they preferred for the area to be rezoned C-2 and
7 have the building heights be three stories from the ground. Mr. Phillips did not think it was
8 legal to leave the area residential and then increase the density higher than the standards of
9 the zone. Planner Kohler said they could do this; they would have to include in the
10 development agreement that the density could exceed what the maximum density of the zone
11 was. Planner Kohler explained this process, and said they still went through the rezone
12 process for the development agreement. Planner Kohler agreed with Mr. Phillips in that C-2
13 was a more appropriate zone for this project, and he said it would be best to rezone it to C-2
14 with a requirement that there be no commercial on the ground floor.
15

16 Commissioner Richards asked how they would handle the height of the building if they
17 moved forward with the C-2 zone. Planner Kohler replied they could set conditions on it and
18 mandate any number of stories that they wanted to have. Planner Kohler reiterated this
19 would still just be residential with no commercial spaces, even if it was zoned C-2.
20 Commissioner Richards thought they could go to three stories if there was affordable housing
21 and limit it to two stories if not. Mr. Phillips did not think it was legal to limit the height in a
22 C-2 zone, and Commissioner Richards said they would need to work with their City Attorney
23 to find out. Planner Kohler thought they could move forward with the C-2 zone and limit the
24 height, and Commissioner Richards commented they were just a recommending body
25 anyway and the City Council might not move this through. Commissioner Richards
26 emphasized they would need to do affordable housing if they wanted to push this project
27 through.
28

29 Mr. Witt reminded the Planning Commission that he was giving up a portion of the property
30 to the City for not much in return, and he was also okay with having the right of way abutting
31 his property. He expressed he was not asking for much and was being tolerant of the City's
32 demands. He also discussed the neighbors would not be happy if they packed too many
33 people into the new building, and he worried about maximizing the amount of parking he had
34 available. Mr. Witt said he was hoping to attract families as well as multiple adults in the
35 two and three bedrooms, and expressed concerns over having a large number of studio
36 apartments. Commissioner Richards thought it would not be necessary to go up to three
37 stories.
38

39 Commissioner Richards asked Mr. Witt what he would do with the ground floor if they did
40 not have commercial space, and Mr. Witt said he would be able to add four more residential
41 units. Planner Kohler said the City required 10% of the units to be affordable, so if they had
42 sixteen total units then there would be two units that would have to be affordable.
43 Commissioner Richards expressed he was okay with this.
44

1 Commissioner Ostergaard moved to approve the request for the Wittco Rezone and Master
2 Development Agreement (MDA) at 801 South 100 West with the conditions that they will
3 entertain a development agreement and work with the City Attorney to remove commercial
4 from the first floor and add residential, with the 10% affordable housing component. The
5 motion carried unanimously.
6

7 III. Request for a Site Plan approval for Old 40 North, located at 4705 North Old Highway-
8 40 (Parcel 20-7956, Northwest of the intersection between Old Highway-40 and SR-
9 32)(Planner Woodbury/Engineer Miner)
10

11 Planner Woodbury gave an overview of the request, and said the development agreement
12 allowed for mixed-use commercial. She stated the buildings were all three stories tall and
13 built into a slope. She explained a variety of commercial support uses were allowed on the
14 upper floor such as a break room and locker rooms. She noted the building met the
15 requirements for materials and colors as mandated by the Code, and stated the building met
16 parking requirements as well. She added the plan also met the landscaping requirements and
17 indicated the plan included new landscaping around the building and parking lot, and the rest
18 of the property would retain its natural vegetation. Planner Woodbury shared a rendering of
19 what the completed buildings would look like and illustrated how they would be accessible at
20 different stories as they were built into the slope. She also shared an aerial view of the site
21 plan and noted it was accessible off of Highway 40, with a secondary access off Route 32.
22 Planner Woodbury also indicated the parking study which had been completed to prove the
23 plan met parking requirements.
24

25 Greg Wilson, engineer for the development, made some clarifications to the site plan and
26 explained that the one shown was not the most recent one they had submitted. He indicated a
27 portion of the site which was UDOT's property and explained UDOT had not approved the
28 access off of their property, so their engineer had redesigned the access point so it did not
29 interfere with UDOT.
30

31 Planner Woodbury listed the findings and conditions of Staff, and said it was recommended
32 to approve subject to the application being consistent with the General Plan, the Municipal
33 Code, City ordinances and Federal and State laws. She read the conditions, which included
34 all conditions set by the City Engineer, the Planning Commission, and all Code requirements
35 be met. She added they also needed to get permission from UDOT to have an access off of
36 Route 32, and the builder would have to get building permits for the retaining wall.
37

38 Patrick Vanhorn identified himself as the application and reiterated that they were moving
39 their access farther down on Route 32. Mr. Wilson elaborated on this and reported that they
40 had met with UDOT to understand their concerns with the access, and had moved it
41 accordingly. Chairman Gunn clarified that the plan met all other City standards and the
42 Engineer replied that it did.
43

44 Commissioner Richards clarified these units were all individually owned, and asked how
45 many units there would be in total. Mr. Vanhorn replied there would be 20 individually

1 owned units, with both residential and commercial uses, so people could both live and work
2 there. Commissioner Richards asked if there were any stipulations on what kind of
3 commercial could go in, and asked for example if they would be permitted to have something
4 like an auto body shop go in there. Planner Kohler could not recall if the North Village area
5 Code restricted commercial uses, but did not think an auto body shop would be allowed.
6

7 Commissioner Ostergaard asked why they were overparked, and Mr. Wilson discussed the
8 original plan had required them to have 220 parking stalls, and this was a difficult number for
9 them to reach so they had conducted a parking study which found that they actually only needed
10 148. However, he said they had been able to find space for 206 spots before the study was
11 completed, so they had left all of the stalls due to the commercial component. Mr. Wilson added
12 they had six ADA stalls. Planner Woodbury pointed out the development agreement called for
13 213 spaces, so they were actually under-parked by seven stalls. It was clarified that while the
14 parking study had found only 148 stalls were needed, they were under-parked based on the
15 standards of the Code.
16

17 Commissioner Richards asked for the total size of the property and Mr. Wilson replied the whole
18 property was over eight acres, although only around three of the acres were developable.
19 Commissioner Richards clarified they had water, sewer, and power hooked up, and Mr. Wilson
20 replied that they did, and reiterated they also had their access points worked out with UDOT.
21 Commissioner Richards also asked about Wasatch Fire Department, and Mr. Wilson stated all
22 their roads were graded in accordance with the fire department's standards, and he reported he
23 had met with the fire department and they had approved the plan. Commissioner Richards asked
24 about the topography, and Mr. Wilson replied he had sent a topography plan to the Planning
25 Commission, although he noted the plan he had sent them also had the old point of access.
26

27 Commissioner Wilson asked about the storm water drains and City Engineer Miner explained
28 how the drainage worked and commented Mr. Wilson had done a great job with this. Mr.
29 Wilson elaborated on their drainage system and commented that although it had been an
30 exercise, they had gotten it figured out. Mr. Wilson shared some 3D renderings to show how the
31 gradation worked with the slope.
32

33 Commissioner Richards moved to approve the request for a Site Plan approval for Old 40 North,
34 located at 4705 North Old Highway- 40 (Parcel 20-7956, Northwest of the intersection between
35 Old Highway-40 and SR-32) contingent that all findings and conditions be met. The motion
36 passed unanimously.
37

38 The Commission acknowledged that it was a difficult site to work with and wished the applicants
39 luck.
40

41 **4. Work Meeting:**

42 I. Heber City Park Design Standards - Draft Review (Planner Baron, LDI)

43

44 Planner Aubrey Larson presented on the Heber City park design standards, and explained the
45 standards were intended to give a cohesive and comprehensive park design. She said that

1 evening she hoped to get general feedback and points for direction from the Planning
2 Commission. She also gave some background and emphasized Heber's position as an emerging
3 recreation destination and noted having a comprehensive park design would be conducive to
4 achieving this goal.

5
6 Planner Larson shared the park standards guidebook and highlighted some key features. She
7 noted there were seven sections and appendices. She explained the introductory section
8 established the need to have standards as well as where they applied and where they did not, and
9 also positioned their guidelines in relation to other city's standards. She added the introductory
10 section also included Heber's land use plan and illustrations of the planned Envision Heber
11 districts and listed the characteristics of each district.

12
13 Planner Larson reported that the second section listed park type standards. She read through the
14 minimum standards and explained this was a set standard, and as such was not flexible. She
15 explained all parks had to meet a minimum level of amenities which would be based on their
16 size. She said this was quantified by a point system and gave a brief explanation as to how this
17 would work. Planner Larson also acknowledged that not all land was developable, and there
18 were some sensitive land features which would not be subject to these same standards. She then
19 listed some standards for bathrooms, sports fields, and trails. Commissioner Ostergaard asked
20 some clarifying questions about the point system and Planner Larson explained that there were
21 different kinds of parks, and indicated there were different requirements for different types of
22 parks. She reiterated the requirements were based on the square footage of the park, so larger
23 parks needed more amenities. She explained the parks could pick which amenities to include,
24 and each amenity corresponded to a certain amount of points so the park would need to just meet
25 their minimum point requirement. Planner Larson commented the more the system was used, the
26 more clear it would become.

27
28 Planner Baron commended Planner Larson and her team, and thought this system would work
29 well. He explained they had based their system off of what similar sized cities had done, and
30 thought this utilized some of the best parts of those other systems. Planner Baron elaborated that
31 this way, they knew they were going to get consistency with things such as curbing and
32 irrigation, and then smaller design features could be the developer's prerogative. Planner Baron
33 added they were switching to a weather tracking system for irrigation, which was waterwise as it
34 automatically shut their irrigation water off on days when it rained. Commissioner Jordan
35 commented this was a significant amount of work, and Chairman Gunn agreed and said it looked
36 very professional.

37
38 Commissioner Jordan asked if they were embracing xeriscaping in the parks whenever possible.
39 Planner Baron discussed they had different types of park and not all of them had a lot of
40 irrigation, so they based the xeriscaping and irrigation requirements off of the characteristics of
41 each individual park. Planner Baron continued to say it was not always feasible to do
42 xeriscaping, and he added some parks really called for grass fields, although all of the parks
43 emphasized waterwise landscaping wherever possible.

1 Planner Larson continued to elaborate on the point system, and also commented that a park
2 should match its setting. She also indicated the third section went over park design principles,
3 and the fourth section distinguished between softscape and hardscape. She stated section five
4 was dedicated to park furnishings, and said all of the standards were based on the overall goals of
5 Heber City.

6
7 Commissioner Jordan asked if the guidebook addressed accessibility issues, and Planner Larson
8 replied there was a section specifically dedicated to accessibility requirements for the parks.

9 Planner Larson said the section went over inclusive play areas and ADA requirements.

10 Commissioner Jordan asked if they included language specific to autism, and Planner Larson
11 replied that the language was currently very broad to incorporate all special needs, although they
12 could specify it if the Commission wanted to do so.

13
14 Planner Larson said lighting and fencing were both fixed standards, and both were based off of
15 the City Code. Planner Larson then addressed signage, and acknowledged there was not a City-
16 wide signage system in place and thought this could be a good place to start one. She shared
17 some images of some possible entrance signs to the parks. She proposed stone signs since they
18 already had stone entry signs throughout Heber so this would be consistent, and added they could
19 require that all the stone come from the same quarry for consistency, or they could use a mixed
20 material. Planner Baron said the intent was to have a consistent sign for the parks so City parks
21 were easily recognizable. Planner Baron said the question was if they wanted to keep the stone
22 to be consistent with the rest of the City, or switch to mixed materials to make it clear that this
23 was a public park. Planner Baron noted that the Trees and Trails Committee recommended that
24 they go with the stone signs. Commissioner Jordan wanted to see more variety with signs, and
25 wanted to move beyond the same stone material they had been using. Chairman Gunn thought it
26 was sufficient to have the City logo on the sign, and agreed they did not have to use the exact
27 same kind of sign that was elsewhere throughout Heber City.

28
29 Planner Larson went over recreational and play amenities, which she noted was flexible. She
30 highlighted the section which overviewed ADA requirements and specified that these
31 requirements were fixed. She said parks were not required to be inclusive, although all had to
32 meet the baseline ADA standards. Planner Larson clarified that all inclusive parks were ADA,
33 although not all parks were inclusive. Commissioner Jordan made some comments about
34 autism, and commented how all arenas and large event centers were adding areas that were
35 sensitive to sensory issues and people with autism.

36
37 Planner Larson summarized her presentation and commented they could include a table of
38 contents or anything else the Commissioners wished to see. Planner Larson explained that the
39 point system was based off of the Eagle Mountain City Code, and the park types were pulled
40 from the Heber City Code. She discussed how each park was assigned a number of points based
41 on their type and size, and then they needed to include a certain number of amenities which also
42 corresponded to a number of points in order to reach their minimum required points. Planner
43 Larson said she had run some tests and each time it had been pretty easy to reach the required
44 number of points. The Commissioners commended her on her work. Commissioner Jordan
45 noted the restroom requirement was the most expensive on the system, although Chairman Gunn

1 pointed out restrooms were the most expensive amenity to build and maintain. Planner Baron
2 noted the restrooms were usually locked in the winter.
3

4 **5. Administrative Item:**

5 I. City Council Communication Item (Planner Baron)
6

7 Planner Baron went over the most recent City Council meeting, and said they had discussed fleet
8 issues in their consent agenda. He reported a Mayor's Award had been given out for those who
9 had helped with the City Police Chief interview process, and a conditional authorization had
10 been given to hire the new police chief. Planner Baron explained the police chief was from out
11 of state, so the hire was conditional only because he needed to transfer in from out of state. He
12 stated there had also been a discussion from the Historical Preservation Committee. He reported
13 the Hicken fieldhouse MDA had been approved with the conditions set forth by the Planning
14 Commission. Planner Baron also explained the Memorandum of Understanding between the
15 County, the City, and the Church of Latter Day Saints had been approved, and this clarified who
16 would do what within the right of way. Planner Baron announced Envision Heber had been
17 adopted into the General Plan, so the next thing they would work on was determining what were
18 the key code updates that they wanted to address. Chairman Gunn said it sounded like the
19 Council had accepted the Planning Commission's suggestions.
20

21 **6. Adjournment:**
22
23
24

25 Meshelle Kijanen
26 Planning Department Administrator
27
28

Heber City Corporation
75 North Main Street
Heber City, Utah
PLANNING COMMISSION MEETING
Tuesday, September 26th, 2023
6:00 pm.
REGULAR MEETING

1. Regular Meeting:

I. Call to Order – Chairman Gunn called the meeting to order at 6:04 PM and welcomed everyone present.

II. Roll Call

Present: Planning Commission

Chairman Dennis Gunn
Vice-Chairman Dave Richards
Commissioner Phil Jordan
Commissioner Josh Knight
Commissioner Sid Ostergaard
Commissioner Phil Jordan

Absent: Planning Commission

Commissioner Darek Slagowski
Commissioner Robert Wilson
Commissioner Oscar Covarrubias

Staff:

Planning Manager Jamie Baron
Planner Jacob Roberts
Planning Office Admin Meshelle Kijanen
Consultant Landmark Design, Inc

Public: N/A

Online: Planner Aubrey Larson

III. Pledge of Allegiance: Commissioner Sid Ostergaard

IV. Recuse for Conflict of Interest N/A

2. Consent Agenda:

I. Minutes: Commissioner Knight moved to approve the Consent Agenda. Commissioner Ostergaard seconded and the motion passed.

II. Minutes: Commissioner Knight moved to approve the minutes from August 23, 2023. Commissioner Ostergaard seconded and the motion passed.

1 **3. Action Items:**

2 I. Public Hearing for proposed Heber City Park Design Standards (Jamie Baron, Planner,
3 and Aubrey Larson, Planner)

4
5 Planner Larson went over the current draft of the Heber City Park Design Standards. She gave
6 some history on the project, and recalled there had been a kickoff meeting in March of that year,
7 she had presented to the City Council in April, and then she had given a presentation to the
8 Parks, Trails, and Open Space Committee meeting in August. She reminded the Planning
9 Commission that she had presented the proposed guidebook at their previous meeting, and
10 explained her goal that evening was to hold a public hearing. She presented the overall goal of
11 the park standards manual as the establishment of a coordinated and comprehensive park design
12 and development framework for existing and future parks, and identified there were three
13 components of the overall project, although specified she would focus that evening on the park
14 standards manual draft.

15
16 Planner Larson opened the park standards manual document, and indicated there were seven
17 sections to it and briefly overviewed them. She said the introduction established the need for
18 consistent standards and identified the park's standard's guiding principles. She stated the first
19 section then delineated between fixed and non-fixed, or flexible standards, and explained the
20 fixed standards would include things that were required in all parks, regardless of type or size.
21 She elaborated things such as architectural features, special amenities, and historic or cultural
22 features were examples of things that were flexible standards. She reported that the next part of
23 the document discussed the Heber City image, and delved into the concept that parks should
24 reflect the key characteristics of the specific district of the City that they were located in.
25 Planner Larson also shared some maps which went over the Envision Heber plan as well as the
26 land use map.

27
28 Planner Larson next discussed how section two went over the park type standards and level of
29 service standards. She shared some of Heber City's main goals in regards to parks, and indicated
30 what the minimum standards were for every park. She clarified this did not mean all parks
31 should look the same; simply that they should all include certain features while retaining their
32 own unique look and feel. She explained they had adapted a point system from Eagle Mountain
33 in order to ensure all Heber City Parks met their standards.

34
35 Planner Baron explained the point system in greater detail. He first discussed Mill Road Estates
36 Park, which was 1.27 acres and so according to the point system, they would require 127 points
37 from that park in order to meet their minimum standards. He explained the park did earn some
38 points for the trees in the park, although they only had one amenity, a small playground. Planner
39 Baron discussed the park was small, and would need some investment in order to meet their
40 point requirement. He then looked at Eagle Park, which was 1.45 acres and featured a retention
41 pond. He noted Eagle Park did have a sports field, although was not as large as was required, so
42 they had only received some points for it. Planner Baron added it also had several trees,
43 benches, and picnic tables, so it had close to enough amenities to meet their point requirement of
44 145. He elaborated they would require a couple more benches and possibly trash cans in order to
45 fully meet the standard. He compared how many more amenities were at Eagle Park compared
46 to Mill Road Estates Park, even though Eagle Park was older, and added City Staff was still
47 doing research of all the parks in the City.

Chairman Gunn expressed he liked the point system; he thought it allowed for flexibility while still maintaining minimum standards for parks. Vice Chairman Richards asked if phasing was allowed, and pointed out Eagle Park had been able to develop and add amenities over time. Planner Baron explained the standards were the minimum needed in order to approve a park, and clarified the point requirement would need to be met at the time a park was dedicated.

Planner Larson continued, and noted they would keep refining the point system as they moved forward. She then overviewed the various park types, and noted there were different minimum amenities based on type and size. She indicated there was a table in the manual that explained which features and amenities would need to be included for a given type of park. She also noted the manual differentiated between softscape and hardscape, as well as listed the standards for park furnishings. Planner Larson noted lighting was a fixed standard, as was fencing, and showed the standards and specifications for fences. She highlighted the section on signs and discussed they were still looking for direction on signage, which would ultimately be a fixed standard, and said they still needed to determine what kind of style the signs should be and what kind of materials should be used. Planner Larson also went over ADA requirements, and clarified all parks would be ADA accessible, and inclusive to the greatest degree possible. She went over infrastructure and irrigation, and noted irrigation was a fixed standard, while green infrastructure was flexible.

Planning Administrator Kijanen explained the rules for public comments. Chairman Gunn opened the floor for public comments and invited the public to give feedback. There were no comments and so Chairman Gunn closed the public hearing.

Commissioner Ostergaard referenced the Landscape Standard specifications and asked how the caliper of a tree was defined. He specifically indicated section 3.5, which stated it should be measured 12 inches above grade, although he thought the standard was four feet above grade. Planner Baron replied he was unsure of what the standard was, and Planner Larson said she would consult with an expert to find out what the correct standard was. Commissioner Ostergaard commented that overall, he loved this standard as he felt it was important to protect their trees from development.

Vice Chairman Richards moved to forward a positive recommendation of the Heber City Park Design Standards to the City Council with the three findings as outlined, as well as clarification about Commissioner Ostergaard's question about tree caliper measurement. Commissioner Knight seconded and the motion passed unanimously.

4. Work Meeting: N/A

5. Administrative Item:

I. Planning Commission Training

Planner Baron explained some of the things the Planning Commission had already completed, including the Legislative update and the [Open and Public Meetings training](#), counted towards their required hours towards training. He stated the Planning Commission could select some pre-

1 recorded videos created by the Land Use Academy of Utah for them to watch together, which
2 would count towards their training requirement, and listed some options. He clarified they
3 needed to reach four hours in total, so the plan was to do about half an hour that evening.

4
5 The links to all the videos referenced below can be found [here](#).
6 Commissioner Knight requested to watch “Top 10 Things Every Planning Commissioner Needs
7 to Know,” and the Commission watched it together. Chairman Gunn commented that he liked
8 that video since all the presenters had previously served on a Planning Commission and as such,
9 knew exactly what the experience was like.

10
11 The Commissioners next watched “Definitions: Land Use Authority,” after which Planner
12 Baron clarified that there had been a significant change at the State Legislature in the past year,
13 and in fact the legislative body, which in the case of Heber City was the City Council, could not
14 be the land use authority for anything that was administrative. He said it used to be the case that
15 if no one was appointed for an administrative issue, jurisdiction reverted to the legislative body,
16 although this was no longer the case. Planner Baron elaborated that the Planning Commission
17 would be the land use authority for preliminary plats and site plans, and were a recommending
18 body for all legislative matters that pertained to planning and land use. He added that City Staff
19 was the legislative authority for things such as final plats, plat amendments, and other similar
20 small items.

21
22 The Planning Commission next watched “200+ Years of Sage Advice from Utah’s outgoing
23 Municipal Leaders” as a body, which featured commentary from several people who had
24 previously served on a Planning Commission or City Council. The Commissioners then watched
25 “What Hat Do You Wear? How To Make Informed Decisions on Land Use Issues.” Prior to the
26 video, Planner Baron commented that he imagined this explained what the role of the Planning
27 Commission was; if they were a legislative or administrative arm of the City. After the video,
28 Planner Baron explained that although the Planning Commission was not a legislative authority,
29 they did legislative work whenever there was a public hearing or they made a recommendation
30 on legislative items for approval. He stated everything else that they did was administrative.
31 Planner Baron summarized that the Planning Commission did help to make laws, even if they
32 were not the final authority. Chairman Gunn commented the video had been helpful in laying
33 out the different levels of government. Planner Baron agreed and noted it was difficult to
34 “juggle different hats,” in regards to having both administrative and legislative tasks, so it was
35 helpful to have the separation.

36
37 Planner Baron discussed the Ethics Code that all planners had to read in order to become AICP
38 certified, and clarified it was distinct from the Ethics Code the Planning Commissioners had to
39 read in order to become a Commissioner. Planner Baron noted this code was fairly exhaustive,
40 and more involved than the Commissioners needed for their purposes.

41
42 This is the link to the [revised November 2021 American Institute of Certified Planners \(AICP\)
43 Code of Ethics and Professional Conduct](#).

44
45 Planner Baron attempted to go through the City bylaws, although experienced technical
46 difficulties and was unable to do so. Instead, Planner Baron spoke briefly about Envion Heber.

1 He reported Envision Heber had been adopted by the City Council, so they were ready to move
2 onto Phase III, which was the prioritization of strategic Code amendments. He invited the
3 Planning Commission to attend the upcoming City Council work meeting on October third, in
4 which the Councilmembers would discuss Phase III. Planner Baron said after that, they aimed to
5 hold some open houses.

6
7 Commissioner Ostergaard asked if there were any updates for the planned modifications to the
8 Ideal Theater. Planner Baron said the applicant had ultimately decided not to purchase the
9 property, and it was now under contract with another person who had different plans for the
10 theater. Planner Baron expressed he was under the impression the new owner intended to keep it
11 a theater, and so would likely not need to come before the Planning Commission unless there
12 was a significant change of use. He added they also might need to come before the Planning
13 Commission if there was any issue with parking, since it was downtown and there was limited
14 parking.

15
16 The Commissioners spoke about another project which had not seen any recent developments,
17 and Commissioner Ostergaard suggested that since interest rates were currently so high it might
18 be difficult for many projects to be completed. Commissioner Knight commented that since
19 election year was next year, many people were in a holding pattern with the expectation that
20 interest rates would decrease next year.

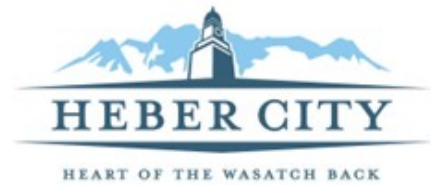
21
22 Planning Administrator Kijanen shared a short training video of Civic Clerk, a meeting
23 management software which the City had recently begun to use. With that video, the Planning
24 Commission reached an hour of training and decided to adjourn for the evening.

25
26 Commissioner Jordan motioned to adjourn and Commissioner Knight seconded. The motion
27 was approved unanimously.

28 29 **6. Adjournment**

30
31
32
33
34 Meshelle Kijanen
35 Planning Department Administrator
36
37

Planning Commission Staff Report



MEETING DATE: 10/10/2023
SUBJECT: Request for a Site Plan approval for Amateur Farms, located at 1615 N Gilber Peak Road (Planner Mark Vlastic/ Engineer Gordan Miner)
RESPONSIBLE: Mark Vlastic
DEPARTMENT: Planning
STRATEGIC RELEVANCE: Administrative Action - Site Plan Application

SUMMARY

This is a request to construct a barn on the property to store four-wheelers and boats. The proposed project is located in The Springs at Coyote Ridge Subdivision Phase 4, and was included in the MDA that was adopted several years ago.

RECOMMENDATION

Staff recommends that the Site Plan application is approved with Findings and Conditions.

BACKGROUND

The 0.55 acre site is located at 1615 N Gilbert Peak Road, and consists of Parcel C and Lot 115 per the recorded Plat. The Concept Plan was presented to the DRM in March 2022, at which time the application was approved to continue to Final Application. The Final Plat was reviewed by the DRM on September 9, 2023. The proposed project is located in the R-3 (R-3 Residential Zone) with a COSZ overlay (Clustered Open Space Zone). The general plan indicates the property is located in the Scenic Buffer land use district.

Existing uses include a single family home with 'out' buildings and agricultural uses. Adjacent uses include agriculture and commercial transitioning to residential to the north, agriculture transitioning to residential to the east, residential and agriculture uses to the west and south.

DISCUSSION

The Final Plat was reviewed by the DRM on September 6, 2023. With subsequent revisions, the application has been determined to generally meet requirements for Site Plan approval according to the applicable zoning requirements and MDA stipulations, as follow:

1. Site Plan – Use OK per MDA. Setbacks meet code requirements.
2. Landscape Plan is OK, encompassing a mix of natural and water-wise plantings that meet code requirements. COSZ requires submittal of Noxious Weed Plan, which has been submitted. Final version signed by Wasatch County is required.
3. Lighting and Photometric Plan – photometrics OK. Lighting and cutsheet/specifications meet code requirements.

4. Architectural Elevations – Barn height meets maximum height requirements. Wood siding material and color meet codded requirements.

FISCAL IMPACT

CONCLUSION

FINDINGS

1. The application is consistent with the Municipal Zoning Code.
 2. The application is consistent with the General Plan.
- The application is consistent with the Springs at Coyote Ridge MDA.

CONDITONS

1. Applicant to re-submit Noxious Weed Plan that is signed and approved by Wasatch County.
2. All requirements of the City Engineer and Fire Department 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 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: Mark Vlastic, Planning Consultant
Jamie Baron, Planning Manager

EXHIBITS

1. Amateur Farm Planning Checklist and Drawings
2. Amateur Farms Final Site Plan - Planning Commission Powerpoint Presenttion 10102023

Amateur Farms - Site Plan

Project Details

Project Name: Amateur Farms - Site Plan
Project Type: Site Plan
GL CODE: 10-26??
DRM Date: 09/06/2023
Project Address: 1615 N Gilbert Peak Road

Property Owner/ Name: Amateur Farms, LLC
Company Name/ Agent: Russ Poulsen
Project Description: Request to construct a barn on the property to store four-wheelers and boats. The proposed project is located in The Springs at Coyote Ridge Subdivision Phase 4, and was included in the MDA of same. It consists of Parcel C and Lot 115 per the recorded Plat. Concept plan was presented to the DRM in March 2022.

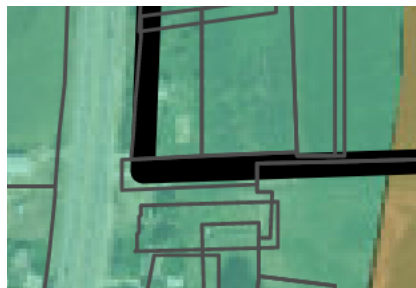
Acres: ~~0.33~~ (conflicts with site plan, which indicates the lot is .55 acres)
Number of Units or Lots: One Lot
Parcel(s): 1 parcel – 0.61 acres – Wasatch County (21-5578)
 The lot consists of Parcel C and Lot 115 per the recorded Plat.



Zone: R-3 (R-3 Residential Zone) with COSZ (Clustered Open Space)



General Plan Designation: Scenic Buffer



Current Use: Single Family Home with 'out' buildings and agriculture
Adjacent Uses: North – Agriculture Commercial transitioning to residential
 East – Agriculture transitioning to residential
 West – Residential, agriculture
 South – Residential, Agriculture

Land Use Authority: Planning Staff with Planning Commission Approval
Action Type: Administrative
Planner: Mark Vlastic, Landmark Design & Jamie Baron, Planner

Notes

Previous Meetings: DRM Concept Review (March 22, 2022)
Previous Approvals: MDA Approval / DRM Concept Acceptance to continue to Final Application
Other Departments: Engineering report and letter required.
Other Requirements: N/A

General Review

Vicinity and Site Plan



See other drawings in folder regarding subdivision layout, etc.

GENERAL QUESTIONS/ COMMENTS:

- ☐ GL Code (Confirm with Meshelle)

MISSING / CLARIFICATION ITEMS:

1. Site Plan – Use OK per MDA. Site Plan does not include dimensions / north sideyard setback appears to be less than minimum 10' setback. Application indicates the site is .30 acres, site plan 0.33 (conflicts with site plan, which indicates the lot is .55 acres)
2. Landscape Plan – OK – mix of natural and waterwise. COSZ requires submittal of Noxious Weed Plan, which is not provided.

3. Lighting and Photometric Plan – photometrics OK. Need cutsheet images of light fixtures. Color of light is missing ; all lighting fixtures shall be 3000 K or less in color.
4. Architectural Elevations – Unclear what the maximum height is. Drawing indicates height is 31’ to top of roof, although the “top point” on drawing is not to roof apex. Need clarification from Jamie on maximum height, and how TOR was determined by applicant. Material (wood) OK. However, need clarification of actual material (siding, free-standing boards, etc.) and color (natural ? stained? Painted?)

Notes DRM 09062023

Community Review

General Plan: Heber City Envision 2050 (Adopted 2020) and Official Map on City website

☐ *Staff Finding:* **OK**

Code Review

18.22 Clustered Open Space Zone (COSZ)

18.22.040 Approval Process

1. Pre-application conference with staff member. Any person wishing to construct an COSZ shall meet with a staff member, check and review the zone information, obtain application and review procedures, obtain information from the City regarding the City's plan of land use, streets, water, sewer, traffic, trails and parks, and public facilities; and have discussion about public participation meetings and other requirements affecting the land to be developed. The developer shall then prepare plans and seek approval based on the information received and the process outlined below.
2. Concept Plan. The purpose of the Concept Plan Review is to explore general feasibility early in the planning process. The intent of requiring a Concept Plan is to help avoid unnecessary and costly delays when pivotal information or necessary resources are not available because they were not addressed until later in the process. The Concept Plan procedure does not insure or provide approval of the development. It is however an important preparation, review and educational component of the overall approval process. While more flexible in nature than the subsequent steps of Preliminary and Final Approvals, the Concept Plan still needs to be carefully prepared and thoroughly reviewed to be useful. As part of the Concept Plan, the developer shall submit:
 1. An application for development.
 2. A written description of how the development will comply with and promote Heber City's Vision and Clustered Open Space Zone.
 3. A description of the type of development and project name.
 4. A plan which shows a simple concept of the major features of the development including roads in relation to existing conditions and developments within one-fourth (1/4) of a mile of the outside boundaries of the development. Handwritten plans will not be accepted. The Concept Plan shall be submitted on

- two (2) full-size, 24" x 36" copies, and twenty (20) 11"x 17" copies of the Concept Plan shall be submitted to the Planning Commission.
5. Title ownership information and a current Preliminary Title Report. If the applicant is not the owner listed on the Preliminary Title report a written consent to the application signed by the title holder must be provided.
 6. Lot or unit pattern and size(s).
 7. Number of lots or units and conformance with the zone.
 8. The types of buildings in the project by use and the architectural elevations and style.
 9. Any plans for common area.
 10. Any plans for common amenities.
 11. Any public dedication proposals.
 12. Conceptual Landscape Plan.
 13. Any open space provisions including the following information:
 1. Location.
 2. General size. (Meeting a 50% minimum open space requirement)
 3. Description of how the open space plan conforms to the standards for open space.
 4. Any off-site open space trading provisions as allowed by this Ordinance shall be taken to the City Council for approval before applying for preliminary plan approval.
 14. The trails proposed within the project.
 15. A topographic map that is suitable for electronic mapping analysis.
 16. With regard to any issues involving "Sensitive Lands";
 1. Topographic information related to such issues involving the project.
 2. Information to identify potential sensitive land issues and a plan for how to address these issues.
 3. Information regarding potential wildlife issues with the project, and surrounding area which might be impacted.
 17. A summary of the water rights status for the proposed project detailing how much is owned now versus how much is estimated to be needed to complete the project and service the development.
 18. Letter of submittal for the concept plans to the Heber Valley Fire Special Service District that transmits the plans to them.
3. Preliminary Plan. After review of the Concept Plan by the Planning Commission, the developer shall prepare a preliminary plan and shall submit two (2) copies of the plan on 24" X 36" sheets and twenty (20) copies of the plan on 11" X 17" size paper to the Planning Commission for its recommendation to the City Council. The purpose of the Preliminary Plan is to demonstrate how the proposed development plan will be able to meet the standards required under the Zoning Ordinance and other applicable law or regulation after considering the issues and recommendations found during the concept review phase. While the preliminary plan is not expected to contain construction drawings, it is expected that the preliminary plan will demonstrate compliance with this code. The preliminary plan shall contain the following information (if any of the

following information is satisfied by the information submitted during the concept plan review, that same information must be included again with the preliminary plan):

1. Description of how the development will implement Heber City's Vision.
2. Type of development.
3. Name of development.
4. Applicant entity's name, primary contact name, civil engineer, architect, designer and attorney, with respective contact addresses, phone numbers, fax numbers, and email addresses for each.
5. Legal description with recorded section coordinates tie.
6. Zone boundaries and designations.
7. North point and a scale consistent with a scale that is on a standard engineering scale ruler.
8. A statement that lists the issues discussed during the Concept Review and reconciles those issues with the Preliminary Application being submitted at this time.
9. A site plan showing location of all buildings, building pads, lots or structures, the elevation view of all structures accompanied by estimates of cost to purchase or rent, including a description of building materials to be used in the construction of all units.
10. Dimensioned side, rear and front yards, including the required side, rear and front set backs pursuant to City Ordinances and Requirements.
11. Location and description of all recreational and open space areas and facilities.
12. Topography shown by contours at no greater interval than two (2) feet except that a greater interval may be permitted when the property is outside the survey boundary if specifically authorized by the Planning Commission.
13. The outside boundary of the project.
14. Tabulation of land use, including:
 1. Total area, open space, building area, and dedicated streets;
 2. Drives and parking (all the above shown in acreage and percentage);
 3. Number of units and project density;
 4. Types of units by number of bedrooms, where applicable; and
 5. Parking spaces (covered and uncovered), where applicable.
15. Identify who will hold title for any open space and open space easements at the conclusion of Development.
16. Adjacent property owners, including their respective mailing and physical addresses and telephone numbers.
17. Proposed circulation pattern including, private and public streets and sidewalks.
18. Typical street or roadway cross sections.
19. A detailed statement and illustration of how the project will mitigate "Sensitive Lands" identified in the Concept Phase.
20. Existing and proposed easements, waterways, utility lines, canals and ditches, with specifications of ownership, and disclosures of who is responsible for, and how such will be maintained. This information shall include verification

of compliance with all local, state and federal regulations with regard to said easements, waterways, utility lines, canals and ditches.

21. A plan for accommodating trails, waterways, ditches and canals.
22. Proposed and existing sewage disposal facilities.
23. Existing and proposed storm drain system with the related run-off calculations for the development site including routing the runoff water that leaves the site to a City storm drain or natural drainage approved by the City to accept the water.
24. Existing and proposed water system indicating size of water lines and fire hydrant locations. Indications as to the capacity of the water system as it relates to the project when required.
25. More detailed (than concept) landscape plan indicating areas of landscaping and irrigation and the various types of landscape materials.
26. A noxious weed control plan.
27. Letter of intent signed by the applicant stating the following information when applicable:
 1. Design theme of project
 2. List of common area amenities
 3. Time schedule for completing common area amenities
28. Any other information City staff or the Planning Commission may determine necessary relating to the particular site of the proposed project.
29. Evidence of sending an 11" x 17" copy of preliminary plan to QWest, Questar Gas, Heber Light & Power, ComCast (Cable Company), Heber Valley Fire Protection Special Service District, and Wasatch County Solid Waste Disposal District.
30. An updated preliminary title report as of the date of the Preliminary application.
31. A list of the documentation that will be required at Final Approval to implement the plans for the development and keep it maintained after approval.
4. Final Approval. The developer shall submit final development plans, approved by the City Engineer, to the Planning Commission. Said plans shall conform to all City Engineering and Title 17 Subdivision standards and requirements of the Heber City Municipal Code. The Planning Commission shall review and make its recommendation to the City Council. The City Council shall have ultimate authority to accept, modify or reject, or send back to the Planning Commission for further review.

18.22.050 Project Density

The permitted base densities allowed in a COSZ for each zoning district are listed below:

1. R-2 Zone: 5 units per acre; 8 units per acre for development on less than 10 acres that have buildings that do not exceed 1 story.
2. R-3 Zone: 12 units per acre

18.22.060 Permitted Uses

1. The principal use permitted in the COSZ is the residential living unit. Other uses may be permitted where it can be shown they are accessory to the residential project. All uses permitted in the COSZ shall require Planning Commission review and City Council approval and be identified on the site plan and mentioned and approved as part of the application process. Uses not approved specifically by the City Council are prohibited.
2. Where the size, location and scope of a proposed COSZ are such that a convenience center would add to the convenience of the people living in the development, the Planning Commission may recommend and the City Council may authorize the construction of such a convenience center when the size of the project so justifies. The convenience center may only be constructed after the residential units have been completed
3. The acreage of the project used to determine density shall be decreased by the amount of property used for the convenience center and its associated parking.

18.22.070 Standards And Requirements

The following standards, requirements and conditions shall apply to all COSZ's:

1. The project must be prepared by a design team composed of at least a civil engineer, an architect and an attorney, all of whom must be licensed to practice in the State of Utah.
2. All dwelling units shall be served by a public sewer and a City-approved water supply. All utilities within the COSZ shall be placed underground, including telephone, power and television. Except for sewer, all dwelling units shall have separate utility connections and metering.
3. During the development stage, the real property and parcel proposed for a COSZ shall be titled with one owner to provide for full supervision and control of said development and to insure conformance with these provisions and all other conditions required by the City Council upon the preliminary and final development plans. The Planning Commission shall review all such conformance and condition requirements and shall make recommendations with regard thereto to the City Council.
4. In the event that the land contained within a development is traversed by a proposed collector or arterial street, the development shall be designed in accordance therewith and the right-of-way across the development for said collector or arterial streets shall be dedicated to the public with improvements.
5. All areas not covered by buildings, parking, streets or drives shall be planted with grass, trees, shrubs or other plant materials as approved by the Planning Commission in the submittal of the final landscape plan. Areas may be allowed to be left in a natural state or xeriscaped, if the Planning Commission and City Council finds this more desirable than traditional landscaping; also, a permanent sprinkler system shall be installed in all landscaped areas to provide irrigation of planted areas.
6. The minimum land area for a COSZ shall be ten (10) acres with the following exemptions:
 1. For developments that have buildings that do not exceed 1 story and do not meet the criteria as set forth in item 2; the minimum land area shall be at least 4 acres.

2. A lot can be developed in the COSZ on a parcel that is less than 10 acres, provided the following standards are met:
 1. The parcel shall be at least 1 acre in size;
 2. The parcel shall be surrounded by other parcels that are zoned COSZ and be constrained to no other access option except through other COSZ zoned properties;
 3. The parcel shall access a publicly dedicated street.
 4. The parcel shall meet all other requirements of the COSZ.
7. With the following exceptions, dwelling and permitted structures may be located as recommended by the Planning Commission and approved by the City Council in the final development plans. Buildings should be arranged as to best comply with the intent of this Ordinance. These exceptions shall be considered, as minimum requires as they apply:
 1. **Set-backs along the peripheral property lines of the COSZ shall be a minimum of thirty (30) feet.** For safety reasons, buildings may be required to be set back further from recreational areas, such as golf courses, ball fields, etc.
8. Not less than fifty **(50) percent of the area of the COSZ shall be retained in permanent open space, parks and playgrounds.** For developments that have less than 10 acres with buildings that do not exceed 1 story, the minimum open space requirement shall be at least thirty (30) percent. Land proposed to be devoted to vehicular streets or roads, parking, and drives shall not be included in the computation of open space. Uncovered recreational facilities such as football fields, baseball diamonds, and playgrounds will be allowed in the open space requirements. Entry features such as roundabouts, median planter strips, fountains, etc. may count as open space if the design of such features is approved by the Planning Commission and City Council. To the greatest extent possible, open space areas shall be placed so as to be visible from both inside and outside the COSZ. Open space shall be either appropriately and attractively landscaped or actively used for agricultural purposes. An acceptable landscaping plan, including a **noxious weed plan**, must be submitted before preliminary approval of the subdivision and complied with thereafter. COSZ's shall be required to either (1) deed to each owner in the COSZ an undivided ownership interest in the open space contained within the COSZ and form a homeowners association which shall be responsible for maintaining such open space according to Covenants, Conditions and Restrictions recorded with the plat or (2) place the open space in a perpetual conservation easement granted to an established conservation organization. If the open space is placed in a conservation easement, a maintenance agreement shall be entered into with the conservation organization to guarantee proper maintenance of the open space.
9. All parking spaces, parking areas and driveways must be hard-surfaced and properly drained with no drainage running across public or private sidewalks.
10. The developer shall install all public improvements on-site and off-site as identified by the Planning Commission and City Council.
11. All street construction improvements in COSZ's shall be constructed in accordance with public street construction widths and cross-section standards, and City standards. Such construction shall be subject to the approval of the City Engineer.

12. All parking areas shall be screened from public view when reasonably and practicable to do so with berms and landscaped features.
13. The project shall connect any trails shown on the City Trails Master Plan for the area.
14. When it is necessary in order to implement the intent of this Section, the Planning Commission may recommend to the City Council specific development standards in excess of the minimums identified herein. The City Council may impose specific development standards in excess of the minimums identified herein. The City Council shall not be restricted to consider only those standards recommended by the Planning Commission, but shall have the authority to impose all such development standards in excess of the minimums identified herein that the Council feels are reasonable and justifiable. Gated communities shall not be permitted.
15. No building shall exceed 42 feet in height, measured from finished top back of curb to the highest point of the building, excluding chimneys and antenna. For COSZ developments in the R-2 Zone with less than 10 acres, no building shall exceed 1 story.

18.22.090 Senior Housing

The city may grant exceptions to the COSZ standards as follows for a Senior Housing development in the COSZ Zone, provided the following conditions are met.

1. Underlying Zone. The underlying zone must be R-2 Residential.
2. Density. The density of Senior Housing units shall not exceed 30 units per acre.
3. Proximity. The proposed senior housing must be:
 1. Contiguous to and part of a larger master planned COSZ development meeting the requirements of the COSZ Zone, including availability of those open space amenities to the senior residents; and
 2. Located within ¼ mile of the following facilities as measured from the nearest property line of the facility to the nearest property line of the proposed Senior Housing:
 1. Hospital;
 2. Senior Citizen Center;
 3. Assisted Living or Skilled Nursing Facility;
 4. A Commercially Zoned area; and
 5. Other public facility such as a park, school or library.
4. Parking. The minimum parking ratio may be reduced to 1.5 stalls per Senior Housing residential unit.
5. Seniors. The housing must be targeted towards those aged 55 and older.
6. Unit Size. Each Senior Housing unit shall not exceed two (2) bedrooms per unit and no more than 1,000 square feet.
7. ADA Accessibility. At least 50% of the units must be ADA accessible.
8. Open Space. The minimum 50% open space requirement of the COSZ may be reduced to 25% minimum within the Senior Housing portion of the development.

18.60 R-3 Residential Zone

18.60.010 Objectives -- Characteristics

1. The objective in establishing the R-3 residential zone is to provide appropriate locations within the city for high density residential development. In general, this zone is located in the central part of the city, adjacent to commercial areas where the impact of vehicular travel and parking is consonant with adjacent use of land, and where multiple dwellings can best be supplied with necessary public facilities. This zone is characterized by more compact development and somewhat higher volumes of traffic than is characteristic of the R-1 and R-2 zones.
2. Representative of the uses within the R-3 zone are one-family, cottage homes, and apartment houses and related community facilities; however, commercial and industrial uses are prohibited therein.
3. Owners and developers of property should bear in mind that primacy is given to cottage homes, apartments, and care centers and should develop and maintain their property in recognition thereof.
4. In order to accomplish the objectives and purposes of this title, and to promote the characteristics of this title, the regulations set out in this chapter shall apply in the R-3 residential zone.

18.60.020 Permitted Uses

The following uses shall be permitted in the R-3 residential zone:

1. Any use permitted in the R-2 residential use;
2. Boardinghouses and rooming houses;
3. Clinics and hospitals (also, signs for these facilities) as conditional uses when approved by the Planning Commission as set forth in Chapter 18.08.025 of this title.
4. Clubs and lodges (nonprofit), not including those carried on primarily as a business

18.60.030 Area Requirements

1. In the R-3 zone, the following area requirements are applicable:
 1. An area of not less than six thousand five hundred (6,500) square feet shall provided and maintained for each one-family dwelling and uses accessory thereto;
 2. Neighborhood Infill homes and apartments shall meet the area requirements of Chapter 18.83.

18.60.040 Width Requirements

The minimum width of any building site (a) for a one-family dwelling or other main building in the R-3 zone shall be **sixty-five lineal feet**, measured at a distance of thirty feet back from the front lot line and (b) for a two family dwelling is 80 lineal feet.

18.60.050 Setback Requirements

In the R-3 zone, the following setback requirements are applicable:

1. Front Setback. All buildings and structures shall be set back at least thirty feet from the front property line with the exception that attached front yard alfresco porches shall be allowed to protrude up to ten feet into the front yard setback space.
2. Side Setback. All dwellings shall be set back so that the total of both side setbacks is not less than ten feet, with no side being closer than four feet, except on corner lots. On corner lots, the side setback from any street shall not be less than twenty feet for main buildings;
3. Rear Setback. For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least twenty feet. For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least twenty feet;
4. Accessory Building Setbacks. Accessory buildings shall follow the setbacks and requirements outlines in Section 18.68.060 Accessory Buildings.

18.60.060 Special Provisions

The following special provisions shall apply in the R-3 zone in order to protect its essential characteristics and to promote the purpose of this title:

1. For the purpose of determining front, side and rear setback requirements, any separate building situated within twelve feet from a dwelling or other main building shall be considered as a part of the main building and not as an accessory building;
2. The maximum density in the Multi-family Zone shall be six (6) dwelling units per acre of land contained within the development.
3. The ground floor or first floor living area of single-story single-family dwellings shall be at least eight hundred-fifty (850) square feet exclusive of garages and/or carports. All two-story or multi-story single-family dwellings shall contain at least one thousand four hundred-fifty (1450) square feet of living space exclusive of basements, garages, and/or carports. Basements do not qualify as or for ground floor living area.

18.60.070 Supplementary Requirements

See also supplementary requirements and procedures applicable within the R-3 zone.

18.68.060 Accessory Building -- Lot Coverage Restricted

Accessory buildings in residential zones are subject to the following:

- A. No accessory buildings shall be located in the front yard.
- B. No accessory buildings shall be located between the street and the main building.
- C. Accessory Building Setbacks:
 1. Rear: 5 feet from property line
 2. Side: 5 feet from property line
 3. Street Corner Side: 10 feet from property line
- D. Accessory Buildings over 200 total square feet shall require a building permit and;
 1. Shall meet all setbacks for accessory buildings.

2. Shall not be taller than the main structure.
3. Shall be placed in the rear yard.
 - a. Exception – A garage may be placed within the side yard if all requirements of this ordinance are met.
- E. Accessory Buildings less than 200 total square feet:
 1. May encroach within the required accessory building setbacks if:
 - a. The building is no larger than 120 total square feet.
 - b. The building is no taller than 8 feet.
 - c. The building is movable, except as permitted in 18.68.060(I).
 - d. The building complies with 18.68.060(J).
 2. No building shall be taller than 12 feet.
- F. Accessory Buildings less than 50 total square feet and no taller than 6 feet are exempt from all requirements other than 18.68.060(A).
- G. Square footage is calculated to the outside of the structure.
- H. Accessory buildings in any residential zone shall cover not more than twenty-five percent of the rear yard.
- I. Separation from other Structures. Accessory buildings shall be a minimum of 12 feet from any dwelling or other main building and not less than 8 feet from any other building. The separation applies to structures on this or any adjacent property, except if the accessory building is located in the rear yard and the "other building" is in a separate yard, then the accessory building may be placed within 5 feet of the property line.
- J. Accessory Building over Easements. Accessory buildings may be constructed (attached to a foundation as required by the building code) over utility easements provided that all applicable public utility companies have in writing released the easement for such a purpose. These releases must accompany the building permit application.
- K. Provisions for Roof Drainage. No roof eave shall extend over any property line and any roof that drains toward the adjoining property shall be set back at least 5 feet from the property line.

18.78 Lighting

18.78.010 Purpose Of Provisions

The purpose of the lighting requirements in this chapter shall be to preserve the night sky and to mitigate the impact of lighting from Multi-family, Commercial, Industrial, and other Non-Residential developments on surrounding residential neighborhoods.

18.78.020 Definitions

- A. Airport Lighting. Airport Lighting shall mean any and all lighting fixtures within the boundary of the Heber City Municipal Airport.
- B. Direct Light. Direct Light is light that is being spread, un-interrupted, from the lighting element of the lighting fixture. Direct Light typically results in the visibility of the lighting element from areas being lit by Direct Light.

- C. Full Cut-Off. Full Cut-Off shall mean that the lighting element is recessed within the lighting fixture and no light shall trespass above a 90-degree angle from the fixture, perpendicular to the ground.
- D. Holiday Lighting. Holiday Lighting shall mean any lights or lighting of decorations in conjunction with the celebration of a National, State, Local, Cultural, or Religious Holiday.
- E. Lighting Element. Lighting Element shall mean the portion or piece of a fixture that is emitting light. This may include, but are not limited to, LEDs panels and/or bulbs.
- F. Net Acres. Net Acres shall mean the remaining ground area of a parcel after deleting all portions for proposed and existing public rights-of-way and undeveloped area.
- G. Reflected Light. Reflected Light is ambient light that results from the reflection of direct light off the urban environment.
- H. Shoebox Fixtures. Shoebox Fixtures shall mean a square or rectangular box shaped lighting fixture on top of a pole.

18.78.030 Non-Conforming Light

All lighting existing prior to the adoption of this section are considered Non-Conforming and are allowed to remain in their current state. Non-Conforming lights shall be brought into compliance with this section with the redevelopment or expansion of the site or change of use.

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.
2. Height – All fixtures shall be mounted no higher than 16 feet.
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.
4. LED Required – All fixtures shall be LED.
5. Shoebox fixtures are prohibited. All poles and fixtures shall be of a decorative design.
6. All lighting fixtures shall be 3000 K or less in color.
7. In no case shall the total lumens for a single site exceed 100,000 lumens per net acre.
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:
 - i. The lighting is essential to the security of the site.
 - ii. The site offers services outside of employed 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.
 - 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. 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:

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. c. Right of way lighting.

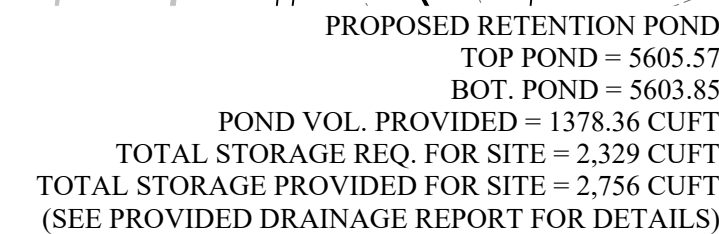
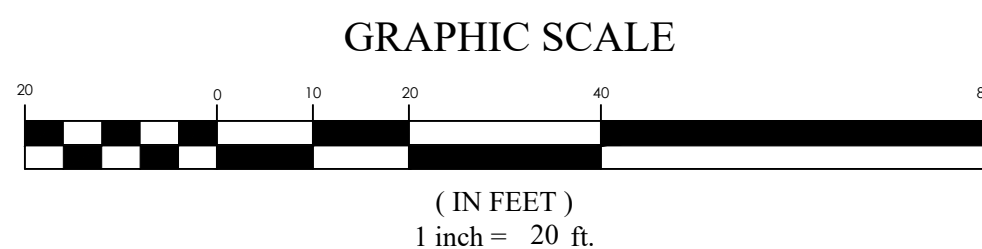
B. Continuing obligation to comply with standards. Once new lighting is installed, the owner has the continuing obligation to ensure existing and new lighting fixtures comply with city lighting standards.

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

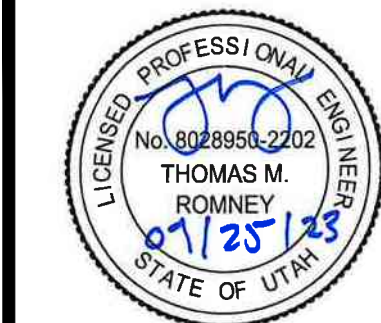
In any instance where the provisions of this section conflict with the provisions of another section, the stricter of the two provisions shall apply.



1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. INCLUDING THE ELEVATION OF THE SEWER LATERAL.
5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0%). R401.3
6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN.). R311.6.2
8. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
9. ANY CURB IN THE PUBLIC WAY SHALL CONFORM TO 1994 A.D.T. 107 STANDARD PLANS AND SPECIFICATIONS.
10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
11. NOTIFY BLUE STAKES (801) 208-2100 OR BLUESTAKES.ORG

FF = FINISHED FLOOR
TOF = TOP OF FOUNDATION
TOP = TOP OF PORCH
GFF = GARAGE FLOOR
BFF = BASEMENT FINISHED FLOOR

LOT = 23,742 SQ.FT
HOME = 3,174 SQ.FT
CONCRETE = 8,804 SQ.FT
LANDSCAPE = 11,764 SQ.FT



BROADBENT BARN

HEBER CITY, UTAH

SITE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	11/20/2018	11/20/2018
2	11/20/2018	11/20/2018
3	11/20/2018	11/20/2018
4	11/20/2018	11/20/2018
5	11/20/2018	11/20/2018

Scale:	1"=20'	Drawn:	CO/PS
Date:	09/25/2023	Job #:	21-048
Sheet:			

SP-1



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE: 1" = 80'



OWNER:

Wasatch Back Holdings
7585 South Union Park Ave., Suite 200
Midvale, UT 84047
801-948-8800

NOTES:

- The storm drain has been designed in accordance with Heber City Standards. The following notes describe the plan conveyance and retention for each basin:
 - Basin 1: Conveyance to and retention to occur onsite.
 - Basin 2: To be conveyed offsite to north retention basin of the Coyote Ridge Subdivision
 - Basin 3: The open space parcel shall be graded to retain the onsite.

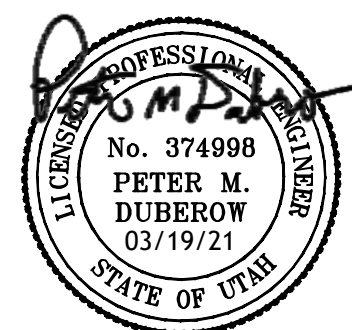
APPROVAL

Peter M. Duberow

3/27/2021

HEBER CITY ENGINEER

DATE



Springs at Coyote Ridge

Grading and Drainage Plan

PROJECT:

DRAWN BY:

REVIEWED BY:

REVISIONS:

No. DATE

REMARKS

KMW

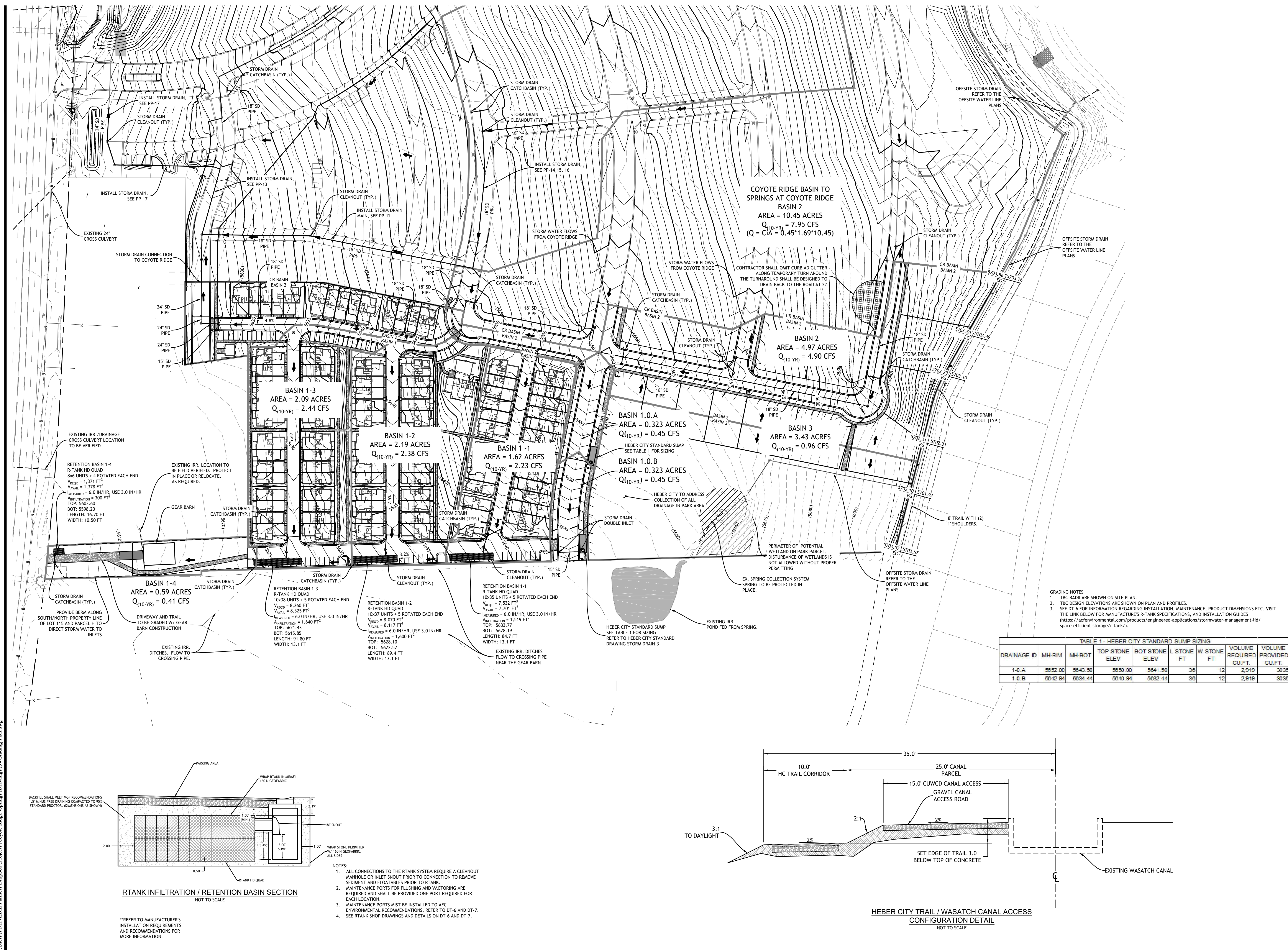
NMM

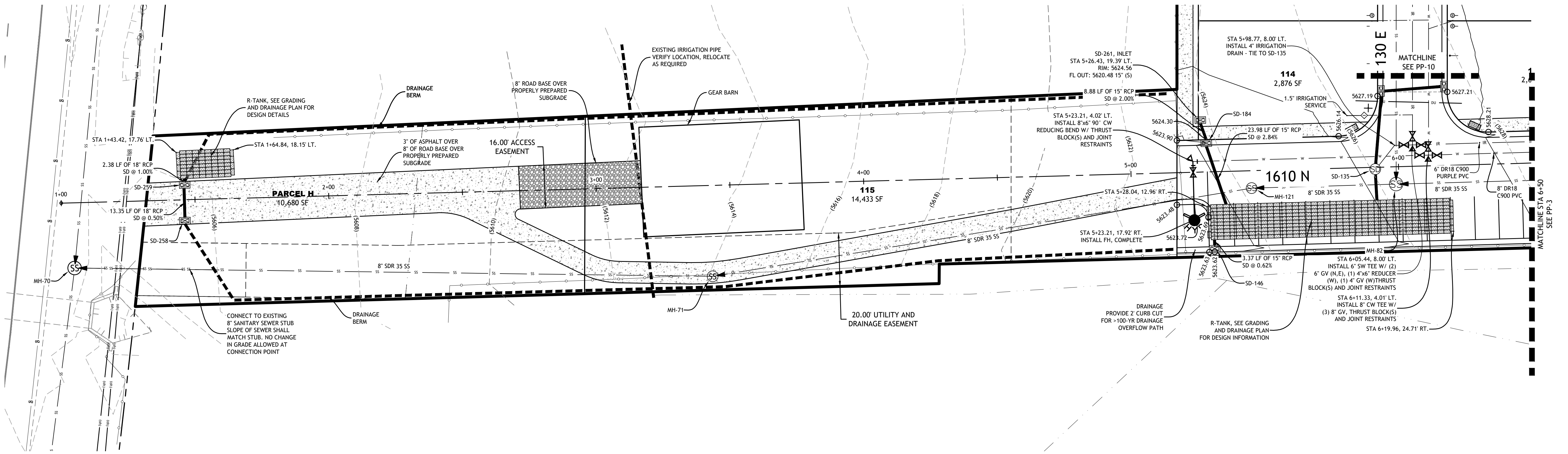
DATE:

March 19, 2021

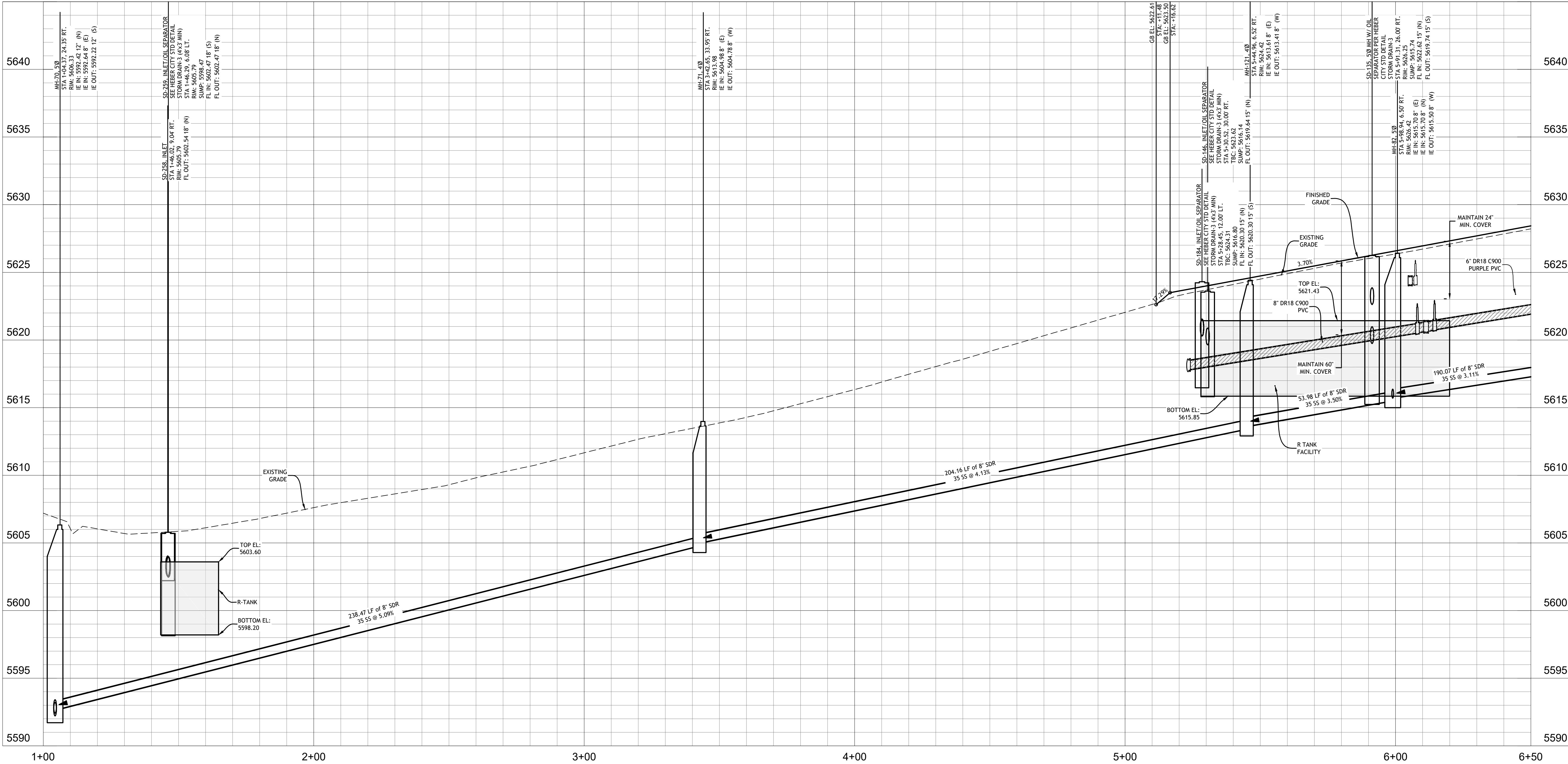
SHEET NUMBER:

O-4





5645



5645



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



SCALE:1" = 20'

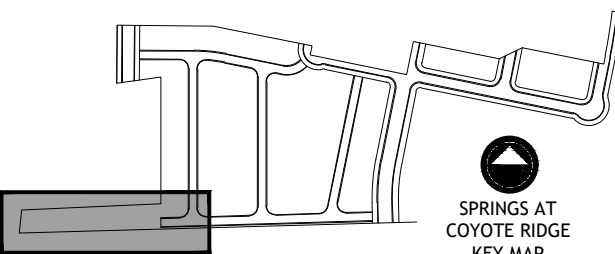


OWNER:

Wasatch Back Holdings
7585 South Union Park Ave., Suite 200
Midvale, UT 84047
801-948-8800

NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of Heber City.
- All pressurized irrigation improvements shall conform with the standards and specifications of Heber City.
- All culinary water improvements shall conform with the standards and specifications of Heber City.
- All improvements in the public right of way shall conform with the standards and specifications of Heber City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- The project benchmark is a brass cap marking the North Quarter Corner of Section 29, Township 3 South, Range 5 East, SLB&M. Elevation = 5743.38
- The design of The Springs at Coyote Ridge assumes that the offsite work associated with Coyote Ridge will be constructed prior to the first phase of The Springs at Coyote Ridge. In the event that phasing does not support this time line, coordination between the two subdivisions for access and utilities will be required.
- For pipe backfill and bedding homogenous, non-corrosive material shall be used. Pipe shall be bedded with sand, and backfill shall consist of granular backfill material (AASHTO classification A-1 material).

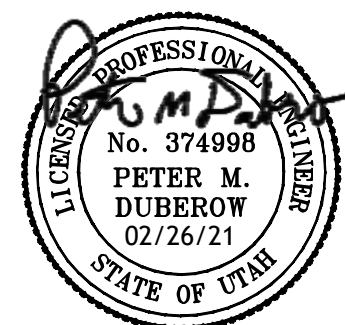


VERTICAL SCALE:1" = 4'



APPROVAL

Peter M. Duberow 3/27/2021
HEBER CITY ENGINEER DATE



Springs at Coyote Ridge

Offsite Storm, Sewer, and 1610
North Plan and Profile

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE REMARKS

DATE: February 26, 2021

SHEET NUMBER:

PP-2

THE SPRINGS AT COYOTE RIDGE PHASE 4

PART OF THE SOUTHWEST QUARTER (S/W 1/4) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

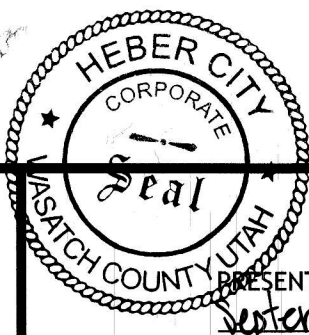
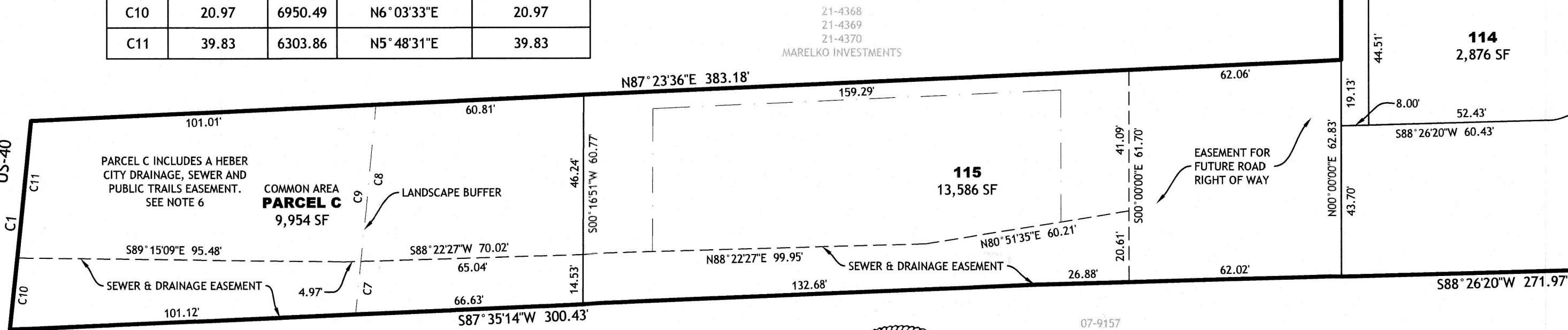


VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.05	S86°19'37"E
L2	7.36	S78°34'56"E
L3	12.24	N40°58'24"W

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	60.80	6950.49	N5°53'42"E	60.80
C2	35.99	23.00	S44°49'33"E	32.43
C3	38.05	23.00	N47°23'22"E	33.85
C4	50.40	435.00	S81°54'06"E	50.37
C5	23.97	15.00	S45°46'50"E	21.50
C6	23.15	15.00	N44°13'10"E	20.92
C7	15.57	5733.77	N5°58'19"E	15.57
C8	45.54	5733.77	N5°40'00"E	45.54
C9	61.12	5733.77	N5°44'40"E	61.12
C10	20.97	6950.49	N6°03'33"E	20.97
C11	39.83	6303.86	N5°48'31"E	39.83

ADDRESS TABLE	
LOT NO.	ADDRESS
101	1711 N 130 E
102	1703 N 130 E
103	1697 N 130 E
104	1689 N 130 E
105	1683 N 130 E
106	1675 N 130 E
107	1665 N 130 E
108	1655 N 130 E
109	1649 N 130 E
110	1641 N 130 E
111	1633 N 130 E
112	1627 N 130 E
113	1621 N 130 E
114	1611 N 130 E
114	123 E 1610 N
115	1615 N GILBERT PEAK RD
116	1614 N 130 E
116	135 E 1610 N
117	1618 N 130 E
118	1626 N 130 E
119	1634 N 130 E
120	1642 N 130 E
121	1648 N 130 E
122	1654 N 130 E
123	1662 N 130 E
124	1678 N 130 E
125	1684 N 130 E
126	1692 N 130 E
127	1698 N 130 E
128	1704 N 130 E
129	1714 N 130 E



HEBER CITY ENGINEER

APPROVED THIS 28th DAY OF SEPTEMBER, 2022.

Russell Funk 9/28/2022
HEBER CITY ENGINEER DATE

HEBER CITY APPROVAL

PRESENTED TO HEBER CITY THIS 19th DAY OF SEPTEMBER, 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: [Signature]
MAYOR: [Signature]

PLANNING COMMISSION

APPROVED THIS 19th DAY OF July, 2022, BY THE HEBER CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIR

COUNTY SURVEYOR

APPROVED THIS 28th DAY OF August, 2022.

[Signature]
WASATCH COUNTY SURVEYOR

DEVELOPER

WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC
THE SPRINGS AT COYOTE RIDGE, LLC

7585 SOUTH UNION PARK AVE., SUITE 200
MIDVALE, UT 84047

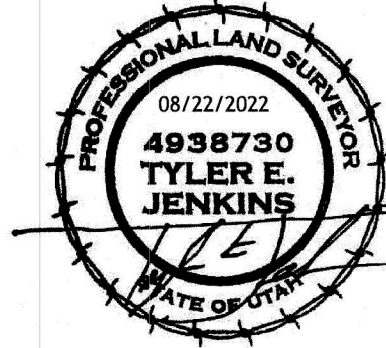


2815 E. 3300 S., Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SURVEYOR'S CERTIFICATE
I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 4

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SPRINGS AT COYOTE RIDGE PHASE 1 SUBDIVISION RECORDED AS ENTRY NUMBER 512745 IN THE WASATCH COUNTY RECORDER'S OFFICE, SAID POINT BEING S89°51'50"E 2035.39 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND S00°00'00"E 372.33 FEET FROM THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°00'00"E 442.52 FEET; THENCE S88°26'20"W 271.97 FEET; THENCE S87°35'14"W 300.43 FEET TO THE EASTERLY RIGHT OF WAY LINE OF US-40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6950.49 FEET, A DISTANCE OF 60.80 FEET, A CHORD DIRECTION OF N05°53'42"E AND A CHORD DISTANCE OF 60.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N87°23'36"E 383.18 FEET; THENCE N00°00'00"E 347.86 FEET; THENCE S81°49'00"W 59.77 FEET TO SAID SPRINGS AT COYOTE RIDGE PHASE 1; THENCE ALONG SAID SPRINGS AT COYOTE RIDGE PHASE 1 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) N00°20'54"E 56.30 FEET, 2) S89°39'06"E 110.96 FEET, 3) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 35.99 FEET, A CHORD DIRECTION OF S44°49'33"E AND A CHORD DISTANCE OF 32.43 FEET, 4) S86°19'37"E 26.05 FEET, 5) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 38.05 FEET, A CHORD DIRECTION OF N47°23'22"E AND A CHORD DISTANCE OF 33.85 FEET, 6) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A DISTANCE OF 50.40 FEET, A CHORD DIRECTION OF S81°54'06"E AND A CHORD DISTANCE OF 50.37 FEET, AND 7) S78°34'56"E 7.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.50 ACRES IN AREA, 29 LOTS AND 3 PARCELS

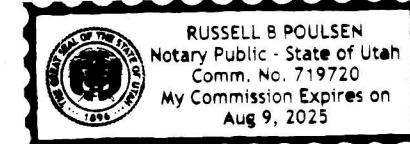
OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 4

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: STEVE BROADBENT
WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC
THE SPRINGS AT COYOTE RIDGE, LLC



LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 25th DAY OF AUG, 2022, STEVE BROADBENT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT WASATCH BACK HOLDINGS, LLC AND SPRINGS INVESTOR 1, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

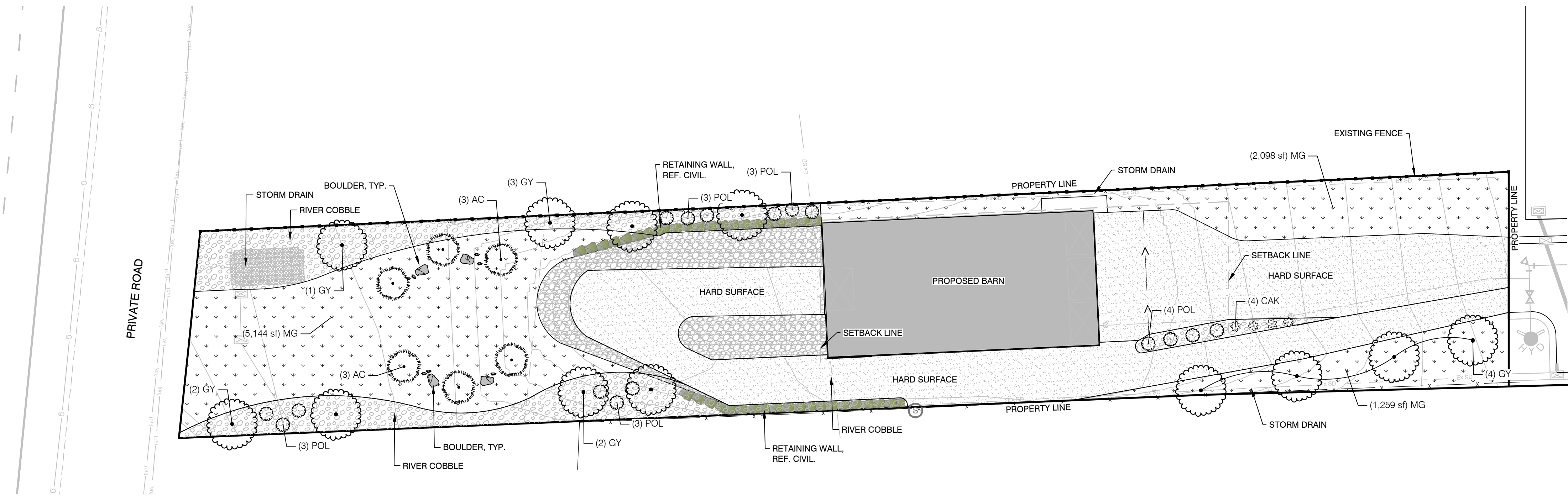
Russ Poulsen 719720 [Signature]
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES Aug 9, 2025

THE SPRINGS AT COYOTE RIDGE PHASE 4
PART OF THE SOUTHWEST (S/W 1/4) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 1 OF 1

RECORDED # 525418
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: THE SPRINGS AT COYOTE RIDGE LLC
DATE: 04/30/22 TIME: 10:51 AM BOOK: 1425 PAGE: 0064
\$ 106.00
FEE
MARCY M MURRAY
WASATCH COUNTY RECORDER



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AC	Abies concolor 'Candicans'	Candicans White Fir	6" Ht.	6
GY	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo Tree	2" Cal.	12
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	16
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	4
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
MG	NATIVE GRASS/ WILDFLOWER SEED MIX		seed	8,501 sf

LANDSCAPE NOTES

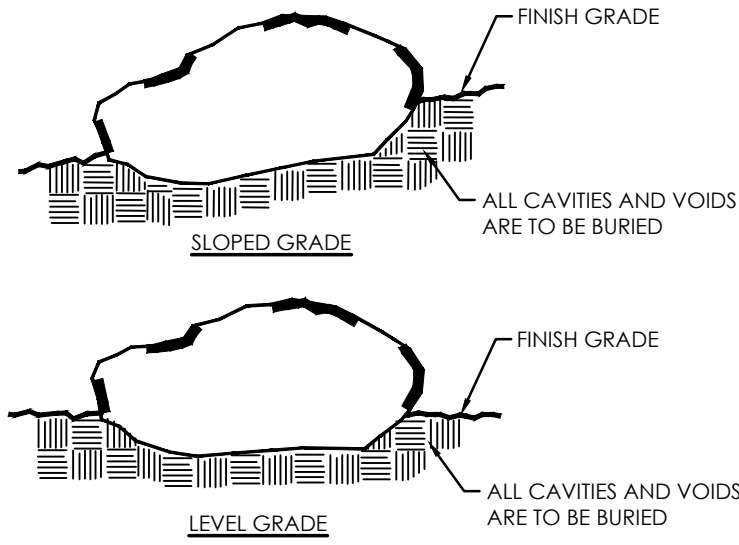
1. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 1.5" TO 3" SOUTH TOWN COBBLE ROCK MULCH FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR SOURCED LOCALLY. OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
2. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN NATIVE GRASS AND PLANTING BED AREAS.
3. NATIVE SEED BERMS NOT TO EXCEED 3:1 SLOPE.
4. REFERENCE NATIVE GRASS SPECIFICATION BELOW FOR APPLICATION.
5. BOULDERS SIZE 2'-3', TYPE: SOMA BOULDERS FROM UTAH LANDSCAPING ROCK IN NEPHI UTAH OR APPROVED EQUAL.

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
GREAT BASIN WILDFLOWER MIX	25%
(WILDFLOWER SEED MIX FROM NATURE'S SEED OR APPROVED EQUAL)	

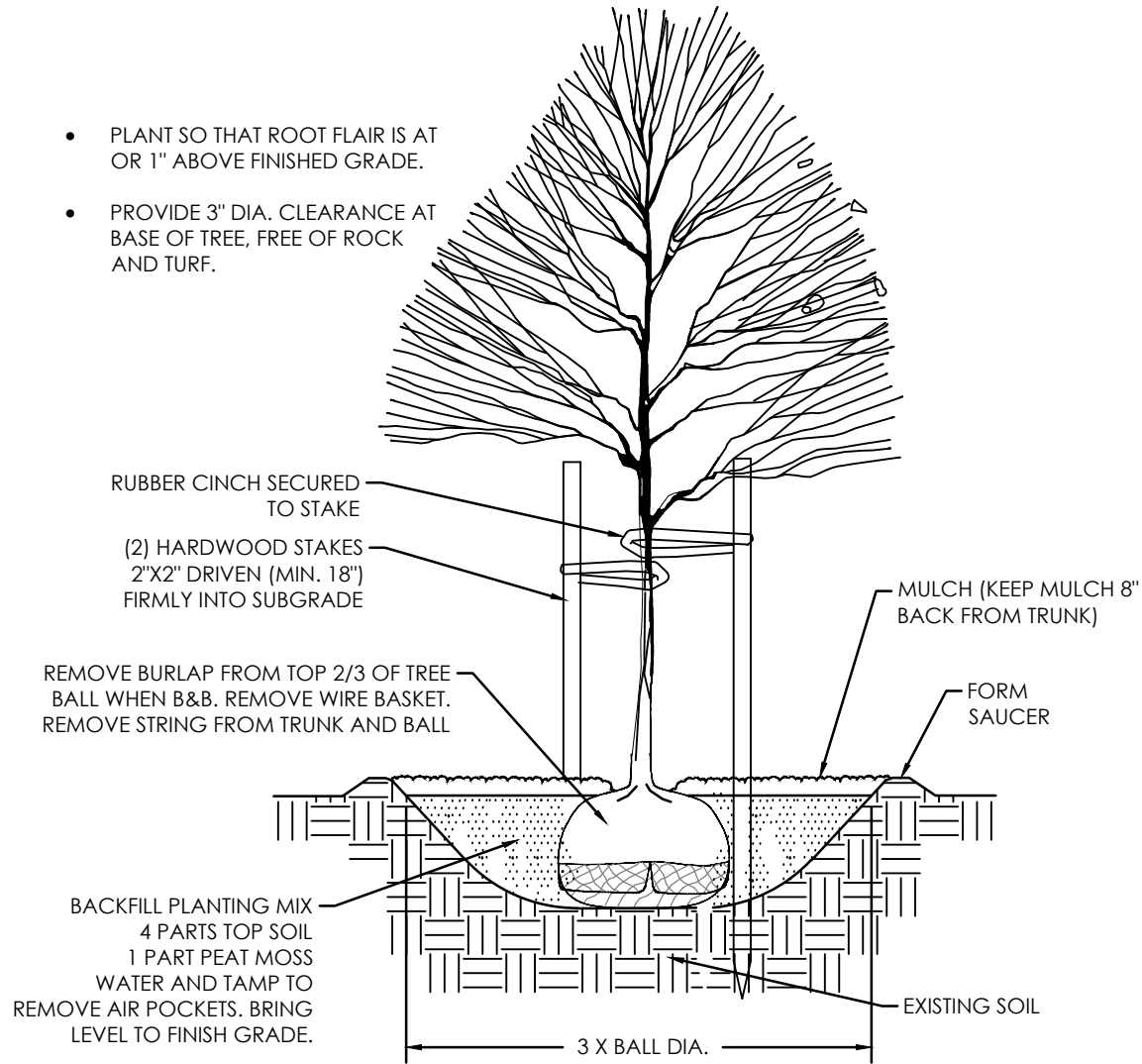
APPLY 4 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY NATIVE GRASS MIX AT A RATE OF FIFTEEN POUNDS PER ACRE (15 LBS./AC.). APPLY GREAT BASIN WILDFLOWER MIX AT A RATE OF TWENTY POUNDS (20 LBS./AC.). APPLY SEED MIX BY HYDROSEEDING. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

- BOULDER NOTES:
1. INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
 2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER ROOM OR A BOULDER PLACEMENT ROOM.
 3. BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
 4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.

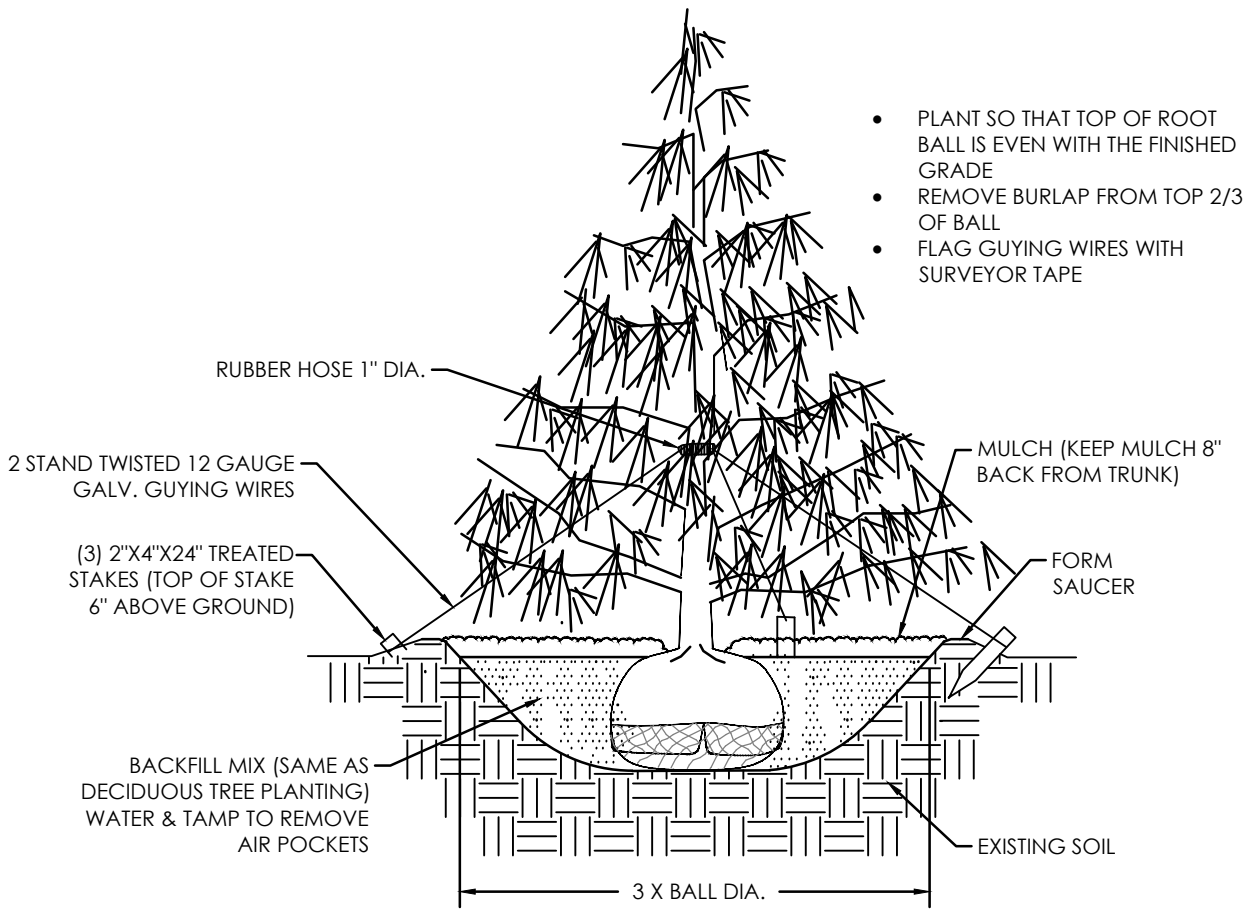


NOTE: BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

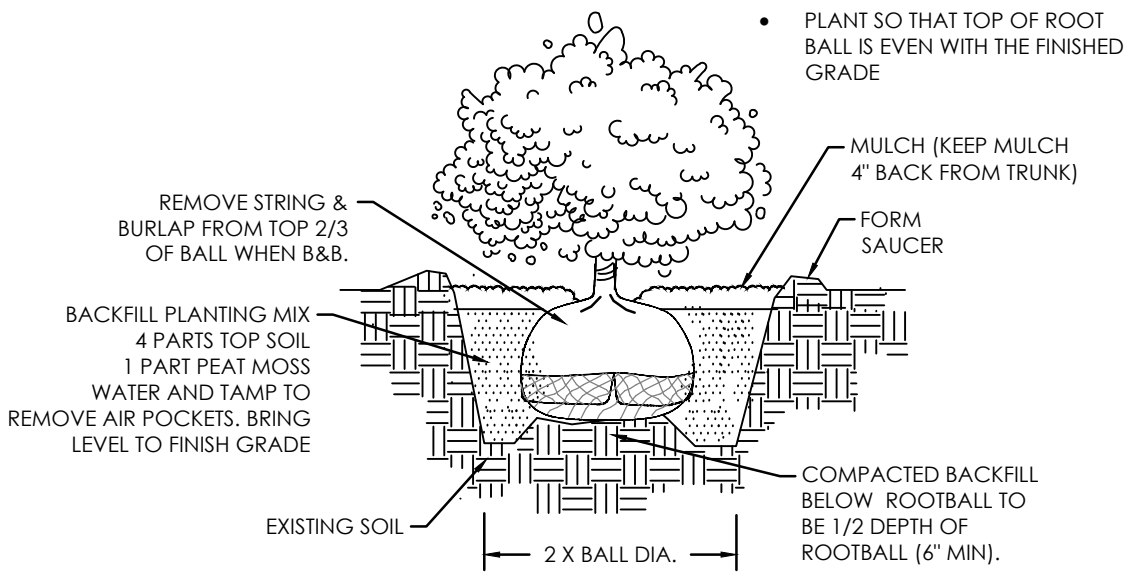
D BOULDER DETAIL
NOT TO SCALE



A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



PRINCETON SENTRY GINKGO TREE



WHITE FIR



RUSSIAN SAGE



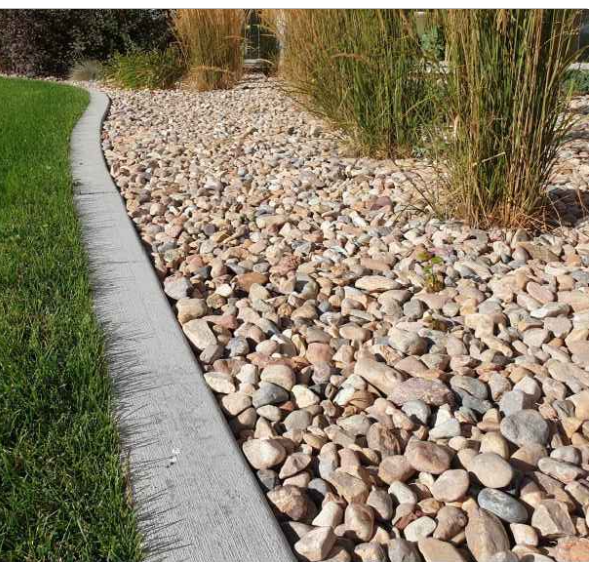
FEATHER REED GRASS



VARIEGATED DOGWOOD



LITTLE DEVIL NINEBARK



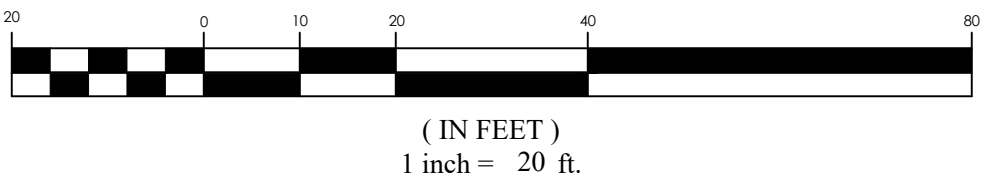
SOUTH TOWN COBBLE ROCK



NATIVE GRASS WILDFLOWER SEED MIX



GRAPHIC SCALE



BROADBENT BARN
HEBER, UTAH
LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	###	###
2	###	###
3	###	###
4	###	###
5	###	###
6	###	###

LANDSCAPE PLAN

Scale: 1"=20'	Drawn: MI
Date: 03/08/2023	Job #: 21-0486
Sheet:	

L1.0



7585 S UNION PARK AVE., STE 10
SANDY, UT 84047
PHONE: 801.996.3646
www.buildwithmint.com

DRAWN BY

Author

[illegible]

THRIVE BARN

Project Address

ISSUE DATE

03.20.2023

ARCHITECTURAL SITE
PLAN

SHEET

AS101

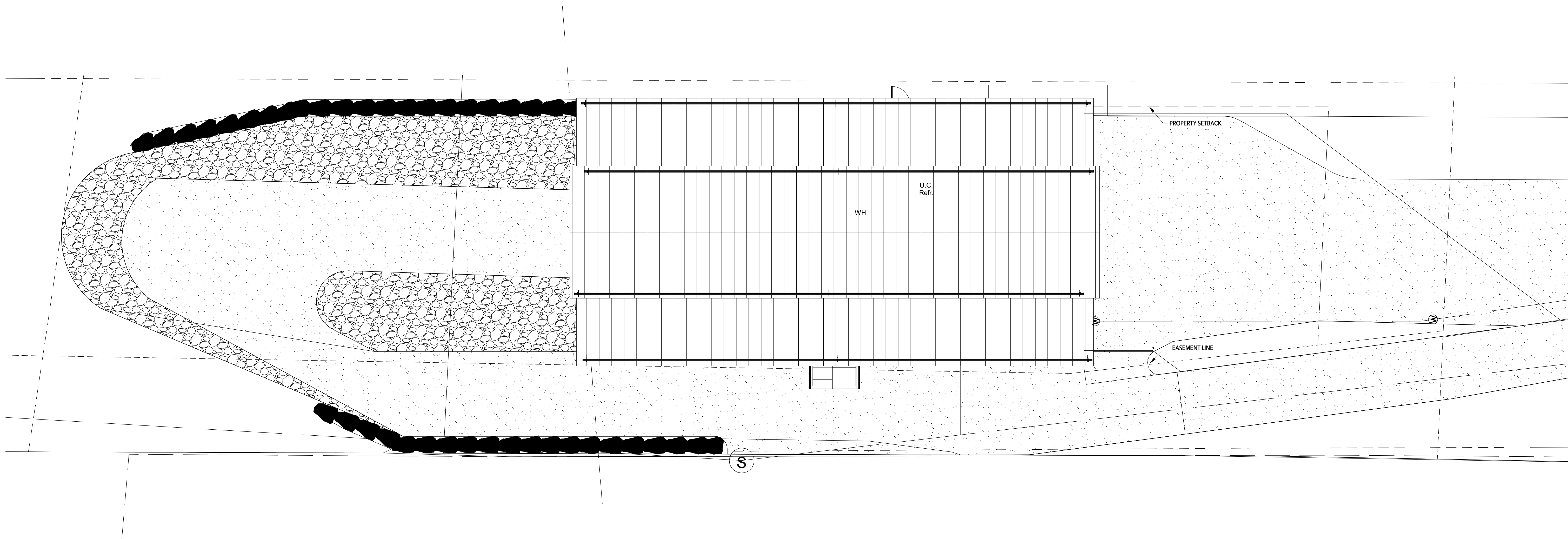
NO RESIDENTIAL USE

OWNER APPROVAL

SIGNATUR

DAT

This drawing, as an instrument of professional service, is the property of MINT ARCHITECTURE L.C. and shall not be used, in whole or part, for any other project without the written permission of an authorized representative of MINT ARCHITECTURE L.C. Unauthorized use will be prosecuted to the fullest extent of the law. Copyright © 2020 by MINT ARCHITECTURE L.C.



 NORTH ARCHITECTURAL SITE PLAN
AS101 1/8" = 1'-0"

C:\Users\Riley Young\Documents\Arch_BARN_Current_V21_youngFFYLP.rvt

PRINTED AT 9/8/2023 8:08:36 AM

DRAWN BY	
Author	
MARK	ISS. DATE
ISSUE DESCRIPTION	REV. DATE
#	REV. DESCRIPTION

THRIVE BARN

Project Address

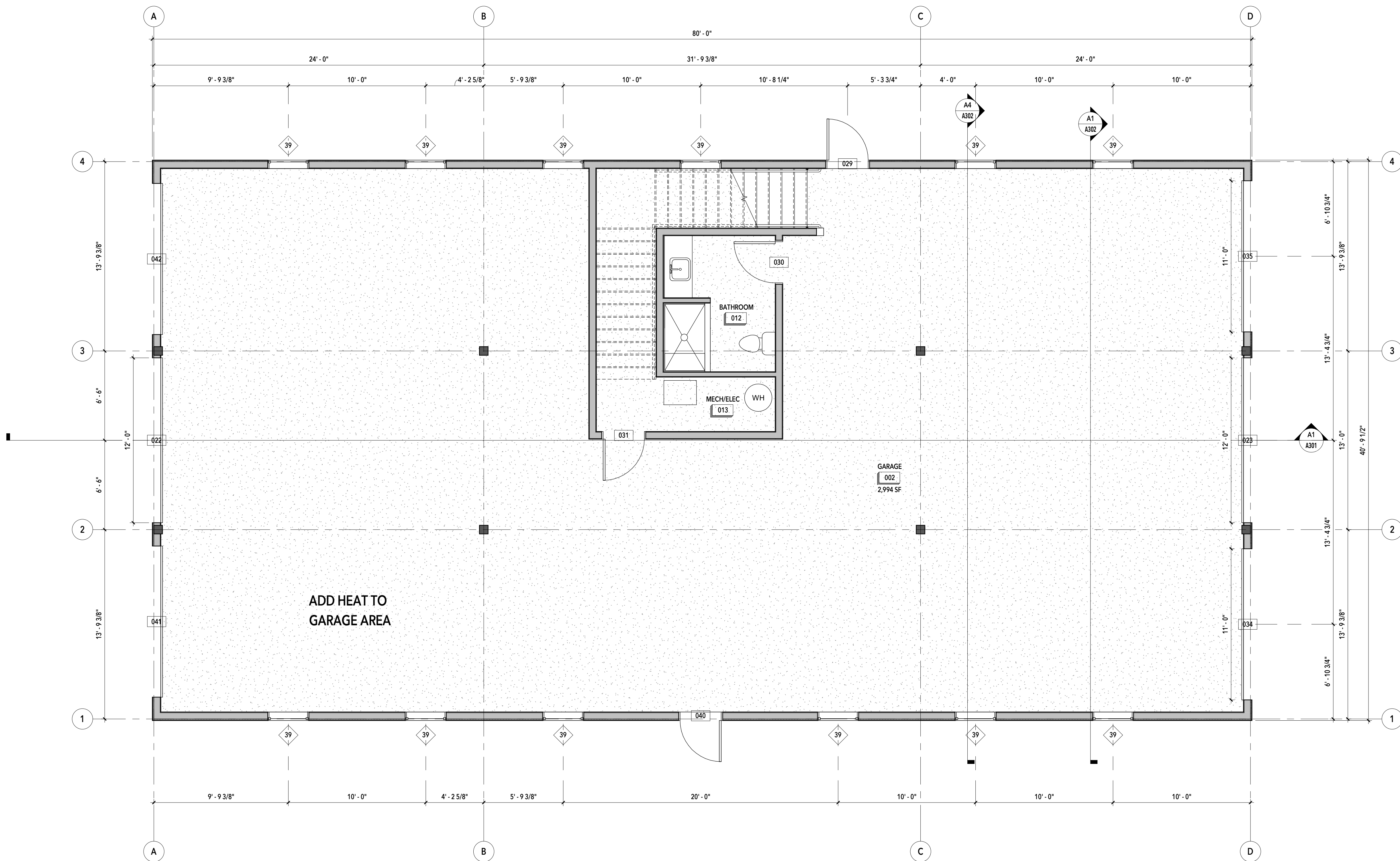
NO RESIDENTIAL USE

ISSUE DATE
03.20.2023

LEVEL 1 FLOOR PLAN

SHEET

A101



 NORTH

 LEVEL 1 FLOOR PLAN

OWNER APPROVAL

SIGNATURE

DATA

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1

2

3

4

5

6



7585 S UNION PARK AVE., STE 100
SANDY, UT 84047
PHONE: 801.996.3646
www.buildwithmint.com

DRAWN BY	
Author	
REV. DATE	
REV. DESCRIPTION	
#	
ISS. DATE	
ISSUE DESCRIPTION	
MARK	

THRIVE BARN
Project Address

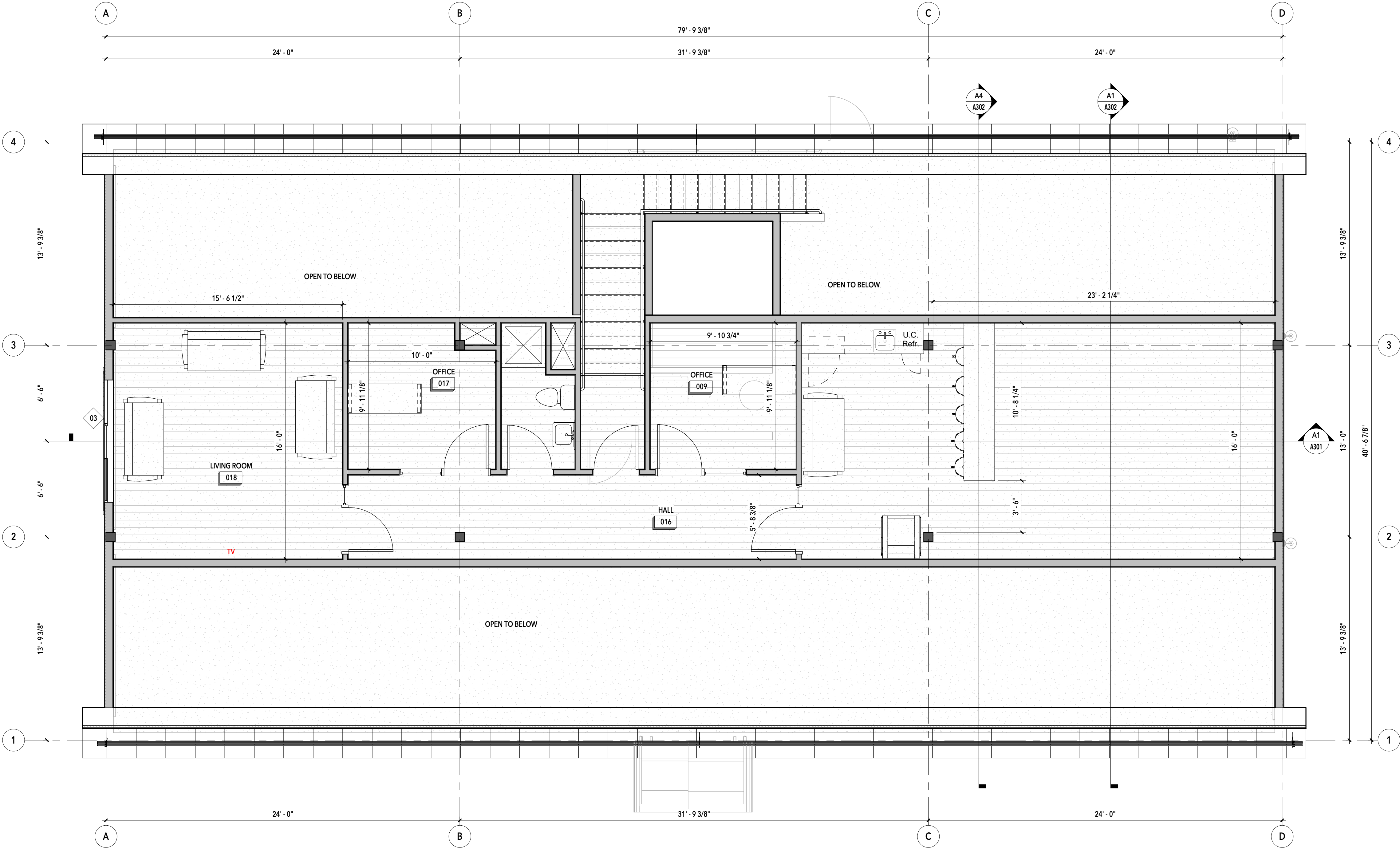
ISSUE DATE
03.20.2023

LEVEL 2 FLOOR PLAN

SHEET



NO RESIDENTIAL USE



LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

OWNER APPROVAL
SIGNATURE
DATE

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[illegible]

THRIVE BARN
Project Address

NO RESIDENTIAL USE

EXTERIOR ELEVATIONS

SHEET

A201

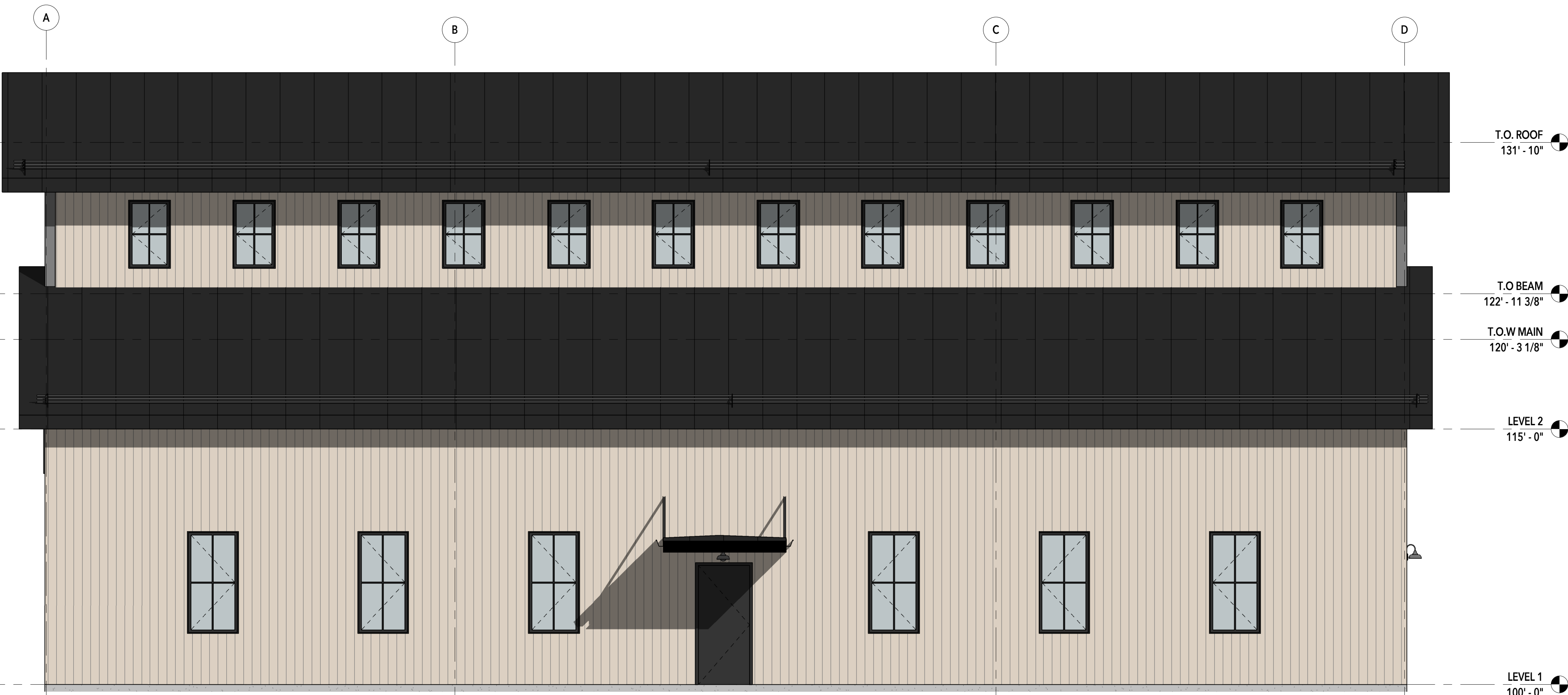


BLACK FIXTURES AND ACCENTS

— EXTERIOR NATURAL WOOD: reSAWN TIMBER -
MATANUSKA - ALASKAN YELLOW CEDAR (CLEAR
VERTICAL GRAIN) EXTERIOR T&G



C1 **WEST ELEVATION**
A201 $1/4" = 1'-0"$



EAST ELEVATION
1/4" = 1'-0"

OWNER APPROVAL

SIGNATURE _____

DATA

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PLANNING COMMISSION

October 10, 2023

Amateur Farms

SITE PLAN

Project Details

Location The the proposed project is located at 1615 North Gilbert Peak Road on the northern extents of the city, and on the south edge of the Springs at Coyote Ridge.

Project Type A barn to store four-wheelers and boats

Acres 0.55 acres

Units N/A

Current Use Single Family Home with 'out' buildings and agriculture

Adjacent Use

- North – Agriculture Commercial transitioning to residential
- East – Agriculture transitioning to residential
- West – Residential, agriculture
- South – Residential, Agriculture

Vicinity and Context

1615 N Gilbert Road



Vicinity & Site Plan

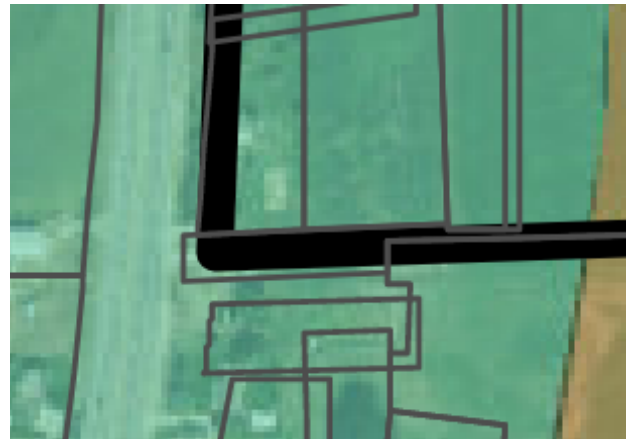
Zoning & General Plan Designation

PLAT



GENERAL PLAN

Scenic Buffer



ZONING

R-3 (R-3 Residential Zone) with
COSZ (Clustered Open Space)



Background

- This is a request to construct a barn on the property to store four-wheelers and boats. The proposed project is located in The Springs at Coyote Ridge Subdivision Phase 4, and was included in an MDA that was adopted several years ago.
- The 0.55 acre site is located at 1615 N Gilbert Peak Road, and consists of Parcel C and Lot 115 per the recorded Plat.
- The concept plan was presented to the DRM in March 2022, at which time the application was approved to continue to Final Application. The [proposed project It is located in the R-3 (R-3 Residential Zone) with a COSZ overlay (Clustered Open Space Zone). The general plan indicates the property is located in the Scenic Buffer land use district.
- The Final Plat was reviewed by the DRM on September 6, 2023. With subsequent revisions, the application has been determined to generally meet requirements for Site Plan approval according to the applicable **zoning requirements and MDA** stipulations.

Background

- At the time of DRM, staff provided comments and requested clarification on several items summarized as follows:
 - Site Plan – Use OK per MDA. Setbacks meet code requirements.
 - Landscape Plan is OK, encompassing a mix of natural and water-wise plantings that meet code requirements. The COSZ zone requires submittal of Noxious Weed Plan, which has been received. Final version needs to be signed by Wasatch County.
 - Lighting and Photometric Plan – photometrics OK. Lighting and cutsheet/specifications meet code requirements.
 - Architectural Elevations – Barn height meets maximum height requirements. Wood siding material and color meet code requirements.

Staff Recommendation

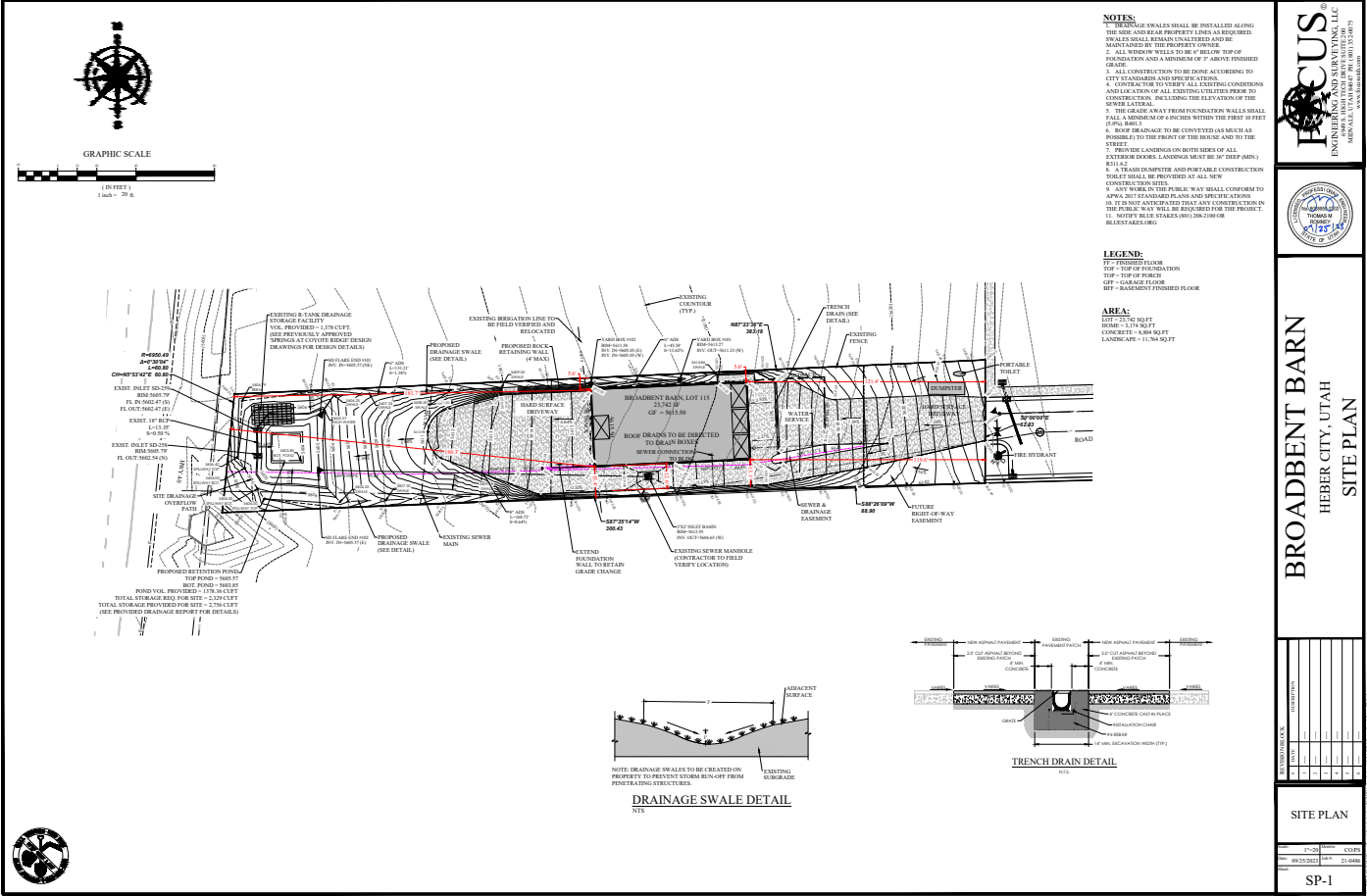
Approval with Findings and Conditions

FINDINGS

1. The application is consistent with the Municipal Zoning Code.
2. The application is consistent with the General Plan.
3. The application is consistent with the Springs at Coyote Ridge MDA.

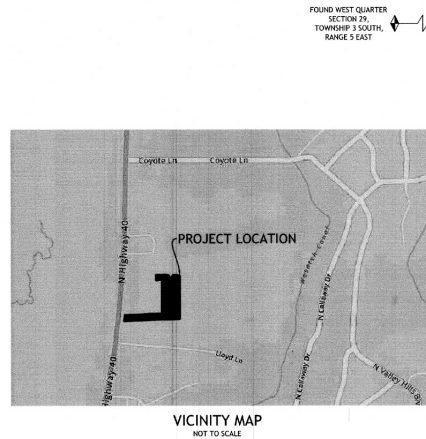
CONDITONS

1. Re-submit Noxious Weed Plan that is signed and approved by Wasatch County.
2. All requirements of the City Engineer and Fire Department shall be met.
3. All other Code Requirements shall be met.
4. Any other conditions or changes as articulated by the Planning Commission.



THE SPRINGS AT COYOTE RIDGE PHASE 4

PART OF THE SOUTHWEST QUARTER (S/W 1/4) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH



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L2	7.36	S78°34'56"E
L3	12.24	N40°58'24"W

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C5	23.97	15.00	S45°46'50"E	21.50
C6	23.15	15.00	N44°13'10"E	20.92
C7	15.57	5733.77	N5°58'19"E	15.57
C8	45.54	5733.77	N5°40'00"E	45.54
C9	61.12	5733.77	N5°44'40"E	61.12
C10	20.97	6950.49	N6°03'33"E	20.97
C11	39.83	6303.86	N5°48'31"E	39.83



HEBER CITY ENGINEER
APPROVED THIS 18th DAY OF SEPTEMBER, 2022.
Roseanne Rine 9/28/2022
HEBER CITY ENGINEER DATE



HEBER CITY APPROVAL
PRESENTED TO HEBER CITY THIS 19th DAY OF SEPTEMBER, 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER/ATTEST: *Shirley M. Loebe*
MAYOR: *Shirley M. Loebe*

PLANNING COMMISSION
APPROVED THIS 19th DAY OF SEPTEMBER, 2022.
BY THE HEBER CITY PLANNING COMMISSION.
PLANNING COMMISSION CHAIR

COUNTY SURVEYOR
APPROVED THIS 19th DAY OF SEPTEMBER, 2022.
Edna C. Kellerman
WASATCH COUNTY SURVEYOR

DEVELOPER
WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC
THE SPRINGS AT COYOTE RIDGE, LLC
7985 SOUTH UNION PARK AVE., SUITE 200
MIDVALE, UT 84047



WASATCH COUNTY RECORDER
RECORDED # 525418
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: THE SPRINGS AT COYOTE RIDGE, LLC
DATE: 09/28/22 TIME: 10:51 AM BOOK: 1425 PAGE: 0064
\$ 106.50
MARELY M. RIVERA

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 493730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 4

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SPRINGS AT COYOTE RIDGE PHASE 1 SUBDIVISION RECORDED AS ENTRY NUMBER 512748 IN THE WASATCH COUNTY RECORDER'S OFFICE, SAID POINT BEING S89°51'50"E 2035.39 FEET ALONG THE NORTHER LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND 500'00"0"E 372.33 FEET FROM THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°00'00"E 442.52 FEET; THENCE S88°28'20"W 271.97 FEET; THENCE S87°31'14"W 300.43 FEET TO THE EASTERLY RIGHT OF WAY LINE OF US-40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4995.49 FEET, A DISTANCE OF 40.80 FEET, A CHORD DIRECTION OF N02°53'42"E AND A CHORD DISTANCE OF 40.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N07°23'05"E 383.18 FEET; THENCE N00°00'00"E 347.86 FEET; THENCE S81°49'00"W 59.77 FEET TO SAID SPRINGS AT COYOTE RIDGE PHASE 1; THENCE ALONG SAID SPRINGS AT COYOTE RIDGE PHASE 1 THE FOLLOWING SEVEN (7) CURVES AND DISTANCES: 1) N00°20'54"E 56.36 FEET; 2) S89°39'06"E 110.96 FEET; 3) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 35.99 FEET, A CHORD DIRECTION OF S44°49'33"E AND A CHORD DISTANCE OF 32.43 FEET; 4) S86°19'37"E 26.05 FEET; 5) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 38.05 FEET, A CHORD DIRECTION OF N47°23'22"E AND A CHORD DISTANCE OF 33.85 FEET; 6) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A DISTANCE OF 50.40 FEET, A CHORD DIRECTION OF S81°54'06"E AND A CHORD DISTANCE OF 50.37 FEET, AND 7) S78°34'56"E 7.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.50 ACRES IN AREA, 29 LOTS AND 3 PARCELS

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SHOWN HEREON TO BE HEREINAFTER KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 4

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.



NAME: STEVE BROADBENT
WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC
THE SPRINGS AT COYOTE RIDGE, LLC

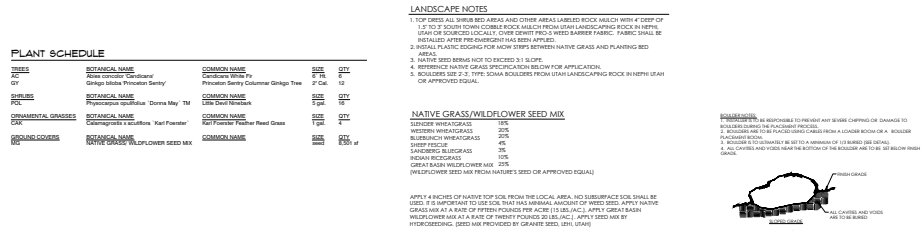
LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 25th DAY OF AUGUST, 2022, STEVE BROADBENT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT WASATCH BACK HOLDINGS, LLC AND SPRINGS INVESTOR 1, LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES MENTIONED.

Russ Poulson 71720
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES: AUG 9, 2025

THE SPRINGS AT COYOTE RIDGE PHASE 4
PART OF THE SOUTHWEST (S/W 1/4) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 1 OF 1



PLANT SCHEDULE					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AC	<i>Abies concolor</i> 'Candicans'	Candicans White Fir	6' PL	8	
GY	<i>Gelgids White Pinus</i> 'Sentry'	Pinus Sentry Columnar Grnigo Tree	2' Cal	12	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
PCL	<i>Physocarpus opulifolius</i> 'Donna May' TM	Ulm (Dogwood)	5 gal	1	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
UXK	<i>Calamagrostis x scutellus</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	4	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	<i>Scilla maritima</i> 'SARACATON SEED MIX	Scilla Maritima	2000	1	

LANDSCAPE NOTES

1. TOP DRESS ALL SHRUBS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF 1.5" TO 3" SLOTTED TOWN COBBLE ROCK MULCH FROM UTAH LANDSCAPING ROCK IN NIPPH UTAH OR SOURCED LOCALLY, OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
2. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN NATIVE GRASS AND PLANTING BED AREAS.
3. NATIVE SEED BERMS NOT TO EXCEED 3:1 SLOPE.
4. REFERENCE NATIVE GRASS SPECIFICATION BELOW FOR APPLICATION.
5. BOULDERS SIZE 7-3" TYPE: SOMA BOULDERS FROM UTAH LANDSCAPING ROCK IN NIPPH UTAH OR APPROVED EQUIVALENT.

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
GREAT BASIN WILDFLOWER MIX	23%
(WILDFLOWER SEED MIX FROM NATURE'S SEED OR APPROVED EQUIVALENT)	

APPLY 4 INCHES OF NATIVE TOP SOIL FROM THE LOCAL AREA. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED. APPLY NATIVE GRASS MIX AT A RATE OF FIFTEEN POUNDS PER ACRE (15 LBS./AC.). APPLY GREAT BASIN WILDFLOWER MIX AT A RATE OF TWENTY POUNDS 20 LBS./AC.). APPLY SEED MIX BY HYDROSEEDING. (SEED MIX PROVIDED BY GRANITE SEED, UTAH)

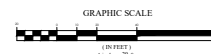
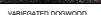


Diagram illustrating the trench cross-section. The top surface is labeled "FINISH GRADE". The bottom of the trench is labeled "TRENCH GRADE". A note indicates: "ALL CAVITIES AND VOIDS ARE TO BE FILLED".



NOTE: BOULDERS IN CLUSTERS ARE
37.50 METERS APART

D BOULDER DETAIL
NOT TO SCALE



FOCUS
ENGINEERING AND SURVEYING, LLC
6940 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-9795

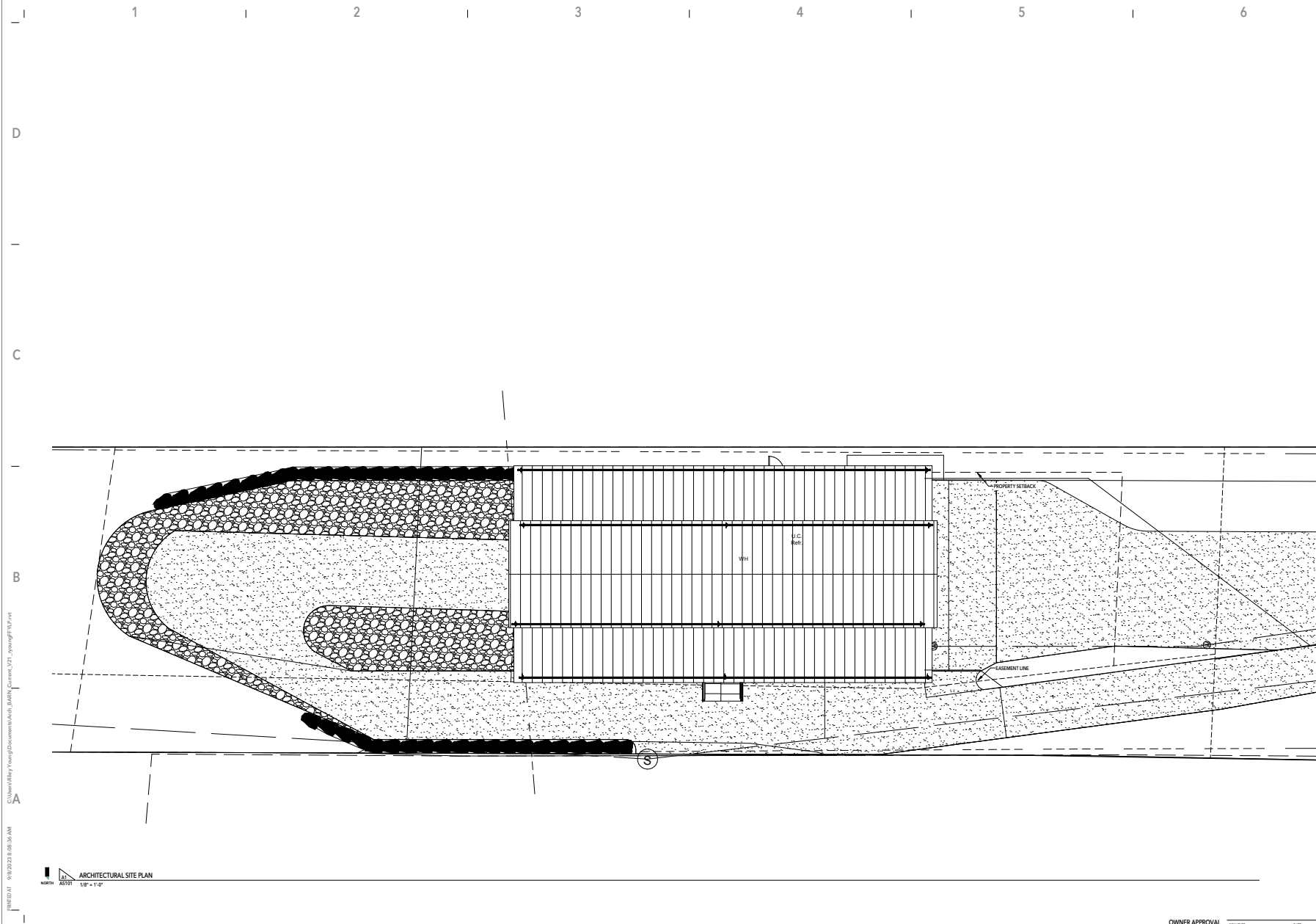


BROADBENT BARN
HEBER, UTAH
LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	0000	0000
2	0000	0000
3	0000	0000
4	0000	0000
5	0000	0000
6	0000	0000

LANDSCAPE
PLAN

Code: 1 st -207	Uname: MI
Date: 03/08/2023	Job #: 21-0480
Sheet:	
L1.0	



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 KERRY

ARCHITECTURAL SITE PLAN
 1/8" = 1' 0"

OWNER APPROVAL
 DATE: 03.20.2023
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THRIVE BARN
 100 S. LINCOLN PARK AVENUE, SUITE 100
 SALT LAKE CITY, UT 84143
 PHONE: 801.794.3444
 WWW.MINTARCHITECTURE.COM

DRAWN BY		
Author		
REV	DESCRIPTION	DATE
1	REV	03.20.2023
2	REV	03.20.2023
3	REV	03.20.2023
4	REV	03.20.2023
5	REV	03.20.2023
6	REV	03.20.2023
7	REV	03.20.2023
8	REV	03.20.2023
9	REV	03.20.2023
10	REV	03.20.2023

THRIVE BARN
 Project Address

ISSUE DATE
 03.20.2023
 ARCHITECTURAL SITE
 PLAN
 SHEET

AS101

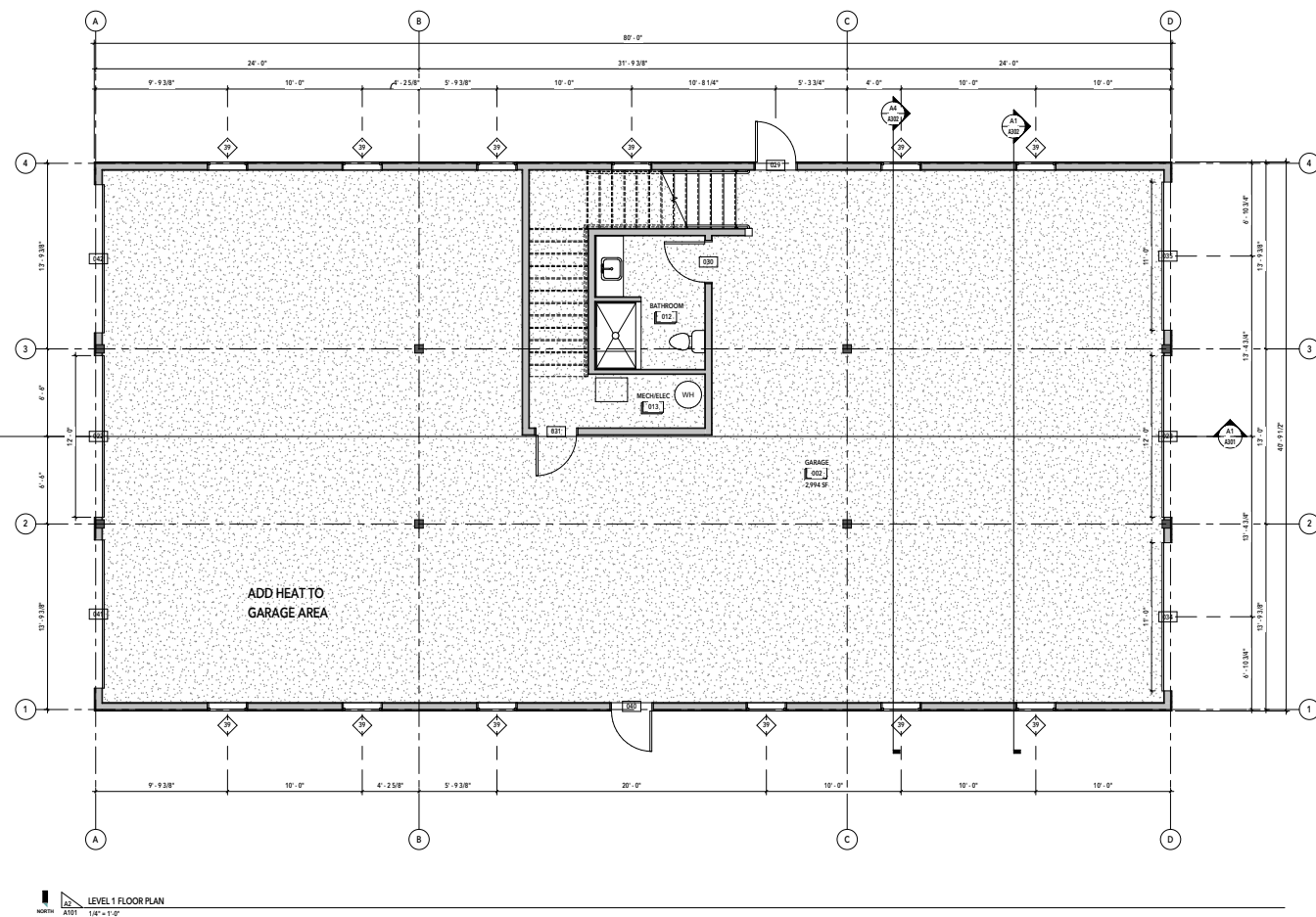


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PRINTED AT: 9/16/2023 8:58:15 AM



LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

MINT
ARCHITECTURE

716 S. UNION PARK AVE., STE 100
SANDY, UT 84070
PHONE: 801.766.3666
www.mintarchitecture.com

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Author	
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THRIVE BARN
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NO RESIDENTIAL USE

ISSUE DATE
03.20.2023
LEVEL 1 FLOOR PLAN
SHEET

A101

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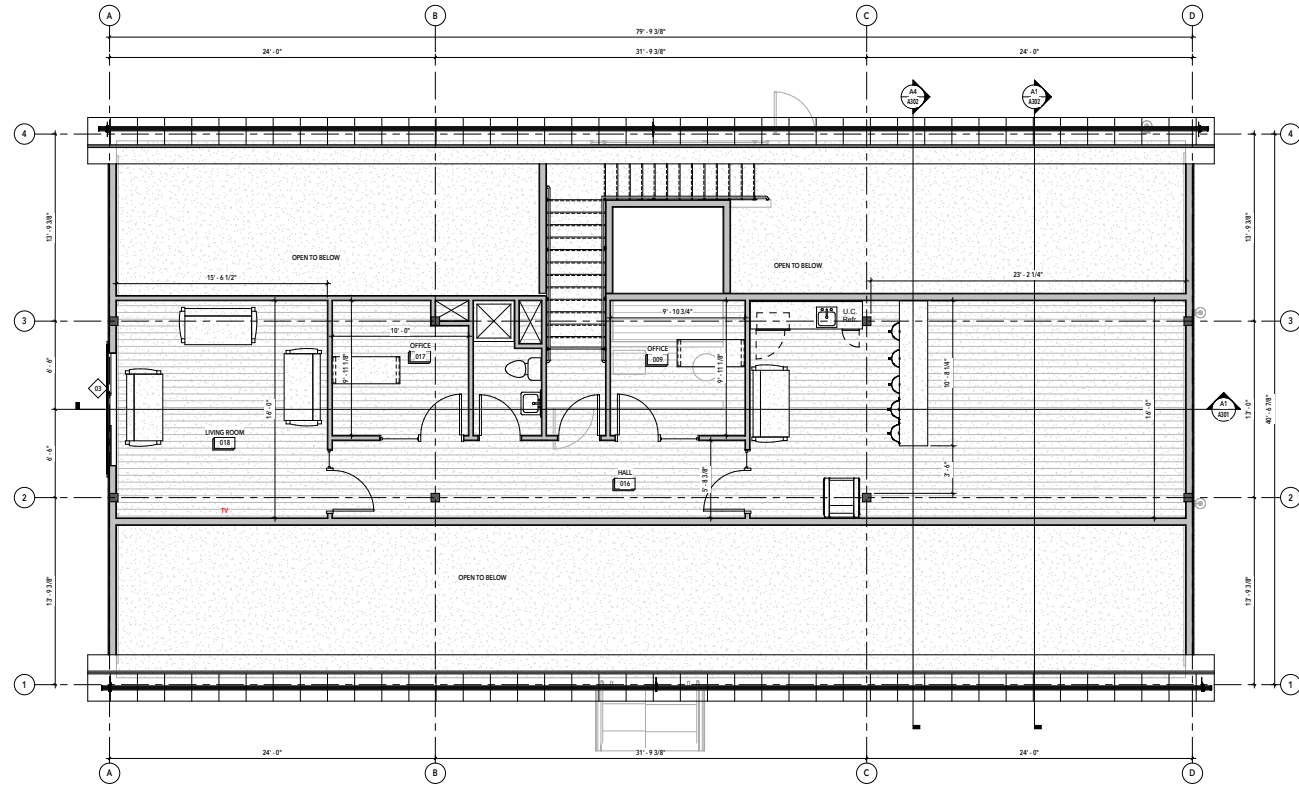
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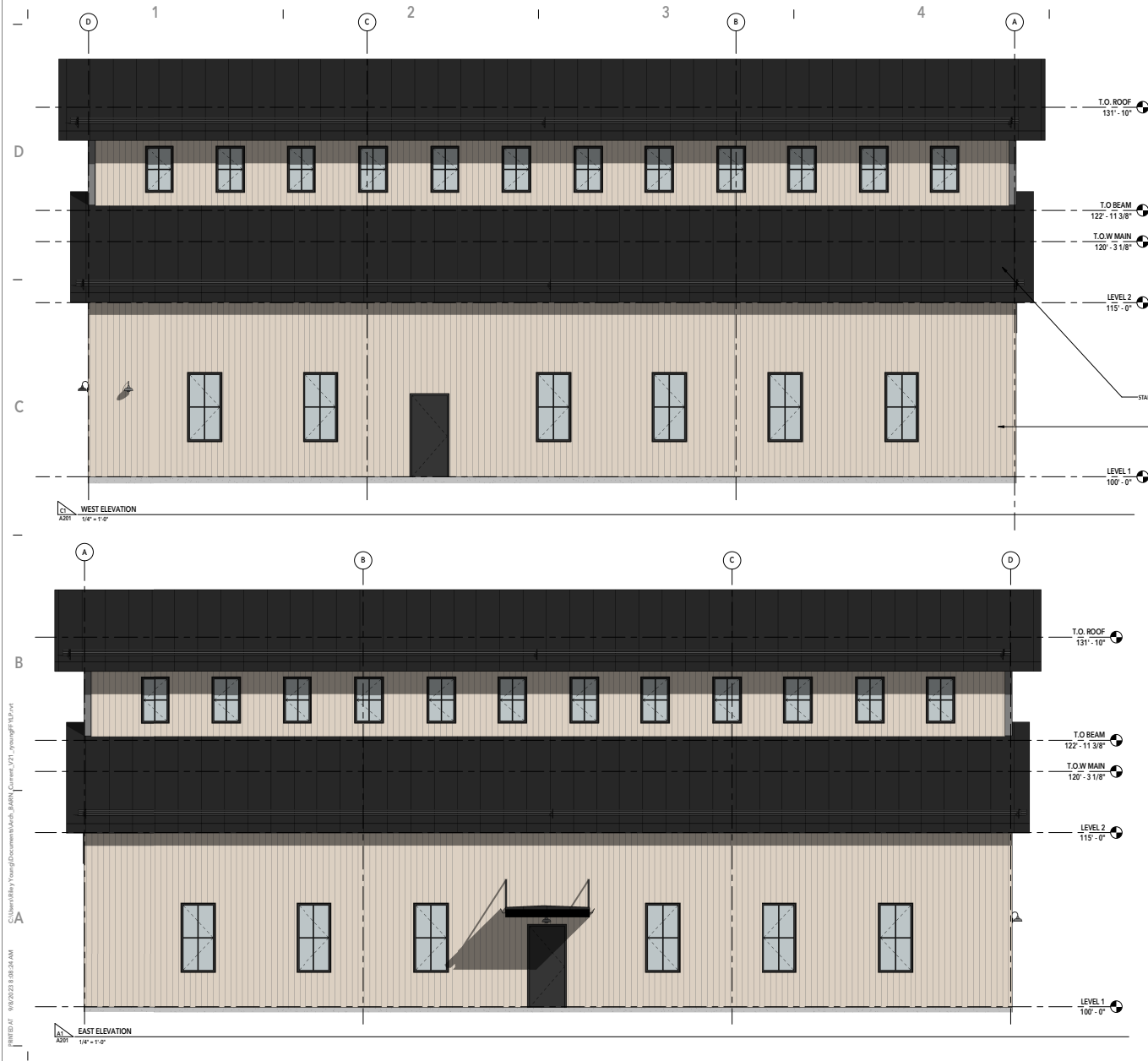
LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

OWNER APPROVAL
SIGNATURE
DATE

NO RESIDENTIAL USE
THRIVE BARN
Project Address
LEVEL 2 FLOOR PLAN
SHEET
A102

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2000 S. UNIVERSITY AVENUE, SUITE 100
DENVER, CO 80202
PH: 303.733.1000
WWW.MINTARCHITECTURE.COM



EXTERIOR MATERIAL



BLACK FIXTURES AND ACCENTS

STANDING SEAM METAL ROOF - MCCI CRAFTMAN SERIES COAL BLACK

EXTERIOR NATURAL WOOD - H&W TIMBER
MALANUSKA - ALASKAN YELLOW CEDAR CLEAR
VERTICAL GRAIN EXTERIOR S&G



700 S. LINCOLN PARK AVE., STE 100
SALT LAKE CITY, UT 84103
PHONE: 801.794.3444
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Author

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THRIVE BARN
Project Address

ISSUE DATE
03.20.2023

EXTERIOR
ELEVATIONS

SHEET

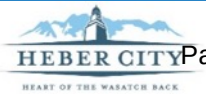
A201

OWNER APPROVAL

DATE

DATE

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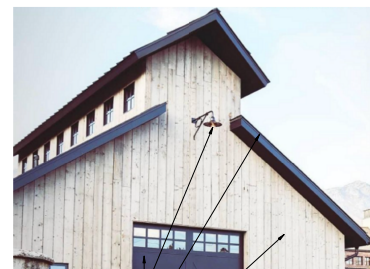
THRIVE BARN
Project Address

ISSUE DATE
03.20.2023

EXTERIOR ELEVATIONS

SHEET

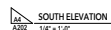
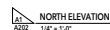
A202



BLACK FIXTURES AND ACCENTS

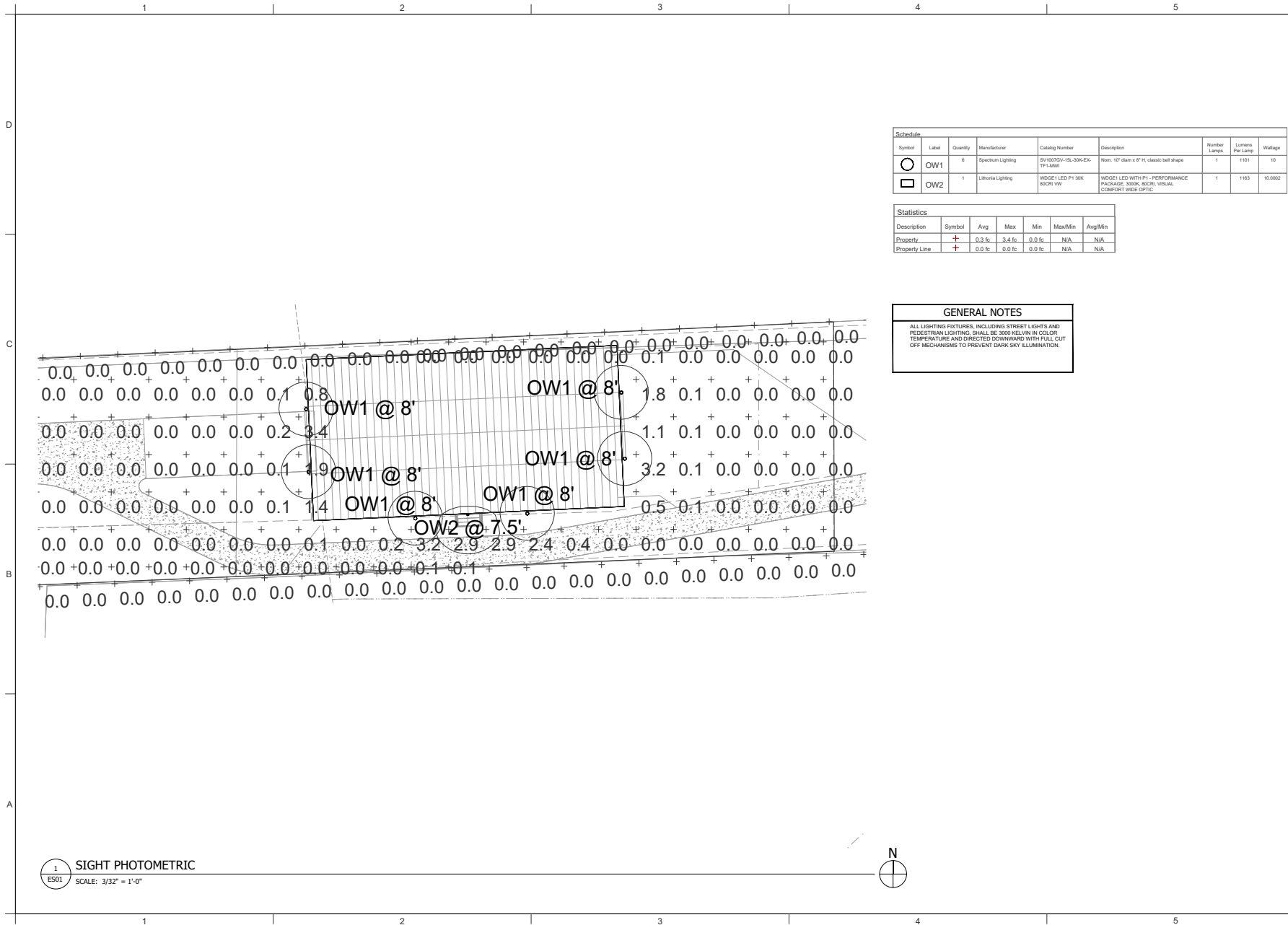
—STANDING SEAM METAL ROOF - MRCI-CRAFTMAN SERIES: COAL BLACK

EXTERIOR NATURAL WOOD: #4 SAWN TIMBER -
MATANUSKA - ALASKAN YELLOW CEDAR (CLEAR
VERTICAL GRAIN EXTERIOR USE



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THRIVE BARN EXPANSION

HEBER CITY, UTAH

STAMP

NOT FOR CONSTRUCTION

REVISIONS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3400 West, Salt Lake City, UT 84119
(801) 466-0022 www.rmcinc.com

PROJECT #	2793
DRAWN BY	RFMM
CHECKED BY	ES
DATE	06/16/2023
BY	ES
FOR	101 ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2022

SHEET TITLE:

PHOTOMETRIC

ES01

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A



WDGE1 LED
Architectural Wall Sconce



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)



WDGE LED Family Overview

Series	Model	Wattage (W)	Wattage (VA)	Wattage (W)	Wattage (VA)	Wattage (W)	Wattage (VA)	Wattage (W)	Wattage (VA)
WDGE1-LED	4W	4W	4W	4W	4W	4W	4W	4W	4W
WDGE2-LED	10W	10W	10W	10W	10W	10W	10W	10W	10W
WDGE3-LED	15W	15W	15W	15W	15W	15W	15W	15W	15W
WDGE4-LED	20W	20W	20W	20W	20W	20W	20W	20W	20W

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Model	Wattage (W)	Wattage (VA)	Wattage (W)	Wattage (VA)	Wattage (W)	Wattage (VA)	Wattage (W)	Wattage (VA)
WDGE1-LED	P2	40K	80CRI	VF	MVOLT	SRM	PE	DDBXD	

Accessories

Accessories	Model	Wattage (W)	Wattage (VA)	Wattage (W)	Wattage (VA)	Wattage (W)	Wattage (VA)	Wattage (W)	Wattage (VA)
EMER1	Emergency battery backup, Canfield (A) for 20 MAEBC (NO DTC) use								
PE	Peak Performance, 100W								
DS	Dual switching (comes with 2 drivers and 2 light engines, see page 1 for details)								
MS	100W emergency (can be used for 100W or 200W on demand, see page 1 for details)								
MS	200W emergency (can be used for 200W or 400W on demand, see page 1 for details)								
MS	400W emergency (can be used for 400W or 800W on demand, see page 1 for details)								
MS	800W emergency (can be used for 800W or 1600W on demand, see page 1 for details)								

Notes

1. 50W not available in 40K. 2. 200W not available in 40K. 3. 400W not available in 40K. 4. 800W not available in 40K. 5. 1600W not available in 40K. 6. 3200W not available in 40K. 7. 6400W not available in 40K. 8. 12800W not available in 40K. 9. 25600W not available in 40K. 10. 51200W not available in 40K. 11. 102400W not available in 40K. 12. 204800W not available in 40K. 13. 409600W not available in 40K. 14. 819200W not available in 40K. 15. 1638400W not available in 40K. 16. 3276800W not available in 40K. 17. 6553600W not available in 40K. 18. 13107200W not available in 40K. 19. 26214400W not available in 40K. 20. 52428800W not available in 40K. 21. 104857600W not available in 40K. 22. 209715200W not available in 40K. 23. 419430400W not available in 40K. 24. 838860800W not available in 40K. 25. 1677721600W not available in 40K. 26. 3355443200W not available in 40K. 27. 6710886400W not available in 40K. 28. 13421772800W not available in 40K. 29. 26843545600W not available in 40K. 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in 40K. 198. 20086725553032578444299283612744976760874913585282284800W not available in 40K. 199. 40173451106065156888598567225489953201749827170564569600W not available in 40K. 200. 80346902212130313777197134450979806403499654341129139200W not available in 40K. 201. 160693804424260627554394268901959612806999308682258278400W not available in 40K. 202. 321387608848521255108788537803919225613998617364516556800W not available in 40K. 203. 642775217697042510217577075607838451227997234729033113600W not available in 40K. 204. 1285550435394085020435154151215676902455994469458066227200W not available in 40K. 205. 2571100870788170040870308302431353804911988938916132454400W not available in 40K. 206. 5142201741576340081740616048862707609823977877832268800W not available in 40K. 207. 10284403483152680163481223297725415219647955755664537600W not available in 40K. 208. 20568806966305360326962446595450830439295911511329075200W not available in 40K. 209. 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8424983333394835589923818125496660147935635911203893203200W not available in 40K. 221. 168499666667896711798476362509933203598712718224077

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